

REAL ESTATE NEWS



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9 SIMPLE TIPS ON HOW TO CHILDPROOF YOUR HOME

Even at home, accidents could happen. So it is a must to keep your home environment free of anything that may cause any untoward incidents, especially if you have little kids. Safety precautions must be enforced to protect your child. It is estimated that over 2 million kids are hurt or killed annually in the comfort of their own home. These tips will give you an idea on how to keep your home safe for your kids and loved ones.

1. Ensure that electrical outlets are all covered. There are available outlet covers now that you just have to insert in the outlet holes. However these may be easily removed by little children. So it may be best to replace your outlets with safer ones wherein you will have to insert and move plugs up in order for it to work.

2. Keep dangerous chemicals and medicines out of your child's reach. Chemicals must be placed in locked and high cabinets. The phone number for the poison control hotline must be readily accessible in times of emergency.

3. Ovens must always be closed and locked. Children might want to play with it and may cause accidental fire and burn. It's always best to be safe than sorry.

4. Dishwashers should be locked. It could be easy for your child to open it and take dangerous kitchen utensils and glassware.

5. Water could cause an accident. If you have a pool and your children decide to take a swim, make sure they are strictly supervised. Even a grown up could accidentally drown. Also, make

sure your little kids do not play with a bucket of water without an adult watching them. Moreover, always check the water temperature before bathing your child. Temperature of over 120 degrees would be too hot.

6. Keep small things away. Your baby might eat and choke. It is also an advantage for you to be familiar with the first aid on choking.

7. Table edges and all other sharp corners must be padded. These can be very dangerous for a child for they might accidentally slip and get hit by these edges. Cushions and padding are sold everywhere.

8. Install safety gates for children. Small children, especially toddlers tend to be hyperactive and run anywhere around the house often. They might cross unsafe areas of the house or they might go outside the streets without you noticing. Pressure gates are now available for easy installation and removal.

9. Be mindful all the time. Always remember that you have kids at home so always be conscious. Be aware on where to place your hot coffee, or where to put your breakable decorations like frames and flower vases, among other things.

It really doesn't take much of your time to childproof your home. Simple precautions could save your baby's life.



RECORD-BREAKING JUNE FOR OTTAWA REALES

Members of the Ottawa Real Estate Board (OREB) sold 1,985 residential properties in June 2016 compared with 1,691 in June 2015. There were 1,921 home sales in May 2016.

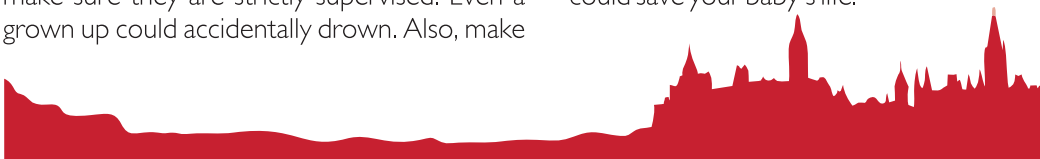
"Sales this past month contributed not only to the highest June on record, it also turned out to be the highest sales in any month ever in the history of the Ottawa market," said OREB's President. "The closest comparable sales figures are from May 2009 with 1,967 units sold. Normally the resale market has a slight dip in units sold from May to June each year. May is routinely the peak month for units sold; however, this year June sales increased by 3.3 per cent over May."

"It's hard to say what fuelled this surge for June. It could be a combination of great weather and buyer activity from other markets, or it could be an anomaly. We will be closely watching the trend over the summer when sales typically slow down as buyers turn their attention to summer activities," OREB's President went on to explain.

June's sales included 331 in the condominium property class, and 1,654 in the residential property class. The average sale price of a residential-class property sold in June in the Ottawa area was \$399,382, a decrease of 1.3 per cent over June 2015. The average sale price for a condominium-class property was \$264,913, a decrease of 2.4 per cent over June 2015.

"Year-to-date units sold for the first half of 2016 are also performing quite well compared to the first half of last year, up 5.4 per cent. While year-to-date average sale price remains the same compared to last year," said OREB's President. "A total of 3,220 residential and condo properties were listed in June, capping the month off with approximately 8,300 properties on the market, down 11.5 per cent from June 2015".

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GENERATION X DRIVING INCREASED DEMAND FOR RECREATIONAL PROPERTIES

Generation X buyers of cottages, cabins and chalets across Canada outnumber Baby Boomers by almost two to one, according to the Royal LePage 2016 Canadian Recreational Housing Report recently released. Still, planning for retirement living is among the most common reasons potential buyers give for the purchase of a recreational property. The annual report compiles information from a cross-Canada survey of real estate advisors who specialize in recreational property sales.

The survey found that 65 percent of advisors polled indicated that potential purchasers were considering their retirement needs in deciding to buy a recreational property, while a significant number of respondents (88 percent) said that potential purchasers identified desired lifestyle and vacationing as their main purpose. Just under half of respondents (49 percent) said that clients wanted a recreational property as an investment and a little over a third (37 percent) indicated that low interest rates were a deciding factor.

The family status of the typical recreational property buyer is a couple with children, according to 76 percent of survey respondents. When asked about the most prevalent age range of current buyers, 63 percent of respondents identified Gen Xers (36 to 51 years old), almost double the 33 percent who identified Baby Boomers (52 to 70 years old).

“We found it interesting that a majority of respondents identified retirement as a driving factor for a recreational property purchase consideration, but Gen Xers, still decades from retirement, were identified as the typical buyer in the current market,” said Phil Soper, president and chief executive officer, Royal LePage. “This cohort, having reached a place of stability, and often owners of primary residences in the country’s city centres, is making recreational property purchases for family enjoyment in the near-term and as a key strategy for retirement.”

“Canada’s extended low interest rate environment has clearly provided buyers with the confidence they need to invest in a cottage or cabin,” added Soper. “In contrast to urban home purchase decisions, buying a property on a lakefront or mountainside is much less about interest rates, and more about enhancing lifestyle. Cash savings trump mortgage financing when it comes to how people are acquiring recreational property.”

Foreign purchases – A relatively small proportion of transactions

Almost 95 percent of respondents stated that foreign buyers were responsible for 10 percent or less of recreational property

transactions. When asked to identify where foreign buyer activity originates from, the most common answer was North America (79 percent), with the majority (64 percent) of those who specified a country of origin stating purchasers were Americans.

Respondents were split on factors driving international interest between the quality of living in Canada (30 percent), geography (27 percent) and the low Canadian dollar (27 percent).



“We Canadians enjoy a wonderful recreational real estate reciprocity with our American cousins. Like flocks of happy geese, we fly south in the winter, and in return, Americans head to the beautiful north country when summer arrives. Canadians have been, for years, the principal foreign buyers of sunbelt property in states like Florida and Arizona, while a lower Canadian dollar has encouraged a new wave of U.S. buyers here,” said Soper. “Whether recreational property buyers live in Canada or come from abroad, the beauty of this country, from coast-to-coast, is the appeal for families looking

to 'get away' and enjoy the cottage experience, one that is quintessentially Canadian.”

Regional trends – Sales volumes increased year-over-year in majority of Canada's recreational property markets

While common elements impacting the country’s regional recreational property market can be identified, variability in provincial economies and inter-provincial migration has resulted in disparate local conditions. Depressed oil prices may have dampened the recreational property activity in energy-dependent regions, and caused workers who moved for energy jobs to return to their home provinces. These provinces have seen a general uptick in demand for real estate, as the older, repatriated workers look to spend their savings on leisure properties.

Across the country, roughly two-thirds (67 percent) of those polled said they have seen increases in sales over the past 12 months, and over half (53 percent) expect sales activity in 2016 to exceed 2015 levels.

In Ontario slight increases over last year were reported in both price and sales volumes across the recreational property communities studied, with inventory levels slightly down in most markets. Looking ahead, Ontario’s recreational property markets are expected to be active for the remainder of 2016.

Similarly in Quebec, most reported that recreational property prices and activity levels have been showing slight increases this year over last, with sales volumes projected to remain healthy for the remainder of the year.