

Average year-over-year real estate price in Halton Region declines for first time since 2013

GRAEME FRISQUE
gfrisque@metroland.com

The average year-over-year real estate price for all types of homes in Halton Region has moved in only one direction since October of 2013 - up.

According to monthly tracking from the Toronto Real Estate Board (TREB) for November, that 50-month hot streak has come to an end.

TREB reported a 4.1 per cent year-over-year decrease last month, compared to November 2016, with the average price of a home coming in at \$833,656. That's compared to \$869,641 a year ago.

The last time that happened was between October 2012 and October 2013, when the average year-over-year price fell by 2.4 per cent.

A majority of the declines came from the Oakville market, which is the region's busiest and priciest. That market saw a 4.6 per cent decline over the same period last year. Oakville also saw a decline in sales from 314 last November to 252 this year, or a 19.7 per cent drop.

Halton's other three larger markets - Burlington, Halton Hills and Milton - actually saw slight year-over increases in average prices, but not enough to offset the declines seen in Oakville.

Year-over-year price and sales declines came mostly in the detached home sector in the GTA according to TREB, which was the case in Halton as well. There were 398 detached homes sold across the region last month, worth a total value of



Photo by Richard Lautens/Torstar

Year-over-year average real estate price in Halton fell last month for first time since October 2013.

\$417,969,984, compared to 422 last November and \$463,839,458.

"The average selling price for all home types combined was down by two per cent compared to November 2016, due in large part to a smaller share of detached home sales ver-

sus last year," wrote TREB in its report for November.

Total sales for all types of dwellings for the whole region were also down, while new listing were up year-over-year. The region saw a 5.4 per cent decline from 757 sales in November 2016 to 716 last month.

On the flip side, new listings soared over last year jumping from 845 to 1,285 new dwellings hitting the market in 2017 - representing a 52 per cent increase.

Based on the laws of supply and demand, more listings coupled with decreased demand should translate to lower prices - which has been the trend since the spring when the Ontario government introduced a number of measures in an effort to cool the GTA market.

Going back to March 2017 - a month before the measures were introduced - the Halton real estate market clocked in at an average price of \$1,014,760 for all types of dwellings. Since then, the average price for the whole region has tumbled 17.8 per cent over the past eight months.

Looking ahead, based on TREB's data, December is a traditionally slow month for real estate. As such, further price and sales declines may be on the horizon for Halton, at least in the short term. Only once since 2012 has the month-over-month average price increased between November and December - and that was in 2013 when it went up 4.3 per cent.

Prices have fallen by an average of 3.7 per cent month-over-month during that period in the other four years since 2012, while total sales fell by an average of 38 per cent between November and December in each of the past five years.

This report is based on monthly TREB price and sales tracking data since January 2012 collected by The IFP.

Ask the Professionals



SEPARATION & DIVORCE MEDIATION

PCCS

Professional Workplace and Family Services

www.pccs.ca

905-567-8858

REDUCE COST & CONFLICT

1-866-506-PCCS (7227)

**DIVORCE WITH DIGNITY AND
KEEP YOUR MONEY IN YOUR POCKET!**

**ACCREDITED MEDIATORS
GEORGETOWN,
BRAMPTON, BOLTON,
MISSISSAUGA,
ORANGEVILLE
FLEXIBLE HOURS**

 **youngdentistry**
SMILE CARE

Contact Us
324 Guelph St. Unit 8
Georgetown ON L7G 4B5
905.873.4800
youngdentistry.ca
smile@youngdentistry.ca



Q: So I've had my sleep study done. It turns out that my airway shuts and I stop breathing for at least 10 seconds, on average 28 times an hour when I sleep. I guess I suck at breathing?

A: So your snoring was the smoke that led to the sleep apnea fire? I'm glad it has been identified because, if left undiagnosed and untreated, it is harmful in a number of ways.

During deep stages of sleep our bodies release helpful hormones and repairs are made. This is the time when we rest and recover.

If your oxygen levels decrease significantly during sleep, your brain will, rightly, understand this as an emergency and cause a 'micro-arousal' which will bring you out the deep stage of sleep (but not necessarily wake you up). All of a sudden, the restful and restorative sleep you were enjoying is now a shallow and restless sleep. And all of this is without your wife's elbows encouraging you to stop snoring and disturbing your sleep.

It will take a while to reach the deeper sleep again, but if your airway is compromised 28 times an hour, chances are you will pop right back out of it again or never get back to that glorious 'slow wave' deep sleep that your body craves.

If you suffer from OSA, you may wake up feeling unrested and being tired during the day can become a way of life. Individuals who cannot breath well when they sleep report higher likelihood of feeling drowsy while watching tv, sitting in a meeting, or even in the dentist's chair. Irritability and social problems can also be a product or poor sleep quality.

Most worrisome is that serious accidents involving driving or operating machines are more common in people with untreated OSA.

So feeling lousy and being dangerous at the wheel is part of the story, but I'll discuss some other health risks next month.

MANON
Dulude
Ph.D., RP
COACHING AND COUNSELING
SERVICES
905-873-9393
info@coachmanon.com



Love Languages to Guide Your Christmas Giving

What if you had the key to fully understand what will make another person happy? Gifts can take many forms and are likely to have a greater impact if they are tailored to the love language of the recipient. As you plan your Christmas list, consider the love language of the recipient and make a choice based on what they value.

The Five Love Languages is a concept introduced by couples counselor, Dr. Gary Chapman. According to Dr. Chapman, there are five specific patterns in the way people express and interpret love. They are:

- **Words of Affirmation:** Expressing affection through spoken affection, praise, or appreciation.
- **Acts of Service:** Actions, rather than words, are used to show and receive love.
- **Receiving Gifts:** Gifting is symbolic of love and affection.
- **Quality Time:** Expressing affection with undivided, undistracted attention.
- **Physical Touch:** It can be sex or holding hands. With this love language, the speaker feels affection through physical touch.

As we approach the holiday season, take some time to consider the love language of the people you'll be shopping for. What do you think your husband would prefer, another shirt or a shared adventure with you? Would you be happier receiving a hand knit scarf over a love letter?

Love languages are a bridge to enhance communication. Using them is saying to the recipient, I know you and love you and gladly will meet your needs.