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## Market Update

## Residential Sales by Price Year to Date

## Summary of Residential Sales Year to Date

### Fun Facts and Demographics

Buying, selling or financing a home is one of the biggest decisions a person will make, so it is only natural that they will want to work with a knowledgeable professional they can trust. Remaining educated about the market with relevant and current information is important and will give them peace of mind.

Knowing and understanding consumer trends and the changing demographics will help you gain insight to where the market is headed. We have compiled some facts and figures for your enjoyment.

Did you know that 68% of Canadians own their homes and that 60% of them have a mortgage on it? Around one half of adults between the ages of 20-29 live with their parents, compared to one third of them 20 years ago and that 60% of the people between the ages of 25-39 who do not live with their parents are homeowners! 63% of buyers are either married or living common law and couples in their 30's account for the largest proportion of first-time home buyers. First time home buyers dominated the market in the first half of 2009 and then the switch happened and Move-Up buyers dominated the first half of 2010. Net worth of homeowners compared to renters averaged 35 times that of a renter if the homeowner had a mortgage on the property and 70 times that of a renter if they did not have a mortgage on the property. There is a new era of consumer as well with the Echo Boomers coming into play. There are 9.2 million Echo Boomers in Canada and 97% of them use social media everyday! This could have a big impact on how real estate is marketed.

PRICE RANGE	2010	2009
\$0 to \$200,000	7	9
\$200,001 to \$240,000	10	27
\$240,001 to \$280,000	38	29
\$280,001 to \$320,000	66	92
\$320,001 to \$360,000	149	199
\$360,001 to \$400,000	196	243
\$400,001 to \$440,000	211	189
\$440,001 to \$480,000	177	167
\$480,001 to \$520,000	139	156
\$520,001 to \$560,000	117	88
\$560,001 to \$600,000	73	73
\$600,001 to \$999,999	185	165
\$1 Million and over	34	13

TYPE	2010	2009
Acreage	28	12
Acreage/House	70	55
Acreage (Waterfront)	4	1
Business	13	13
Townhouse	425	426
Condo	542	567
Duplex	64	77
Farms	10	12
IC & I	56	18
IC & Lands	5	1
Lots	130	65
Leases	24	47
Lots (Waterfront)	2	0
Multi-Family	2	3
Multi Plex	3	7
Mobile Homes	160	128
Recreational	7	8
Residential	1401	1450
Residential (waterfront)	27	20
Timeshares	1	0
<b>TOTAL</b>	<b>2954</b>	<b>2910</b>

**Now available**  
— the "2010 Royal LePage Recreational Property Report".  
Give us a call and we will be happy to get that to you!  
International Living recently ranked and then rated 194 countries as to quality of life; it was great to see Canada in the top 10!  
Traveleye.com just listed the top 100 places to travel to in the world.  
Here are the top ten:  
#1 Orlando, Florida  
#2 Sydney, Australia,  
#3 London, England,  
#4 Venice, Italy,  
#5 Manhattan, New York,  
#6 Great Barrier Reef, Australia,  
#7 Las Vegas, Nevada,  
#8 Cape Town, South Africa,  
#9 Rome, Italy,  
#10 South Island, New Zealand.  
Top Canadian destinations were:  
Niagara Falls # 14,  
Toronto #51,  
Banff #60 and then close to home, Vancouver #73,

### A Few More Real Estate Stats

Average House Price Sept 2010 \$ 466,382  
Median House Price in Sept 2010 \$ 425,000  
Number of houses listed last month: 392  
Number of lakeshore homes sold last month: 3  
Average Mobile Home Price: \$ 89,180  
Dollar value of sales in Sept 2010 :\$87,872,354  
Dollar value of sales in Sept 2009. \$159,355,134

Helping you is what we do.™



### ACTIVE LISTINGS

Res.	Mobiles	Strata	Lots
1666	210	1481	613

**If you are thinking of**  
**BUYING or SELLING**  
**please give me a call.**

This newsletter is not intended to solicit properties that are currently listed for sale, or to induce the breach of any contract.