



The Ottawa Region Report

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Lysanne Brault
Broker



Getting Your Legal & Financial Paperwork in Order

Have you ever noticed that we can figure out our own paperwork but, should we be incapacitated or die, the person handling our affairs would be navigating in what will boil down to a mystery novel, trying to find clues and tips. Even our spouses don't know much of anything like, where we put "stuff" should the house catch on fire!

Be kind to your executor or spouse.

First, buy one of those multi-folders with handle briefcase. I realize you could have some of these on a USB drive – however we are talking about true official documents here. Staples and other stores carry them. One is the Vaultz Locking Personal File Tote for Legal Size or you can get a less expensive one made of rigid cardboard. They are usually \$30-\$60. Best investment you will have made. The handle is for the "quick get away" ... 😊

Here are the documents you want to put in that briefcase:

1. Last Will and Testament, Power of Attorney (both)
2. Insurance Policies and paid bill/invoice
3. Cheque Books
4. Credit card and line of credit numbers and CV numbers at the back.
5. List of professionals you use: lawyer, accountant, fiscalist, bank contact(s), Line of Credit or mortgage holder with all their contact info and what they are responsible in your life, password for online banking and other financial items.
6. Passwords for all your other accounts.
7. Bank Safety Deposit access information and branch
8. Deed (package from your lawyer) when you bought your property.
9. Last 3 Revenue Canada Assessment notices.
10. Birth Certificate, original
11. Health information: Health card, Organ Donation Card, Vaccination, Passport or other critical health info.
12. Adoption papers or other government information
13. Anything unusual you want your executor or POA to know if something happens to you.
14. Once a year – update this briefcase. Have you updated your will or POA recently?
16. Cash – will meet your immediate needs – think ID theft, fire, etc.

WHAT'S IN THE NEWSLETTER

Getting your Legal and Financial house in order- be kind to your executor!/Market Update/Tips on renovation/A little Funny or Insight

Ottawa Board Residential & Condominium
Sales Year-To-Date up to Mar. 2017 and % change
since last year

TYPE	# UNITS 2017	# UNITS 2016	% OF CHANGE
1.5 Storey	82	50	64.0
2 Storey	1,435	1,225	17.1
3 Storey	130	121	7.4
Bungalow	609	500	21.8
Double/SBS	5	6	-16.7
Duplex- Up/Down	19	9	111.1
Hi-Ranch	82	82	0.0
Split	108	102	5.9
Other	4	10	-60.0
Condominium	666	546	22.0

***The Board cautions that averages sale price information can be useful in establishing trends over time but should not be used as an indicator that specific properties have increased or decreased in value. The average sale price is calculated based on the total dollar volume of all properties sold.*

Tell a trusted person, usually the person who is your executor where that “briefcase” is, tell your spouse where it is in case of fire and you are not home. I know, no one wants to do this, it is tedious and some even think it will bring about a bad omen. Trust me, this is an act of kindness for those you love. Even if you only get 90% of this done, it will go a long way to helping those handling things for you.

Be Lazy- get organized!...Organized people are simply too lazy to search for stuff. Right?!

Ottawa Real Estate Market Update

Ottawa Real Estate sales are improving in 1st quarter of 2017.

To give you a bit of history... Here was the base from which we started: The time to absorb the inventory of homes by category at the end of December 2016 was:

Single detached had 6.9 months of inventory (down from 8.9 months at the end of 2015)

Townhouse/Row had 4 months of inventory (up from 3.7 months at the end of 2015)

Apartments –condo had 8.3 months of inventory (down from 12.9 months at the end of 2015)

CMHC confirms the market is stabilizing.

Tips on Worthy Renovations

Consider this:

1. The return on investment for a fresh coat of paint is up to 165%—the best ROI of any home improvement.
2. Removing carpet and installing hardwood goes a long way to increasing your home’s appeal to potential buyers and the ROI on floor upgrades ranges from 50% to 75% from poor quality dated flooring
3. TV program renovation estimates are mostly under estimated and profits overestimated. Don’t be fooled
4. Kitchen and bathroom renovations remain top return investment after paint. Be sensible about your choices!

Lysanne Brault

Your broker for life

Residential and Condominium Sales (Year-to-date up to Mar. 2017) And % change over last year

PRICE RANGE	2017 # OF SALES	2016 # OF SALES	% CHANGE
Under \$100,000	40	23	73.9
\$100,000-\$124,999	31	26	19.2
\$125,000-\$149,999	62	65	-4.6
\$150,000-\$174,999	105	99	6.1
\$175,000-\$199,999	146	133	9.8
\$200,000-\$224,999	166	132	25.8
\$225,000-\$249,999	146	123	18.7
\$250,000-\$274,999	157	186	-15.6
\$275,000-\$299,999	254	228	11.4
\$300,000-\$349,999	579	495	17.0
\$350,000-\$399,999	373	362	3.0
\$400,000-\$449,999	319	247	29.1
\$450,000-\$499,999	204	151	35.1
\$500,000-\$749,999	434	303	43.2
\$750,000-\$1 Million	90	71	26.8
Over \$1 Million	50	22	127.3
Total	3,156	2,666	18.4

A little funny or insight

Q. Why do the French like to eat snails so much?

A. They can't stand fast food.