

REAL ESTATE NEWS



 **ADAM MILLS**
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Restoring hope and rebuilding lives



Royal LePage is the only national real estate company in Canada with its own charity. For more than 20 years, the Royal LePage Shelter Foundation has been dedicated exclusively to supporting women's shelters and violence prevention programs. Many Royal LePage agents donate a portion of their commissions to the Royal LePage Shelter Foundation when they help clients buy or sell a home.

Royal LePage offices also host special events, throughout the year, raising funds and

awareness for their local women's shelter. All of the foundation's administrative costs are covered, so 100% of donations raised go towards the cause.

To learn more or to make a donation, visit www.royallepage.ca/shelter.

** Data on violence against women provided by Canadian Women's Foundation and Statistics Canada.*

Did you know?

- 51% of Canadian women over age 16 have experienced at least one incident of physical or sexual violence.
- Every 6 days in Canada, on average, a woman is killed by her current or former partner.
- \$7.4 billion is spent by Canadians collectively each year to deal with the aftermath of spousal violence.
- 6,000 women and children are living in an emergency shelter to escape domestic violence on any given day in Canada.
- 50,000 women and children are helped by the Royal LePage Shelter Foundation each year.
- \$30 million has been raised by the Royal LePage Shelter Foundation in support of local women's shelters and domestic violence prevention and education.
- Royal LePage Shelter Foundation is a national partner of sheltersafe.ca, the only online resource that provides contact info for all women's shelters in Canada.

BLOSSOMING CONDO MARKET BOLSTERS MAY REALES

Members of the Ottawa Real Estate Board (OREB) sold 2,423 residential properties in May 2019 compared with 2,271 in May 2018, an increase of 6.7%.

"Despite the continuous free fall of inventory levels, we still have a higher sales volume than this time last year" states OREB's President. "Well-priced and positioned properties are turning over quickly with residential days on market declining 17 % on average from 34 to 28 days from last May and a whopping 33 % decrease for the condominium market from 46 days to 31 days."

"Condo sales are bolstering the resale market, up 14 % from a year ago, and are providing an excellent opportunity for those Buyers wishing to enter the market or who are ready to downsize," he adds.

The average sale price of a residential-class property sold in May in the Ottawa area was \$493,691, an increase of 6.4 % over May 2018. The average sale price for a condominium-class property was \$297,731 an increase of 5.8% from May 2018.

"Home prices are steadily increasing at a reasonable rate, and the fact that they are not spiking confirms that our market is healthy and sustainable," OREB's President points out. "Although we hear about extreme multiple offer situations, the reality is, 62 % of homes are still selling at or below asking."

Call today for real estate advice and information!

Make your condo sale-ready

Planning to sell your condo this fall? Start preparing today - when buyers come knocking, you'll be ready.

Organize. If you have clutter, it's time to clear it out. Donate what you don't use and store important items out of sight.

Make repairs. A leaky pipe below your kitchen sink, peeling caulk in the shower, or a crack in the drywall all need mending. Seemingly small concerns can influence a potential buyer's decision.

Apply a fresh coat. Paint can brighten most any room. You don't have to change the colour scheme; enliven an area by covering the old coat with a new layer.

Refurbish fixtures. Knobs and drawer pulls can easily update a kitchen or bathroom. They're simple to replace on your own.

Tidy the porch/deck. If you have an outdoor patio, remove old leaves, twigs and any other debris. Brighten the area with colourful potted marigolds and zinnias, or other plants you enjoy.

Small efforts go a long way toward putting your best foot forward when showing your condo. Ask your Royal LePage REALTOR® for staging tips.



Wondering where to stash your bulk-bought paper goods? Are cleaning supplies competing with cosmetics for cabinet real estate? Employ these tips to maximize bathroom storage:

Use baskets. A square or rectangular basket (or crate) can be nailed to a wall to display decorations, plants, or toiletries. Place more than one in a vertical row to create a stylish look.

Create under-sink space. Pedestal sinks provide a storage challenge. Solve it by installing a round wrap-around cabinet or making a "skirt" (apply with velcro) to hide stored items underneath the sink.

Add hardware. Rather than one hook on the bathroom door, screw several towel bars to it. Over-the door racks require no installation, and often have 4-5 hooks for both robes and towels.

Hang a shoe organizer. Shampoos, lotions, and body washes can be cumbersome for a caddy. Instead, use a plastic/mesh shoe organizer hung on your shower rings. It'll hold far more and won't tip.

Place hooks in unorthodox areas. Most hardware stores sell hooks with a sticky, easy-to-remove adhesive that won't damage your walls or mirrors. These items hold a fair amount of weight and leave no residue when detached. Adhere to your shower wall(s) and hang your loofahs, wash cloths or squeegees to drip dry.

With a few changes, your bathroom can become a more organized and welcome retreat.