

THE

REAL ESTATE NEWS AND VIEWS IN LONDON

HOMEPAGE



Happy New Year!

WINTER 2010

Distributed to over 1000 households!

Joyce Byrne's Real Estate Team

Sutton Group Preferred Realty Inc., Brokerage
Independently owned and operated

"Moving You Into Your Future"

When considering buying or selling real estate be sure you receive the professional, full time service you deserve. Here's our resumé. We invite you to compare, then call us.

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Ontario's Largest Real Estate Web Site!

www.homesforsaleinlondon.com

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Resumé

- One of London's Top Ten Teams
- Relocation Specialists
- Real Estate Management Experience[†]
- University and College Graduates
- Over 100 Homes Sold Yearly*
- Yearly Award Winners
- References Cheerfully Supplied
- 40 Years Combined Experience
- Provincial Broker & Sales Licences

[†]Formerly Canada Trust Realty

*London Board Average was only 6





STATISTICAL BREAKDOWN BY AREA FOR 2009

LONDON STATS

of Residential Units Sold (includes Condos ..8,070
 # of Condos Sold1,509

of Listings Taken14,362
 Average Residential Detached Sale Price..\$226,000

Average Residential Price

YEAR	PRICE
2009	\$213,402
2008	\$210,888
2007	\$202,256
2006	\$188,942
2005	\$178,058
2004	\$166,138
2003	\$152,586
2002	\$142,106
2001	\$136,636
2000	\$134,593
1999	\$131,899

Average Condo Price

YEAR	PRICE
2009	\$146,272
2008	\$145,292
2007	\$136,120
2006	\$131,185
2005	\$123,417
2004	\$111,921
2003	\$101,667
2002	\$98,238
2001	\$92,647
2000	\$91,703
1999	\$90,308

Residential Sales

YEAR	SALES
2009	8,070
2008	8,356
2007	9,378
2006	8,916
2005	8,859
2004	8,903
2003	8,120
2002	8,097
2001	6,343
2000	5,781

ITEM	2008 Avg. Sale Price*	2009 Year to Date	%
NORTH			
Total Detached North	\$276,945	\$276,309	-0.2%
Total Condo North	\$187,166	\$189,546	1.3%
Bungalow North	\$198,077	\$208,416	5.2%
Two Storey North	\$305,420	\$305,739	0.1%
Ranch North	\$316,452	\$300,956	-4.9%
Townhouse Condo North	\$177,658	\$175,177	-1.4%
SOUTH			
Total Detached South	\$246,540	\$244,524	-0.8%
Total Condo South	\$135,533	\$138,843	2.4%
Bungalow South	\$182,260	\$182,266	0.0%
Two Storey South	\$307,993	\$312,891	1.6%
Ranch South	\$269,538	\$268,372	-0.4%
Townhouse Condo South	\$135,678	\$139,412	2.8%
EAST			
Total Detached East	\$185,453	\$186,523	0.6%
Total Condo East	\$138,301	\$145,659	5.3%
Bungalow East	\$156,468	\$150,567	-3.8%
Two Storey East	\$228,487	\$244,791	7.1%
Ranch East	\$195,682	\$185,912	-5.0%
Townhouse Condo East	\$117,113	\$119,778	2.3%

Homes in LSTAR's jurisdiction continue to maintain their affordability compared to other major Ontario and Canadian centers. According to the Canadian Real Estate Association's Residential MLS Report for November 2009 (the most current available), the average price year-to-date for:

- London and St. Thomas was \$215,235;
- Calgary was \$383,998;
- Durham Region was \$277,309;
- Edmonton was \$320,585;
- Hamilton-Burlington and District was \$289,483;
- Kitchener-Waterloo was \$269,443;
- Ottawa was \$303,788;
- St. Catherine's & District was \$223,861;
- Toronto was \$392,823;
- Greater Vancouver was \$586,401.

ST. THOMAS STATS

ITEM	2008 Avg. Sale Price*	2009 Year to Date	%
Total Detached	\$182,758	\$181,343	-0.8%
Total Condo	\$185,900	\$220,332	18.5%
Bungalow	\$165,597	\$171,635	3.6%
Two Storey	\$231,556	\$219,505	-5.2%
Ranch	\$188,052	\$195,860	4.2%
Townhouse Condo	\$0	\$177,000	n/a

of Units Sold in St. Thomas702
 Average Residential Sale Price in St. Thomas.....\$182,450



SELLERS CORNER

CREA REVISES ANNUAL HOME SALES FORECAST

Stronger than expected home sales have forced the Canadian Real Estate Association (CREA) to revise its forecast for 2010, with home prices now expected to rise rather than fall.

“The speed with which the Canadian resale housing market has rebounded is unprecedented,” said Gregory Klump, chief economist of the CREA. “The economic recovery is expected to be slow and protracted, so the dramatic swings in activity seen in late 2008 and this year are unlikely to be repeated in 2010.”

Instead of an earlier prediction of a 5.2 per cent decline of the national average home price, CREA now sees the price rising by 1.5 per cent this year.

Last May, CREA predicted a 14.7 per cent decline in the national number of real estate sales transactions. However, the market only fell 0.4 per cent. **For 2010, CREA forecasts home sales activity will rise 5.3 per cent.**

“The difference in the resale housing market now, compared to the beginning of the year, is night and day, and nowhere is this more evident than in the West,” said CREA president Dale Ripplinger.

However, not all provinces will see a rise in house prices. CREA says prices in Alberta will decline by 4.4 per cent, while British Columbia’s figures will remain steady.



BUYERS CORNER

ONTARIO & B.C. HOMEBUYERS FACE THE HATED SALES TAX (HST)!

The proposed harmonized sales tax (HST), which will replace GST and PST in Ontario and British Columbia, will increase the cost of a new home by up to 13 per cent, a prominent economist says.

CIBC World Markets economist Benjamin Tal told The National Post he predicts the tax, **effective July 1, 2010**, will reduce the demand for housing.

He also warned that houses will not have all the proper finishes and consumers will be tempted to find contractors on the black market to avoid the HST. Previously, **new** homes in Ontario entailed only a five per cent GST, usually included within the listing price.

The Ontario government recently compromised, making the first \$400,000 of any new home exempt from the tax. About 40 per cent of Toronto homebuyers are expected to pay this tax.

British Columbia has made no such compromise but will instead provide a \$20,000 tax break on the first \$400,000 of a new home purchase.

The Maritime Provinces have had the HST since 1997.

What does this bad news mean: If you are even remotely thinking of buying or selling real estate in Ontario, do so before July 2010! Economists have speculated that the HST will, on average, increase the price of buying and selling a residential home by \$2,000!

Curious about your homes value or the cost involved in buying a home in today’s market? Give us a call at **519-471-8888**.



FEATURE HOMES



RURAL SETTING ON PARKLIKE LOT! "ST. THOMAS" \$224,900

Mint condition with major updates on both floors. Fabulous kitchen with access to lovely sundeck. Terrific workshop or oversized garage!



UNIQUE CONTEMPORARY 2 STOREY FOR THE URBAN COUPLE! "OLD NORTH" \$239,900

One of a kind custom built newer semi detached that's trendy, spacious and classy. Walled courtyard, garage, open floor plan plus roommate potential.



PERFECT START IN EVERY WAY! "ROWNTREE PARK" \$176,900

3 bedroom updated and renovated on both levels with 2 baths, garage, 2 driveways, hardwood, gas fireplace, even a new kitchen!



DOWNTOWN LIFESTYLE! CLASSY AND CAREFREE \$175,000

Totally renovated 2 bedroom, 2 bathroom with great view. Spacious balcony, underground parking, pool, sauna and more!

For more info on these homes and others, go to our website under "Homes for Sale" at www.homesforsaleinlondon.com

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Congratulations & Thank You Corner

Nelson Couto and Carrie Meszaros - Congrats on their new baby girl, Evora Grace, born Sept. 13th.

Kevin and Lisa Misselbrook - Congrats on their new baby boy, Dakota, born Sept. 23rd.

Ellen McGrath - Welcome to London from Guelph

Jeff and Melissa Ward - Congrats on their new baby girl, Taylor, born Sept. 28th.

Ben and Mariem Zitoun - Congrats on their new baby boy, Sammy, born Oct.2nd.

Stephanie Irvine - Stephanie Irvine Designs - For her referral of Jason and Annie Menard

Tracey and Patrick Bouchard - Congrats on their new baby girl, Sophie

Art and Laurie Smith -For their referral of Bob Rawlinson of Chatham

Mike and Cindy Fargnoli -For their referral of Haylee Fargnoli and Rick Sillers

Nelson Couto - Congrats on his new job as Development Coordinator at St. Peter's Seminary

Kevin Cruse - Congrats on his new position as Project Manager at RIM in Kitchener

Jim Alexander and Tanya Sehmrau - For their referral of Bridget and Chris More.

Reza Ayel - Iccorr Properties - For his referral of John Woods

Brenda Seifert - For her referral of Sharron and Siegfried Seifert



MORTGAGE RATES

January 15, 2010

Rates are subject to change at any time (E & O.E.)

1 Year Fixed Rate	2.65%
3 Year Fixed Rate	3.50%
5 Year Fixed Rate	3.99%
7 Year Fixed Rate	5.25%
10 Year Fixed Rate	5.35%
Variable Rate	2.15%

Nick Masciotra, AMP 519-659-6622

Accredited Mortgage Professional

Mortgage Agent (FSCO Lic.#M08001453)

Mortgage Intelligence Inc. (FSCO Lic.#10428)

103-400 York Street, London, ON N6B 3N2

Kevin Vilaca and Alison Holden - on their Wedding in September 2009

Gift and Dina Kamana - for their referral of Christian Kamandali and Francoise Ruberangeyo.

Naomi and Rob Bester - for their referral of Rob Van Leeuwen

Rosemary Wright of Sutton Bayview Toronto - for her referral of Martin Cohn

John & Laura Kakuriev - for their referral of Noel & Miranda Quinn

Eric Klimstra - Kitchener - for his referral of Warren Pratt

Noel Quinn - Congrats on his new position with Bruce Nuclear in Kincardine

The Reason for Our Success!

The following people have referred their friends, relatives or business associates to us for their Real Estate needs in 2009! This type of business is the lifeblood of any sales career! We wish to thank each of you very much for your faith and continued support. May you enjoy a bountiful 2010!

Bill LeClair - Sutton Group Future Realty - Newmarket

Brent Gudgeon
Rachael Marshall

Louise Fagan

Gordon Henderson - Sutton Group - Sault Ste Marie

Jason Senese and Katey Morrissey
Heather McGregor

Carol Myers - Realty House - Chatham

Katherine Roth - Bob Pedler Real Estate - Windsor

Keith McAlister - Old Oak Properties

Kattie Tatomir - Invis - Leamington

Mark & Jennifer Baptiste

Charles & Shelley Beaver - Sackville, NB
Evelyn McWha

Pat Baker

Marshall Viner - Sutton West Coast
Realty - Whistler B.C

Eric Klimstra - Prudential Grand Valley Realty - Kitchener

Chris McNally and Jennifer Ward
Jodi Connors - Aurora

Joe Morrison

Michael Lamb - Solicitor

Dr. John DeMarco

George Parks - The Perfect Choice Painters

Mary-Ann Semen - Sutton Group Realty Systems - Mississauga

Anne & Jamie McCrindle

Nancy Chambers

Rob and Jen De Vries - Ingersoll

Melissa Mummary - Coldwell Banker Coastline Realty - Port Dover, ON

Reza Ayel - Iccorr Properties

Bill and Mary Ann McGrath

Paul Fortier

Larry Cockshutt - Remax Sarnia Realty - Sarnia

Tom Germann - Sutton Group Results - Burlington

Aurelia Cosma - Re/Max Jazz - Oshawa

Lee Stanley

Kathy Easter

Judy Vardon

Mary-Margaret Webster - Coldwell

Banker Homefront - Brantford

Sally McLeod-Miller - Niagara on the Lake Realty

Stephanie Irvine - Stephanie Irvine Designs

Art and Laurie Smith - Chatham

Mike and Cindy Fargnoli

Charlene Rashotte - Royal Lepage Pro Alliance - Kingston

Andrea Plant

Jim Alexander and Tanya Sehmrau

Brenda Seifert

Thank You!

To all the people who helped us
have another record setting year!

Tom Kelly - Solicitor - Kelly, Hayes, Heynrick & Kilpatrick
Tina & Nick Masciotra - Mortgage Intelligence -
Mortgage Brokers

- Joyce Byrne's Team

Betty Posthumus - Real Estate Advertiser

Bob Furlonger - Solicitor - Cram & Associates

Bob McFee - McFee Graphics

Cathy Combs - Sales Secretary - Sutton Preferred

Cathy Newnham - London Free Press

Christina Stuart - Administrator - Sutton Preferred

Gayle Higgins - London Free Press

Gerry Weir - Broker/Owner - Sutton Preferred

Jack Cherry - Computer Support - Joyce Byrne's Team

Derek Bekaan - CCC Networks Inc. - Team Website
Designer

Jeff Foster & Cindy Brooks - Leads Employment Services

John & Ron Arends - Arends Signs

Lee Van Geel - Buyer Agent - Joyce Byrne's Team

Mark Sinkins - Seller Coordinator - Joyce Byrne's Team

Stephanie Irvine - Team Stager and Buyers Decorating
Consultant

Linda Flannery - Administrator - Sutton Preferred

Lori Payne - Administrator - Sutton Preferred

Nancy Maki - Accountant - Joyce Byrne's Team

Rick & Sandra Bartoch - Royal Bank

Sajni Lacey - Administrative Assistant - Joyce Byrne's
Team

Kristine Scholfield - Client Care Manager - Joyce Byrne's
Team

Staff of London & St. Thomas Association of Realtors

Jamie Shantz - Administrator - Sutton Preferred

Associated Real Estate Inspections

Bill Couture - Homecheck

Chuck Crooker - CrookerHancox Home Inspections

Lisa Flesher - DoubleClick Advertising

Arnie Kleiman - In Your Face Promotions

Verna Jones, Manager, Sutton Group Preferred Realty
Inc., Brokerage

Bill Hill, BTU, Heating and Cooling

Sylvia Twinn - My Visual Listings-Videographer - Joyce
Byrne's Team

Shelly Kelly - Administrative Assistant - Joyce Byrne's
Team

John King - Buyer Coordinator - Joyce Byrne's Team

Bill LeClair - Sutton Group Future Realty - Newmarket

Ken Forbes - ReMax Advantage

Evelyn McWha - London

Brent Gudgeon - London

Talitha Brown - Homelife Result Realty - Hamilton

Myra Hueniken - Re/Max Advantage

Christine Panyi - Re/Max Advantage

Christopher McNally and Jennifer Ward - Tillsonburg

Ray McNally - London

Charles & Shelley Beaver - Sackville, NB

Kim & Mike Hammond - Grand Bend

Rachael Marshall - London

Cathy Easter - London

Bridget Van Den Berg & Adam Harrington - St. Thomas

Kris Kewley - Century 21 Network Realty - St. Thomas

Gordon Henderson - Sutton Group Realty Inc. - Sault Ste.
Marie

Mary Thornton & Gary Hayes - London

Bernadette Chinnack - Sutton Select

Al & Jan Wise - London

Paula Hodgson - Sutton Select

Louise Fagan - London

Jason Senese and Katey Morrissey - London

Elizabeth Choi - Olivers & Associates

Carol Myers - Realty House - Chatham

Jim Irwin - Century 21 First Canadian

Jodi Connors - Aurora

Sharon Jobson - Royal LePage Triland

Cathy Connors - Qualicum Beach, BC

Don Geppert & Mary Craig - Hornby Island, BC

Dan Grantham - Sutton Preferred

Keith McAllister - Old Oak Properties

Kattie Tatomir - Invis - Leamington

Mary Kate Potter - St. Thomas

Nancy Milles - Homelife Southwest Realty - St. Thomas

Jennifer & Mark Baptiste - London

Louise Fleet - London

Pat Baker - London

Drew Cameron - Sutton Preferred

Eric Klimstra - Prudential Grand Valley Realty - Kitchener

Patrick and Rebecca Stitlington - London

John Goodwin - Prudential Family Realty

Naomi & Rob Bester - St. Thomas

Corey Potter - St. Thomas

Dave Vranich - London

Chris McNally and Jenn Ward - London

Samantha & Derek Jones - Barrie

Joe Hough - GMAC Pelican

Dr. John DeMarco - London

Yolanta and Gordon Skavinsky - London

Vince & Nives Malara - Toronto

Nuccia & Pat McGrath - London

Kate & Rob Fidler - Delaware

Carlos Vieira - Pinherio Realty

Shawn Westerik - Re/Max Centre City

Mary and George Parks - London

Glen Gordon - Glen Gordon R.E.

Melissa Mummery - Coldwell Banker Coastline Realty -
Port Dover

Richard Pan - Sutton Select

Ron Stanley - West Vancouver, BC

Betty Stanley - London

Mary-Ann Semen - Sutton Group Realty Systems -
Mississauga

Douglas Thomas - Scotia Bank - Strathroy

Anne & Jamie McCrindle - London

Larry Cockshutt - Remax Sarnia Realty - Sarnia

Kathy Amess - Century 21 First Canadian

Elizabeth Antkowiak - Century 21 Network Realty

Andrea Plant - London

Russell and Emily Archer - London

Joe Morrison - London

Rick and Julie Durham - London

Art and Laurie Smith - Chatham

Marlene Jaques - Woodstock

Ceryl Miller - Prudential Family Realty

Barbara Barnes & Barry Smith - Barrie

Deanna Cannom - Sutton Preferred

Matthew Tenk - Janzen Tenk Realty - Springfield

David Aspinnall - Vision Network Realty

Nancy and Peter Chambers - London

Connie Grant - Remax Advantage

Vincent Mitchell - Royal LePage Landco

Shari Fulmer - Century 21 First Canadian

Mark & Angela Newson - Tillsonburg

Rob and Jen De Vries - Ingersoll

Jim Alexander and Tanya Sehmrau - London

John & Julie Farrell - Moncton, New Brunswick

Kathy Thirsk - Re/Max Advantage

Alida Jordaan - Royal LePage Landco - St. Thomas

Jeff and Melissa Ward - London

John and Consuelo Shaw - London

Len Girard - Len Girard Real Estate

Jackie Wilcox - Coldwell Banker 1st London

Ken Reid and Darcy Travis - London

Reza Ayel - ICORR Properties

Wayne & Brenda Chuter - Goderich

Alister MacLean - Royal LePage Landco - Tillsonburg

Bill and Mary Ann McGrath - London

Paul Fortier - London

Linda Talbot - Talbot Realty - Goderich

Sheryl & John Rooth - London

Dan Larson - Coldwell Banker 1st London House

Tammy Betzner - Century 21 Heritage House - Ingersoll

Brian Toth - ReMax Advantage

David Dufour - London

Dale Marsh - Sutton Preferred

Ellen McGrath - Guelph

Kimberly McCann - Century 21 First Canadian

Judy and Eddie Lipfert - Parkhill

Mary O'Sullivan - London

Nick and Jessica Leboldus - London

Lee Stanley - London

Heather & Angelo Merucci - London

Carol Thomson - Realty Executives

Judy Vardon - London

Doug Pedlar - Re/Max Bluewater Realty - Grand Bend

Kris Phillips - Saskatoon

Donna Koenen - Royal LePage Triland

Chris and Kim McCready - London

Mary-Margaret Webster - Coldwell Banker Homefront-
Brantford

Doug and Darlene Reid - St. Thomas

Elliott and Marlou Foster - Oshawa

Rick Millman - Coldwell Banker 1st London

Lynn McDowell - London

Harvey and Violet Vardon - London

Joel Kwinter - Toronto

Charlie Reeves - Sutton Preferred

Tom Germann - Sutton Group Results Realty - Burlington

Sally McLeod-Miller - Niagara on the Lake Realty

Don and Diane Hewey - Dorchester

Sarah Oliver - Oliver & Associates

Lisa & Dave Widdifield - London

Colene Willis - Royal LePage Triland

Donna DeHaan - Ingersoll

Ruth Seldon - Century 21 Heritage House - Ingersoll

Mike and Michelle Brown - London

Marco De Melo - Royal LePage Landco

Gift and Dina Kamana - London

Karen and Dan Jeffery - London

Joe & Margaret Doggett - London

Lisa Gorham - Sutton Preferred

Kimberly Banks - Century 21 First Canadian

Jason and Annie Menard - London

Haylee Fargnoli and Rick Sillers - London

Mike and Cindy Fargnoli - London

Jeff Chapman - Sutton Preferred

Kevin and Lisa Misselbrook - London

Charlene Rashotte - Royal LePage Pro Alliance -
Kingston

John Woods - London

Barbara and Jerry Dwyer - Coldwell Banker 1st - London

Kevin and Kate Cruse - St. Thomas

Curt and Anna Marie McCallum - London

Andy Lail - Realty Executives

Brenda Seifert - London

Shoichi and Kumiko Matsui - Toronto

Ken Kelly and Kelly Hutton - London

Helmut Schmidtke - Royal LePage Triland Realty

Robert and Muriel Estey - London

Daniel Gibb and Penelope Holt - London

Richard Houston - Sutton Select

Peter and Carol Corpse - London