



## SALES VOLUME SPIKES WITH INCREASE OF INVENTORY

### Clearview, November 2011:

Several home buyers, who had been looking exclusively in Clearview, are breathing a sigh of relief. After experiencing three months of extremely low inventory, many buyers had almost given up hope of finding a suitable property. So the unexpected flood of listings in the past 35 days was a pleasant surprise. In total, 17 new listings came onto MLS since the last week in September. With only one listing on MLS in the first half of September, no one expected 9 new listings in the final week and a half. Eight additional listings in early October gave buyers some choice and a sense of relief. By late October, 11 firm sales were reported to the real estate boards. The average time on the market was just over 9 days. Of the 10 sales, 4 were sold with multiple offers and over list price.

An interesting statistic this year is that, of the total 2011 sales to date, 34% have sold over list price! This happened in almost every price point. Of the 4 homes that have

sold over \$700,000 this year, 3 sold over list price. Multiple offers occurred most often in the attached homes, (link homes, town homes & semi-detached homes). Of the 25 attached homes sold, 9 sold over list price. The second most active price range was in the \$550-\$600,000 range. Of the 30 listings in that price range once again 9 sold over list price. Even a rental property rented over list price! Now this is not scientific, but it appears that Clearview market values have gone up over 10% this year alone. Anyone still "second guessing" their decision to live in Clearview?

The 11 recorded sales in October bring the annual sales back to some respectability. Monthly sales early in the year indicated we may be on pace for a record compared to the last seven years. That goal vanished when inventory vanished and monthly sales dropped drastically in August and September.

This month we begin a short column that should become a monthly feature in upcoming newsletters. In this column we will offer insight and make suggestions and offer tips on how to increase the value of your home. What areas in your home should you invest your renovation dollars that will pay you back? What are common mistakes many homeowners make? Why do some homes sell over list? We hope to highlight real situations from within the community. We will also draw on the

expertise of local professionals. We look forward to your feedback.

If we can be of any help with your real estate investments here or across the country, please do not hesitate to call.

We are not your typical realtor.

### CLEARVIEW LISTINGS November 1<sup>st</sup>, 2011

|                          |         |
|--------------------------|---------|
| 2812 Huntingdon Trail*   | 3,800   |
| 2545 Addingham Crescent* | 4,500   |
| 1472 Prince John Circle  | 439,900 |
| 1340 Eddie Shain Drive*  | 619,000 |
| 1132 Thoresby Drive      | 629,700 |
| 1278 Winterbourne Drive  | 699,000 |

\*New Listings Last Month

If you want to receive all the Clearview listings, complete with details and street addresses as soon as each property is listed, please send me your email address and add, "Set me up on the auto-send program" in the subject line.

**George Kloet**

RE/MAX Platinum Award  
RE/MAX Lifetime Achievement Award

HALL OF FAME

## THE KLOET RE/MAX SCHURINGA TEAM

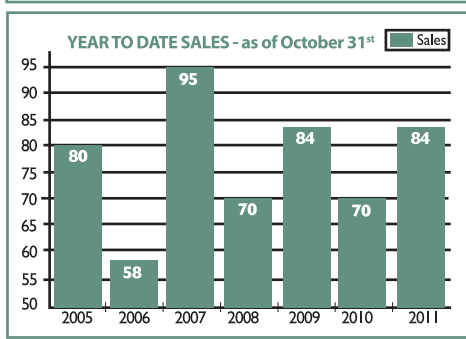
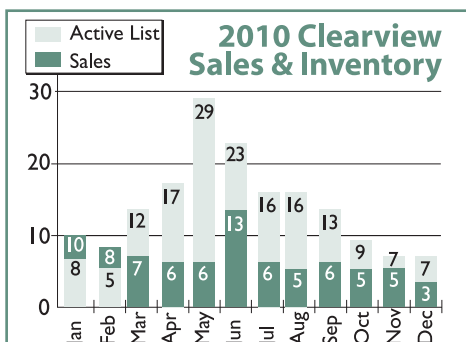
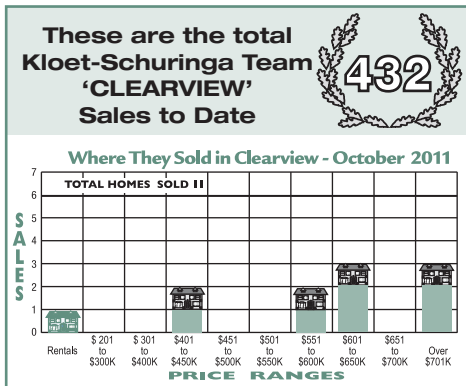
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THE KLOET RE/MAX SCHURINGA TEAM

Check out our website

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## FEATURE HOME



**1132 Thoresby Drive**

### Quality TOWNWOOD Home.

Unique Clearview bungalow. Three bedrooms, two washrooms. Double car garage. Main floor family room. Hardwood floors. Gas fireplace. Private back yard deck with canopy. Unfinished lower basement. Flexible closing to April 2012.

**ASKING \$629,700.**

For additional pictures visit [www.georgekloet.com](http://www.georgekloet.com)



## JOKE

Two elderly ladies had been friends since their 30s. Now in their 80s, they still got together a couple of times a week to play cards. One day they were playing gin rummy and one said to the other, "You know, we've been friends for many years and, please don't get mad, but for the life of me I can't seem to recall your name. I'm so sorry, could you tell me what it is."

The friend glared at her best friend for at least a minute and finally said, "How soon do you need to know?"

Have a joke that I can print? Send it to me and if I print it I will send you a golf shirt.

## HOME TIPS and SUGGESTIONS

Home renovations are the buzz words in almost every magazine. Big box stores offer "Do it yourself" (DIY) workshops from drywall to flooring, pot lights to crown molding. Aisles of quality tools simplify the job and allow the unskilled to produce nice work. Many a time, I have walked into a home where the homeowner was excited to show off his crown molding. A few did a reasonable job but most others not so good. The biggest mistake when adding crown molding is size of molding. Yes, a 2 inch burlap molding is easy to install but it is not proportional to the wall. Crown molding needs to be minimum 3 inches out from the wall and at least 3-4 inches down from the ceiling. Stay away from the kits that offer a precut corner piece that you glue into the corner and butt long lengths into it. It is cheap and looks cheap. A contractor friend said it best. "The motto of a DIY...do your best and caulk the rest!" Sad but true. Crown molding can add beauty and be a visual attraction when done right. Done wrong depreciates your home's value. If this job is "over your head" get a beer out of the fridge and watch a pro do it.

## SOLD



**1197 Lansdown Drive**

### Stately 3500 foot GREAT GULF Home.

Entertainer's show piece. Finished lower level. Two bedroom self-contained in-law suite with a separate entrance. Two kitchens, two laundry rooms. Crown molding, hardwood floors, French doors. Master bedroom with sunken sitting room.

For additional pictures visit [www.georgekloet.com](http://www.georgekloet.com)

## NEW... EMAIL DISTRIBUTION LIST

There has been keen interest in Clearview residents to receiving not only all new listings in the area but also then knowing the sold price of those homes when they have sold. If you would like that information, I have now set up a NEW EMAIL DISTRIBUTION LIST and all those on the list will receive an email that shows all the homes sold that month along with the recorded sale price. No names of the buyers or sellers will be visible. If this is of interest, kindly send me a reply email with "Add me to the sold list".

TOP PRODUCER TRUSCOTT OFFICE: 1993, 1994, 1995

#1 IN HOMES SOLD FOR ENTIRE COMPANY: 1996

PLATINUM AWARD WINNER:  
1997, 1997, 2000, 2001, 2002, 2003, 2004, 2005,  
2006, 2007, 2008, 2009, 2010

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: [georgekloet.com](http://georgekloet.com)

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