

Compliments of  
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## Before You Renovate...

### Why Renovate?

Everyone has a different reason for wanting to renovate. Sometimes it's the simple need for a change. Other times, the motivation is more practical. If you wake up one day with a puddle in the basement and a water-stained ceiling, you know you have to act fast.

From the planning stage to the final touches, the renovation guide available at [www.cmhc.ca](http://www.cmhc.ca) shares their experience and knowledge with you. And it tells you about some of the first-rate resources they have developed to deal with all kinds of renovation issues. In general, there are three types of renovation: lifestyle, retrofit, and maintenance and repair.

- Lifestyle renovations improve your home and your way of life. They might involve building a sun room for pleasure, or converting unused attic space into living quarters to meet your changing needs.

- Retrofit projects usually focus on your home's shell or mechanical systems. Examples are upgrading your insulation, replacing your furnace, or putting on new siding.

- Maintenance and repair renovations protect the investment you have made in your house through activities such as caulking windows, reshingling your roof, or replacing your eaves.

To read more go to <http://www.cmhc.ca/en/co/renoho/beyore/index.cfm>

A successful renovation can be a dream come true, but without careful planning and management, it can be a nightmare. Be informed. Before you pick up a hammer, pick up a book or a video on home renovation. Talk to friends and neighbours who've renovated. Explore all the options, and remember the carpenter's creed: measure twice, cut once. Mistakes on paper are easy to fix and inexpensive. Mistakes on the job are not. The following questions will help make sure you're heading in the right direction.

### Questions Before You Start

1. Is Your Renovation Practical?
2. Will You Get Your Money's Worth?
3. Is your Renovation Adaptable and Enviro Smart?

Article produced by CMHC

### Residential Sales by Price

Year to Date

PRICE RANGE	2011	2010
\$0 to \$200,000	14	7
\$200,001 to \$240,000	27	10
\$240,001 to \$280,000	33	38
\$280,001 to \$320,000	107	67
\$320,001 to \$360,000	160	150
\$360,001 to \$400,000	193	198
\$400,001 to \$440,000	212	211
\$440,001 to \$480,000	135	177
\$480,001 to \$520,000	134	140
\$520,001 to \$560,000	98	117
\$560,001 to \$600,000	65	73
\$600,001 to \$999,999	170	186
\$1 Million and over	35	34

### Residential Sales by Price

Year to Date

TYPE	2011	2010
Acreage	14	28
Acreage/House	69	70
Acreage (Waterfront)	2	4
Business	12	13
Townhouse	398	405
Condo	533	546
Duplex	40	65
Farms	7	11
IC & C	74	81
IC & Lands	2	5
Lots	121	130
Leases	19	23
Lots (Waterfront)	2	2
Multi-Family	2	2
Multi-Plex	4	3
Mobile Homes	156	160
Recreational	7	7
Residential	1383	1407
Res. (waterfront)	21	27
Timeshares	0	1

### Most Recent Stats

Last Month

Average house price	\$517,864
Median house price	\$427,000
Number of houses listed	362
Number of lakeshore houses sold	1
Average mobile home price	\$108,104
Total value of sales	\$113,341,833
Total value of sales (2010)	\$121,046,673

**TOTAL 2847 2967**

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### Canada Real Estate News From Royal LePage

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### ACTIVE LISTINGS

Res.	Mobiles	Strata	Lots
<b>1590</b>	<b>223</b>	<b>1418</b>	<b>643</b>

*If you are thinking of buying or selling...please give me a call!*