



Jane Graydon

Sales Representative

 /SOLDbyJaneRLP
 /JANEGraydon - Professional Real Estate Services

519-872-9096



soldbyjane@royallepage.ca

www.soldbyjane.ca

Summer Projects to Boost Your Home's Resale Value

With summer approaching, you may begin thinking about which outdoor home improvement projects will provide you with the best return on your investment. It's best to start by doing research to identify a project that fits your time and budget.

1. Build a Deck or Patio.

There are many designs and approaches to consider. Check your municipal building requirements as a building permit may be required for decks above a certain size and height.

2. Install a Sprinkler System

On average, homeowners use 50 per cent more water than necessary on their lawns. Automatic lawn sprinkler systems are designed with busy homeowners in mind and allow proper irrigation through timing and water distribution. Although there is an initial cost for the installation, you could save money in the long run.

3. Landscape Your Property

Whether planning a garden or building a pond, landscaping often results in a significant return on your investment. However, you should always consult a trained professional before tackling a landscaping project to ensure you have the right materials and plants that will thrive in your space.

4. Built or Replace a Fence

Defining the limits of your property is important for a variety of reasons, including privacy, security and safety. Do your research to find what's right for your needs, and if appropriate, consult with a neighbour as you may be able to complete the project together.



5. Reshingle a Tired Roof

A strong, durable roof is an essential component of your home's overall health and functionality. A new roof is especially important if your current roof is showing signs of wear including raised shingles or water seepage. A good roof is a good investment. Do your research, find the best contractor and select the best materials within your budget.

<https://www.rlpnetwork.com>

How to Find The Perfect Neighbourhood

What truly distinguishes a house from a home is the community and environment that surrounds it. There are many factors that go into buying the perfect home. While choosing the right property is very important, a neighbourhood plays a crucial role in creating lasting memories. Here are a few tips to help you find the right fit:

1. Make a List

Start by jotting down a list of the desired lifestyle factors that are most important to you and your family. Remember to leave no stone unturned: consider location, proximity to work and schools, amenities and local attractions.

2. Get Out and Explore

While lists are helpful, nothing beats experiencing an area for yourself. Once you have narrowed down the most important factors, be sure to visit at least a couple of locations that match the description. Though a neighbourhood may look good on paper, in reality it may leave a lot to be desired.

3. Call in the Pros

Often, the best way to find the perfect neighbourhood is by contacting a professional. Experienced real estate agents are aware of great areas suited to any need, can and will help narrow your home search and save time.

<http://www.rlpnetwork.com>



Home Sales Strong in May, with Best Monthly Numbers in 2018

The London and St. Thomas Association of REALTORS® (LSTAR) announced 1,171 homes* were sold in May, down 24.4% over the same time last year, which saw a record-setting month for May with 1,549 homes sold. The May 2017 home sales stands as the highest ever sales month in LSTAR's history, since the Association began tracking sales data in 1978. "We're very encouraged by the sales in May, which represent the third best May results LSTAR has had," said the 2018 LSTAR President. "The homes sold are actually above the 10-year average, despite the ongoing challenge of low inventory in the marketplace. Similar to what's happened each month this year, home prices continue to gradually increase across the region, as fewer homes are available for sale.

June 5, 2018 - London and St. Thomas Association of REALTORS®.



Breakdown of May Residential Sales

Year-to-date	May 2018	May 2017
Sales Activity	3,983	-25.6
Dollar Volume	\$1,435,680,572	-19.3
New Listings	5,541	-19.7
Active Listings	1,293	-19.8
Sales to New Listings Ratio	71.9	77.6
Months of Inventory	1.6	1.5
Average Price	\$360,452	8.4

Economic Impacts of MLS® System Home Sales and Purchases in Canada and the Provinces, Altus Group Consulting, 2013.

Type	May 2018	May 2017
London CMA (includes St. Thomas & Surrounding Area)	1,171	-24.4
City of London	799	-25.1
London North	266	-25.1
London East	228	-26.0
London South	305	-24.5
St. Thomas	100	-12.3
Strathroy	30	-36.2
Middlesex County	86	-22.5
Elgin County	64	-29.7

The First-Time Homebuyer's Path to Homeownership

First-time homebuyers know it is important to weigh their options before embarking on the Canadian dream of owning a home but many do not know where to start. Here are the milestones potential homebuyers pass to make sure they are making the right purchase.

1. Determine Your Net Worth

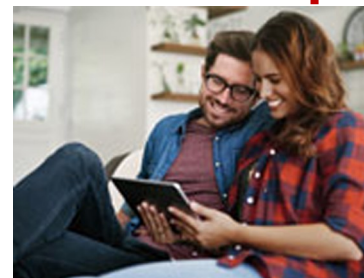
Take your assets (cash, investments, savings, vehicles and other items you own) and subtract your liabilities (car loans, lines of credit, overdrafts and credit cards). A positive number is a good sign that you may be ready to purchase your first home.

2. Obtain Mortgage Pre-approval

There are many different mortgage options available on the market today. Thoroughly investigate the terms and rates available, and once you have settled on a rate, term and amortization period, apply for a pre-approved mortgage with your lender. Mortgage pre-approval presents you as a serious purchaser, to both real estate agents and sellers.

3. Hire a Real Estate Agent

Top agents have extensive experience and demonstrate dedication and commitment to helping their clients. A real estate agent will have knowledge of accurate, real-time market data to leverage your negotiating position, as well as access to properties often even before they are listed.



4. Be Realistic

Choose a home that is within your means. Keep in mind that you will need to set aside extra funds for ongoing home maintenance and potential increases in utilities, taxes and mortgage rates.

<http://www.rlpnetwork.com>

Thank You
For Helping
To Raise
Approximately
\$8,000

ROYAL LEPAGE
TRILAND REALTY
REAL ESTATE BROKERAGE
Independently Owned & Operated

Helping you is what we do.™

On Saturday, May 12th, 2018, Royal LePage Triland Realty, Brokerage hosted the 10th Annual Royal LePage National Garage Sale for Shelter at their new location: The London Roundhouse located at 240 Waterloo Street in London with all proceeds going to support local women's shelters. Together we raised over \$8,000! It wouldn't have been a success without your contribution. Thank you.



www.RoyalLePageTriland.com



www.RLPTrilandCares.com