

Five steps to a renovation grant

(NC)—Are you renovating your house? Here are five easy steps to getting government retrofit grants.

A residential energy assessment initiative has been developed by Natural Resources Canada (NRCan) to help homeowners make retrofit choices that improve the comfort and energy efficiency of their home. AmeriSpec of Canada can help you qualify by following these five easy steps:

1. Hire a qualified AmeriSpec energy advisor to perform a pre-retrofit energy evaluation of your home.

2. Select the improvements from your home energy recommendation checklist.

3. Implement the recommended energy upgrades within 18 months.

4. Call your AmeriSpec energy advisor to perform your post-retrofit evaluation, to confirm your new energy rating and to submit your application on your behalf.

5. Wait for up to 90 days after your follow-up evaluation to receive your cheque based on

the eligible upgrades performed.

Homes that have had pre and post retrofit evaluations will be eligible for grants to a maximum of \$5,000 (\$10,000 in select provinces) with an average grant of \$1,100 (\$2,200 in select provinces).

Additional information on the residential energy assessment program is available online at www.amerispec.ca/ecoenergy or toll-free at 1-866-284-6010.

- News Canada

Fall home maintenance checklist

(NC)—Colder weather, shorter days and falling leaves mean it's time to get your home ready for the winter months. Fall home maintenance involves more than raking leaves and storing garden furniture. It requires attention to your roof and gutters, your foundation, faucets and windows, and even your ceiling fans.

"Winter can be hard on a house, so we recommend a number of steps to prepare your home for the increased cold and moisture," said Rob Skinner, AmeriSpec of Canada. "There are things that most homeowners don't even think of that can make a huge difference."

The following are some tips from AmeriSpec to make sure you're ready for the winter months:

- Protect the outside faucets – For those who do not have freeze-proof faucets, it is important to shut off the indoor water valve and make sure the outside faucet is completely drained.
- Clean and reverse the ceiling fans – Turn the fan off, clean and oil the motor, clean and dry the blades and reverse the air flow direction to push warm air down.
- Replace batteries in the smoke detectors and test the smoke alarms – Batteries should be replaced twice a

year and all smoke alarms should be tested weekly.

- Apply weather-stripping to windows and doors– Even insulated windows and doors require additional reinforcement for winter. Weather-stripping reduces drafts and saves on heating bills.

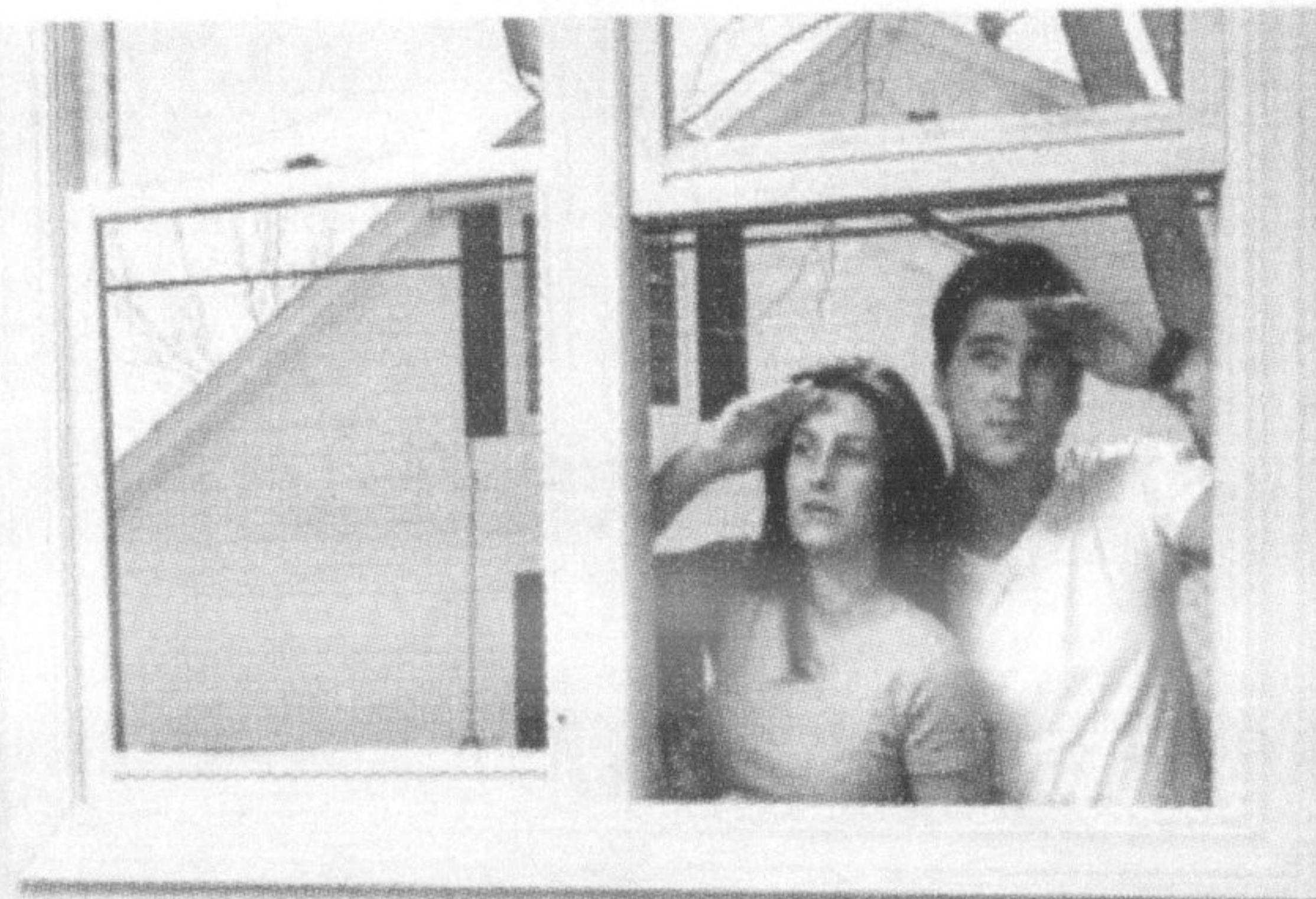
- Caulk around window and door casings to keep out air and water – If your house has wood siding with window frames that stand out from the siding, caulk the top and sides of the frame. Don't caulk under the sill - that space should be left open to allow moisture inside the wall to escape. If your house is brick or stone, with window frames that are set into the finish material, caulk all four edges of each frame - where the brick mould meets the masonry.

- Fix up your gutters – Ensure there are no leaves or other debris in your gutters in order to prevent overflow and leakage during heavy snow or rain.

AmeriSpec home inspectors offer great tips on home maintenance and improvements. More information on common home maintenance subjects and professional home inspections can be found at www.amerispec.ca.

- News Canada

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NEWS & INFORMATION

FROM



The Oakville, Milton and District Real Estate Board

August Real Estate Market



DIANNA MORRISON
OMDREB President

(August 2009 – Oakville - Milton, Ontario) For the month of August 2009, The Oakville, Milton and District Real Estate Board total sales were 781, an increase of 21 per cent over August 2008. As observed in the months of June and July, the trend continues where sales are up, but the numbers of new listings are down. August 2009 new listings are reported

down by 15 per cent.

The Oakville, Milton and area resale market reported a *total dollar volume of sales for the year-to-date at .4 per cent higher than 2008. The year-to-date total of units sold in 2009 is 9 per cent higher, according to Multiple Listing Service® (MLS®) statistics released by The Oakville, Milton and District Real Estate Board.

Your local REALTORS LIVE, GIVE & PLAY in the Neighbourhood too!

Established in 1954, The Oakville, Milton and District Real Estate Board (OMDREB) serves Oakville, Milton and surrounding communities with more than 1,800 REALTORS®. Members of the association may use the REALTOR® trademark, which identifies them as real estate professionals who subscribe to a strict code of ethics. The association operates the local Multiple Listing Service® (MLS®) and provides ongoing professional education courses for its Members. OMDREB Realtors® care about creating a better community and participate in the 'Every REALTOR Cares' program which supports shelter-based initiatives.

Your OMDREB REALTOR® can provide you with the data and services you need to make informed real estate decisions. Advertisements of local MLS® property listings and information about the services provided by a REALTOR® can be found at www.REALTOR.ca. For more information visit www.omidreb.on.ca or call OMDREB at 905.844.6491

"The August residential resale market in Oakville and Milton continues to demonstrate sound performance," remarks Dianna Morrison, OMDREB President. "Milton residential resale activities maintain their dominance in the real estate market with an 11 per cent increase in resales compared to August 2008 and Oakville demonstrated vigorous activity this month, with a resounding 35 per cent increase in resales."

The average price of residential properties sold in the month of August 2009 in Oakville was \$526,636, an increase of 1 per cent over the same month last year. Milton's average sale price was \$369,819, an increase of 13 per cent when compared to August 2008.

*Total dollar volume of sales reflects "all property types" including residential, condominiums, commercial property, farmland and sale of businesses.

OMDREB August 2009 Sales Results

RESIDENTIAL ONLY SALES & DOLLAR VOLUME ACCORDING TO DISTRICT

*excluding Rentals

August 2009: Month to Date

| | Sales | \$ Volume | DOM |
|----------|-------|---------------|-----|
| Milton | 135 | \$ 50,007,753 | 20 |
| Oakville | 283 | \$149,379,605 | 41 |

August 2009: Year to Date

| | Sales | \$ Volume | DOM |
|----------|-------|-----------------|-----|
| Milton | 1,280 | \$ 436,825,193 | 33 |
| Oakville | 2,251 | \$1,138,757,392 | 44 |

Milton Residential Type

| Units Sold by Type | |
|--------------------|----|
| Detached | 68 |
| Semi/Townhouse | 54 |
| Apartment/Condo | 13 |

Oakville Residential Type

| Units Sold by Type | |
|--------------------|-----|
| Detached | 168 |
| Semi/Townhouse | 69 |
| Apartment/Condo | 46 |

2008 Compared to 2009

| | August 2008 | August 2009 | % Change |
|--------------------------|--------------------|--------------------|-----------------|
| Milton | | | |
| No. of Residential Sales | 122 | 135 | 10.7% |
| Average1 Sale Price | \$327,660 | \$369,819 | 12.9% |
| Median2 Sale Price | \$309,900 | \$351,550 | 13.4% |
| Milton | YTD 2008 | YTD 2009 | % Change |
| No. of Residential Sales | 1031 | 1280 | 24.2% |
| Average1 Sale Price | \$339,139 | \$339,942 | 0.2% |
| Median2 Sale Price | \$321,500 | \$325,000 | 1.1% |
| Oakville | August 2008 | August 2009 | % Change |
| No. of Residential Sales | 210 | 283 | 34.8% |
| Average1 Sale Price | \$521,414 | \$526,636 | 1.0% |
| Median2 Sale Price | \$430,500 | \$442,500 | 2.8% |
| Oakville | YTD 2008 | YTD 2009 | % Change |
| No. of Residential Sales | 2292 | 2251 | -1.8% |
| Average1 Sale Price | \$520,830 | \$502,763 | -3.5% |
| Median2 Sale Price | \$423,000 | \$420,000 | -0.7% |

¹The average home price is found by adding the value of all sales and dividing by the number of homes.
²The median sale price is the midpoint of all sales.

The information provided herein is deemed accurate but not guaranteed.
Source: Oakville, Milton and District Real Estate Board (OMDREB) www.omidreb.on.ca