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## INSIDE THIS ISSUE

- 1 Upcoming London Events
- 1 A Holiday Message from Mike & Sarah
- 1 Market Update
- 2 How to Throw the Best Holiday House Party
- 2 Christmas Crack
- 2 Holiday Traditions to Start with your Kids

## MARKET UPDATE

\* Statistics from London St. Thomas Real Estate Board

**847 Homes were listed & 757 Homes were sold (Oct 2017)**

**YTD homes sold – 10,111**

Average Sales Price London Board - \$321, 220  
Average Sales Price Canada - \$501,335

“When looking at the region, home sales in London East, London South and London North have posted healthy gains in year-to-date activity,” Smith said. “In London East, home sales are up 21.2% compared to a year ago, while in London South, sales are up 13.9% and in London North, sales are up 6.5% compared to this time last year.”

## We are Passionate about OUR community!

### Upcoming London Events

Dec 1	Lighting of the Lights - Victoria Park
Dec 1-30	A Christmas Carol - Grand Theatre
Dec 14	Cirque Musica Holiday “Believe” - Bud Garden
Jan 18-20	Wine & Food Show - Western Fair District
Jan 24	Jeff Dunham - Bud Garden
Jan 26-28	Lifestyle Home Show - Western Fair District

## A Holiday Message from Mike & Sarah

This time of year is often a time of reflection as we think about one year coming to a close and another beginning – a new chapter, a clean slate. We often find ourselves reflecting over the previous months and this year we are especially thankful for our incredible circle of clients and friends who continuously support us in our business, refer us to friends and family and for the opportunity we have to help make our clients dreams come true. We are filled with gratitude this holiday season and want to wish you all a wonderful fun filled holiday season.



Sending a wish for a wonderful holiday season from our home to yours! Merry Christmas and Happy 2018!

Mike & Sarah Vander Vloet

## 5 Reasons to Make & Keep Christmas Traditions

1. Traditions create a strong family identity
2. Traditions anchor your family unit
3. Traditions encourage family time
4. Traditions build memories
5. Traditions honour family heritage



## Christmas Crack

### Ingredients

4 oz saltine crackers  
1 cup butter  
1 cup dark brown sugar  
2 cups dark chocolate chips  
3/4 cup chopped pecans



### Instructions

Preheat oven to 400 degrees. Line cookie sheet with parchment paper. Combine sugar & butter in a medium saucepan and bring to a boil. Boil for 3 minutes. Pour immediately over saltines making sure all the crackers are completely covered.

Bake at 400 degrees F for 5 to 6 minutes. Remove from oven and sprinkle chocolate chips over the top. Let sit for 5 minutes. Spread melted chocolate and top with roasted chopped nuts. Refrigerate for 2 hours. Once set, break into pieces. Enjoy!

## How to Throw the Best Holiday House Party

1. “DECK THE HALLS!” Decorate early and concentrate your holiday decor where people will enter and congregate. Simple decorations can go a long way! Greenery, ornaments and white lights strung here and there, just enough to capture the holiday mood.
2. “ALL IS CALM, ALL IS BRIGHT!” Great lighting is key to setting the perfect mood at a party. Light a few candles, and turn on the outdoor lights too.
3. “HARK THE HAROLDS ANGELS SING!” Have a playlist of holiday music that lasts several hours. Nothing will get your guests in the holiday spirit better than having festive music playing in the background.
4. “AND I BROUGHT SOME CORN FOR POPPIN”. For a larger party, serve finger foods or one-bite appetizers. Keep beverages in one place, food in another, and if you have room, desserts in a third location. It forces guests to circulate.
5. “CHEERS! IT’S CHRISTMAS” – Keep drinks simple. Offer wine, beer, and champagne. Offer non-alcoholic sparkling juices & water too.