

ROBERT E. NEMISH & ASSOCIATES

Real News



October 2010



Market Change Predicted! Now Happening!!

In April we pointed out that new, more stringent mortgage regulations, combined with projected higher mortgage interest rates and upcoming HST on July 1st would likely lead to a "slower paced market". Well, it's happening.

Total sales of properties in September fell 51% compared to a year ago. Inventories or available homes for sale are 26% higher than last September. This has led to a "Buyer Favoured Market" in which single family median prices have fallen 5.4% from their peak in June (\$560,882) to \$531,000 in September.

What are the implications? For Buyers, now is a great time to buy whether you are a first time buyer or want to move up in the market. Your choice is excellent and selling prices are lower. For Sellers, if you are in the market, pricing correctly (at market value) is even more important than ever. To differentiate yourself from other listings you must offer more value.

If you would like advice on how the current market affects your specific situation, contact us for a confidential review. We will be very pleased to help you.

Yours very truly,

Robert Nemish & Jenni Carswell
Your Real Estate Consultants—*For Life!*



"FALL BACK" on
Sunday, November 7th!



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

Carolanne Oswald
(New Client)

Betty & Roman Hawryluk
(New Clients)

Diane Langley & Chris Preston
(New Clients)

GLUTEN FREE GOODIES...STRAIGHT TO YOUR DOOR!



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WATCHING THE MARKET— September 2010

GHASTLY GIGGLE TIME

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



	Number of Sales	Median Price		% Change Year to Year
		Sept 2009	Sept 2010	
Single Family	203	\$550,000	\$531,000	-3.5%
Condominiums	100	\$295,000	\$290,000	-1.7%
Townhomes	35	\$415,000	\$426,000	+2.6%

Why do mummies have trouble keeping friends?

They're so wrapped up in themselves...

What kind of streets do zombies like the best?

Dead ends...

What does the papa ghost say to his family when driving?

Fasten your sheet belts...

HOMES IN NEED OF NEW OWNERS

13-922 Arm Street - \$375,000



Charming heritage-style 3 bedroom + skylit LOFT in sought-after townhouse development. Tucked away on a quiet side street, only a short stroll to the Gorge Waterway and a quick drive to town. Bright and efficient open floorplan is sure to delight, with a cozy gas fireplace & sunken living room. With a new roof, fresh paint, newer carpets and flooring, countertop with undermount sink, low-flow toilets, and central vacuum, this lovely home is move-in ready! Enjoy the ~190sqft loft off the master, perfect for a home office or 4th bedroom – complete with a new staircase for ease of accessibility. This home is ideal for a growing family, offers loads of storage, a single garage & parking for 2. The private patio and garden area is perfect for morning coffee. Pets welcome!

6498 Rodolph Road - \$549,900



Lovely one level Rancher with all 3 spacious bedrooms on same floor -- ideal for families with young children or retirees. It's in immaculate condition so all you need do is move in & enjoy. Superb open plan family room/kitchen with walkout to a spacious deck. The master bedroom boasts a large, well equipped ensuite with Jacuzzi/soaker tub and adjoining sitting room with restful views to the rear garden. Spacious, dining and sunken living rooms are ideal for entertaining. All is set on a beautifully landscaped, mostly level lot that is truly a gardeners delight, with fruit trees, perennials, raised vegetable garden beds and well equipped greenhouse. West facing rear deck and garden to relax and enjoy views of valley, mountains and the beautiful sunsets.

Robert E. Nemish & Jenni Carswell
 "Exceeding Expectations" With

- Trust
- Integrity
- Knowledge
- Service



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