

Home sales the lowest for July since 2012

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haps a little steeper than in years past due to government intervention, sales numbers are following annual trends for the summer months, which typically see a dip in July and August.

Silvana Bezina, a broker with Royal LePage Meadowtowne Realty, shared Morris' assessment, adding seasonal patterns tend to trend upwards in the fall, slow down again in the winter months before picking up again in the spring.

Both Morris and Bezina are expecting the same to occur through the rest of 2017 and into 2018, although at a much slower pace than last spring.

"It's slow right now, which is expected because its approaching the summer market. So that is, I would say, 100 per cent normal," said Bezina.

"It's not going to be like

"There was a huge sense of panic, I think, in the spring, for whatever reason. There were people thinking that there's never going to be another house and we found situations where homes would be listing and you'd get seven, eight, nine, ten offers."

- Darren Morris,
Salesperson, Krause Family ReMax

the spring, that's for sure. (Last) spring was ridiculously crazy. I don't expect that to happen again, it's never happened in the past 10 years that I've been a real estate agent.

It was not fun to be a part of that market because buyers were very disappointed," she added.

"It was ridiculous. The sellers didn't mind but it was really difficult, because even the sellers knew

at that point that even if they sold, where would they go? Where would they buy? And they didn't want to end up in that same situation," she added.

Bezina said inventory is up over record lows seen in the spring, which has added more balance to the market and helped drive prices and price growth down from the frothy levels seen just a few short months ago.

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Q: I am in a relationship that is not great. Even though I have never been hit on purpose, my friend says I am being abused and should take my kids and get out. She is over reacting, right?

A: Most domestic abuse does not involve physical abuse "on purpose" although it is not unusual to hear that someone was "accidentally" hit. Before I go further in describing domestic abuse I want to tell you that domestic abuse when there is a child in the home (even when there is no physical altercation and the children are asleep or not in the room) can be considered child abuse and can result in CAS and police involvement. Domestic abuse is no longer considered a private matter.

Now to describe domestic abuse: Domestic abuse is always seen to have power and control as its central components. The power imbalance favors the abusive partner. Both men and women can perpetuate abuse but it is more often the man who is the abuser.

Whereas physical violence is the obvious feature, it is probably the most rare aspect of domestic abuse. Far more common are manipulative features such as intimidation through looks and actions such as kicking things, punching walls, breaking things, threatening to hurt the victim, the pets or threatening to commit suicide. Sometimes there is emotional abuse such as name-calling, put downs, insults, comments meant to humiliate and degrade the victim and fill her with self-doubt. Some abusers will try to isolate their victim by controlling where she goes or whom she talks to. Abusers will frequently not want their victims to meet with family or friends who might label the abuse (as your friend did) and point out that it is occurring. Abusers call independent women vulgar names to keep the victim away from them and they will suggest that, although they trust their partner, they cannot trust men to not hit on them and they justify their controlling behaviour in that way. Abusers often will not let the victim have access to money, or a vehicle, hence controlling where she goes and what she buys. In some homes, children are used to support the abuse. Comments are made such as "see your lazy and selfish mother going out" or "tell your mother that you find her disgusting and you want to be with me" or even more indirect such as, "look at this pig sty. What does your mother do all day?"

All of these behaviours and statements constitute abuse. They are all meant to sap the confidence from the victim and control her behaviour. This is not only a bad relationship but also against the law. Women are frequently afraid to report domestic violence. A counsellor such as myself will help you identify abusive behaviours and explore your options. Do not be fooled. Children are not better off in an intact family when it includes this type of degrading behaviour.

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Zachary Fiddes
B.B.C., O.L.S. President

Q: I'm selling my house and the purchaser says I need a survey. Why? What do I do?

A: The purpose of a survey is to provide the prospective owners with information about the property including the size and shape and any improvements made within the limits—paying particular attention to improvements built near the boundary such as fences, sheds, and easements that may affect the use of the land.

A new survey is the only way to guarantee the status and existing conditions of a property and, therefore, is the only way purchasers can know what they're buying. Old surveys are sometimes used but beware as they may not include building additions, new road widenings, severances, and any other changes that may have occurred on the property.

If you're planning on selling your property later this year, get ahead of yourself and have your property surveyed now! Depending on the size and age of the property, new surveys can take a few weeks so it's best to have it done early so that closing dates aren't missed.

As a licensed Ontario Land Surveyor I will be happy to discuss your particular situation with you and help you determine if a survey of your property is recommended for your needs.