



REAL ESTATE NEWS

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Almost one third of young Canadians have altered their home purchase plans due to the rising cost of living

29% of Canadians aged 18-34 have delayed or deprioritized their home buying plans since the start of the year



Home buying plans are being put on hold for many Canadians as they reassess their finances and hope for home prices to decline further. Since the start of 2022, the increased cost of living – including higher interest rates and rising inflation – has forced nearly one in five Canadians (19%) to delay or deprioritize the purchase of a home, according to a recent Royal LePage survey, conducted by Leger. When broken out by age, respondents between the ages of 18 and 34 were significantly more likely to say they have delayed or postponed a home purchase since the start of the year (29%).

Late last month, the Bank of Canada increased its overnight lending rate for the fifth time this year. While monetary policy has had a cooling effect on home prices over the last five months, the

cost of consumer goods, including food and fuel, continue to rise. Meanwhile, it has become more challenging to qualify for a mortgage as interest rates go up.

“A large portion of homebuyers have moved to the sidelines since the cost of borrowing began its rapid increase in March. Everyday expenses have gone up, and compared to periods of pandemic lockdown, Canadians are saving less and spending more money on services today, including travel and entertainment,” said Karen Yolevski, COO, Royal LePage Real Estate Services Ltd.

Of those who have delayed the purchase of a home, 40% say they still plan to buy... just at a later date. Meanwhile, 60% say they have put their home buying plans on hold indefinitely.

“In the most expensive markets in the country – Toronto and Vancouver and the surrounding areas – part of the sidelined demand is putting increased pressure on the rental market. However, many of those buyers are expected to return to the market once interest rates stabilize and buyer confidence is regained,” added Yolevski.

RESALE MARKET CONTINUES TO SLOW AS BUYERS REMAIN WATCHFUL

Members of the Ottawa Real Estate Board (OREB) sold 1,080 residential properties in September 2022 compared with 1,601 in September 2021, a decrease of 33%.

“September’s lower sales performance reflects continued hesitancy among Buyers as they watch interest rates rise and consider the speculation surrounding price trends. With rising interest rates, the mortgage stress test has sidelined some potential Buyers, while others are likely scrutinizing their budgets for affordability amidst inflation and cost of living increases,” states OREB’s President. “On the other hand, we have seen an uptick in the number of new listings entering the market, which were not only higher than last month but also last year, and the five-year average. This trend continues to bring the resale market into more balance, which generally means more time for Buyers and Sellers to weigh their options and to adjust according to their needs.”

The average sale price of a residential-class property sold in September in the Ottawa area was \$706,658, an increase of 0.5% from a year ago. The average sale price for a condominium-class property was \$450,987 an increase of 6% from September 2021.

Call today for real estate advice and information!

Carve out a space for your home office



Big or small space, there is always a way to create a functional workspace.

As the pandemic rolled out, working from home became the norm for many. But, it can be difficult at times to find a place to feel productive and dedicated to your work.

No matter where you live, spare room or not, you can still carve out a space to call your home office.

5 ways to create your very own dedicated office space:

1. Change your living room layout

A lot of people find themselves working on dining room tables. However, you can actually utilize the space in a living room by just reconfiguring the layout to create something functional and aesthetic.

Tips:

- Push your sofa against the wall to make room for a small writer's desk, or place a slim desk behind your sofa as you would use a console.
- Try adding a corner desk so it's tucked away, like a reading nook.
- If there is a window, think about placing the desk in front of it, where you can take advantage of natural light.

2. Use multi-functional furniture that doubles as a work surface

Consider using furniture that can be used in more ways than one. This saves space, money, and the stress of having to find a location for a desk.

Tips:

- Use a sideboard, buffet table or storage bench to store office supplies.
- Place a mirror above a desk in your bedroom and have it double as a makeup table.

- Get a mobile island that locks in your kitchen. You'll have a countertop that doubles as desk space, and you can move it in and out of the way when you are done.

3. Repurpose a closet

This idea is becoming ever so popular. It creates a functional space that can be hidden as needed. But, be warned... It may require some purging of your closet!

Tips:

- Using part or all of a closet or an armoire, add a narrow table or sturdy shelf (at desk level) that fits within.
- Add shelving above with baskets for light materials, cables or files.
- You can also choose a fold-down desk for an all-in-one storage solution and a larger desk space.
- Pull up a chair during the work day. And, simply close the doors when you are done.

4. Divide the room

It can be distracting to see your bed while working, so add separation. If you can spare the space within an existing room in the house, simply add some division.

Tips:

- Add a folding room divider screen.
- Hang curtains to create a fabric wall.
- Install mid-sized bookcases to use as dividers that also double as storage on either side.

5. Clean up the shed or garage

At first thought this may not sound ideal. However with some purging and clean-up, conventional storage places make for beautiful office spaces. You just need to be mindful of what to keep, and add charming decor for motivation.

Tips:

- Purge and remove anything you haven't used in a year.
- Invest in some floor boards, turf or rug to lay down (you do not need to get it professionally done).
- Install a desk and some lighting, and add a heater for when it's cold.

