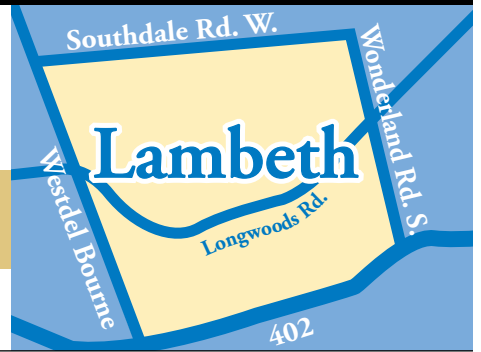


Lambeth market report

NOVEMBER 2009



Matt Santagapita
Sales Representative

Recovery Continues With Third-Best September Ever

There were 708 homes sold in September 2009, in the jurisdiction of the London and St. Thomas Association of REALTORS®. This includes 572 detached homes and 136 condos.

The sale of 708 homes in September 2009 is an increase over September sales in every other year but 2008 and 2005.

Year to date, 5,190 detached homes and 1,205 condos have been sold.

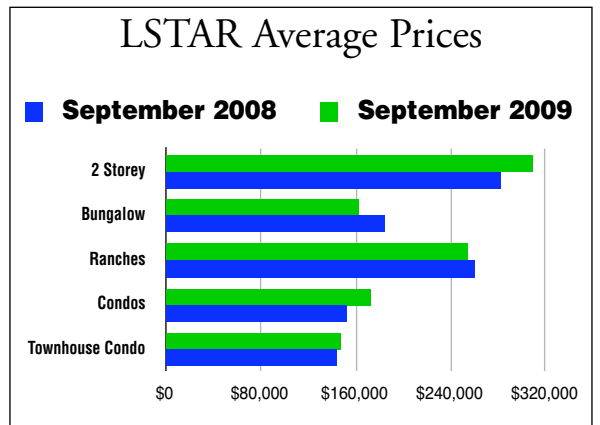
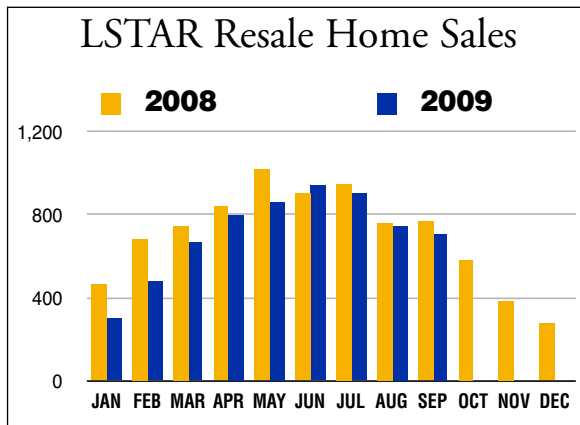
The average residential price for September 2009 increased by 1.9% to \$217,832. Year-to-date for September 2009,

the total residential average price is up 0.5% to \$213,376.

It is an encouraging sign that September sales were the third best on record. Low interest rates and affordability continue

to attract homebuyers to the housing market. Consumer confidence continues to rise, which bodes well for activity in the coming months.

(Source: London St. Thomas Association of REALTORS®)



Pretend You're A Buyer

An effective technique to help you sell your property quickly and for the best price, is to put yourself in the shoes of a potential buyer. Don't just visualize this. Actually do it!

Drive to your property and imagine that you're seeing it for the first time. What's your

impression? Is the landscaping attractive? Are the walkways clear? Is the front door welcoming?

Now walk up to the front door, open it, and step inside. Does the foyer seem neat and uncluttered? Is there anything unsightly from that vantage point?

Take a walk through your home, starting in rooms that a potential buyer would predictably view first: the kitchen, livingroom, and bedrooms. Do you notice anything you could change or improve that would

make those areas more appealing?

Next, check out the washrooms, closets and basement. Are they clean and tidy?

Finally, think about the price you want for the home. As a buyer, would you be enticed to make an offer at that level? Are there any nagging doubts about the property that would hold you back?

Understanding the impression your home will make on potential buyers will help you sell it faster. Want more useful tips? Call today.

To sell your house for the **BEST MARKET PRICE** in the shortest time
Call...



Matt Santagapita
Sales Representative

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Market Activity Report: Lambeth

Month:	September 2009
Total Listings:	52
Total Sales:	7
Average Price:	\$363,429
Average Days on Market:	52
Average % of List:	97.3%



Lambeth Community Corner

I consider it my job to be helpful to the people who live in the communities I serve – even those whom I have not yet had the pleasure of meeting.

How do I do that?

Well, one way is to be the source of information for those who are considering buying or selling a home, or are just curious about the local real estate market. If you have a question for the REALTOR® who knows and serves this area, give me a call.

I'll do my best to get the answers you need.

All the best,

Matt Santagapita

FOR SALE



229 Thornicroft Cres.

Only 5 years old and in impeccable condition from the special Bow Hull Maple tree in the front right through to the professionally built deck and gazebo in the back. \$229,444.

FOR SALE



107 Sunray Ave.

2 storey home on a premium 115x197 foot lot. Recently upgraded large kitchen with island and eating area. Oasis backyard with pond, heated in-ground pool.

FOR SALE



4429 Colonel Talbot

Totally renovated large duplex on a large park like lot with parking for 11 cars. This house has been completely re done from top to bottom. Each unit has separate gas and hydro meters.

SOLD



27 Marianna Dr.

Outstanding Lambeth bungalow featuring 3 bedrooms, 2 updated baths and a beautifully landscaped yard with a large brick patio. Single car garage with single carport.

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