



Lakeside Living

Your Realtor in Lake Pointe and Winona Park

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■ Garage Sale or Kijiji?



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It only took 0.14 seconds for the Google search to return 408,000 results for the words “garage sale”. Everything from pros and cons on the subject, directory listings, maps, classifieds, city by-laws and more.

Taking an informal survey amongst friends who have either held a garage sale themselves or been cruising through the neighbourhood following badly posted signage, there’s a mixed response to the concept.

Some are quite admittedly addicted and have developed key strategies in advance of a big weekend search for treasure. Others, while not keen on attending one themselves, use the same method as part of their annual spring cleaning routine.

Ah, spring cleaning. Just the words conjure up images of sparkling windows, swept out garages ... and piles of unwanted stuff. Where did it all come from and who put it in your basement?

Garage sales, while a great way to get rid of extra belongings, are also a great deal of work. The preparation time needed to sort, cull, price and haul curb-side is daunting. If you have a house move to prepare for as well, a garage sale may not be a feasible or practical option for your family.

A new avenue used by many who like the concept of a garage sale but don’t want the inconvenience nor have the time to host one, is **Kijiji** [key-gee-gee]. **Kijiji** is Canada’s largest and most visited free classifieds-style website. **Kijiji** [Swahili for village] was launched in March 2005 and is a subsidiary of eBay.

One of the greatest benefits of **Kijiji** is that postings are local and based on where you live. You are limited to the number of communities you can simultaneously place a listing on.

Moving or not, if “garage sale” evokes a whole new meaning to the words “spring fever”, consider **Kijiji.ca**

Current Mortgage Rates

Mortgage Term	Rate %
Intro Variable	2.24
6 Month Closed	4.75
1 Year Closed	5.00
2 Year Closed	5.50
3 Year Closed	5.19
4 Year Closed	5.29
5 Year Closed	5.25
7 Year Closed	5.90
10 Year Closed	6.05

CanEquity / May 22.08

■ Don't Be Nervous

Commenting on the Canadian market for the first time this year, the 2008 Emerging Trends in Real Estate report, a joint venture between the Urban Land Institute and PricewaterhouseCoopers, tracks the trends that will shape North American real estate markets in the year ahead.

Canadians are often grateful to have an economy that is so integrated with that of the United States — think of cross-border shopping or what we watch on television. But in real estate, Canadians are hoping that our market does not follow the trajectory of its American counterpart in 2008. For Canadian readers, that is one of the key conclusions of a major new report on the trends that will shape North American real estate in the year ahead.

The report is now in its 29th edition, and this year, for the first time, the report also covers real estate markets in Canada.

The report makes clear that the American real estate market is facing a significant slow-down. While there are still a number of bright spots, especially in strong coastal markets like New York, many American players are holding their breath waiting to see just how big a correction will take place in the coming year.

But the Canadian experts surveyed for this report believe that Canada will be insulated to some degree from the turmoil south of the border,



- REALTORS® Association of Hamilton-Burlington (RAHB)
- The Oakville, Milton and District Real Estate Board (OMDREB)
- Mississauga Real Estate Board (MREB)
- Toronto Real Estate Board (TREB)
- Real Estate Council of Ontario (RECO)
- Ontario Real Estate Association (OREA)
- The Canadian Real Estate Association (CREA)

thanks in part to a more conservative investment environment.

One participant in the report states, “2008 won’t be spectacular, but still above average.” In general, vacancies in Canada are lower, and healthy levels of demand bode well for increasing rents. As another Canadian interviewed for the report says, “we always get caught up in U.S. trends, but they don’t affect us to the same magnitude. Our markets are less volatile. Be alert, but don’t be nervous.”

John Morrison, senior vice-president at Oxford Properties Group, suggests that demand is generally strong in all sectors of Canadian real estate. “The fundamentals in Canada are good,” Morrison says. “While some investors may begin to take a more cautious approach, we’ll continue to see interest across most real estate asset classes.” The Emerging Trends report confirms Morrison’s analysis, forecasting good prospects for all Canadian asset classes, from residential to commercial.

■ Colour Forecast

When **Pantone Inc.** released its spring colour report we at Lakeside Living incorporated one of our favourites [Snorkel Blue] in our publications. The complete Pantone Fashion Colour Report 2008 is available at: www.pantone.com/spring2008

■ Yard Sale for the Cure

RE/MAX is the key sponsor for this **Saturday May 31st** event. To find out how the stuff you no longer need will help fund a cure for breast cancer, please go to:

www.yardsalefortheure.com

Pauline is a Winona Park resident and a member of the following:

Mom’s Dictionary

Kiss [noun]: mom medicine, known to cure all

Ow [noun]: often the first word spoken by a child with older siblings

Show Off [noun]: a child who is more talented than yours

Verbal [noun]: able to whine in words

Who-dun-it [name]: apparently, not one of the children that live in your house

■ Terminology Tip

Effective age: an estimation of a building’s physical condition as determined by an appraiser. The actual age of a building [number of years since its completion] may be more or less than the estimated effective age.

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