

# neighbourhood Snapshot

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SALES REPRESENTATIVE

OLIVER AND ASSOCIATES REAL ESTATE BROKERAGE INC.

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## Moving Forward

### HOW MUCH DO I TIP THE MOVERS?

If you feel you aren't receiving good service, don't feel compelled to tip. Tipping should be reserved for movers who do their job right. If a mover goes out of their way to accommodate you, then tip accordingly. Here is some general advice when tipping movers:

1. Provide cold drinks, coffee or whatever is suitable to the weather and time of day.
2. If there's only one or two movers, tip between \$40-60 (to split if there are two) depending on how hard the move was (stairs, heavy boxes, awkward items, etc...).
3. More than one mover, tip \$20 per person and give all the money to the head mover or supervisor so they can divide it afterward.
4. If you received absolutely amazing service, tips can reach up to \$100. But the movers need to be really good, really helpful and do something beyond the call of duty. That's definitely the sign of a really good and caring mover.

Source: By Diane Schmidt, About.com Guide

### MOVING DURING A DIFFICULT TIME

As we all know, and most of us have experienced at least once, moving, at the best of times, is difficult. So, when you add the extra emotional stress of a major life change, such as a divorce, death or economic crisis, a move can be a breaking point.

The hard part is, many people have to move - as opposed to wanting to - because of the reasons above. Feeling that they don't have a choice in their decision to move, many feel that their lives are spinning out of control.

If you're in this situation, and a move is something you must do, then there are some tips to consider to help you through this extremely difficult time. And remember, you're not just moving into a new home, you're moving into a new life.

- Take what you need
- Try not to make rash decisions
- Ask for help
- Be good to yourself

Source: By Diane Schmidt, About.com Guide

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# Did you know?

Final walk-throughs are not a home inspection. It's not a time to begin negotiations with the seller to do repairs, nor is it a contingency. A final walk-through is an inspection performed anywhere from a few hours to five days before closing, and its primary purpose is to make certain that the property is in the condition you agreed to buy -- that agreed-upon repairs, if any, were made and nothing has gone wrong with the home since you last looked at it.

Buyers are often pressed for time as the day draws near for closing, which means buyers can be tempted to pass on the final walk-through. It is never a good idea to forego the final walk-through. Here is a list of items to check on a final walk-through:

- \* Turn on and off every light fixture
- \* Run water & look under sinks for leaks
- \* Test all appliances
- \* Check garage door openers
- \* Open and close all doors
- \* Flush toilets
- \* Inspect ceilings, wall and floors
- \* Run garbage disposal and exhaust fans
- \* Test heating and air conditioning
- \* Open and close windows
- \* Make sure all debris is removed from the home

Source: Elizabeth Weintraub, About.com Guide



# Rebound Continues

Last month's home sales spell good news for the London CMA: sales were up 2.3% for detached homes and 10.8% for condos. All in all, 898 homes exchanged hands, a modest improvement over last May's 864 sales. "May is the eighth consecutive month in which we've seen home sales top those of the previous year," says Richard Thyssen, President of the London and St. Thomas Association of REALTORS®. "That means we're easing back to pre-Great Recession levels."

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## FOR THE MONTH OF MAY 2010

TYPE	UNITS SOLD	AVG. PRICE
2 Storey	213	\$313,297
Bungalow	153	\$181,443
Ranches	88	\$277,507
Townhouse Condo	91	\$160,737

## AVERAGE PRICES YEAR TO DATE

TYPE	UNITS SOLD	AVG. PRICE	% CHANGE FROM 2009
Total Detached	714	\$246,331	7.9%
Total Condo	184	\$180,243	9.7%
Total Residential	898	\$232,790	7.8%

Source: London and St. Thomas Association of REALTORS®



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