

# National Garage Sale for Shelter

## May 11, 2013



### De-clutter for a Cause

Need motivation to get started on your spring cleaning? What if you knew the pile of books collecting dust in your basement and that extra blender at the back of your cupboard could help change someone's life for the better?

The Royal LePage Shelter Foundation's signature fundraising event is the National Garage Sale for

Shelter, a one-day charity garage sale held at hundreds of Royal LePage offices and other community locations across Canada. All proceeds from the event support local women's shelters and violence prevention programs.

**The 5th Annual National Garage Sale for Shelter takes place on May 11, 2013.** Bringing community members together with Royal LePage brokers, agents and staff, proceeds will support women's shelters that offer safety and resources to thousands of women and children who escape domestic violence each year. A special thank you goes out to our extraordinary sponsors: TD Canada Trust Mobile Mortgage Specialists (National Presenting sponsor), Atlas Van Lines Canada (In-kind Moving and Transportation sponsor) and Your Commission Today (Major Event sponsor). Their generous support and unparalleled commitment to our cause make this event possible.

Since the launch of the National Garage Sale for Shelter in 2009, \$1.2 million has been raised to fund women's shelters across Canada. The Royal LePage Shelter Foundation also supports prevention and education programs that help stop the cycle of family violence and help youth to develop healthy relationships. Royal LePage covers that administrative costs of the Shelter Foundation and sponsors cover event expenses so 100% of all funds raised goes directly to the cause.

Members of the community are encouraged to get involved. You can help abused women and their children by donating gently used items to a participating Royal LePage office in your neighbourhood. Many National Garage Sale for Shelter locations also offer children's activities, entertainment and a BBQ lunch in order to raise additional funds for their local shelter. Be sure to visit a National Garage Sale for Shelter in your area and pick up some treasures of your own. You'll feel good knowing you are restoring hope and helping to create new beginnings for women and children in your neighbourhood.

Giving back to the community is a core value at Royal LePage. Since the inception of the Shelter Foundation in 1998, Royal LePage agents, brokers and staff have raised more than \$14 million to help stop family violence. In addition to events like the National Garage Sale for Shelter, Royal LePage offices organize silent auctions, golf tournaments, gala dinners and other fundraising events in support of the Shelter Foundation. Many Royal LePage REALTORS® donate a portion of their commission to the Shelter Foundation when they help a client buy or sell a home and some also volunteer their time to their local shelter.

The Royal LePage Shelter Foundation has been honoured to receive several community service awards. For more information, please contact your local Royal LePage office or visit: [www.royallepage.ca/shelter](http://www.royallepage.ca/shelter) or e-mail [shelterfoundation@royallepage.ca](mailto:shelterfoundation@royallepage.ca).

Royal LePage Shelter Foundation Charitable registration number: 88253 1304 RR0001



Helping you is what we do.™

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# The Homeowner



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A realtor you can trust

I hope you find this newsletter informative and entertaining.

Whether you are making a move of curious about the real estate trend in your area, please feel free to contact me at the number below. I am always happy to answer your real estate needs.

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## Brief, Mild Correction Forecast for Canada's Housing Market

The Royal LePage House Price Survey and Market Survey Forecast released in January showed the average price of a home in Canada increased year-over-year between 2.0 and 4.0 per cent in the fourth quarter of 2012. Compared to 2012, fewer homes are expected to trade hands in the first half of 2013, which should slow the pace at which home prices are rising. However, by the end of 2013, Royal LePage expects the average national home price to be 1.0 per cent higher compared to 2012.

While home sales volumes slowed in the second half of 2012, house prices, for the most part, held firm. Some consumers delayed their entry into the market during 2012, faced with economic uncertainty as governments in both the U.S. and Europe struggled with debt management plans and as homes in some regions became less affordable. In the fourth quarter, standard two-storey homes rose 4.0 per cent year-over-year to \$390,444, while detached bungalows increased 3.6 per cent to \$356,790. National average prices for standard condominiums increased 2.0 per cent to \$239,374.

"More home buyers moved to the sidelines as 2012 progressed, as economic uncertainty abroad and reduced affordability became a drag on the market, however house prices proved resilient," said Phil Soper, president and chief executive of Royal LePage. "Our sturdy domestic economy and encouraging employment trends have emboldened sellers, and some have opted to let market conditions adjust before listing. Simply put, fewer home

owners listed their properties in the second half of the year, which kept inventory levels lower, and supported home values."

While some first-time buyers have been sidelined by new federal mortgage insurance rules introduced in 2012, the cost of mortgage financing remains at historical lows and the desire to own property has not diminished. First-time buyers are adjusting to the new requirements by opting for cheaper homes or saving longer.

Soper concluded, "The silver lining in every real estate market correction is that there is a balance shift. After an extended period of frustrating bidding wars in key, supply-constrained regions, and spring-markets characterized by price increases that make financial planning difficult, Canadian home buyers will see momentum shift in their favour this spring. They should be met with more choice – and stable prices."

For more information, please see the Royal LePage Survey of Canadian House Prices at [www.royallepage.ca](http://www.royallepage.ca).

***If you are wondering what your home is worth in today's market, please contact me and let me put my expertise to work for you!***

### Survey of Canadian Average House Prices in the Fourth Quarter 2012

	Detached Bungalow		Standard Two Storey		Standard Condominium	
	2012 Q4 Average	Annual Change	2012 Q4 Average	Annual Change	2012 Q4 Average	Annual Change
St. John's	\$271,667	5.6%	\$367,333	6.9%	\$289,333	7.7%
Halifax	\$292,833	7.3%	\$314,500	3.5%	\$208,500	3.7%
Charlottetown	\$172,000	2.4%	\$205,000	2.5%	\$127,000	1.6%
Moncton	\$156,000	-0.1%	\$137,800	0.0%	N/A	N/A
Fredericton	\$205,000	2.0%	\$220,000	5.8%	\$158,000	0.6%
Saint John	\$176,357	-2.0%	\$202,750	2.4%	\$188,656	11.4%
Montreal	\$282,911	2.2%	\$379,546	5.3%	\$240,272	4.7%
Ottawa	\$386,000	3.3%	\$389,167	3.0%	\$263,667	4.6%
Toronto	\$558,345	4.9%	\$668,133	6.2%	\$356,865	2.6%
Winnipeg	\$304,157	9.9%	\$320,226	4.7%	\$192,062	8.3%
Regina	\$333,330	5.3%	\$382,500	16.8%	\$210,750	5.9%
Saskatoon	\$363,750	8.8%	\$376,750	2.2%	\$261,333	12.5%
Calgary	\$440,600	5.8%	\$434,667	4.8%	\$250,078	0.6%
Edmonton	\$331,429	5.3%	\$356,286	3.8%	\$202,714	0.2%
Vancouver	\$1,001,250	-1.6%	\$1,102,500	-1.3%	\$481,250	-3.6%
Victoria	\$470,000	-3.3%	\$475,000	-1.0%	\$258,000	-8.5%
National	\$356,790	3.6%	\$390,444	4.0%	\$239,374	2.0%



# Celebrating 100 Years of Change



YEARS OF **HELPING YOU HOME**

100 years ago only 8 percent of homes had a telephone, only 14 percent had a bathtub, almost everyone was born in their own house, and a 26 year old Albert E. LePage founded Royal LePage.

From bungalows to two-stories, coal stoves to remote start furnaces, double beds to double bathrooms, the Homeowner is commemorating the 100-Year Anniversary of Royal LePage by looking back at how life at home has changed in the past century.

### Style and Size

Depending on where you lived, the types of early twentieth century homes people lived in covered a broad spectrum. Styles ranged from multi-family tenements, to small, wood-framed houses, townhouses and two-storey homes, all the way up to large multi-roomed Victorian or Edwardian estates with accommodation for servants.

The post war boom saw an explosion of construction in the suburbs, especially in the building of bungalows. Bungalows were built on big lots, but the houses were usually no larger than 1,000 square feet.

Thirty years later, that all changed when the baby-boom generation embraced the need for space and seeded demand for homes with sweeping staircases, walk-in closets, multiple baths, and dens. By the turn of the century Canadians lived in some of the world's largest houses.

By 2007 the Canadian Home Builders Association reported that the average new home size had dropped to 1,900 square feet, and with it, smaller lot sizes. With the environment and energy-efficiency in mind, today's homes are less formal, usually open plan in design, and much more relaxing.

### Features

Life was a little less comfortable 100 years ago. Heating with wood stoves or coal was less efficient and fairly dirty. Basements were used for storage of coal and wood, and weren't considered for living space until the middle of the century.

Up until the 1940's, in many places outhouses would still have been the norm, and with only 14 percent of homes having a bathtub, keeping a family clean was a challenge.

Laundry was done by hand, and cooking meant making every meal from scratch. Today's kitchens and utility rooms with microwaves, dishwashers, and washers and dryers are conveniences only of the latter twentieth century.



A Toronto kitchen in 1906

### Home Life

Bigger families in smaller homes meant there wasn't a lot of privacy in the early 1900's. Children had to share not only a room, but often a bed as well. In the winter it would be cozy, with someone to snuggle up to, but without air conditioning, summers must have caused tempers to soar along with the temperature.

Families ate together and played games or gathered around the radio for entertainment. With the advent of television, there was usually only one black and white set with limited channels and a manual dial to change them.

Today the average Canadian household has at least two colour televisions, 70 percent of family members have a cell phone, and 80 percent spend an average of 17 hours per week on the internet. Oh, how times have changed!

## Put a Spring in Your Garden Steps

Your home is your habitat, and your garden is your sanctuary. To make the journey between the two more pleasing, lead yourself down a perfect garden path. A garden path or walkway will enhance the livability, functionality, and beauty of any home and garden.

The type of walkway you choose depends on how much traffic it gets, how much upkeep you have time for, and how much you want to spend.

### Assess Traffic First

Will your walkway get a lot of foot traffic? If so, you'll want to remove several centimeters of topsoil and add a durable, solid surface such as gravel, brick, concrete pavers, or stone. Make sure your path is wide enough for two people to walk side by side and allow space for overhanging plants.



If traffic isn't much of a concern, select an easy and natural solution like wood chips or shredded bark. Wood chips will cushion your feet, replenish the soil, and can help conceal unwanted weeds. For added foot comfort, opt for a turf path.

### To Maintain or Not to Maintain?

How much work do you want to put into your walkway? Gravel and wood chips are easy to put down, allow for natural drainage, and won't disrupt plant roots. They're also very affordable. However, chips and stones need annual replenishing and some weeding may be required.

Mortared paths and dry-laid pavers need the least amount of maintenance, but are more costly options that will likely require professional help. As well, these types of heavy walkways could cause drainage issues and are prone to cracking and splitting.

## Roll Out a New Rug

### Using Area Rugs to Refresh Your Rooms

Spring has sprung, and home improvement thoughts have begun. If you're looking for a simple, affordable way to spruce up a room, the solution might be right under your feet. The right rug can help provide comfort, protect your floors, and tie your room together.

Here are a few tips to get that "rugged" look:

### Size it Up

As a rule, choose a rug that's at least two feet shorter than the smallest wall in the room. For example, if the dimensions of your room are 10' x 12', look for a rug no more than 8' wide as leaving a little space at the walls will make the room appear bigger. Alternatively, use your furniture layout as a guide and ensure the front two legs of chairs and sofas sit on the rug, but not on the back, to optimize circulation flow.

### Select Your Volume

An area rug can help quiet a room's décor, or turn up its volume. Use neutral colours such as beige, ivory, taupe, or gray to put more focus on your furniture and any artwork. Or step outside your decorating comfort zone and opt for a bold colour or striking pattern to make it the focal point of the room.

### Get Functional

Area rugs can freshen up interior design, but they also have a practical purpose. Rugs are usually more cost-effective than carpeting and will keep your flooring in pristine condition. Rugs provide a warm cushion on your feet in



the winter, and can help lessen the strain put on the back and joints. In the living room, a rug also deadens television or stereo noise from the rest of the house.

### Family Friendly

You want a well-designed rug, but you also want one designed for your lifestyle. Any rug placed in a high traffic area with kids or pets is going to get its fair share of wear and tear. Consider a wool rug that cleans easily or a heavily patterned rug that can help hide stains and spills. A modular style tile rug will even let you remove and wash individual squares or replace them altogether.

### Think Outside the Rectangle

For larger rooms, create and define your space with two or three separate rugs that coordinate and complement each other while visually separating a sitting space from an office or dining space. Contrast hard lines and angular furniture with oval or circular rugs. And if you have a particularly beautiful rug that you don't want worn down, consider hanging it on the wall for all to see.

### Shape and Style

Design your walkway with your garden in mind. Leave space between stones to allow greenery to grow and keep the focus on the natural beauty of your plants. Use flagstones and create a rich mosaic pattern using the different shapes and sizes that look natural in any garden.

If you prefer a more modern look, go for square paving stones with a dark border that frames your walkway and complements the colours of your home. Use a curved design to make any narrow areas appear to be wider and more spacious.

### Let it Shine

Light up your walkway with LED or solar powered spot lights and lanterns, so you can safely see your way at night. Alternatively, recessed lights that shine along the path offer a nice invitation for an evening stroll.

Hide lights in flower beds, pots and shrubs near your walkway. Concealing the light source will illuminate your plants, offer up some mystery in your garden, and add 'curb appeal' to your backyard.