

# Living & Working in South East Oakville!

## Message from Joanne Hardy...

I hope everyone is enjoying this customized newsletter, which has been created for you and your immediate neighbourhood. As a long-time Oakville resident, I feel strongly about promoting the neighbourhoods I work in and socialize in with friends and family. I also am very keenly aware of all of the great services available to the residents of Oakville. I want you to be on top of things and have at your fingertips the latest real estate information for your neighbourhood on a monthly basis. Remember when I list your home, from staging to selling, it is only "Joanne Hardy" who works for you. Until next month...

Jo (not your average)



**Joanne Hardy** sales representative

*"Not Your Average Jo."*

office 905-845-4267  
direct 416-230-1425

www.johardy.com joannehardy@royallepage.ca



Royal LePage Real Estate Services Ltd. Brokerage  
326 Lakeshore Road East, Oakville, ON L6J 1J6

Not intended to solicit buyers or sellers currently under contract with a brokerage. Statistics courtesy of the Toronto Real Estate Board. Property values depend on factors besides housing type and number of bedrooms. Square footage, overall condition, upgrades, lot size and specific location are some of the other key factors involved. Copyright © 2009 Mission Response Inc. www.missionresponse.com 416-236-0543 All Rights Reserved. T1175



## Market off to a strong start in 2010...

[ see page 2 for details ]

## South East Oakville Market Watch

Latest 3 Month Recap of Solds - **November 1, 2009 - January 31, 2010**

	# sold	average price	low price	high price	days on market
<b>1.5 - 2 storey</b>					
2 bedroom	-	-	-	-	-
3 bedroom	2	1,062,500	786,000	1,339,000	19
4 bedroom	12	1,461,417	650,000	3,500,000	62
5 bedroom	6	1,469,000	765,000	2,174,000	91
<b>split</b>					
3 bedroom	-	-	-	-	-
4 bedroom	-	-	-	-	-
5 bedroom	-	-	-	-	-
<b>bungalow</b>					
1 bedroom	-	-	-	-	-
2 bedroom	-	-	-	-	-
3 bedroom	9	997,556	500,000	1,390,000	37
4 bedroom	3	956,667	720,000	1,150,000	31
5+ bedroom	3	1,406,167	1,173,500	1,570,000	70
<b>total</b>	<b>35</b>				<b>56</b>



**Joanne Hardy** sales representative

905-845-4267 joannehardy@royallepage.ca

*"Not Your Average Jo."*

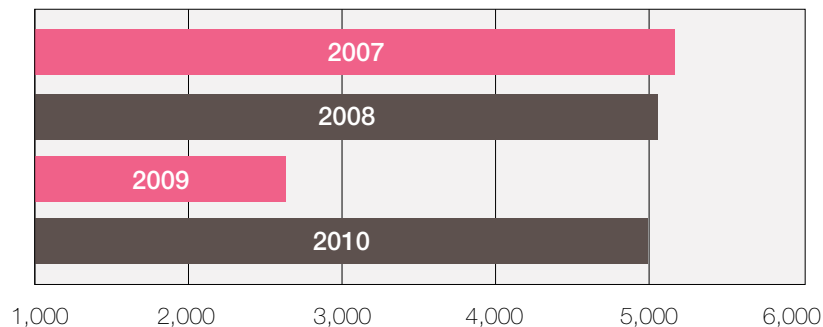


Real Estate Services Ltd., Brokerage

# Market off to strong start in 2010

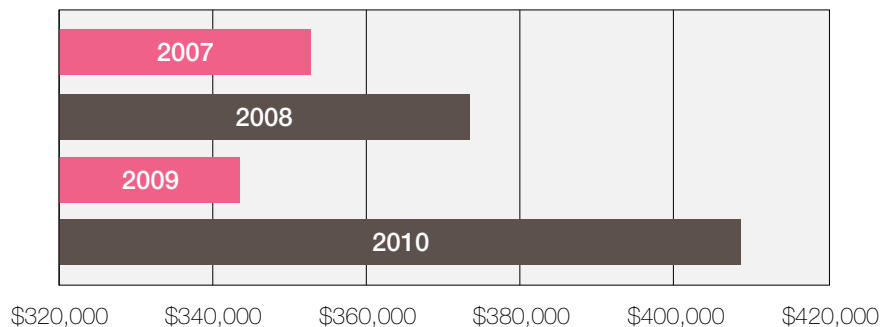
A total of 4,986 transactions were recorded in January in the GTA resale home market. This was a massive increase over the 2,670 homes sold in January 2009 when the market was in its recessionary trough. For perspective, January 2010 sales were slightly higher than the January average for the five years preceding 2009. The same factors that contributed heavily to the dramatic back half market recovery in 2009 remain in place as we entered the new year: very low interest rates, increasing consumer confidence in the economy and residual post recessionary pent-up demand.

GTA Resale Home Sales (Units Sold) - January



The average home selling price in January 2010 climbed 19% to \$409,058, compared to \$343,632 in the same month last year. This is the fifth consecutive month that the average resale price has eclipsed the \$400,000 barrier and, it would seem, that this barrier has now been permanently scaled on a go forward basis. Market supply remains tight with only 12,052 active listings on the market at month-end (decline of 41% versus year ago). Days on market data also reveals a vibrant market with a January 2010 figure of 28 days as compared to a January 2009 figure of 49 days.

GTA Resale Home Sales (Average Price) - January



## Water saving (and money saving) tips

**Choose big drop sprinklers:** Use sprinklers that emit large drops of water, low and close to the ground (not the sidewalk or street), and water early in the morning. This will ensure that the water soaks into the soil instead of evaporating.

**Faucets:** The aerator (the screw-on tip of the faucet) ultimately determines the maximum flow rate of a faucet. Aerators are inexpensive to replace and they can be one of the most cost-effective water conservation measures. For maximum water efficiency, purchase aerators that have flow rates of no more than 1.0 gallons per minute (gpm). Some aerators even come with shut-off valves that allow you to stop the flow of water without affecting the temperature. When replacing an aerator, bring the one you're replacing to the store with you to ensure a proper fit.

**Shower heads:** For maximum water efficiency, select a shower head with a flow rate of less than 2.5 gpm (flow rate is noted on the packaging). There are two basic types of low-flow shower heads: aerating and laminar-flow. Aerating shower heads mix air with water, forming a misty spray. Laminar-flow shower heads form individual streams of water. If you live in a humid climate, you might want to use a laminar-flow shower head because it won't create as much steam and moisture as an aerating one.

If you have fixtures that pre-date 1992, many of which are not water-conserving, consider this quick test:

Place a bucket, marked in gallon increments, under your shower head. Turn on the shower at the normal water pressure you use. Time how many seconds it takes to fill the bucket to the 1-gallon (3.8 litre) mark. If it takes less than 20 seconds to reach the 1-gallon mark, you could benefit from a low-flow shower head.