

ROBERT E. NEMISH & ASSOCIATES

Real News



December 2011

Warm Holiday Wishes!

This time of year generally has us all reflecting on our many great experiences in the past year and the wonderful people we have met and served.

On the business front, thanks to the superb ongoing support of our clients, we have enjoyed another very successful year. Your introductions to friends, neighbours and family who were considering a real estate transaction has permitted us to do business almost entirely on a referral basis. We sincerely thank you for your help!

From a personal perspective, this year has brought us many joyful occasions. We've had the opportunity to holiday with family and friends at our cottage in Ontario, visited our son and other family in London, England as well as reuniting with family in the Czech Republic in the spring. Undoubtedly, the most wonderful news came very recently from our daughter Jenni and her husband Christian, announcing that my wife and I are to become grandparents in June. Fantastic!

On the other hand not all of our personal life has been rosy as my wife, Wendy, has had some significant health issues to overcome. However, here too the glass is "half full" not "half empty". She received very professional, empathetic care in an extremely timely fashion. We are confident that her future will be healthy.

This Christmas and New Year's holiday, we hope you will have the joy of getting together with your friends and family to reflect on the many blessings in your lives. We are certainly looking forward to doing exactly that.

To you and your family, we wish you a very happy, healthy and safe holiday season and the very best of everything in the New Year.

Yours truly,

Robert Nemish
Your Real Estate Consultant—*For Life!*



Welcome to our new clients who joined our "Real Estate Family".

Jude Coates & Matt Innes
(New Clients)

Brad Harmsworth
(New Client)

A referral is sending someone you care about to someone you trust. Thank you for trusting us with your referrals.



WATCHING THE MARKET

November 2011



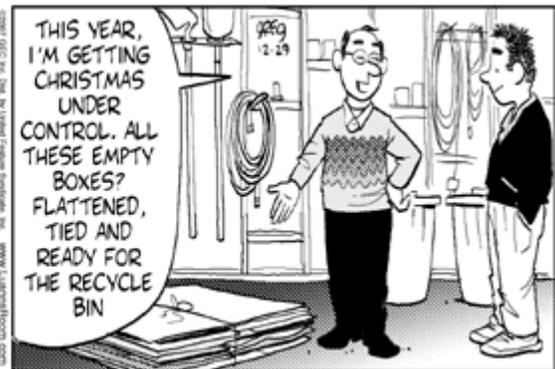
Victoria Real Estate Board statistics are available at http://www.vreb.org/mis_statistics/index.html

| | Number of Sales | Six Month Rolling Price | | % Change Year to Year |
|---------------|-----------------|-------------------------|---------------|-----------------------|
| | | November 2011 | November 2010 | |
| Single Family | 271 | \$613,259 | \$623,941 | -1.71% |
| Condominiums | 104 | \$322,252 | \$325,360 | -0.96% |
| Townhomes | 46 | \$432,376 | \$433,332 | -0.22% |

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Give Generously This Year!

This has been a very difficult year for a number of families in and around Victoria, and Christmas can be especially difficult for those with little ones at home. We are collecting donations on behalf of West Village Church in Langford, to help support some of those families who are could use a little help this year. If you can spare some extra non-perishable food, gift certificates for groceries, gas or toys, warm clothing (hats, mitts, coats, socks, sweaters, etc) please let us know! You can drop off the items at our office at 4440 Chatterton Way. The local shelters and food banks are also in need, so please give generously if you can and help make someone's holiday season a little warmer!

*We wish you a very happy, safe and warm holiday season
and all the best for the coming new year!*

Robert E. Nemish & Jenni Carswell

"Exceeding Expectations" With

- Trust
- Integrity
- Knowledge
- Service



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