

# Real News



February 2010

## Technology - What an Impact!

It seems every day that goes by brings a new technological impact to our real estate business.

In times past, when we took a listing, we needed 3-4 days to get the information out to our fellow Realtors®. Today we can input the listing and simultaneously have it available to other Realtors® on the MLS database and available to consumers via our website, complete with photos, maps, floorplans, etc. in less than a few hours.

We have an automated notification program that informs our buyers when new listings which match their desired property profile are posted on the MLS system. Last night we sold a property that been on MLS for only 3 hours.

As Realtors® we now carry Smartphones which enable us to phone, email or text a client when we're on the go. We can search the web for new listings when parked at the side of the road, and open lock boxes with them.

One of the newest technological advancements which we are currently looking at is access to a program that will keep you better informed about market values and pricing trends. You can have access to the current listing and sale activity for the areas around your home. The program permits you to do an online analysis when you want to garner the information. If you think you would like to be among the first to have access to this information, send us an email and let us know you'd like to be part of "MARKET SNAPSHOT".

Stay tuned—we're sure there will be some other new technological changes to tell you about. Before you know it, you'll be Twitter'd, Facebook'd, Google Waved at, and Linked In if you're not already!

Yours very truly,



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

*Sweethearts Special*  
This coupon is redeemable for

*One Complimentary Long Stemmed Red Rose*

*Courtesy of Robert E. Nemish & Associates*  
with thanks for all of the referrals and  
business you send our way.

*Wishing you all a very Happy Valentine's Day!*

*Redeemable at*

**GROWER DIRECT**  
Fresh Cut Flowers

*3789 Quadra Street, 250-383-5116*  
*between February 7th & 14th, 2010.*

*Name:* \_\_\_\_\_

*Telephone:* \_\_\_\_\_

*Email:* \_\_\_\_\_

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

<p>Jennie Lembecke &amp; Wayne Carlson (Referral)</p> <p>June Fletcher (New Client)</p> <p>Jean &amp; Walter Gibson (Previously Active Client)</p>	<p>Ikuko &amp; David Bass (New Clients)</p> <p>Derek Woollard (New Client)</p> <p>Elzbieta &amp; Zbigniew Cwiklinski (New Clients)</p>
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# WATCHING THE MARKET - Jan 2010



Victoria Real Estate Board statistics are available at [http://www.vreb.org/mis\\_statistics/index.html](http://www.vreb.org/mis_statistics/index.html)

	Number of Sales	Median Price		% Change Year to Year
		January 2009	January 2010	
Single Family	195	\$475,000	\$595,000	+25.2%
Condominiums	110	\$255,000	\$299,900	+17.6%
Townhomes	45	\$382,500	\$399,500	+4.4%

## From the Inspiration File

A kiss is a lovely trick designed by nature to stop speech when words become superfluous.  
~ Ingrid Bergman

My most brilliant achievement was my ability to be able to persuade my wife to marry me.  
~ Winston Churchill



Daylight Savings Time begins March 14th!

## Giggle Time

Q: What do squirrels give for Valentine's Day?  
A: Forget-me-nuts.

Q: What did the valentine card say to the stamp?  
A: Stick with me and we'll go places!

# Homes In Need of New Owners



**206-1083 Tillicum Rd.**

**\$389,900**

Beautiful, spacious waterfront suite features 1100sqft, 2 bedrooms & 2 baths, a balcony overlooking the Gorge Waterway, and a balcony overlooking the courtyard. The afternoon sun envelopes the open plan living room and dining room, and watch the swans float by from the living room and master bedroom. Bonus feature: moorage on the waterway & canoe/kayak storage!



**505-1020 View St.**

**\$364,900**

In the heart of Harris Green, this sought after complex offers many features to the city lover. This steel & concrete complex includes a fitness center, sauna, whirlpool, secure underground parking and a resident caretaker. This building is rentable and pets are permitted. This suite is extremely spacious, features a den/2nd bedroom with French doors opening into the diningroom, beautiful wall to wall windows, a spacious eat-in kitchen, and two full bathrooms.



**409-1083 Tillicum Rd.**

**\$319,900**

Top floor 1004sqft, 2 bedrooms & 2 bathroom suite with water views features an open plan, gas fireplace, skylights and much more! Bonus feature: moorage on the waterway & canoe/kayak/bike storage! This unique complex is gated, has an expansive party room, workshop with tools, additional storage, and many more additional features.

### COMING SOON!

**4996 Georgia Park Terrace**

3 bedrooms, 2 bathrooms, ocean glimpse, quiet cul de sac, on Cordova Bay Ridge!

### **Robert E. Nemish & Jenni Carswell**

"Exceeding Expectations" With

- Trust
- Integrity
- Knowledge
- Service



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