

TO OUR VALUED CLIENTS

Almost 1 in 3 Canadians would love to move to the country: recent study

Perhaps the most significant real estate impact of the pandemic has been the migration of households from the urban core to smaller communities across the country – a development largely fueled by the work-from-home phenomenon. This begs the question of how much further this trend might go.

According to a recent study from Abacus Data, almost one-third of Canadians would love to move to the country. The study, which took place between January 29th to February 3rd, asked: "Would you like to move to a smaller community or rural location that is farther from a city?". Here are the responses to the close-ended choices:

- 28% - Yes, I would love to move to a smaller community or rural location
- 47% - No, I love living this close to the urban core
- 24% - I already live in a small community or rural location

Interestingly, the under 30 years of age cohort is more likely to want to move out (36%) than older Canadians (perhaps because many older Canadians have already done so). In terms of education level, the high school or less group leads the way (33%) while the university-educated are the laggards (21%).

Among those who would like to make the move, the primary motivation seems to be solitude (40%). That said, three real estate-oriented motivations (see below) combined to create a larger incentive (51%).

Top Ranked Reasons For Wanting To Move

- 40% - A Quieter Pace Of Life
- 28% - More Affordable Housing
- 14% - More Outdoor Property
- 10% - To Be Closer To Family Or Friends
- 9% - A Larger House

In terms of the amenities that are essential for people who want to move to the country, high-speed internet and proximity to a hospital ranked as the top two items.

Essential or Somewhat Essential Amenities Required For Move To Smaller Community

- 92% - High-Speed Internet
- 91% - A Hospital Within A 20 or 30-Minute Drive
- 79% - Walking & Biking Trails
- 71% - Restaurants & Shops Within Walking Distance
- 67% - Good Community Programs Such As Sports
- 60% - Efficient Public Transportation To Get Into
- 55% - Good Schools

It will be very interesting to see if the urban-to-rural trend will continue in our post-pandemic world. Even more interesting will be if there will be a "boomerang" effect of people wanting to return to allure of urban life.

As usual, your client referrals are both highly valued and greatly appreciated. Until next time, take care!

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PEARLS OF WISDOM



"Few things are more satisfying in life than seeing your children have teenagers of their own." – **Doug Larson**

"One of life's greatest mysteries is how the boy who wasn't good enough to marry your daughter can be the father of the smartest grandchild in the world." – **Proverb Quotes**

"Have you ever noticed that anybody driving slower than you is an idiot, and anyone going faster than you is a maniac?" – **George Carlin**

"I base most of my fashion taste on what doesn't itch." – **Gilda Radner**

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MARCH/APRIL 2021

REAL ESTATE UPDATE

THE LEVIE'S

MARKET NEWS

HAMILTON RESALE PRICES CONTINUE TO SPIKE

MARKET HIGHLIGHTS

- February resale volume of 745 units up by 9.7% versus February 2020
- February average resale price of \$769,774 is up by an eye-catching 30.4% versus February 2020
- Weak resale inventory continues to propel price growth; active listings down by 43.7% and months supply down to just 0.7 months
- Days on market plummeted from 26 days last year to just 13 days this year

Resale Home Sales

+9.7% year/year

Feb 2021
745

Feb 2020
679

Average Resale Price

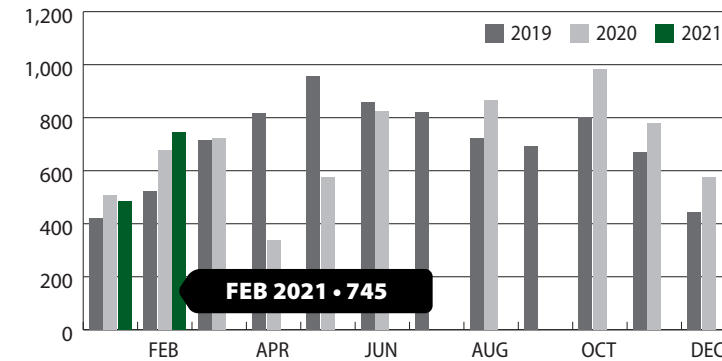
+30.4% year/year

Feb 2021
\$769,774

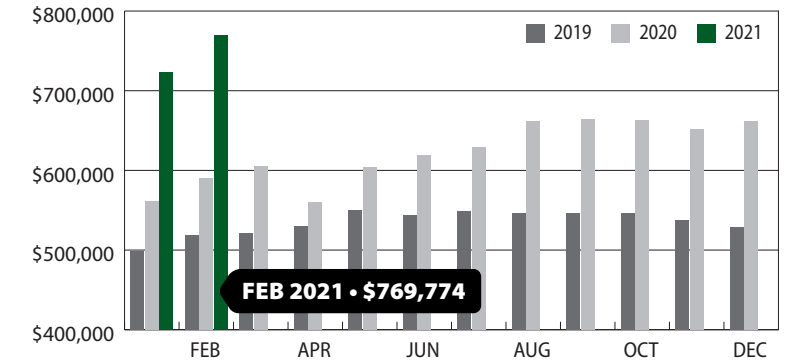
Feb 2020
\$590,404



HAMILTON Resale Home Sales



HAMILTON Average Resale Price



for more detailed HAMILTON statistics: ORVALROSELEVIE.INFO

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WHEN TO SPLURGE AND WHEN TO SAVE AROUND THE HOME



In an ideal world, every item in your home should last for years. But the reality is, not everyone can afford to buy high-quality, durable items for every room of the house. Fortunately, even the design experts say that it's okay to skimp on certain items. Here's where it makes sense to save, and where it makes sense to splurge.

SPLURGE ON: Sofas

This is one of the largest furniture items in your home, and it'll probably be one of the most-used pieces of furniture. That's why it's worth spending a bit more money on sofas if you want supreme comfort that will last for a long time. When purchasing a sofa, look for one that's constructed with high-quality materials such as plywood, engineered hardwood, or solid wood. If you're testing out the sofa in person, listen for squeaks as it could be a sign of weak springs.

SAVE ON: Nightstands

It's okay to skimp on accent furniture like nightstands in the bedroom and side tables in the living room. Since they don't go through as much wear and tear as sofas, they don't need to be made of the best materials.

SPLURGE ON: Flooring

Whether it's carpeting, hardwood, or tile, your floors will experience tons of wear and tear over the years so it's a no-brainer that they should be as durable as possible. By investing in high-quality flooring now, you could end up saving yourself money in the future by avoiding the costs of labour and materials associated with replacing and repairing cheap flooring.

SAVE ON: Lighting

Save your money when it comes to lighting, whether it's a table lamp, floor lamp, or track lighting. Unless you're looking to make a big statement, lighting is mostly functional, so as long as it properly lights up your space the way you want, there's no need to spend a fortune on this area.

SPLURGE ON: Kitchen cabinets

We all know the kitchen is a high-traffic room, but have you thought about how much we put our cabinets through? We're constantly opening and slamming them shut, cramming them with items that leak and spill, and exposing them to heat, steam, food, grease, and water. Since cabinets are one of the most important workhorses in the kitchen, it's important to invest in high-quality materials and well-functioning hardware that will be able to withstand years of abuse.

SAVE ON: Decorative accessories

Accents can help liven up our homes and inject personality. However, you don't need to drop big bucks on things like throw pillows, display vases, and table centrepieces. Since your tastes will change over the years—or even with the seasons—it's best to rein in your spending when it comes to decorative items.

SPLURGE ON: Mattresses

We spend about a third of our lives in our bed. It's where we rest, recharge, and refuel ourselves for the day's challenges, so it's perfectly reasonable to splurge on a high-quality mattress. When shopping for a mattress, you should take into consideration what kind of sleeper you are (back, side or stomach sleeper) and the level of firmness you prefer. Plus, check the return policy—this is one purchase you really don't want to have regrets about.

SAVE ON: Occasional seating

Do you have seats around the home that don't get used that often? For example, kitchen bar stools, accent chairs, or ottomans you whip out when there are guests over. Since these aren't used on heavy rotation, go ahead and save yourself some money by opting for budget-friendly options that still get the job done.

The coolest closet features you'll want for your home

Technology has drastically changed how we go about our everyday routines. From our kitchens to our entertainment rooms, it's hard to avoid making high-tech upgrades to our spaces—and that includes our closets. No longer just a space where clothes get hung and stored away, next-generation closets are turning the basic routine of getting dressed into something a lot more fun and futuristic.

At-home dry cleaners that sanitize your clothes

Both Samsung and LG have come out with a solution for all your dry-cleaning headaches. Instead of having to bring all your clothes to get professionally steamed and sanitized, you can refresh your clothes right from home with a steam-generating machine. Resembling a slim refrigerator, both the Samsung "AirDresser" and LG "Styler" allows you to clean your garments, as well as bedding, plush toys, and towels. One cycle can kill dust mites, bacteria, allergens, odours, and wrinkles from your clothes without the use of detergents or harsh chemicals.

Rotating racks that let you see everything in plain sight

Have you ever searched high and low for a specific clothing item but just could not find it? That's no longer a problem if you have a motorized closet organization system. Several systems on the market offer a carousel-like experience that rotates your clothing rack on an oval track, allowing you to have a better view of all the clothes you own. Not only does it streamline your closet, but it also helps maximize unused space.

If that wasn't already cool enough, some systems let you request a specific clothing item via an app, such as the Augusto Dynamic Closet by Italian company Metalprogetti Casa. Looking for that green merino wool sweater? Tap and it's here. Want to wear that pink and white wrap dress? You've got it.

Apps that give you outfit ideas

Perhaps more stressful than cleaning and organizing your closet is deciding what to wear. Luckily, some apps take inventory of everything that you own to curate personalized outfits based on what occasion you're getting dressed for and what the weather is like outside. Some apps even keep track of what you've already worn so you don't wear the same thing twice.

For those who find statistics useful, some apps can gather data on what your most-worn colours and brands are, as well as what your least-worn items are, so you can take this information with you the next time you go shopping. Some apps can even schedule your outfits ahead of time so you know exactly what you're going to wear. Apps to try include Cladwell, Stylebook, and Smart Closet

A smart mirror that shows you how clothes look on you

One of the most sci-fi technologies taking over our closets is the Magic Mirror developed by Chinese company Haier. It's a smart mirror that does a lot more than show you your reflection. It's essentially a digital hub that scans your entire body, taking measurements of your figure and photos of your face so that it can superimpose outfits on to your avatar. This allows you to see for yourself whether an outfit will look good on you, even letting you mix and match tops and bottoms so you don't have to try on a bunch of clothing. The mirror even lets you virtually try on clothes you've been eyeing while online shopping, so you can figure out if it's something you want to buy.

