

# Oakville & Burlington Market Watch

**Today Canadians Lost a National Hero**

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## Home is where the heart is



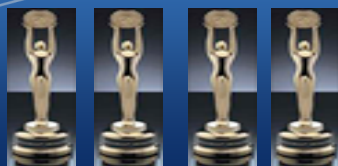
Housing for me is very personal. I have owned myself since I was around 18, moved a lot over the years, left Toronto and now reside in Oakville.

I have raised a family, entertained and run a business from my various homes. For me, home is where the heart is.....as well as my equity and future retirement. Not any different than my clients but I live it as well so helping people with their dreams is really important.

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**Darlene Darragh**

Award Winning Sales Representative 2013 - 2016

CENTURION® Producer\*

\*2016

## Home is where the heart is

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My last child is still celebrating Halloween. Yes, as much as a 17 year old can. For her it is about costumes for parties, and parties to chase. Watching her reminded me why I love this time of year and as a result, I decided this year to pull out some dusty Halloween ornaments and decorate again.

I used to throw huge Halloween costume parties where it took me weeks to prepare and cook. I don't do that anymore so decorating is about all I can do. The wind and rain howled the other day so it got me in the mood I suppose. My kids thought I was funny (or maybe a wee bit annoying with my loud haunted house table ornament) but what the heck.



The little boy around 1 walking down my street yesterday with his golden voice coming through my open windows. Seeing him reminded me that my area is now a favourite for young families. I will be going away the weekend of Halloween but will arrive back in time to shell out, dress up and try to do my part for the youngsters in my neighbourhood.

Home is truly where the heart is. Sometimes we all just need to be reminded.

## **OSFI's proposed mortgage measures unnecessary and harmful – Fraser Institute**

A new stress test for all uninsured mortgages is unnecessary and could increase costs for homebuyers, according to a recent report from the Fraser Institute.

Study author Neil Mohindra wrote the proposed stress test “will do more harm than good” by limiting access to mortgages for some homebuyers.

“The mandatory standard for stress testing could result in a less competitive and more concentrated mortgage market,” Mohindra stated, as quoted by The Canadian Press.

The study came amid news that the Office of the Superintendent of Financial Institutions is finalizing new lending guidelines.

Among the changes being considered is a requirement that homebuyers who have a down payment of 20% or more and do not require mortgage insurance still have to show they can make their payments if interest rates rise.

The head of OSFI has said that Canada’s banking regulator wants to reduce the risk of mortgage defaults because of high levels of household debt.

“We are not waiting to see those risks crystallize in rising arrears and defaults before we act,” OSFI head Jeremy Rudin said recently.

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## Award Ceremonies



*"Now is the time to list your property with the inventory being so low".*

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## OSFI's proposed mortgage measures unnecessary and harmful – Fraser Institute

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Canadian household debt compared with disposable income hit a record high in the second quarter. Statistics Canada reported last month that household credit market debt as a proportion of household disposable income increased to 167.8%, up from 166.6% in the first quarter.

However, Mohindra said that instead of a prescriptive test, OSFI could use its existing powers to fix what it believes are deficiencies in policies and procedures.

The Bank of Canada has raised its key interest rate target by a quarter of a percentage point twice this year.

The increases have pushed up the big bank prime lending rates that are used to determine rates for variable-rate mortgages and lines of credit.

Source: REP magazine (by Ephraim Vecina)



### “Lets Talk Real Estate” Podcasts

I am thrilled to expand my online marketing to now include podcasts in addition to video.

Starting in July we launched the “Let’s Talk Real Estate – Let’s Get Real Podcast series.

The response has been overwhelming. We are talking about topics submitted by the viewers and includes topics such as:

- Staging
- Selling your home on your own
- Discount brokerage pitfalls
- Renovating
- Buying a home for your children
- Buying investment properties

You can listen to these podcast by:

- Following my social media sites
- Accessing a direct link from the [www.OakvilleDailyHouses.com](http://www.OakvilleDailyHouses.com) or [www.BurlingtonDailyHouses.com](http://www.BurlingtonDailyHouses.com) website posts or emails if you are on my automatic daily listing emails
- Selecting Podcast on the [www.DarleneDarragh.com](http://www.DarleneDarragh.com) or [www.HomeSaleDivas.com](http://www.HomeSaleDivas.com)

**SOLD**

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include  
indoor  
pool,  
sauna,  
game  
room, party  
room, etc.

**SOLD**

## 2323 Confederation Parkway – PH5 (Mississauga)

Congrats to my wonderful seller for allowing me the opportunity to sell her condo unit in Mississauga.

We had so many interested buyers and several offers but it only could be sold to one lucky family.

Call or email Darlene at [DarleneDarraghHomes@gmail.com](mailto:DarleneDarraghHomes@gmail.com) or call/text 905-484-4653 if you are looking to buy or sell.

## We say goodbye to a national hero (Gord Downie)



Today Canada mourns a national hero. I share the original post I wrote in August 2016 as I sat in a New York hotel room watching that iconic concert on my laptop.

Not wasting any time after this concert to spend what precious time he had left, he tried to make a difference highlighting the injustices of our most vulnerable citizens.

We as a nation are better for having had him as one of our citizens and we feel the loss today collectively.

May you rest in peace with the angels.

## Personal Tribute as I Watched August 2016 Concert

I watched the iconic Canadian concert in August 2016 in a hotel room in New York City. I was travelling with my daughter and although I am sure she would have preferred going out for the evening, I insisted we go back so I could be part of that special moment even if it meant I experienced it using a small laptop computer and headphones.

As I watched the event, I wrote the following on my social media:

*“There have been times that being Canadian has not always been all it is cracked up to be. Questioning our national identity, our government, and how as a nation we do things, I can honestly say tonight we unite showing our collective good. Unlike our neighbours to the south (where I happen to be right now) we have taken this event and embraced it even if its origin is based on sadness and heartbreak.*

*We often think of ourselves as more naive, innocent or dare say honest or less into glitter as a nation than some others. We now celebrate a band and their contribution to our past, identity and highlighting our poetic better selves. Their songs and what they represent dare say highlight how we think as a nation.*

*As our family drove through Savanna and later New Orleans singing New Orleans is Sinking (this was prior to the areas heartbreaking crises), the song has memory for me and travelling with Dave and our children. It was a song and band like many we introduced to our children which contributed I think to their extreme love of music like their parents. Whether you like the Hip, have ever seen them, or understand this event, it has united a nation which is so Canadian.*

*For all of us not local to watch this concert that unites Canadians in a collective moment, I hope like some to enjoy it online proving the world a very small place. Gord Downie, the bravery and courage to go through this journey so public, educating us on the disease, raising money for the cause and spending your time giving back to your fans, we will never forget what you did for all of us. You truly are a national treasure.”*

I had no idea he would go on to do even more great things as he reminded us of our collective responsibility to do right by our most vulnerable people. I hope we can make him proud.



# Your trust means so much to me

Selling your home is a privilege.

Real estate is my passion because I truly believe that once my clients' home life is settled, everything else falls into place.

With a passion for homes and over 30+ combined years experience in real estate sales, communications, marketing, negotiations, website design, social media marketing, relocations, decorating and staging, I know your home and your needs are as unique as you are!



*My experience, dedication and attention to detail throughout the entire sale and/or buying process will provide you with the results you expect.*

## What kind of Realtor am I?

When most people think of the word "REALTOR®", the image of a professional helping someone buy or sell a home comes to mind. Of course, that's a big part of the job! But as your REALTOR®, I also consider it my job to help you enjoy your home between transactions.

How do I do that?

This informative newsletter is one way. Another is to invite you to give me a call when you have questions about the real estate market or want to know the current market value of your home.

If you need some work done around the property, I may also be able to recommend a good contractor from amongst the reputable home professionals I know.

Is there any other way I can be of service? Please let me know!

## Darlene Darragh

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