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## Real Estate Market Update

\* Statistics from London St. Thomas Real Estate Board

### Units Sold

(2 storey, bungalow, ranch, townhouse)

Oct 893 Nov 799 Dec 556

### Average List Price – Single Family Homes

October \$297,737

November \$304,605

December \$283,659

“The London and St Thomas Association of REALTORS® (LSTAR) announced 2016 was a historic year for real estate, with residential sales surpassing 10,000 for the first time. In 2016, a total of 10,193 homes were sold, up 8.8% from 2015.”

– LSTAR press release

Led by Canada's hottest housing market, Ontario had a great year overall. The average home sold for \$535,931 (+15% YTD) last year, and sales were up 9.4%, with 243,400 total sales.

## We are Passionate about OUR community

### Upcoming London Events

Feb 11-12	Monster Jam - Bud Garden
Feb 14	Blue Rodeo - Bud Garden
Feb 20	Family Day Board Game Event - Centennial Hall
Feb 24-26	Boat, Fishing & Outdoor Show - Western Fair District
Mar 28	Eric Church - Bud Garden
Mar 2-5	Disney on Ice - Bud Garden
Mar 8-10	Farm Show - Western Fair District
Mar 18-19	Speed & Custom Car Show - Western Fair District
Mar 25	Jeff Foxworthy - Bud Garden
Mar 26	Forever Frozen Story - Palace Theatre

## Home isn't a Place - It's a Feeling!

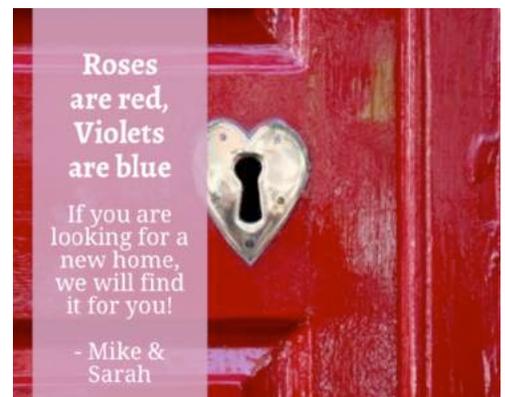
By Sarah Vander Vloet

I am sure you have heard the saying “home isn't a place, it's a feeling”. As Realtors, we can tell you that we have had the opportunity of helping many buyers find a home that wasn't at all what they had in mind in terms of their wish list and criteria. Sometimes, we view property with our clients and something just “feels” right. When we purchased our home, it wasn't love at first sight but more of a “I can work with this”... “It feels like home” kind of a sale.

Home accepts us the way we are. How many of us instantly walk through our front doors, are greeted by loved ones (two legged or four legged) take off our footwear and put on our slippers, change into comfortable clothes and immediately feel less stress and more relaxed and sense of belonging. There should not be any set standards for what qualifies as your home. It's a feeling of comfort and warmth – a place of calmness in an otherwise hectic world. Home can mean whenever you are truly happy.

If you don't love your home -  
Let us help you find a place  
that you can love that feels  
just right!

*Happy Valentines Day!*



## Rice Krispies Treats for Valentines Day

How fun and easy are these adorable heart shaped Rice Krispies treats. Thank you Pinterest for the great idea... when I saw this one, I had to share. Your heart shaped cookie cutter just got a new job!



Chocolate Dipped  
*Valentine's Day*  
Rice Krispies Treats



## Leading London's Featured Listing

24476 Poplar Hill Rd  
MLS 594253 Asking \$445,000

Exceptional 3+1 bedroom ranch on a large lot backing onto a cornfield in the lovely family orientated community of Poplar Hill. This home has been lovingly maintained and is move in ready! Main floor open concept living space offers a large eat-in kitchen with granite counter top, island, a large pantry and overlooks the living room to the front of the home and the wooden large deck and huge backyard through patio doors at the back of the home. This level also offers a bonus mudroom with double closets and a storage cupboard as well as 3 good-sized bedrooms, a renovated family bathroom with double sinks and subway tile walk-in shower. Master has a 3pc ensuite and fits a king size bed. The lower level is nicely finished with a large recreations room with a cozy gas fireplace, a large 4th bedroom, a renovated 4 pc washroom, laundry area and a staircase leading up to the attached garage. This home is located walking distance to the Community Park and only 10 minutes northwest of London.



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## Protect Yourself from Identify Theft with these 7 Tips

In 2014, the Canadian Anit-Fraud Centre documented **13,690** victims of identity theft. Keep your information secure and guard yourself against identity theft with these tips.

1. Guard your Privacy – Don't share personal information on social networks. Don't fall prey to scams that ask for personal information through email.
2. Install security features – If you keep personal or financial documents on your computer, install a firewall, use anti-virus and anti-spyware software, use a secure network and make sure your browser is up-to-date.
3. Keep your personal and financial information secure – Whether you keep you information in a filing cabinet or in the cloud online, make sure it's secure!
4. Always have strong online passwords and change them periodically.
5. Shred what you don't need.
6. Have someone pick up your mail if you are on vacation for any period of time longer than a few days.
7. Keep an eye out for unauthorized activity. Check your bank and credit card statements.