

# GLABAR PARK

## MARKET REPORT



Bill Meyer  
Sales Representative

### The Residential Housing Market Is In Full Bloom

Members of the Ottawa Real Estate Board sold 1,570 residential properties in April through the Board's MLS® system, compared with 1,419 in April 2014, an increase of 10.6%. The five-year average for April sales is 1,531.

April's sales included 258 in the condominium property class, and 1,312 in the residential property class.

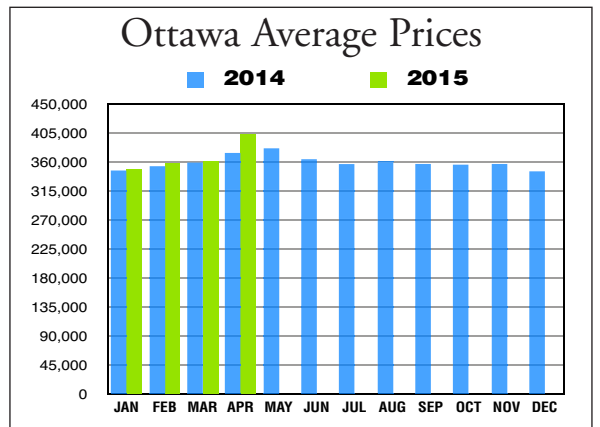
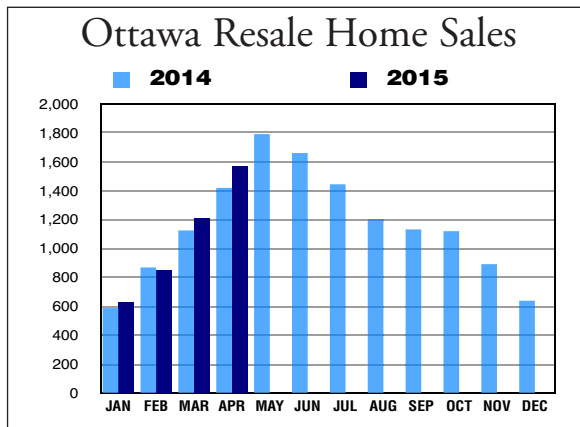
The average cumulative days on market improved in April, coming in at 74 days, compared to 83 in March. Properties are moving faster and inventory is plentiful, with

just under 9,000 residential properties, including condos, available for sale.

The average sale price of a residential-class property sold in April in the Ottawa area was \$403,239, an increase of 0.9% over April

2014. The average sale price for a condominium-class property was \$265,371, an increase of 2.7% over April 2014.

(Source: Ottawa Real Estate Board)



### What Is A Features Sheet?

Remember the last time you purchased a big ticket item, such as a car or even a home entertainment system? The salesperson likely gave you a brochure or "Features Sheet" which provided detailed information on the product.

When you list your property, it's a good

idea to have a Features Sheet created for the product you want to sell: your house.

A Features Sheet lists all the particulars of your property, such as location, number of bedrooms, square footage, listing price and more.

Usually, there is at least one photo of your property and, ideally, several. In fact, be sure to use good photos, as many buyers will form their initial impressions based on those pictures.

If your house has special features that are

particularly desirable, that information should be included in the Features Sheet – and possibly highlighted. For example, if you have a gorgeous wrap-around deck in the backyard, that's a selling feature you definitely want to promote.

Information from the Features Sheet is also used to create the MLS® profile of your listing.

When you list your house with me, I will create a Features Sheet showcasing your property effectively. Call me today for more information.

### Senior Home Owners: Do you have a Real Estate Question?

What Government programs help me STAY at home?

How does my house fit into my ESTATE plans?

Where will I MOVE to? What options do I have?

Who can help me get the house ready, and SOLD?

▶ [www.HelpingSeniorsMove.ca](http://www.HelpingSeniorsMove.ca)



Bill Meyer, Sales Representative

613.788.7418  
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# GLABAR PARK COMMUNITY CORNER

## UPCOMING EVENTS



Mark your Calendars

### Glabar Park Summer Fun Day

Saturday, August 8th, at Kingsmere Park, 12 - 3pm



Enjoy a fun afternoon with family, friends & neighbours. This year we would like to welcome all the long-term residents of Glabar Park to join us. So, if you are a senior, the neighbour of a senior or just know a senior living in our community, encourage them to join us for our first **Lunch & Lemonade in the Park**.

Fun will be had by all! Bike Parade, Bouncy Castle, BBQ, Water Games, Neighbourvs Neighbour Tug-o-War, Seniors "Lunch & Lemonade in the Park" New this year!

For additional information and if you would like to help make this a fun family event please contact Bill Meyer at 613-788-7418

*Bill Meyer*

\*Don't forget Fools in the Park July 14th. (Glabar Park)

## NEW ON THE MARKET



2107 Strathmore Blvd.

A classic bungalow with hardwood throughout and attached garage. Granite and Ceramic tile in the Kitchen, perfect for new families and empty nesters looking to smart-size.

3 Bedrooms, 1 Bath on main level, 1+1 more in the basement.

Original Owner, just bring your finishing touches. Roof, Windows, Furnace, & A/C, are all updated.

## Market Activity Report: Glabar Park

Type	#Units	Low	High
<b>Currently listed as of May 25th 2015</b>			
Semi-Detached	3	\$699,500	\$795,000
Row Unit	10	\$489,900	\$650,000
Bungalow	10	\$439,900	\$1,475,000
Split Level	2	\$599,000	\$599,000
2 Storey	4	\$439,999	\$1,519,000
<b>Total</b>	<b>29</b>	<b>\$439,900</b>	<b>\$1,519,000</b>
<b>SOLD as of May 25th 2015</b>			
Semi-Detached	1	\$687,500	\$687,500
Row Unit	1	\$582,500	\$582,500
Bungalow	10	\$425,000	\$675,000
Split Level	—	—	—
2 Storey	1	\$445,000	\$445,000
<b>Total</b>	<b>13</b>	<b>\$425,000</b>	<b>\$687,500</b>
<b>SOLD as of May 15th 2014</b>			
Semi-Detached	4	\$357,500	\$739,000
Row Unit	—	—	—
Bungalow	5	\$365,000	\$870,000
Split Level	3	\$405,100	\$580,000
2 Storey	4	\$357,500	\$739,000
<b>Total</b>	<b>16</b>	<b>\$357,500</b>	<b>\$870,000</b>

Your neighbour to call for all your Real Estate needs...



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