

THE ALDERSHOT REPORT

THE AUSTIN MOORE TEAM

NOVEMBER 2018



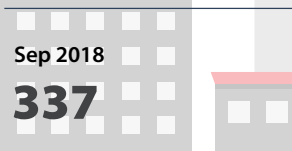
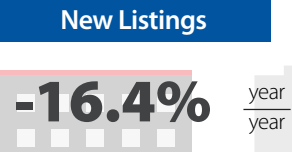
VIEW
LOCAL SALES
BELOW!

BURLINGTON RESALE VOLUME GROWTH TURNS INTO POSITIVE TERRITORY

Resale Home Sales



New Listings



MARKET HIGHLIGHTS

- September volume was up by 14.8% versus last year, erasing an eight-month streak of annual declines
- Despite the volume uptick, new listings remained weak registering a 16.4% decline versus last year
- The average price of \$765,761 in September was down marginally (1.0%) versus last year, although prices have greatly stabilized during the past three months
- The year-to-date (Jan thru Sep) average price is now within just 3.3% of last year's record high levels

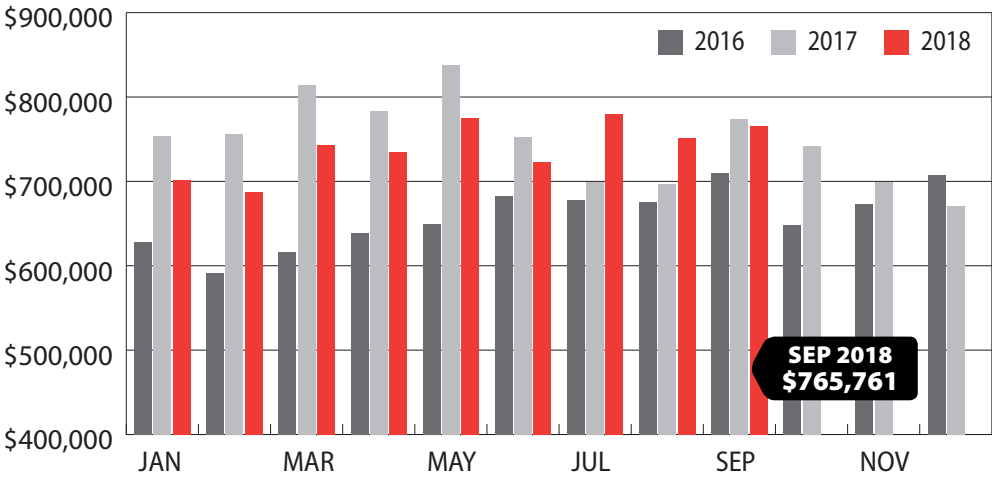
ALDERSHOT

Local Market Watch

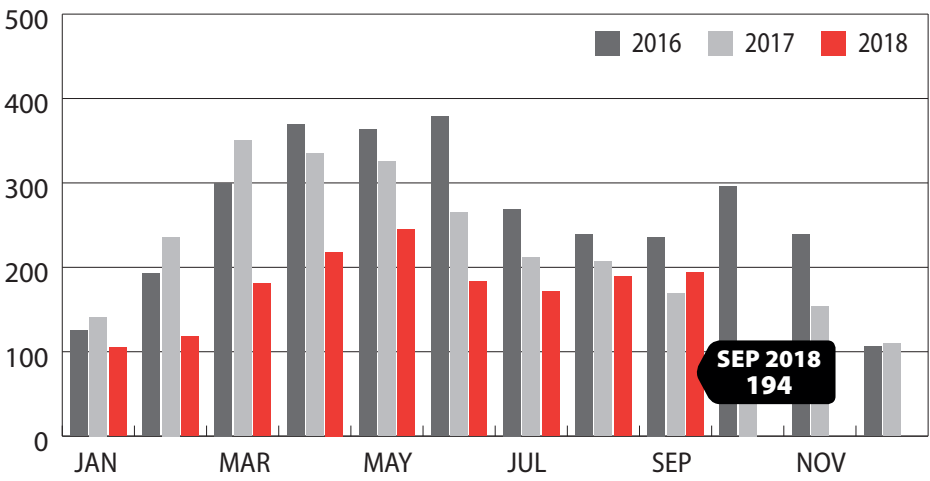
Latest 3 Month Recap of Solds – Jul 1, 2018 - Sep 30, 2018

	# sold	avg price	high price	days on market
detached	27	949,441	2,250,000	37
1.5 storey detached	5	902,400	1,530,000	33
2 storey detached	7	1,271,857	2,250,000	27
sidesplits	6	783,667	1,065,000	44
bungalows	9	835,322	1,340,000	42
semi-detached	2	583,000	595,000	14
townhomes	8	474,063	545,000	40
fourplex	-	-	-	-

Burlington Average Resale Price



Burlington Resale Home Sales



FOR MORE DETAILED **ALDERSHOT** STATISTICS: WWW.ALDERSHOT.INFO

MESSAGE FROM AUSTIN MOORE...

Most condo owners support full ban of cannabis on premise

With the legalization of cannabis this fall, Ontario's condo boards are rushing to pass rules that address the use of cannabis on premises. At a federal level, Canadians aged 18 and up will be able to purchase cannabis products, possess up to 30 grams and grow up to four plants at home.

However, condo boards are allowed to regulate the smoking and growing of cannabis on their property—and even in individual units. While some tenants might find the rules intrude on their personal enjoyment, there's actually widespread support for cannabis regulation. According to a Condo Adviser survey, 87% of condo owners in Ontario believe boards should be able to regulate the growing and consumption of cannabis while 79% supported a full ban on premise, with exception for medical use.

AUSTIN MOORE
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FEATURED PROPERTY

FOR SALE



Right Beside The Drei River!

416 Neilsen Road – Fabulous 3 bedroom, 4 bathroom townhouse. Master bedroom features walk-in closet and 4-piece ensuite. Newly renovated kitchen means the kids won't go hungry! Backyard overlooks the beautiful Drei River. **Call me today for details!**

FOR SALE



In-Ground Pool? Yes Please!

647 Thornwood Boulevard – A rare offering in this prestigious neighbourhood. This 4 bedroom, 5 bathroom 2,800 sq. ft. home features an in-ground pool, marble columns and 3 car garage. Secluded property, backs onto a 3 acre lot. **\$2,700,000**

SOLD



Sold For 104% Of List Price

905 Line Six North – This 2 bedroom, 2 bathroom home is a dreamers paradise - features beautifully furnished sun room on top level. Sold for 104% of list price in 4 days! **Contact me today for a free no-obligation evaluation!**



5 SIGNS YOUR HOME IS POORLY INSULATED



Without proper insulation, hot and cold air will seep through the walls and make your heating and cooling system work twice as hard. It can also make it frustrating and uncomfortable for the people living in it. Proper insulation is crucial to keeping your home in good shape—and your bills low. Not sure if your home is well insulated? Here are five ways you can tell.

YOU AVOID SITTING NEAR YOUR WINDOWS
When the weather starts to get cold, stand by your windows and doorways and see if you can feel a cold draft. If you can, then your home is definitely in need of better insulation. Adding insulation will ensure your home stays warm throughout the winter and you'll save money on the next energy bill.

YOU ARE WEARING SOCKS ALL THE TIME
Do the floors feel cold on your feet even though you've raised the temperature? It could be a sign that there is not enough insulation in your home. You can also test this by touching the walls and ceilings to see if they're warm and dry. If they're cool and slightly damp, it's time to install more insulation.

YOU AVOID CERTAIN ROOMS
If it's warm and cozy in the living room but freezing in the bathroom, then the temperatures throughout your home are not distributed evenly and could mean your home has not been properly insulated.

BUGS HAVE INVADED YOUR HOME
When it's cold outside, insects and mice will do anything

they can to seek shelter inside a warm space. If there are tiny holes and crevices around your doorways and windows, you bet they'll invite themselves in! If there are more critters in your home than usual, it could mean there are openings in your home's structure that are also allowing cold air in and warm air out.

YOUR HOME HAS GIANT ICICLES
Those large chunks of ice that have formed at the edge of your roof may look pretty, but they're one of the telltale signs of poor insulation. These are known as ice dams and they occur when the heat from your home melts the bottom layer of snow on the roof, causing it to trickle down and freeze.

SUPPORTING LOCAL CHARITIES WITH EVERY DEAL I MAKE.

AUSTIN MOORE

Sales Representative

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