

ROBERT E. NEMISH & ASSOCIATES

Real News



December 2009



Time flies when you're having fun

... and what a year this has been! When we looked back at last year's December newsletter, we were reminded of all of the joy we experienced throughout 2008. As 2009 comes to a close, we reflect on the success we have worked hard for this year, and all of the fun we've had!

Some of our family's major milestones of 2009 include Robert's successful knee replacement surgery, my brother Robin's graduation from the MBA program at the London School of Business in London, England, our beautiful August wedding with friends and family visiting from around the world, our adventurous honeymoon in Thailand, the purchase of our new home, the travel and health we have all been blessed to enjoy, our great friends and loving family, and most importantly, our health. We are so lucky!

On the business front, we have had one of the busiest years to date. With the recovering financial markets, the extremely low mortgage interest rates, and good property inventory, buyers in the 2009 real estate market responded positively. As we head into the holiday season, our inventories have dipped to just over 2900 properties, a significant downward change of 33% from last year's December volume. This is putting an upward pressure on price, as there is little choice for buyers right now. For our sellers, less competition is positive news!

We are so thankful to you for continuing to introduce to us the people you know who are considering a real estate transaction, and for helping us to do business almost entirely on a referral basis. Your continued support is vital to the growth of our business, and we appreciate your efforts. We look forward to rewarding your hard work with our upcoming Referral Rewards Program for 2010, which will be featured in our January newsletter.

We wish you and your family a very wonderful holiday season, and look forward to helping you with all of your real estate needs in the coming year.

Yours very truly,

Jenni Carswell
Your Real Estate Consultant—*For Life!*

Merry.
Christmas

Supplier of the Month



**Beat the spring rush!
Save \$75 off
your landscape design plans
when you book before January 15th, 2010!**

**Contact Hazel Yeo & Niki McIlveen
Exterus Landscape Design Group Inc.**

Tel: 250-652-2115

Email: exterusadmin@gmail.com

Website: www.exterus.ca

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

WATCHING THE MARKET - Nov 2009

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



From the Inspiration File

"May today there be peace within. May you trust that you are exactly where you are meant to be. May you not forget the infinite possibilities that are born of faith in yourself and others. May you use the gifts that you have received, and pass on the love that has been given to you. May you be content with yourself just the way you are. Let this knowledge settle into your bones, and allow your soul the freedom to sing, dance, praise and love . It is there for each and every one of us."



Winter Coats & Clothing Drive

Thank you for your overwhelming support with our Winter Coats & Clothing Drive. We will continue to collect items through the month of December, so please call us when you've cleaned out your closets and are ready for a pickup!

\$1000 Client Gift Card

Did you receive your \$1000 Client Gift Card in the mail in late October? Just a reminder that the gift card expires April 30th, 2010...so if you're not going to be using it between now and then, feel free to pass it onto someone who will be buying or selling!

Moving Boxes For Sale

Our clients have just moved and they have **62 Moving Boxes for sale** **Call**
\$40 for all boxes
 18 x 4 cubic feet
 22 x 2 cubic feet
 22 x 1 cubic feet
250-474-4464 for more details

Robert E. Nemish & Jenni Carswell

"Exceeding Expectations" With

- Trust
- Integrity
- Knowledge
- Service



Number of Sales	Median Price		% Change Month to Month
	November 2008	November 2009	
Single Family	275	\$500,000 / \$555,000	+9.9%
Condominiums	172	\$258,450 / \$289,900	+10.8%
Townhomes	66	\$382,500 / \$418,000	+8.5%

Google Time

Reindeer Jokes

- What do reindeer hang on their Christmas trees?
Horn-aments!
- How can Santa's sleigh possibly fly through the air?
You would too if you were pulled by flying reindeer!
- What would a reindeer do if it lost its tail?
She'd go to a re-tail shop for a new one!
- Why does Scrooge love all of the reindeer?
Because every buck is dear to him!
- Which of Santa's reindeer has bad manners?
Rude-olph!
- What do reindeer always say before telling you a joke?
This one will sleigh you!
- What do you give a reindeer with an upset tummy?
Elk-a-seltzer!
- What's red and white and gives presents to gazelles?
Santelope!
- How many reindeer does it take to change a light bulb?
Eight!
One to screw in the light bulb and seven to hold Rudolph down!

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Robert E. Nemish & Associates

4440 Chatterton Way
Victoria, B.C. V8X 5J2

Phone: (250) 744-3301

Fax: (250) 744-3904

Email: robert@robertnemish.com

jenni@robertnemish.com

Web: www.robertnemish.com

