

# Average Acton home price now \$243,773

The average price of a home in Acton is now at \$243,773.00, according to Norm Paget, of ReMax Real Estate Centre.

"In Acton, we have started to see a gradual return to more balanced market conditions for the first time in a number of years," says Norm Paget, of ReMax Real Estate Centre. "As such, housing values are expected to moderate in 2005, as supply and demand reaches more even ground. Year-to-date sales are UP 11 per cent in Acton.

Average price is now at \$243,773.00, representing 10.6 per cent appreciation over 2003 levels."

Paget has over 16 years in the real estate business.

The vast majority of housing markets in the region will set new records in unit sales and average price in 2004 Paget says. The first half of the year was particularly strong, as buyers entered the market en masse as inventory levels improved. Many, who had been waiting for the right product to come

on stream, have now made their moves.

"Acton continues to offer a vast array of housing options for purchasers," notes Paget. "Entry-level, detached homes can be found priced as low as \$180,000, while condominiums can be purchased starting from \$145,000. In some case, given the low interest rates, we are seeing some first-time purchasers skip entry-level product all together, instead opting for homes priced at or near average price."

The upper end of the market also remained strong, as the baby boomer segment, in particular, continued to drive demand for executive homes. A good portion of this segment is now purchasing the home to which they've always aspired or are setting their sights on the perfect property for retirement down the road, Paget maintains.

Overall, another healthy year of real estate activity is expected in Acton, Paget says. Demand will continue to be strong, fuelled

by first-time buyers—many of whom will be making the move to homeownership from the rental market—and move-up purchasers who continue to take advantage of equity gains and low mortgage rates to trade up to larger or more expensive homes.

Locally, the economic fundamentals exist to support the momentum in the housing sector, Paget says.

"The strength in the first three quarters was evident,

but things are traditionally slower during the last few months of the year," says Paget. "With less urgency in the market at present, buyers will have more time to make important housing decisions, while vendors might have to price their homes more realistically in an effort to realize a quick sale. More balanced conditions are expected to continue into 2005, unless inventory levels fall, which would once again create pent-up demand."

## Search ends in Dublin Line home

A 14-year-old drunken Acton teen who went missing from a party at 9:30 on Friday night stumbled to a Dublin Line home five-and-a-half hours later, ending a police and volunteer search.

Police were called at 10:30 p.m., one hour after the intoxicated teen left a party in the Dublin Line and 22 Side Road area—wearing only his pants, a sweatshirt and shoes.

The search of the rural area was called off at 3 a.m. when a Dublin Line homeowner, a "fair" distance from the party, phoned police to say there was a disoriented, intoxicated teen at his door.

The teen was suffering mild hypothermia and was taken to Georgetown Hospital as a precaution.

DS Cousens said no charges were laid, but police would be following up with the teen and his parents.

"We had a lot of resources tied up looking for this youth," Cousens said on Monday, adding searchers included patrol officers, a tracker dog, the Tactical

## POLICE / FIRE REPORT

Rescue Unit, the duty inspector, a CIB officer and six volunteers, including the missing youth's distraught parents.

### Cigarette heist

Between \$18,000 and \$20,000 worth of cigarettes were stolen during break-in overnight December 7/8 at K&S Variety at 53 Mill Street.

Lottery tickets and a small quantity of cash were also taken when

an unknown object was used to jimmy open the front door. The break-in was discovered at 7 a.m. last Wednesday by the

owner when she arrived at work.

### Credit cards stolen

Credit cards stolen from a purse in a car at Acton arena between 8 and 9 a.m. on December 4 were used in Mississauga before they were reported missing.

An Acton woman told police she believed her car was locked, but realized the cards were gone the next day.

No word how much was charged fraudulently on the cards.

### Gas smell

Acton firefighters used a gas detector, but could

not find the source of a faint smell of gasoline on the third floor of a Church Street residence at 11:26 on Monday.

### Wires arch

High winds caused hydro wires to touch and arc in the area of Highway 7 and Trafalgar Road at 7:49 on Sunday night. Acton firefighters stood by until hydro crews arrived on scene.

### False alarm

Acton firefighters rushed to the Sobey's plaza at 6:04 last Friday night to find that a small child activated a pull alarm.

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## FINDERS DISCOVERIES

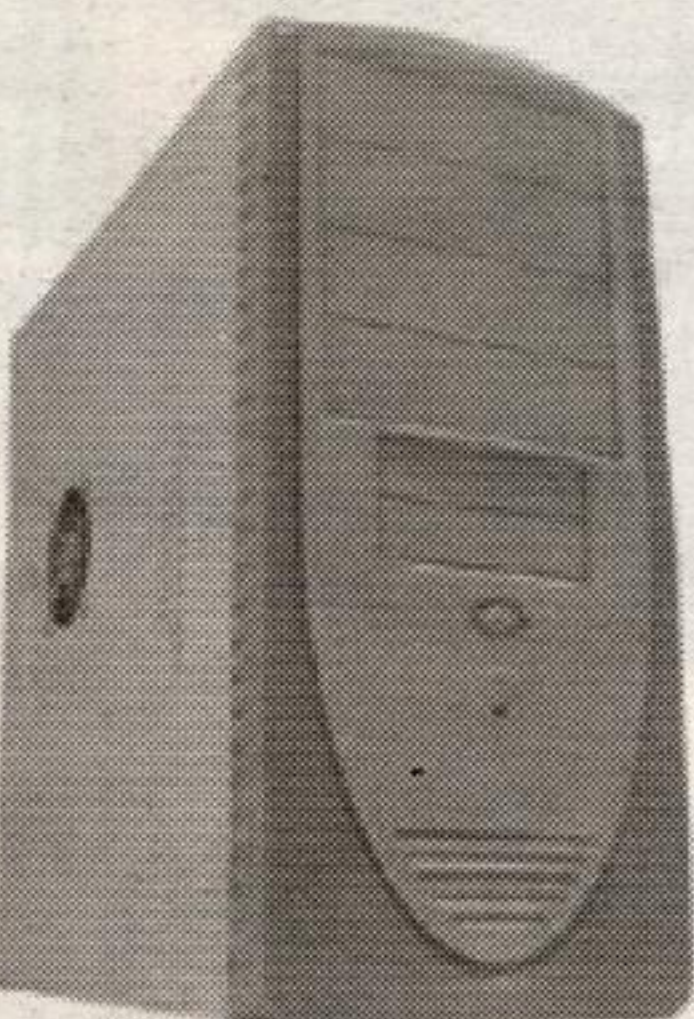
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## Christmas Memorial Dove Tree

Once again, you, your family and friends are invited to take a complimentary dove from our Memorial Dove Tree in memory of each of your loved ones who have died. The Dove Tree will be in the funeral home December 1st to December 24th

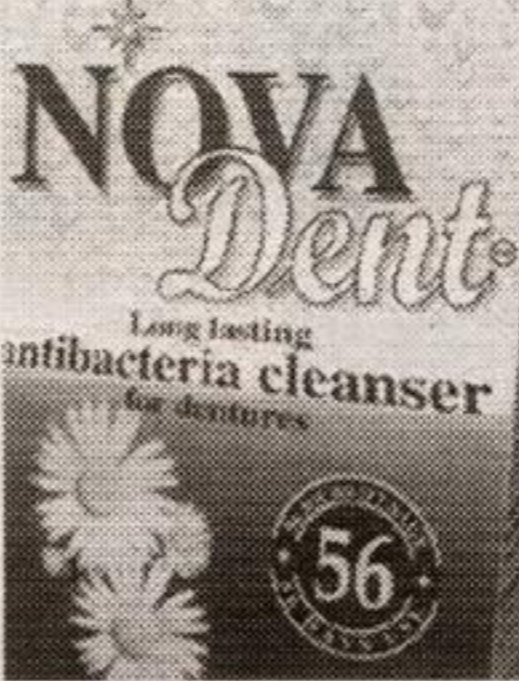
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