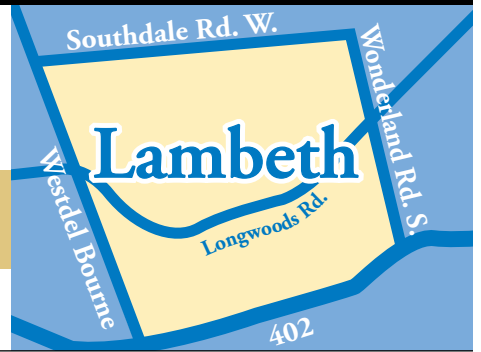


Lambeth market report

SEPTEMBER 2009



Matt Santagapita
Sales Representative

Resale Home Prices Are Up

There were 904 homes sold in July 2009, in the jurisdiction of the London and St. Thomas Association of REALTORS® down slightly from June which had 904 sales and July 2008 which had 950 sales. This includes 734 detached homes and 170 condos. Year to date, 4,026 detached homes and 923 condos have been sold.

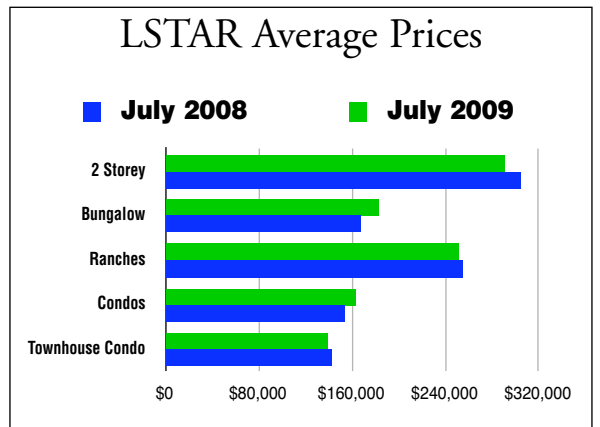
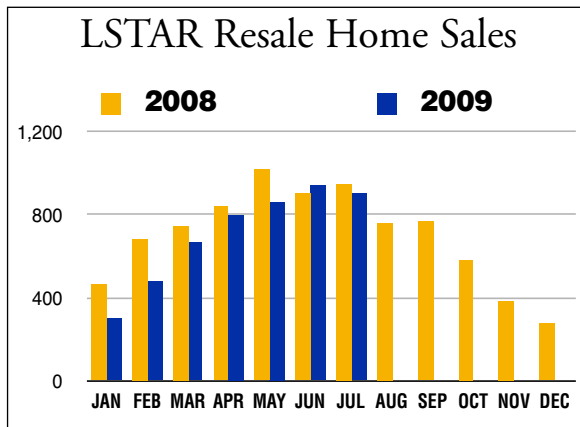
Although July sales were down slightly over the same period last year, the average residential price for July 2009 actually increased by 4.1% to \$219,260.

Year-to-date to July 2009, the total residential average price is up 0.2% to \$213,002.

Sales momentum remains strong going into the second half of 2009.

Chances are good that the number of transactions in the second half of 2009 will surpass levels in the first half of the year.

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



Reducing The Stress Of Selling

Selling a house can be a stressful process for the entire family. You need to keep the place clean and looking its best. You need to stay away during viewings. You may even need to look for a new home at the same time.

Although you won't be able to eliminate all

the anxiety, good advanced planning will certainly help reduce it.

First, talk to a REALTOR® well before you decide to put the property on the market. A good REALTOR® can help you determine whether any repairs, improvements, or minor touch-ups should be done, so that your home will sell faster and for the best price possible.

Once the property is on the market, plan some excursions with the family during open houses and other viewing times. These are the

perfect opportunities to check out local restaurants, museums, recreation centers, parks and other amenities.

To keep your home clean and tidy for potential buyers, consider hiring a maid service on a short-term basis. You'll have a lot on your plate during this period and having the floors and washrooms cleaned by someone else can relieve a lot of stress.

Want to make the home selling process even easier? Call today.

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



Matt Santagapita

Sales Representative

Office: 519.672.9880

Direct: 519.318.7543

www.buyinlondon.ca

Market Activity Report: Lambeth

Month:	July 2009
Total Listings:	60
Total Sales:	5
Average Price:	\$317,300
Average Days on Market:	58
Average % of List:	95.58%



Lambeth Community Corner

LANCERS UPDATE

At the upcoming Harvestfest dance on **Saturday September 12th**, the Lambeth Lancers will be holding a Silent Auction to raise funds for the upcoming season. Please come out and support not only the Lancers but Harvestfest that evening and enjoy a fun community event. We will have NHL player autographed jerseys and sticks, London Knights tickets and more. Our season opening home game will be on **Sunday September 27th** at Lambeth Arena against Mt. Brydges Bulldogs at 7:45 p.m. It will be fan appreciation night with a Free BBQ before the game. Bring the kids for Free Hot Dogs and Sweet Corn for all in attendance, so come on out for our season opener.

Matt Santagapita

SOLD

25 Erica Crescent
Unit 31

Desirable South London townhouse condo located in a quiet, well maintained complex. Lots of updates including ceramic in the upper cheater ensuite with soaker tub.



LEASED

4 Bedroom, 2.5 Bath with loads of upgrades. Gleaming hardwood and ceramic, crown mouldings, valance lighting, ceramic backsplash, the list goes on. Approx. 2000 sq. ft.



Eric Beriault AMP
Agent #M08003497
Mortgage Agent

16-1700 Hyde Park Rd., London, ON N6H 5L7
T 519.438.7025 C 519.859.3236 F 519.438.7022
eric.beriault@mtgarc.ca

Corp. Office: 6505 A. Mississauga Rd., Mississauga, ON L5N 1A6

www.getmortgageready.ca



Mike Rumble CHI, C.E.A.

Ontario Real Estate Inspections

519-494-2121 www.orei.ca mike@orei.ca

Buying a home, selling a home or wondering how you can receive government grants to upgrade your current home? OREI can help. Call today!



Home Inspections & Energy Evaluations



YOUR INSPECTION AUTHORITY!

LAWYER



Cohen Highley
LAWYERS

“Resident of the Lambeth area since 1988”

255 Queens Ave. 11th Floor
London, ON N6A 5R8
phillips@cohenhighley.com



J. Brian Phillips
Cohen Highley LLP

Tel: (519) 672-9330 ext. 401 • Cell: (519) 871-9330 • Fax: (519) 672-5960

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



Matt Santagapita

Sales Representative

Office: 519.672.9880

Direct: 519.318.7543

www.buyinlondon.ca

