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HALTON HILLS & AREA PARADE OF HOMES

 \star \star \star \star

New Home Construction Starts Over Target

New residential construction activity in Canada has managed to maintain the momentum built up during the last six months of 1975. According to recently released statistics from the Central Mortgage and Housing Corp. the seasonally adjusted annual rate for April was 247,000 starts.

This figure, slightly lower than the previous month's 252,000 starts; but is much higher than a year earlier when the annual rate was 184,000 units. As of now, the federal government's target of 235,000 units appears to be well within reach.

On the other hand, experts are predicting a very uncertain future primarily because of the uncertainties surrounding the proposed Anti-Inflation Board guidelines, and their impact on serviced land

The all-items Consumer Price Index (CPI 1971 equals 100) advanced 0.4 per cent to 146.8 in April from 146.2 in March, marking the fifth consecutive month in which moderately low increases have been registered.

Lower food prices were mainly responsible for

this small increase. Among the main reasons for the rise in April living costs, were higher costs of owning, renting, and running a home. Between April 1975 and April 1976 the total CPI increased 8.9 per cent, its smallest 12-month rise since October 1973, when it was up by 8.7 per cent.

The residential building construction price index (materials and labor) advanced to 155.1 in March, an increase of 0.8 per cent from the February level and up 13.5 per cent from a year earlier. Prices of materials used in residential building construction increased 13.4 per cent over the 12 months from March 1975, while labor costs rose 13.8 per cent.

Mortgage rates generally remained unchanged during the month and fall within the 1134-1212 per cent range. Some experts are predicting that there will be a slight downward movement in rates within the next couple of months.

There were 12 per cent more properties listed for sale through the Multiple Listing Service during the first three months of 1976 compared with 1975, and the sales-to-listing ratio during the first three months of 1976 stood at 34.3.

Two Million Canadian Families Expected To Move In 1976

Approximately two million Canadian families will move to a new address this year, according to Frank Hodges, manager of the A. E. LePage Coast to Coast Real Estate Service.

He estimates the moves will involve 300,000 single family-owned homes which will change hands during the year. "The mobility rate has increased from once every five years to once every three years in 1975. The population is increasing and people are moving more frequently."

Hodges attributes the increased mobility to business growth expansion as well as political, social and economic factors.

Some of the moves are corporate transfers, he says, which have become a force over the last 20 years.

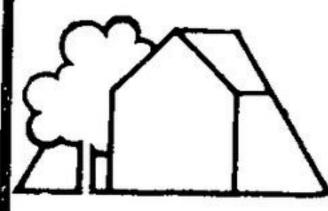
While it was anticipated that executive transfers would decrease in the face of a slowdown in corporate expansion caused by future business uncertainty, such has not been the case.

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ft. lot. Priced at \$46,500. 27 ACRES OF ROLLING LAND north of Terra Cotta. Bank barn on properly and 5 acres of hardwood bush at rear. This land has several excellent building sites and is located in an area of many fine homes. Asking \$57,000.

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