

ROBERT E. NEMISH & ASSOCIATES

Real News



July 2012

June 8, 2012!

Why is that a very important date on my calendar? Well, let me explain!

At 10:15 a.m. on June 8, 2012, my daughter, Jenni, gave birth to a most beautiful baby girl – Stella. She is the first grandchild for me and my wife, Wendy, so she is obviously very, very special. She came into this world a very healthy 8 lbs. 15 oz., and both mother and daughter are doing extremely well. Christian (Stella's proud Daddy) is holding up just fine as well! Just yesterday we celebrated Stella's one month birthday.



June 8th is also important because it is our son's birthday. Robin is 35. He lives in London, England, where he provides strategic management consulting services to new venture enterprises, not only in England but also in far-reaching places such as Montenegro, Kenya and Dubai. We are proud of his accomplishments as well.

July 10th is also special – Jenni's birthday. We should not tell a lady's age, so I will just tell you that she is a couple of years younger than Robin. We look forward to celebrating with her.

August 1st will be an important date for my wife. She goes in for a medical check up that will determine if she needs more treatment or is in remission. Needless to say, we are thinking that the glass is half full and trust that we will be proven right.

August 3rd is another opportunity to celebrate. That's my birthday – and a rather significant one. I wish I could say it's my 40th! I look forward to enjoying the day with family and some close friends.

While I have framed this note by talking about significant dates, I'm sure you get my drift. Family and friends are where it's really at. So stay close to both and enjoy their presence and influence in your life. Remember, we don't get a second chance!

Have a great summer everyone!!

Yours truly,

Robert Nemish

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WATCHING THE MARKET— June 2012

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



	Number of Sales	Six Month Rolling Price		% Change Year to Year
		June 2012	June 2011	
Single Family	336	\$530,000	\$569,900	-7.00%
Condominiums	157	\$265,000	\$300,000	-11.67%
Townhomes	55	\$394,600	\$407,250	-3.12%



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Homes In Need of New Owners

For additional features, photos & floorplans, visit www.robertnemish.com



1646 Longacre Drive

\$564,000

PRICE REFINED \$21,000 and \$16,000 below assessed value! Seller says "Bring us an offer!" Quality renovated 3 bedroom, 2.5 bathroom, Gordon Head family home offers great space separation & enjoys a spacious landscaped lot. Updated kitchen, grand living room with bay window & slate wood burning fireplace. Oak hardwood floors, large sunroom off dining room, lower level with separate family room, office, workshop & crawl space. Newer roof, hot water tank & vinyl windows.



302 - 1190 View Street

\$329,888

PRICE REFINED \$35,000 and \$14,000 below assessed value! \$45,000 less than the competing unit in the same building. Seller will entertain any reasonable offer!! Tranquil, quiet, 3rd floor, immaculate & attractively renovated corner suite. Spacious open plan with 2 generous bedrooms. On quiet side of the building /quiet end of View Street. Bright & cheerful with large windows throughout overlooking treed area. In-suite laundry w/ample storage & full-sized w/d. Families, pets & some rentals permitted. Act Now!



8558 Tribune Terrace

\$665,000

PRICE REFINED \$55,000! Ideal for teens & large families! Great separation of space in this lovingly cared for 5 bed, 3 bath, 4172sqft level entry Dean Park home. Lower could easily be converted to additional accommodation for extended family. Renovated kitchen, skylights, oversized garage, woodstove, sunroom & more! South facing rear deck with yard adjoining ALR & new, beautiful rock walls & gazebo.

Robert E. Nemish & Jenni Carswell

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- Trust
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