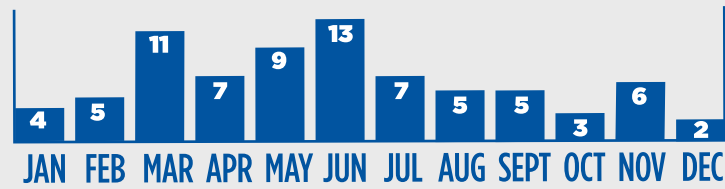
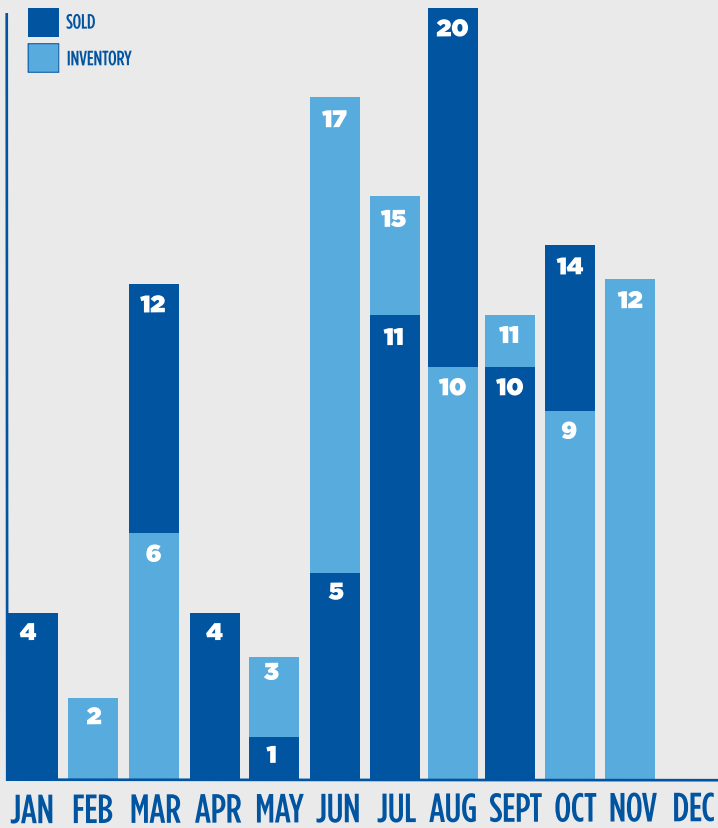


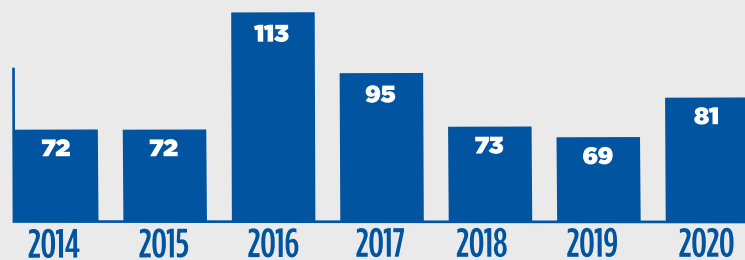
2019 CLEARVIEW SALES



2020 CLEARVIEW SALES & INVENTORY



YEAR TO DATE SALES TO OCT 31

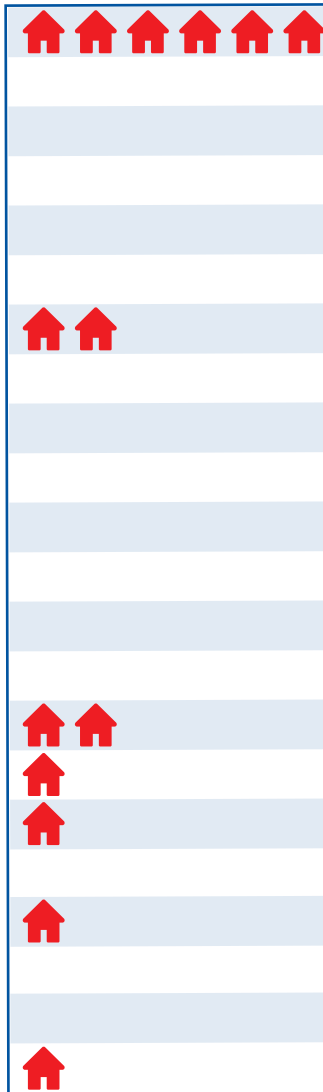


WHERE THEY SOLD

Price Range	Count
RENTAL	0
\$650-\$700,000	0
\$700-\$750,000	0
\$750-\$800,000	0
\$800-\$850,000	0
\$850-\$900,000	0
\$900-\$950,000	2
\$950-\$1,000,000	0
\$1,000-\$1,050,000	0
\$1,050-\$1,100,000	0
\$1,100-\$1,150,000	0
\$1,150-\$1,200,000	0
\$1,200-\$1,250,000	0
\$1,250-\$1,300,000	0
\$1,300-\$1,350,000	2
\$1,350-\$1,400,000	1
\$1,400-\$1,450,000	1
\$1,450-\$1,500,000	0
\$1,500-\$1,550,000	1
\$1,550-\$1,600,000	0
\$1,600-\$1,650,000	0
\$1,650-\$1,700,000	1

Oct 2020

SALES



CLEARVIEW LISTINGS As of November 1st

1304 VALERIE CRESCENT	LINK	2,850
2812 HUNTINGDON TRAIL	DETACHED	4,000
2575 ADDINGHAM CRESCENT	LINK	799,000
1506 PRINCE JOHN CIRCLE	LINK	955,000
1509 CLEARVIEW DRIVE	DETACHED	1,360,000
2757 ROSEWOOD LANE	DETACHED	1,399,000
2748 GUILFORD CRESCENT	DETACHED	1,498,000
1089 BEECHNUT ROAD	DETACHED	1,499,900
1191 DERRALD DRIVE	DETACHED	1,535,000
1255 GREENWOOD CRESCENT	DETACHED	1,538,000
1242 JONATHAN DRIVE	DETACHED	1,575,000
1455 CLEARVIEW DRIVE	DETACHED	2,750,000

NOVEMBER 2020 | VOL. 25 #11

Clearview

MARKET WATCH | Sheridan Gardens & Sherwood Heights Subdivisions

WHAT'S INSIDE

WHERE THEY SOLD

CHECK OUT THE HOMES SOLD LAST MONTH, INVENTORY OF HOMES FOR SALE AND HOW WE ARE DOING COMPARED TO THE LAST 7 YEARS

OUR LISTINGS

CURRENT LISTINGS AND PROPERTIES OUR BUYERS NEED

THE NUMBER OF HOMES SOLD IN CLEARVIEW BY GEORGE KLOET & BRENDA APEL



SECOND HALF OF 2020 RESALE MARKET RESTORES CONFIDENCE

Clearview November 2020 Long time readers will remember that I have often said that, in the year of a federal election, expect the market to be soft. Very few people like change. How will a change in government affect me? Should I delay that big purchase? Although the US election does not affect most of us directly, what happens there does affect many manufacturing markets and the free trade of consumer goods. So, I am surprised at the current resale market.

Sales in the first 6 months of 2020 was way below normal. Just 26 homes had been reported sold or rented by the end of June. In February we began to hear about some virus in China. Complete towns there were ordered locked down. No one was to be out on the streets. This Corona virus was something we had not heard of before. Governments tried to set a course of action on information that was rapidly changing. Schools, restaurants and non-essential places of employment were ordered closed. If you can, please work from home. Many said that after 3 or 4 weeks of inconvenience, things should be back to normal. It's now almost 9 months and we are still not sure if and when we can get back to our old normal.

Just 26 sales had been recorded to the end of June. Surely this was a more serious virus than first presented. Based on the previous 6

months, there was some concern that the market would withdraw even further. Listing inventory shrank. Although the market stalled, realtors were sensing that there was a large number of buyers checking in regularly for news on any upcoming listing. Once the Real Estate boards and governments agreed on safe protocol, listings reappeared, and that wave of pent up buyers entered into the marketplace in July.

In the 4 months of July through October, 55 homes sold! Twice as many as had sold in the previous 6 months. As of the end of October, 81 properties have now sold here in Clearview. That is already more than the 78 homes sold in the entire year 2019. The concern over a US election appears to not have been an issue this year whatsoever. And resale values are up significantly this year. Last year, 10 homes sold over \$1,300,000. In the last 2 months 21 properties have already sold over that \$1,300,000 mark.

If you have any thoughts about selling, please call your local RE/MAX real estate professionals, Brenda Apel and/or George Kloet. We know the market trends and the resale values. With over 500 personal sales in the Clearview area we have the expertise to get you on your way. Rest assured you are in good hands.

KLOET
YOUR CLEARVIEW REALTORS
APEL

RE/MAX Realty Enterprises Inc. Brokerage

1697 Lakeshore Road West
Mississauga Ontario
L5J 1J4

905-855-2200



BRENDA APEL
Broker
416-518-5222
Brenda@BrendaApel.com
BrendaApel.com

GEORGE KLOET
Sales Representative
416-845-8145
george@georgekloet.com
georgekloet.com

BRENDA APEL
Broker
416-518-5222
Brenda@BrendaApel.com
BrendaApel.com

KLOET
YOUR CLEARVIEW REALTORS
APEL

RE/MAX Realty Enterprises Inc. Brokerage

1697 Lakeshore Road West
Mississauga Ontario
L5J 1J4

905-855-2200



GEORGE KLOET
Sales Representative
416-845-8145
george@georgekloet.com
georgekloet.com

ADVENTURES IN REAL ESTATE

Taken from
Toronto Life
Author Unknown

How The Pandemic Is Changing The Way We Live

Upsize, downsize, flee to the country, live on a boat, buy an RV, get a farm, shack up with the in-laws, and other life-altering changes Torontonians are making in these crazy times

The smart money this pandemic year was on manufacturers of trampolines, pools and, yep, top-loading washers. Wherever you looked, the answer was sold out, check back later. Some enterprising types tried scalping above-ground pool kits. Stuck indoors in our sweatpants, we craved a jump, a dip and in-home laundry. Most of all, we craved space.

Despite the unemployed chefs and empty theatres and ghost-town corporate core, despite the iffy assurances that it's okay to send your kids back to school, despite the seemingly permanent undercurrent of volatility making our daily lives so queasy—despite everything—home prices and sales just kept climbing. Weirdest of all, after a few soft months during the pandemic's earliest stages, sales spiked. In August, there was a 20.1 per cent increase in the average house price compared to August of last year, and a 40.3 per cent jump in sales. Even the price of condos—you know, those super-dense glass towers where residents freak out about sharing elevators—won't quit. By August, condo prices had climbed 9.5 per cent. So much for the theory that the only buyers were Airbnb speculators.

What's going on? We offer a few theories. First is that our (fingers and toes crossed) success at flattening the curve and reopening parts of the economy means we're good and ready to buy again. Then there's the likelihood that we've all got calamity survivor syndrome, leaping into major life changes (getting married, getting pregnant, signing a mortgage) as a kind of promise ring for a brighter future.

The simplest answer: in a world where we measure personal safety in two-metre increments and spend our evenings sewing masks, a safe haven is our most valuable commodity. We've all become ruthless cost-benefit analysts of personal space. If you live in an apartment, this is the year to score a place with another bedroom to use as a home office. Or maybe you decided to buy—according to a survey this summer by Mortgage Professionals Canada, twice as many renters as in 2019 planned to purchase in the next year. If you live in a house, you want a bigger yard (for those trampolines and pools) or another storey so you can hide from the kids. Or

maybe you're feeling the urgency to give up on the city, sell your place in a bidding war (still happening!) and live out your fantasy of tending crops on an organic farm where your only neighbours are emus whose wool you weave into your own sack dresses (a July Ontario Real Estate Association survey found that 61 per cent of respondents wanted to move to the suburbs or countryside).

At the moment (but hopefully not for long), so much of what we take for granted about city living now falls into the category of unnecessary risk—belting out show tunes at karaoke, ditching work for Hanlan's Point, navigating bustling sidewalks. No wonder everyone wants an escape, whether in an RV, a starter yacht or a cottage. (Prices increased in Muskoka by 15 per cent year over year between January and the end of May, and sales were up 73 per cent for the month of June.)

For many people, they decided this was the year to take a leap and spring for that RV, buy that farm or put a down payment on that downtown condo. We might not have a vaccine (digits crossed on that one, too), but at least we've learned how to shelter in place in the best ways possible.

FEATURED CLEARVIEW LISTINGS



1239 SIR DAVID DRIVE
Exclusively sold to our own buyers
without the anxiety of getting the
home ready for MLS



SOLD IN THREE DAYS WITH MULTIPLE OFFERS

FANTASTIC FAMILY HOME! This Laurier Built Home Is 2458 Sqft And Renovated Top To Bottom, Open Concept Kitchen Family Room, Renovated Bathrooms, Hardwoods, Front Door, Furnace/Ac Patio, Bedroom, Den Bathroom And Wet Bar Make The Basement Such A Useful Space. Pie Shaped Landscaped Lot With Lots Of Space To Enjoy The Yard On A Child Friendly Crescent



We have more buyers looking to move into Clearview

If getting your home "showing ready" is stressing you out, If you think there is too much work needed don't worry. We have clients who are looking to move into the area and renovate a home to their taste. We can make the process easy - just call George or Brenda.

YOUR TOWN OF OAKVILLE & HALTON REGIONAL WARD #3 COUNCILORS



Janet Haslett-Theall
289-837-3923
janet.haslett-theall@oakville.ca



Dave Gittings
416-859-2662
dave.gittings@oakville.ca

For any concerns or suggestions in Ward 3,
please contact your local and regional councilors

CLEARVIEW RESALE UPDATE AVAILABLE

NEW MLS POSTINGS LIST

Receive details of every new property listed on MLS within hours of when that property is posted on MLS.

SOLD POSTING LIST

Receive a report once or twice a month with details of all properties SOLD in the last 15 or 30 days.

Reply to brenda@brendaapel.com and indicate that you wish to be added to these lists.