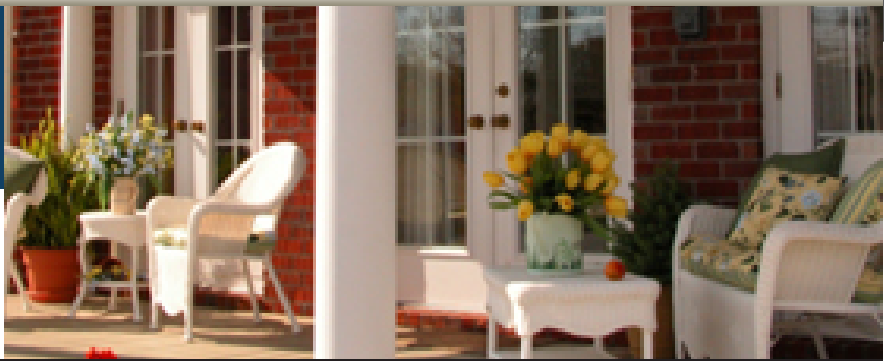




# THE REAL ESTATE CONNECTION

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**REAL ESTATE TALK AND HINTS FOR THE HOMEOWNER**

**NUMBER 78 - September 2009**

## NEIGHBOURHOODS

When it comes to neighbourhoods both Oakville and Milton offer a diversified range of homes.

Milton is one of Canada's fastest growing communities but a rive along the Dundas Street corridor will show Oakville is not far behind in new residential development.

While previously there were few apartment complexes other than rental properties, the past three years has seen a growth in new, low to mid-rise, condominium buildings that offer both first-time buyers and down-sizing empty nesters a viable and affordable option.

When strolling through Downtown Oakville or the Milton Farmer's market on a Saturday morning you can see that more young families are taking advantage of the expansion of affordable housing in both communities.

With advent of new neighbourhoods we are seeing shops, schools and parks all within walking distance.

So, with schools back in session, the mornings becoming crisper and the days shorter now is a great time to translate thoughts into action if buying or selling is something you are seriously considering.

Despite an overall shift to a more balanced real estate market locally, a shortage of pre-owned homes means properties placed on the market during the Fall will be attracting serious buyers.

As long as interest rates remain reasonable the housing market will continue to flourish and prices edge up.

However the next factor that could affect the market would be an upswing in mortgage rates in 2010, a situation that needs to be closely monitored.

We expect the real estate market in the last quarter of the year to be mainly fuelled by first time buyers and empty nesters.

This is a good time to seek the advice of your RE/MAX Neighbourhood REALTOR®.

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OR E-MAIL AWAY!**

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