

Real Estate Monthly



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Royal LePage honoured with prestigious philanthropy award

Royal LePage Shelter Foundation has received the 2018 Philanthropy Award for Outstanding Corporation from the Association of Fundraising Professionals, Greater Toronto Chapter. Presented to a corporation or its charitable foundation, this award celebrates the contribution of time, leadership and financial support of a special group of Canadians who set new benchmarks of excellence in the acts of giving and volunteering.

"We are honoured to have been nominated by our partner, Canadian Women's Foundation, and to be recognized as philanthropic leaders," said Phil Soper, president and CEO, Royal LePage. "This award reflects the tireless and passionate efforts of our national network of REALTORS® and broker-owners who support the Royal LePage Shelter Foundation and its mission to promote safer homes and communities."

Royal LePage Shelter Foundation has raised more than \$29 million in its 20 year history and helps local women's shelters provide a safe haven and new beginnings for more than 50,000 women and children every year. It is the largest public foundation in Canada dedicated exclusively to supporting women's shelters and domestic violence prevention programs. Royal LePage offices are partnered with a women's shelter in their community and agents make donations from their sales commissions, organize fundraising events and provide in-kind contributions.



"I am so grateful to Royal LePage agents, brokers and employees for their unwavering determination to help women and children lead safer, happier and more hopeful lives. I am thrilled that their efforts are being recognized with the 2018 Philanthropy Award for Outstanding Corporation," said Shanan Spencer-Brown, executive director, Royal LePage Shelter Foundation.

Kent Browne, Broker/Owner of Royal LePage TEAM Realty is especially proud of this recognition for the Shelter Foundation as he sits on the Board of Director's and is the founder of the Shelter Auctions, which have helped raise in excess of \$1,500,000 over the last 20 years.

Royal LePage is the only major real estate company with its own charity. The company pays all of the Foundation's administrative costs allowing the total amount raised to remain in local communities. Learn more at www.royallepage.ca/shelter.

FEBRUARY BUYERS SNAP UP LIMITED INVENTORY

Members of the Ottawa Real Estate Board (OREB) sold 1,005 residential properties in February 2019 compared with 978 in February 2018, an increase of 2.8%.

"February has been a strong month, and with year-to-date unit sales 8% higher in both the condo and residential categories, it is looking very favourable for the spring market" states OREB's President.

"Days on market continue to decline, and although inventory has fallen to its lowest level in many years, we are still managing to satisfy demand even with 900 fewer listings than this time last year. If we had more supply, our unit sales would be even greater."

The average sale price of a residential-class property sold in February in the Ottawa area was \$466,540, an increase of 8.6% over February 2018. The average sale price for a condominium-class property was \$288,354 an increase of 5.6% from February 2018.

"The Ottawa market is well ahead of inflation in regards to average prices for both condo and residential properties. We are in a comfortable position and remain one of the most affordable markets in the country," OREB's President points out.

The \$300,000 to \$449,999 range continued to represent the most active price point in the residential market, accounting for nearly 44% of February's sales while 26% of residential sales were in the \$500,000 to \$750,000 price range. Between \$175,000 to \$274,999 remained the most prevalent price point in the condominium market, accounting for 48% of the units sold.

Call today for real estate advice and information!

Your Spring maintenance checklist

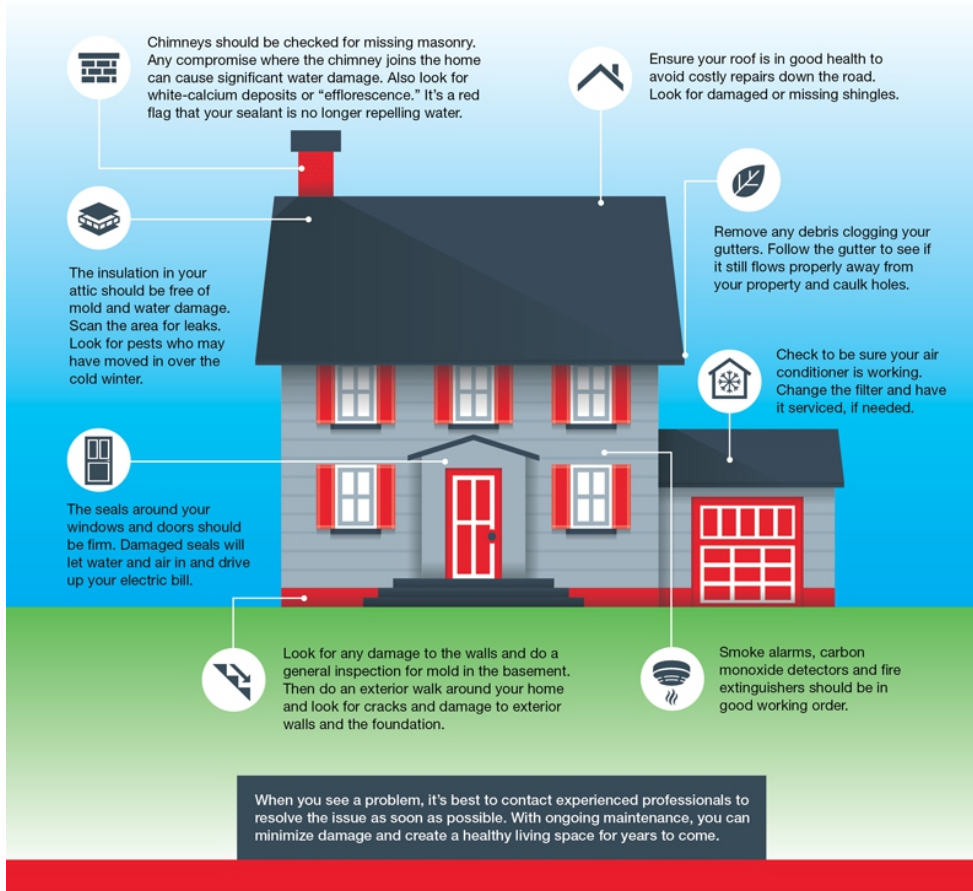
Maintaining your home is crucial in preserving its value. By taking small actions throughout the year, you can save money by catching problems early, or even prevent them, before significant damage takes place. As soon as the snow thaws it's the best time to do the rounds, both inside and outside your home, to make sure everything is working the way it should.

Create a stress-free kitchen

No matter its size, most people feel like there is never enough space in their kitchen. While ample space is key for a great kitchen, organizing it properly can save time too. After all, it is the most used room of a home. Here are some helpful tips to create a functional and stress-free kitchen. Give each cabinet a purpose. The first step is to group items and give each group a designated space. Not only will this allow you to find every item easily, you are less likely to use the space for items that don't belong there. Limit bottom cabinets to cleaning supplies, large pots or appliances and items that are rarely used.

Put items you need the most in easy to grab spots. Measuring spoons, oven mitts and your go-to saucepan should be quickly accessible for stress-free, day-to-day use. Also, by keeping items close to where they are most used, you will find everything is exactly where you need it.

Increase visibility in your fridge and pantry. Clear containers and additional shelving will allow you to quickly locate items in your fridge. As for your pantry, consider using clear stackable bins, adjusting your shelves and work in levels. Adding a little light will go a long way!



Think outside the kitchen. Fancy dishes, large appliances that haven't been used in months and unread cookbooks are great examples of items that do not need to be stored in your kitchen. Finding new homes for less-used items outside the kitchen is one of our favourite space-saving ideas.

Go for it! Paint your front door

A vibrant red, bright turquoise, regal blue or even mustard yellow. Bold colour choices can make your home stand

out. With warm sunny days around the corner, it's the perfect time to plan an exterior paint project. Here is some advice to get you started.

Don't only look for an exterior paint, make sure the paint you choose is right for the door's material (wood, metal). Be sure to remember if you choose an oil-base or latex paint, as you can't switch back and forth, for the inevitable future touch-ups.

Tape your colour swatch to the door and see how the colour looks at different times during the day.

Pick a warm, dry day and get started early! Before painting, you will need to remove your door and the hardware from its surface.

Thoroughly clean the door so dirt does not get trapped in the paint.

Don't forget to use a primer coat. It's the best way to get the most out of your new colour.