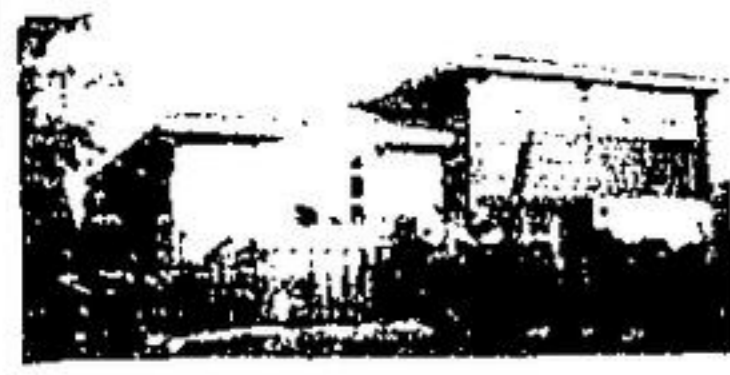


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# Parade of Homes

BY MACK PARLIAMENT  
Director of Publications  
Canadian Real Estate Association

... Many people are looking to the year 2001 as if it is some magic number. Maybe it is. But at least it is a number being used as a benchmark by which time certain things will happen and others won't.

... One thing for sure is that we'll all have more neighbours -- more than 3 million more to divide among us. But the dividing will be on an unequal basis. The big cities are likely to become bigger, producing new urban problems. Expected to gain a major share of the population boom are the provinces of Alberta, Ontario and British Columbia.

... More than 75 per cent of the nation's population is now concentrated in urban centres and within a short time as the next decade half the population is expected to be concentrated within trading areas of three metropolitan giants -- Montreal, Vancouver, and Toronto.

... The neighbours of 2001 won't be the same as today either. Dramatically evident then will be the trend in the age mix which is taking hold now. We have been used to a predominantly youthful population. Accordingly, that group was catered to with high decible music, junk foods, educational aberrations and other things to satisfy their mental and physical appetites and appeal to their purses.

... By 2001, however, there will be 40 per cent more people in the over-40 group and 12 per cent of the entire population will be over 65. But before that happens and through the more immediate 1980's the 20 to 39 age group will be a key group, both in absolute size and percentage increase.

... They are the ones who, by choosing the house and the area they want to live in, will be choosing their neighbours on a more or less permanent basis.

... Following current trends their families will be smaller, some couples will have no families at all, some dwelling units will contain single parent families, some just one single person and others with a "Live-in friend" of the opposite sex.

... By and large, whatever category the family unit falls into -- family or non-family, it will likely be smaller than formerly and require a smaller living area and will have a smaller car parked in the driveway. Both these size changes will help conserve precious non-renewable energy. Society is moving in that direction now and gradually drifting from a consuming to a conserving society, from a throwaway society of planned obsolescence to one of quality for the dollar and durability in products.

... The new age mix will dictate changing social patterns and experts predict there will be higher disposable income to invest or to spend. This means growth for the service industries, which are already top-heavy compared with the producing industries, as more people have routine household jobs, like food preparation and laundry, done for them.

... The ongoing shift in the age mix, then trend toward earlier retirement and children leaving home at an earlier age, the smaller family units mentioned earlier, all combine to dictate a change in direction in housing.

... Part of this trend, already in evidence this year with a lower level of housing production, is the restructuring of existing housing nearer the centre of cities. Momentum of this movement is expected to increase, renewing city cores and preventing their decay.

... Formerly, new housing represented about 6 per cent of the Gross National Product as the residential construction industry strove to catch up with the demand. Since World War 2 a vigorous residential building industry has succeeded in adding to the stock to the point where there are now 7.5 million dwelling units in the country. More than half are less than 25 years old and about one quarter are eight years old or less.

... The speed with which the units have been put in place, their quality and the low average age of the housing stock has made Canada the envy of many other nations, which have been unable to solve their housing problems, either quantitatively or qualitatively. With the heating, plumbing, and electrical systems of older buildings near city cores being brought up to present day standards and the remainder of each building remodelled or restored, and since the older buildings are concentrated nearer the centre of communities, the renewal process has resulted in a virtual absence of slums.

... During the last two-and-a-half decades the population of Canada has ballooned for 14 million to 23.5 million so the extra 5 million anticipated by the year 2001 won't be nearly as spectacular an increase. In fact, the rate of net household formation will probably peak in the early '80's and earlier fast pace of new housebuilding will not be necessary.

... A reduced rate of housebuilding activity is already in evidence with the average annual rate of housing starts of the past 240,000 dropping to a current rate in the 200,000 range.

... Meanwhile, after a few years of relative stability property prices rose by 11 per cent in the last year. The rise brought the average price of properties processed through the Multiple Listing Service (MLS) of real estate boards across Canada to \$61,865 during the first half of the year, according to a survey by the Canadian Real Estate Association.

... The highest average price of houses was in Calgary at \$79,875. The average in Toronto was \$70,788 and in Vancouver \$69,575. The lowest average house prices were in Hull, Quebec, area at \$38,861, and St. John N.B. at \$42,215.

... Another survey -- this one in the United States, but one which would seem to have validity in Canada -- revealed that most people did not expect inflation to disappear in their lifetimes.

... If they are right, and they may well be, it would seem prudent for that 20 to 39 age group in particular, mentioned earlier, and others who don't want to see their investments dissipated by inflation, to put their dollars into something that by the year 2001 will be worth as much in real dollars as it is today.

... Those who saw such opportunities in the purchase of gold only a few years ago have been congratulating themselves on their foresightedness as its price climbed steadily toward the \$300 mark per ounce and then leaped past it.

... If the price of housing continues to increase at its current rate it would be double the present price in less than seven years. Not everyone has money left over after the paying current expenses, including accommodations, to buy gold, in any event the meteoric rise in the price of gold is unlikely to be repeated.

... Moreover one can't live in gold, but one can live in a house. Wouldn't it seem wise for those with an eye on preparing for the year 2001 to invest in a home now? It could be a gold plated investment.

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**On 9 1/4 acres. Excellent value at \$75,000.00. Barn suitable for 4 or 5 horses. 3 bedroom home, huge kitchen main floor laundry, 2 fireplaces, sliding glass doors from dining room to large deck. Call for an appointment.**

**FREEDOM LOVERS**

**Pay attention to this, privacy and fabulous views are key notes of this unique Custom Built Home, situated amid Rolling Hills on 2 acres with rushing trout stream running through. A large addition has been added for a Granny Suite or may be part of main house. Inground pool with big cedar deck, huge storage shed and so many extras. Come and see, call to-day. Asking \$124,900.00.**

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**9 1/2 per cent first mortgage and vendor will assist in any other necessary financing. Lovely backsplit with 3 bedrooms, large eat-in kitchen, and a cozy family room. Immediate possession. Try an offer, asking \$68,500.**

**HAVE YOUR OWN PRIVATE PARK**

**With this stately Victorian home located on 3 acres of good garden soil, with plenty of mature trees. Call for an appointment to view this lovely home today. Asking \$165,000.00**

**STEWARTTOWN HOME**

**With the most functional floor plan for a large family home, we have seen for sometime. Great traffic patterns are the keynote of this 5 bedroom home. Main floor family room and lovely oak floors are featured. Come and see the lovely view of North Halton Golf. Asking \$120,000.**

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**And custom built. With pine staircase, pine panelling, cedar tongue and groove panelling and wainscoting. Living room with beautiful stone fireplace, big modern country kitchen four bedrooms, ground level in-law suite. Asking \$120,000.00.**

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