



FALL MARKET GAINING MOMENTUM

Clearview October 2009: Even with the inventory of homes for sale or rent at its lowest point in 2009, sales in September were up somewhat from the previous two summer months. By September 30, 11 homes had been reported sold or rented that month. During this same thirty day period, inventory was hovering around 12 units. As of October 1, the inventory of homes still available for sale is 13. Over the past few years resale inventory would fluctuate between 20-35 units for sale or rent in any given month. So with inventory this low, the number of sales in September is very encouraging. Some homes sold over list price and several with multiple offers. Word on the street from the listing agent is that one home on Teak Crescent sold after having received at least 5 offers.

As of October 1st, of the 11 homes still for sale here in Clearview, 10 are detached homes. The list price of detached homes range from a low of \$539,000 to \$689,000. This is the first month in 2009 in which there has not been a detached home available for sale below \$500,000. The average selling price for the detached homes sold in September was \$537,000. The average price for link homes sold in September was \$326,000.

Even with the rumblings coming from Ottawa where Mr. Ignatieff is threatening to take Canadians back into another federal election, Canadians for the most part are ignoring the saber rattling of our elected officials who now appear to be even more out of touch than ever before. Canadians have clearly said enough is enough. Another useless federal election will cost Canadians roughly 300 million dollars. What a disgrace! Wasted once again as a result of one man's relentless pursuit of power after already having twice received the "boot" from Canadians. Three hundred million could better be used to build at least 30 brand new schools across Canada, or build housing for our homeless or send much needed food and medical supplies to impoverished countries across the world. One regular columnist to the National Post suggested that Canadians have come to realize that no matter which party is in control, the federal government has very little impact on their lives. Hence another election call is largely being ignored and Mr. Ignatieff hotly criticized. Mr. Harper has twice earned the right to govern. It's time for a "fixed date" election day in Canada. That would put an end to this nonsense. It has taken a while but most

Canadians are now realizing that the media headlines of impending doom last summer were grossly exaggerated. Housing sales volume and resale values in many of the major markets across Canada are up significantly from last year.*

* (<http://www.cbc.ca/money/story/2009/09/17/F-housing-bubble.html>)

Ho Ha Ha..

A local bar purchased a computerized bartender whose manufacturer claimed could communicate with any patron on his or her intelligence level. All that a patron had to do was enter his IQ and select either gender or age on the keypad located on the bar in front of his seat.

The first patron entered his IQ at 140 and his age and the conversation with the computerized bartender revolved around world travel, horse racing and fancy wine.

The second patron entered his IQ of 95, his age, and the computer chatted about cars, shift work and tail gate parties at football games.

The third patron entered his IQ of 70, and that he was a male age 50, and the computer slowed down its speech and asked the patron...

"SO...ARE...YOU...GOING...TO...WATCH...THE...T ORONTO...MAPLE...LEAF...AGAIN...THIS...YEAR?"

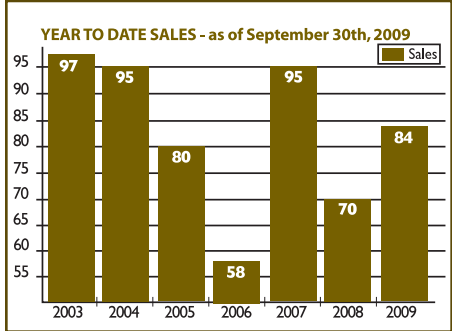
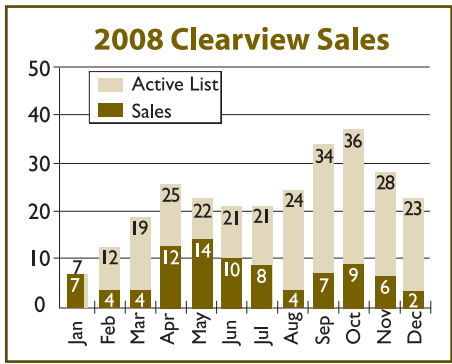
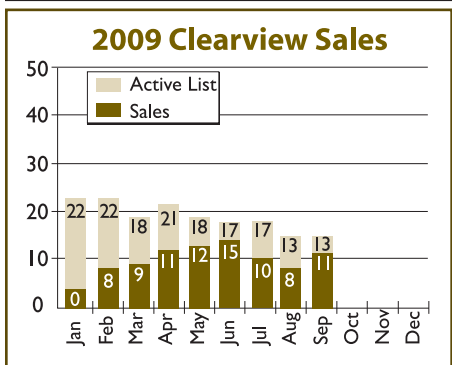
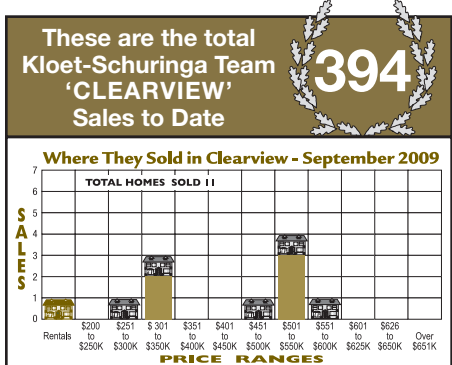
Thanks Jason. Send in your joke and if I print it, I will send you a RE/MAX Golf shirt.

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HALL OF FAME

George Kloet

COUNTDOWN TO OUR 400TH SALE IN CLEARVIEW



GUEST columnist

DIVERSIFICATION OF YOUR MORTGAGE

As a National Bank Mortgage Development Manager, I am able to offer my clients the option of customizing their mortgages. A diversified mortgage is easy with our Made-to-Measure Mortgage. After consultation, I present clients with a mortgage financing solution that best suits their budget, risk tolerance and lifestyle. Similar to a well-diversified investment portfolio, mortgage diversification involves structuring the mortgage into different products, at different maturities, to take advantage of cost averaging throughout your mortgage loan. This allows for a flexible, easy to manage solution dedicated to reducing my clients' mortgage faster, while managing their risk to market fluctuations.

For example, by diversifying your mortgage, you can protect yourself from increases in interest rates while taking advantage of current lower rates. You can combine short and long term mortgage products to save interest with short-term rates, while providing the stability of longer term rates. You can also save on interest by selecting a variable rate mortgage portion, which statistically has been the best mortgage option to reduce interest and pay off your mortgage faster.

Jennifer Poirier,
 Mortgage Development Manager
 National Bank of Canada
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FOR SALE

2897 Kingsway Drive

Best value in Clearview. Well maintained BMW Home is situated on a pool size lot. Mature trees. Enjoy the colours and birds, drawn to the extensive mature landscaping. Four bedroom, 2400 feet plus a finished basement. Updated windows, patio doors, granite counters, some floor coverings, light fixtures and furnace. Marble fireplace. Move in and enjoy.

For additional pictures visit www.georgekloet.com

Feature Home

1249 Jonathan Drive

Quality custom built home. Only 17 years old. Contemporary design. Open concept. Towering floor-to-ceiling casement windows. An impressive lobby. Mid level family room. Fully finished recreation room complete with wet bar and home theatre. Gorgeous and private backyard pool and patio. One of just a handful of custom homes in the area. Golden opportunity.

Asking \$659,000.

SOLD

#394!

2897 Kingsway Drive

Best value in Clearview. Well maintained BMW Home is situated on a pool size lot. Mature trees. Enjoy the colours and birds, drawn to the extensive mature landscaping. Four bedroom, 2400 feet plus a finished basement. Updated windows, patio doors, granite counters, some floor coverings, light fixtures and furnace. Marble fireplace. Move in and enjoy.

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SCHOOL NEWS

The construction activity on the new school site is progressing nicely. Site preparation work continues while the contractor is awaiting Site Plan Approval from the Town of Oakville. Site Plan Approval is given once the Town of Oakville has had an opportunity to review and evaluate overall site design including building location, pedestrian circulation, vehicular circulation, parking lot design, driveway locations, grading, landscaping, lighting and garbage facilities. Once the Site Plan Approval is given, the actual construction on the school building will begin.

The CLEARVIEW residents' association, COCA, meets on the first Thursday of the month in the St. Luke Catholic School library. The next meeting is November 5th at 7:00 p.m.

Many new issues come up and the COCA board communicates with the residents through the Clearview website:

www.ourclearview.org

and email. Check the website often for updates on issues that affect Clearview and Ward 3.

Not yet on the emailing distribution list? Contact COCA, VP, Laura Mang at: lmang@cogeco.ca

Community Corner

TOP PRODUCER TRUSCOTT OFFICE: 1993, 1994, 1995
 #1 IN HOMES SOLD FOR ENTIRE COMPANY: 1996
 PLATINUM AWARD WINNER:
 1997, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008
 RE/MAX HALL OF FAME: 1998 • LIFETIME ACHIEVEMENT AWARD: 2006
 Member of the Toronto, Mississauga & Oakville-Milton Real Estate Boards

SEE OUR LISTED HOMES ONLINE: www.georgekloet.com

Not intended to solicit the Vendors of properties currently listed for sale.