



## **Fall Gardening**

As the weather gets cooler, we all tend to spend less time outside and perhaps it's the time of year when we all start to let the gardens go (with first frost approaching, it can sometimes be hard to stay motivated!) What most people don't realize though is that fall is great time to do work on your gardens and that work could make everything much easier for you in the spring!



Here are a few ideas:

### **Planting and Relocating**

Warm days and cool nights make fall the perfect time of year for planting and relocating plants. Trees, shrubs, and most perennials will do very well at this time of year. If you are planning a big gardening project for the spring, now is a great time to get a head start. For ideal outcomes, you will want to do this in September to give them at least 6 weeks to take root before the first frost.

[Read more](#)

## **What Home Buyers Should be Looking for When Viewing a Property**



You've done your research, found the perfect Realtor, crunched the numbers, created your list of must-haves and now it's time to start the exciting process of HOUSE HUNTING! When you're looking at homes for sale it isn't always easy to look beyond the cosmetics. Not to worry, we've created this handy graphic to help home buyers to stay focused.

[Read more](#)

## **The Walls Have Eyes – And Maybe Ears**

## Real Estate Listings and Surveillance Systems

Have you ever wondered if a house you're looking at, might also be looking at you? Well, you're not alone. It's a common question when it comes to real estate listings regarding home surveillance systems, or "nanny cams." Although there is technically no legal position preventing homeowners from having their surveillance system, it can't help but feel a little creepy to consider that the seller may potentially be watching you as you look at their home. Some homes may have signage stating that there is video/audio surveillance. However, it is not always required depending on where you live.



[Read more](#)

## MARKET SNAPSHOT AUGUST 2018

"Summer's drawing to an end, but the Ottawa real estate market is still active."



**\$433,684**

UP 3.1% OVER AUGUST 2017

RESIDENTIAL AVERAGE SALE PRICE



**\$276,720**

UP 2.2% OVER AUGUST 2017

CONDOMINIUM AVERAGE SALE PRICE



UNCHANGED  
over AUGUST 2017



**1,586**

RESIDENTIAL PROPERTIES SOLD  
INCREASE OF 3.3% OVER AUGUST 2017

The five-year average for AUGUST sales is 1,417



UP +10.9%  
over AUGUST 2017

TRENDS TO WATCH

"The demand for condos continues to be a driving factor in the Ottawa real estate market, likely due to the lack of rental availability. This is helping ease the oversupply of condos we experienced in the past."

"Ottawa continues to be an affordable place to buy property and is experiencing sensible price growth more in line with inflation. Our inventory is very low (18% off last year's inventory level) but other than some pockets of the city, prices have not yet been significantly affected." - OREB President

The \$300,000 to \$449,999 range remains the most active price point in the residential market, accounting for 45% of home sales. The \$500,000 to \$750,000 price range represented a robust 22% of residential home sales.

Average sale price information can be useful in establishing trends over time but should not be used as an indicator that specific properties have increased or decreased in value. The average sale price is calculated based on the total dollar volume of all properties sold. Contact us for neighbourhood statistics and/or details on current market value of properties of interest to you. \*Based on information provided by the Ottawa Real Estate Board September 8, 2018

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Everyone deserves some down time. Whether it's a quiet weekend at home without rushing around or too many chores, a visit to foreign lands to see spectacular sights and wonderful people, a visit to the beach, a few hours lost in a book, a trip to the cottage (yours or a friends if you're lucky) or whatever else you enjoy.... Anytime away from the busy lives we all lead these days helps to refresh and re-charge us.

Enjoy your down time, and your family and friends.

Keep safe & happy.....

**Shirley Douglas**  
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