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## Should You Sell Your Home?



For many, when posed with the question to stay or sell, they'll know it's time. Specific reasons to sell your home can come quickly, including job changes, divorce, children, health issues and marriage. But for others, the decision to sell will be one of great deliberation.

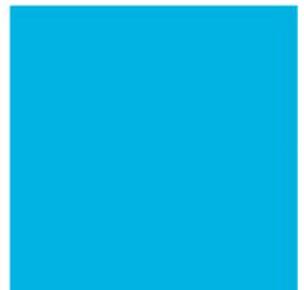
Few decisions will have bigger impact on your life than selling your home. Often, the decision requires landing on priorities to ensure you are doing the right thing and you are clear about what you will gain if you chose to sell.

Three crucial questions, can help shape your decision:

- 1. What do you value about your current property and what do you find lacking?**  
Make a list of pros and cons considering all features of your home and how it fits with your current lifestyle. If change is needed, see if renovating is a viable option.

- 2. What are the pros and cons of your current location?**  
Remember why you moved to your neighbourhood in the first place and consider if those reasons are still valid.
- 3. How do you sit financially?**  
Are you looking to reduce expenses by downsizing to a smaller, less expensive home? Or, have your finances improved since you first purchased and it's now time to leave this home behind?

Answering these questions will sharpen your perspective and help your decision to stay or sell your home. For more information visit [royallepage.ca](http://royallepage.ca)  
[www.rlpnetwork.com](http://www.rlpnetwork.com)

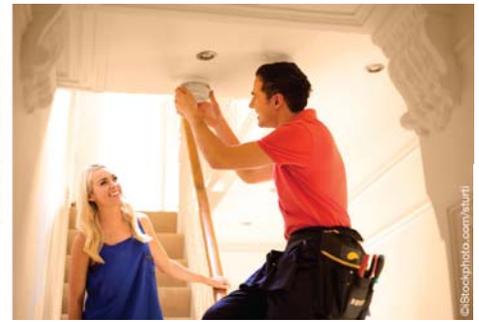


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*Not intended to solicit properties currently listed for sale*

*Independently Owned and Operated*

# Your Home Security Checklist



There are often simple steps you can take to decrease the opportunity for crime or accidents to occur. Use this checklist to protect your investment and to develop a comprehensive home security plan:

## Make your home an undesirable target.

The best way to prevent crime is to reduce the opportunities around your home and property. Keep windows, doors and vehicles locked. Consider hard-wiring an alarm system or installing cameras. Ask a neighbour or house sitter to check your home while you're out of town. Ensure entrance ways, windows and doors are clearly visible and not obscured by trees or shrubs.

## Be aware of crime in your area.

Subscribe to a local police department blog or social media

feed. Read your local newspaper. Talk to your neighbours.

## Prepare against fire and adopt fire-safe habits.

Install new batteries in smoke detectors every fall and keep loaded fire extinguishers scattered around your home. Look for electrical problems such as overloaded circuits or exposed wiring.

## Conduct a risk assessment.

List things about you and your home that make you susceptible to crime, fires and accidents. Match those risks to an appropriate security system in terms of technologies, complexity and cost.

Promoting consistent and mindful security habits and developing awareness of your greatest risks will help you to protect your investment for years to come.

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# Your Essential Home Project Toolkit



Embarking on a home improvement project is a fun and rewarding way to spend spare time. With a myriad of ideas available in books and on the internet, ideas abound for quick makeovers that yield dramatic results and useful solutions.

Keep these essential tools on hand to tackle small improvements with confidence and ease.

**Claw hammer.** For general assembly and demolition.

**Nail sets.** You'll need these in a variety of sizes to sink nailheads below the work surface, providing for a clean finish.

**Tape Measure.** You'll find it useful to have both a 12 ft. and a 25 ft. tape measure on hand.

**Cordless drill/driver.** This portable power tool makes light work of drilling holes and driving screws.

**Levels.** A 4 foot bubble level is best used on large surfaces - the smaller torpedo level works nicely in confined spaces.

**Carpenter's pencil.** The pencil's flat design keeps it from rolling off surfaces and it is used for marking and laying out hardware.

**Utility knife and putty knife.** A utility knife will handle most cutting and trimming jobs. You'll need a putty knife for filling holes and patching.

**Screwdrivers.** Your toolkit should include different sizes in both Phillips and Robertson. Or, you can consider a four-in-one screwdriver that holds four bits - two standard and two Phillips, which should meet most jobs.

**Safety gear.** Eye and ear protection; dust mask or respirator; knee pads; work gloves; work boots and, a good first aid kit.

For best results, look for quality in the tools you select and invest in a tool bag or carry-all to keep your essentials well organized and easily accessible.

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# Second Best May EVER

1,154 homes exchanged hands in May 2016, up 9.4% over May 2015. "This makes last month the best May on record since 2007 and the second best May ever," says the President of the London and St. Thomas Association of REALTORS®. "Moreover, May 2007 beat out this past May by only 7 units!". Year-to-Date sales are up 10.4% over last year. 1,718 homes were listed in May 2016, down 5.8% and Active Listings End of Period - or inventory - was down 24.9%. "We are waiting for CMHC to make the final deliberation, but it's starting to look as though we may be moving from a balanced market into a seller's market," says the President of LSTAR, "meaning that now is an excellent time to think about listing your home." June 1, 2016 - London and St. Thomas Association of REALTORS®.



## Breakdown of May Residential Sales

Type	Units Sold	Average Price
2 Storey	313	\$374,251
Bungalow	196	\$229,150
Ranch	130	\$356,978
Townhouse Condo	91	\$163,905
High Rise Apt. Condo	46	\$183,666

## 2015 Average Prices (YTD)

Type	Average Price	Increase from 2015
Detached	\$294,032	4.4%
Condo	\$201,097	5.9%
Total Residential	\$276,286	4.7%

As for, the City of St. Thomas, it had not only its best May in 2016, but its best month ever, and by quite a lot. For the first time sales broke the one hundred unit mark, with 116 homes exchanging hands - up 31.8%. As was the case in London, both listings and inventory were down, 11.3% and 32.3% respectively. The average price of a home in St. Thomas so far in 2016 stands at \$223,071, up 2.9%.