

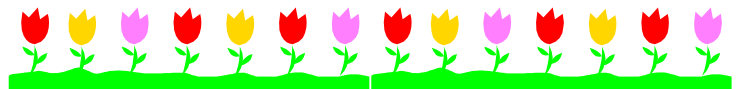
ROBERT E. NEMISH & ASSOCIATES

# Real News



April 2011

## Spring Has Sprung!



Isn't it nice to wake up in the morning and see daylight—you no longer feel like a mole. When you look around you see daffodils and tulips, almond trees, camellias and rhododendrons in bloom. What a wonderful time of the year.

Our spring real estate market is also in full bloom. As is normal at this time of year, our inventory of properties for sale has grown substantially from the start of the year. We are starting April with 4100 properties for sale; this is an increase of 10.5% compared to April 1st, 2010. As a result, buyers have a good selection of properties to choose from.

On the sales side, the volume of sales is down 20.7% from the first quarter of 2010. However, this must be put in context. Last year we had two changes in the mortgage regulations in the first quarter and the looming introduction of the good old HST. This encouraged buyers to move up their buying decisions creating an artificial increase in Q1 sales in 2010.

Despite this decrease in sales volumes, prices on a 6 month rolling basis have actually increased slightly to \$619,275 for single family homes. Again, we must use caution with this average price as there were 22 homes over \$1 million sold in March. Having said that, if you are contemplating a sale this spring we suggest getting started sooner than later as we believe inventories will continue to rise through June 2011.

Lastly, the month of April brings the celebration of Easter on the weekend of April 22nd to 24th. We extend our very best wishes to you for a happy, family Easter. We trust you will be able to visit with loved ones nearby and have phone/email/skype contact with family and friends far away.

Enjoy!

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




*If you know someone who is thinking about moving, send us their name and phone number!  
We provide exceptional client service, accurate market evaluations, and you can trust that we will get the job done!  
We will exceed your expectations!*

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

## WATCHING THE MARKET— March 2011

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



	Number of Sales	Median Price		% Change Year to Year
		March 2011	March 2010	
Single Family	313	\$568,500	\$572,500	-0.70%
Condominiums	168	\$290,100	\$305,000	-4.89%
Townhomes	74	\$408,575	\$430,000	-4.98%

## Testimonial

“They both worked very hard to sell my property as quickly as possible.”

“Robert phone every day so I knew exactly what was happening!”

~ Betty Szulc

## GIGGLE TIME—APHORISMS

- The nicest thing about the future is that it always starts tomorrow.
- Money will buy a fine dog, but only kindness will make him wag his tail.
- A good time to keep your mouth shut is when you're in deep water.
- Why is it that at class reunions you feel younger than everyone else looks?
- Scratch a cat and you will have a permanent job.
- I've reached the age where the happy hour is a nap.
- Be careful reading the fine print. There's no way you're going to like it.
- The trouble with bucket seats is that not everybody has the same size bucket.
- Money can't buy happiness, but it's more comfortable to cry in a Corvette.

For a complete list and information on all of our current listings, including photos, floor plans & more, visit our website [www.robertnemish.com](http://www.robertnemish.com)

## HOMES IN NEED OF NEW OWNERS

### Hot New Price **3108 Steele Street** Hidden Gem! **\$409,900**

Originally a 1913 Solid Brick Bungalow, this home has had extensive upgrades utilizing energy efficient construction with top quality materials, vinyl clad thermo windows, state of the art lighting, modern laminate flooring and superb finishing detail. The zero maintenance aggregate concrete patio is ideal for the busy professional - no grass to cut! A sunny garden patch is great for growing your own vegetables, and there is a high yield peach and fig tree. Great outside storage for bicycles, other sports equipment & gardening tools. A separate work-bench area to tinker. Lots of street parking.  
Beautifully kept!



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

“Exceeding Expectations” With

- Trust
- Integrity
- Knowledge
- Service



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