

Real Estate Monthly



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Celebrating 20 years of restoring hope and rebuilding lives

In 1998, the Royal LePage Shelter Foundation was established to support women's shelters and domestic violence prevention programs. Not content to simply write a cheque, Royal LePage set out to embed a philanthropic culture within its offices across Canada, engaging Royal LePage professionals to support close to 200 women's shelters in the communities in which they live and work.

Since that time, Royal LePage sales representatives, broker/owners and staff have helped to raise more than \$27 million for the Royal LePage Shelter Foundation, making it Canada's largest public foundation dedicated exclusively to funding programs that aim to put an end to domestic violence. Royal LePage covers the foundation's operating costs so 100% of all donations are directed to the cause.

Royal LePage Shelter Foundation supporters continue to have good reason to contribute. Did you know?

- Half of all women in Canada over the age of 16 have experienced at least one incident of sexual or physical violence.
- Each year in Canada, an estimated 362,000 children witness or experience family violence.
- On average, every six days in Canada, a woman is murdered by her current or former intimate partner.

This is why women's shelters serve a vital role in our communities and why Royal LePage offices and agents raise funds for their local women's shelter in a variety of ways, including:

- donating a portion of their commissions;
- organizing unique and entertaining fundraising events;

- donating and bidding generously in the company's legendary silent and live auctions; and
- participating in the National Garage Sale for Shelter, a one-day charity garage sale which marked it's 10th annual event this past Spring and which has now raised \$3 million.

Contributions to the Royal LePage Shelter Foundation help women find safety, work through their traumatic experiences, and build confidence and self-esteem. The shelters we support help women create lives for themselves and their children that are free from violence and filled with hope rather than fear.



The Royal LePage Shelter Foundation also raises the profile of services available to women seeking help. We are proud to support initiatives like **sheltersafe.ca**, a 24/7 online connection to shelters across Canada, which serves thousands of women annually. In addition, the Royal LePage Shelter Foundation supports programs that help youth develop healthy and respectful relationships, an important step in preventing intimate partner violence.

In talking about an issue that is too often hidden behind closed doors, Royal LePage professionals bring awareness to the impact of domestic violence and let survivors know that there is hope for healing and the chance to lead a safer and happier life.

For more information on the Royal LePage Shelter Foundation, please visit royallepage.ca/shelter.

SUMMER ENDS, ACTIVE REAL ESTATE MARKET CONTINUES...

Members of the Ottawa Real Estate Board (OREB) sold 1,586 residential properties in August 2018 compared with 1,535 in August 2017, an increase of 3.3 percent.

"Our real estate market has had a busier than usual summer season, and we are shaping up for a busy fall period as well," affirms OREB's President. "An active market is likely to be the new normal for the foreseeable future," he speculates.

The average sale price of a residential-class property sold in August in the Ottawa area was \$433,684, an increase of 3.1 percent over August 2017. The average sale price for a condominium-class property was \$276,720, an increase of 2.2 percent from August 2017.

"Ottawa continues to be an affordable place to buy property and is experiencing sensible price growth more in line with inflation. Our inventory is very low (18% off last year's inventory level) but other than some pockets of the city, prices have not yet been significantly affected," OREB's President reflects.

"The reason we aren't yet supply problematic, like some other markets, is that we have the ability to expand in all directions — stretching the buyer's purchasing power. Within an easy 30-minute commute, there are surrounding communities with reasonably priced single-family homes and all the fundamental needs supplied within these neighbourhoods".

"The demand for condos continues to be a driving factor in the Ottawa real estate market, likely due to the lack of rental availability. This is helping ease the oversupply of condos we experienced in the past," Shaw points out. "Hopefully this will encourage developers to move forward with their stalled condominium projects, especially if the light rail is a go in November."

Call today for real estate advice and information!

REAL ESTATE NEWS

Fall tips for the perfect spring garden

Autumn is the perfect time to lay the groundwork for a gorgeous spring garden. Experts say this time of year is critical for how your yard will look year-round.

1. Early in the fall, repair dead spots on your lawn by digging straight down, as deep as necessary to remove all the soil containing roots. Fill the hole with new soil and stamp down to turf level. Seed the area with a mix that matches your existing grass. Be sure to water regularly for the seeds to germinate and sprout.
2. For bountiful flowerbeds, combine one part blood meal, one part bone meal, and one part wood ash to scatter over bulb beds for beautiful blooms come spring.
3. Fall is the ideal time to plant a deciduous tree — the soil is still warm and holds oxygen that will encourage root growth. Plant your tree about six weeks before the deep frost. Be sure to prepare a large hole, almost five times the width of the root ball.

4. Add a little lighting to extend the beauty of your garden through the winter months. Light pale trees such as birches with back floodlighting. Sling tiny lights over a shrub or tree to give your winter garden a whimsical aesthetic.



DIY quick & easy home repairs

No matter what your level of expertise, there are plenty of small fixes you can do around your home with relative ease. Our experts have compiled advice for four common repairs that any homeowner can do.



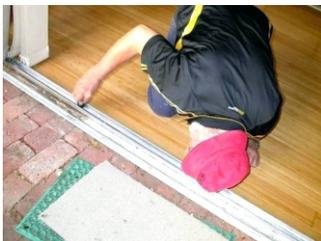
Fill cracked drywall.

Using a taping knife, smooth a piece of nylon drywall tape over the crack, working from the centre toward the edges. Cover the tape with a thin layer of joint compound and let dry. Apply a second coat, feathering at the edges. Sand, prime, and repaint the area.



Silence squeaky floors.

Scrape the joints between your floorboards to remove dirt, and then sprinkle a little baby powder between the squeaky ones. Bounce up and down on the area to work the powder into the joint.



Repair a sticky sliding glass door.

To clean the tracks, vacuum each door by moving it to one side and then the other. Afterwards, clean the tracks with denatured alcohol. Spray the upper track with silicone spray and rub paraffin wax along the lower one.



Re-caulk a bathtub.

Remove the old caulk. Tape above and below the joint that needs caulking and fill the tub with water to weigh it down and open the joint. Squeeze a thin bead of caulk along the open joint. Use your index finger to smooth out the caulk; remove tape and wipe away excess with a damp rag. Let it dry according to the products instructions.