

Real Estate Monthly



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Royal LePage Frank Real Estate, Brokerage

HERITAGE PLACE RETIREMENT LIVING

Retirement Living

That's Good for the Soul

Over the past 23 years, Durham Christian Homes Inc. a charitable organization, has developed an excellent reputation for serving the housing and service needs of area seniors and those in the Christian community. Providence Place and Tekoa Manor have been on the Whitby campus since 1988 and 2002 respectively. With the goal of providing more housing and service options, Durham Christian Homes is undertaking the development of Heritage Place, a market value Life Lease community consisting of spacious 2 bedroom apartment suites designed for 60-plus independent

living. Heritage Place features unique suite layouts, upgrade options and easy living design.

Durham Christian Homes also plans to build a new long term care facility, called Glen Hill Terrace, which will complete their Whitby campus and offer a full range of housing and care options.



Please visit the website www.dchomes.ca for more information or call 905-430-1666 today to reserve your suite.



Strong Year for Durham Home Sales

The resale housing market in Durham Region cooled in December with 517 sales which was 254 fewer sales than in November. "This kind of market activity is very typical for this time of year. Overall 2011 has been a strong year with a total of 9,807 sales in the region," commented Christine Marquis, President of the Durham Region Association of REALTORS®.

"Average prices in the Region have also remained robust this year. Sellers have seen a moderate increase in the equity of their homes, while home buyers are still getting excellent value for their dollar," said President Marquis. The average selling price for December was \$315,793, bringing the year-to-date average to \$317,232.

The Durham Association of REALTORS® believe that one of the keys to maintaining a high quality of life in Durham Region is a strong economy and we are encouraged by the level of economic activity that is occurring around the Region. Consumers recognize that Durham has a lot to offer and we expect to see sales figures and average selling prices continue to experience modest growth in 2012,"



M.ROYALLEPAGE.CA

Designed from the ground up, m.royalpage.ca offers a distinct user experience to make it stand out in a crowded field of mobile applications. The site is designed on the basis of understanding the user's need to retrieve information by typing or pointing on a small screen. Large buttons and simple interface allow users to navigate confidently through the site.

Visit www.royalpage.ca on a mobile device and you will be redirected to the mobile site automatically. This provides access to popular features of the full website: listings search and agent search. Favourite listings and saved searches from www.royalpage.ca will also be available when a user logs into their account.

As a home seeker drives by a listing and wants to know more about it, by default m.royalpage.ca displays all nearby listings on a map. The map shows nearby open houses and local Royal LePage offices, along with Shelter



Foundation garage sales happening nearby.

And, to provide a flavour of the neighbourhood m.royalpage.ca uses information from Yelp to show a selection of nearby amenities, such as schools and restaurants. Also, most listings will display a Walk Score - an index that describes the "walkability" of a neighbourhood.

As with listings on www.royalpage.ca users are able to share listings via Facebook and Twitter from their phone. In addition, people selling their homes with a Royal LePage agent will have the opportunity to share comments about their neighbourhood.

Plans are continuing to develop royalpage.ca with even more neighbourhood information and data. The intent is that m.royalpage.ca will become a site consumers will want to visit even when they are not looking to buy or sell a home.

Save the Planet

How can a ceiling fan help reduce energy consumption?

In the summer, the fan's air circulation and evaporative cooling will make you feel substantially more comfortable than your thermometer says you should be.

In the winter, switch the fan into reverse mode, to pull warm air from below and push it out against the ceiling and down the walls. Since hot air rises, a room will feel warmer if you keep the air circulating. Not sure which direction of rotation is which? In reverse, the blades turn clockwise when viewed from below.

Match the fan size to the room. A 36 to 42 inch fan is typically used in a bedroom, and a 52 inch fan in a larger room.
