

Real News



July 2009

WHAT'S REALLY IMPORTANT IN LIFE!

Every now and again there are special events in our lives that emphasize what is really important. This is an exceptional year for our family. Just as happened several years ago, when both of our children graduated from their respective universities in the same summer – Robin from the University of Waterloo and Jenni from Acadia - so this summer will see significant life events for both of them.

For the past two years our son, Robin, has been studying for his MBA at the London School of Business in London, England. My wife, Wendy, and I were privileged to celebrate his graduation with him on July 3rd.

On August 22nd, we will celebrate Jenni's marriage to Christian Dean, a wonderful young man originally from the Toronto area and now employed as the Assistant Manager & Group Coordinator at Flight Centre Groups. The event will provide us with the opportunity to visit with friends and relatives from near and far.

We hope that you and your family will have the opportunity to celebrate a special event – the birth of a child, an anniversary, a graduation, or marriage. These events are what's really important in our lives.

Have a wonderful summer and stay safe!

Yours very truly,

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



**Happy
Birthday
Canada!!!**

Client Testimonial

"Thanks for your great help, and your "approachability". I appreciate your ability to "connect without pressure!"

~ Betty Anne Dempsey





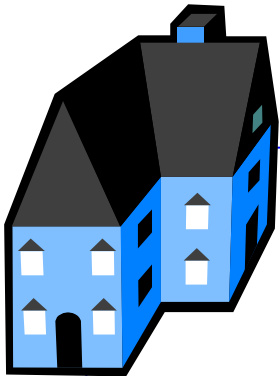
DID YOU KNOW?

July 1st Events

- 1782 – American privateers attack Lunenburg, Nova Scotia.
- 1867 – The British North America Act takes effect as the Constitution of Canada, creating the Canadian Confederation; John A. Macdonald sworn as first Prime Minister.
- 1873 – Prince Edward Island joins the Canadian Confederation.
- 1878 – Canada joins the Universal Postal Union.
- 1881 – The world's first international telephone call takes place between St. Stephen, New Brunswick, Canada, and Calais, Maine, United States.
- 1885 – The United States terminates reciprocity and fishery agreement with Canada.
- 1890 – Canada and Bermuda are linked by telegraph cable.
- 1908 – SOS is adopted as the international Distress signal.
- 1931 – United Airlines began service (as Boeing Air Transport).
- 1958 – The Canadian Broadcasting Corporation links television broadcasting across Canada via microwave.
- 1958 – Flooding of the St. Lawrence Seaway begins.
- 1966 – The first color television transmission in Canada takes place from Toronto.
- 1967 – Canada celebrates the 100th anniversary of the British North America Act, 1867.
- 1979 – Jenni Carswell was born only 9 days after Canada Day.
- 1980 – *O Canada* officially becomes the national anthem of Canada.



(http://en.wikipedia.org/wiki/July_1)



Secondary Suites in Saanich

Greater Victoria continues to have a low rental vacancy rate, with most of the increasing demand taken up by secondary suites. While most of BC's municipalities now recognize and even encourage secondary suites, Saanich remains one of the few that still considers most secondary suites -- estimated to be over 9,000 -- to be "illegal." With the high cost of purchasing a single family home in the Victoria area, many homeowners find relief with the financial offset from such suites.

The Saanich Planning Department is conducting a web-based survey on attitudes toward secondary suites, the results of which will be in a report to Council. We urge you as residents and/or owners of rental properties in Saanich to complete this survey. It will only take a few minutes of your time, and the results are critical to determine which direction the Saanich Council will proceed.

You can complete the survey by visiting <http://www.saanich.ca/business/development/plan/secondarysuitestudy.html> and click on the "Complete the Secondary Suite Survey online" link. (Info from ROMS BC)

WATCHING THE MARKET— June 2009

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

	Number of Sales	Median Price		% Change Month to Month
		June 2008	June 2009	
Single Family	484	\$538,000	\$529,900	-1.6%
Condominiums	242	\$295,000	\$275,000	-6.8%
Townhomes	103	\$407,444	\$375,000	-8.0%



Housing Sales Surge !!!

The arrival of summer saw a significant surge in property sales throughout the Greater Victoria area along with modest price increases for single family homes and townhomes. A total of 946 homes and other properties sold in June through the Victoria Real Estate Board's Multiple Listing Service® (MLS®), up over seven per cent from the 879 sales in May and up 31 per cent compared to the 723 sales in June of last year.

Victoria Real Estate Board President, Chris Markham, says the market has regained strength faster than anticipated, "For the past couple of months we have seen growing strength in the market as many people who were waiting to see which direction the market would move in have decided now is the time to buy. However, the rebound has been stronger than we anticipated and this looks good for the coming months." Markham noted that the number of sales in June was very close to the 949 sales in June of 2007 -- the peak of the recent market.

There were 3,794 properties available for sale at the end of June, down 16 per cent from the 4,513 properties available in the same month a year ago. "The decline in the number of properties available for sale is making it more of a challenge for REALTORS® to find the kinds of homes buyers are looking for," noted Markham. "The drop in available inventory is also reflected in the price increases for single family homes and townhomes that we saw last month," he added. There were 26 sales of single family homes of over \$1 million throughout Greater Victoria, including one in Oak Bay of over \$5 million.

www.vreb.org

Thank you for your continued support!

We're thrilled to be one of May's Top Producers!



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RE/MAX
Camosun

With a combined market share of nearly 30% in Greater Victoria

Victoria	250-744-3301
Oak Bay	250-370-7788
Sidney	250-655-0608
Westshore	250-478-9600
Sooke	250-642-3252

RE/MAX Camosun's TOP PRODUCERS for the month of MAY 2009

 Cal Faber Victoria	 John Vernon Sooke	 Debbie Gray Sidney	 Kevin Koetke Westshore
 Dallas Chapple Victoria	 Michael McMullen Victoria	 Geoff McLean Victoria	 Tony Joe Oak Bay
 April Prinz Victoria	 Robert Nemish Victoria	 Jason Leslie Westshore	 Lynne Sager Victoria
 Adrian Langereis Victoria	 Ross Shortreed Victoria	 Vinnie Gill Victoria	 Karl Leong Victoria

Giggle Time

A man sitting at a lunch counter has just been served his food when he calls the waiter back.

"Waiter," he says, "can you explain why there is a footprint in the middle of this food that I ordered?"

"Yes, sir," replies the waiter. "You rushed in here, asked for a large omelet and told me to step on it."



Happy 30th
Birthday,
Jenni!



Rotary Club of Royal Oak Centennial

has welcomed the new Board of Directors for the 2009-2010 year, and Jenni Carswell as their Secretary!!!

Join us for our HOT DOG fundraisers from 11am-3pm at Country Grocer in the Royal Oak Shopping Centre and support the Rotary Club of Royal Oak Centennial!!!

OUR NEXT HOT DOG DATES:

July 24th - July 26th 2009

August 28th - August 30th 2009

September 25th - September 27th 2009

All proceeds from Hot Dog sales will be donated to worthy causes throughout the Greater Victoria area.



If there are any topics you are interested in seeing in our newsletter, please send us an email to info@robertnemish.com.



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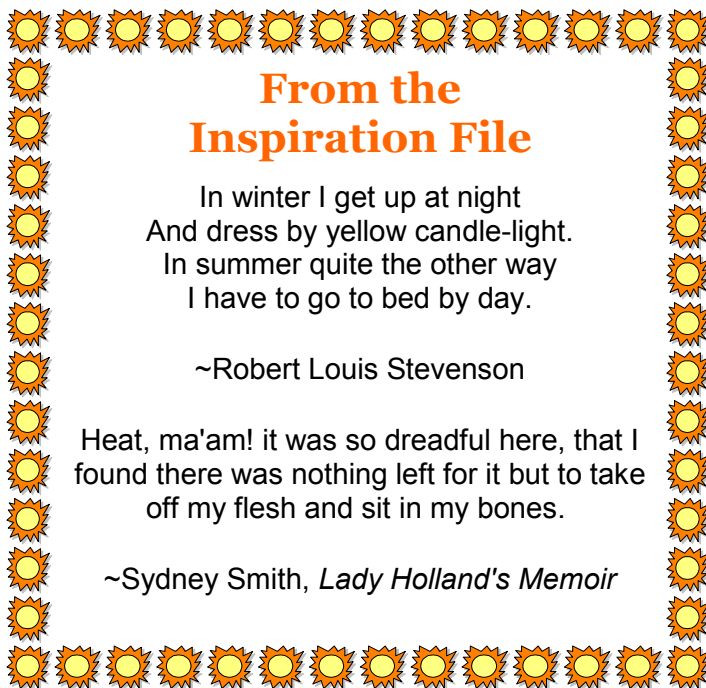
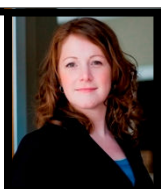
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From the Inspiration File

In winter I get up at night
And dress by yellow candle-light.
In summer quite the other way
I have to go to bed by day.

~Robert Louis Stevenson

Heat, ma'am! it was so dreadful here, that I
found there was nothing left for it but to take
off my flesh and sit in my bones.

~Sydney Smith, *Lady Holland's Memoir*

If you are thinking about buying or selling real estate in the Victoria area, check out our website for **FREE** information to help you get started! Call us anytime if we can help in any way!

Robert E. Nemish & Jenni Carswell

"Exceeding Expectations" With

- Trust
- Integrity
 - Knowledge
 - Service

