

# New Homes newsletter

COLDWELL BANKER PETER BENNINGER REALTY, BROKERAGE  
NEW HOMES DIVISION

## Leaders in Improved Energy Efficiency

A new study released by the Canadian Home Builders Association (CHBA) details how the residential construction industry continues to be a leader in improved energy efficiency and dealing with greenhouse gas emissions. Between 1990 and 2008, 4.4 million new homes were built in Canada—a 33% net increase, while energy use in homes grew by only 14.3%. While commercial and institutional sectors saw its greenhouse emissions by more than 36%, total greenhouse gas emissions from Canadian homes rose by only 0.3%.

Reports CHBA's corporate secretary for environmental affairs, "Canada's housing has achieved considerable improvement in both energy efficiency and greenhouse gas emissions. New homes are more energy efficient than older homes ...home owners continue to invest in improving the energy efficiency of older, less energy efficient homes of existing homes. And a significant number of older, less energy efficient homes have been removed from the housing stock.

## July 2011 National Housing Starts

The seasonally adjusted annual rate of housing starts was 205,100 units in July, according to Canada Mortgage and Housing Corporation (CMHC). This is up from 196,600 units in June 2011.

"Housing starts rose in July due to an increase in multiple starts in all regions except Quebec," said Mathieu Laberge, Deputy Chief Economist at CMHC's Market Analysis Centre. "The multiples sector showed continued strength in Ontario and a significant increase in British Columbia and in the Atlantic region."

The seasonally adjusted annual rate of urban starts increased by 4.7% to 185,200 units in July. Multiple urban starts were up by 13% to 120,200 units, while urban single starts decreased by 7.8 per cent in July to 65,000 units.

July's seasonally adjusted annual rate of urban starts increased by 36.1% in the Atlantic region, by 33% in British Columbia, and by 1.7% in Ontario. Quebec posted a decrease of 7.8% over the same period, while urban starts decreased by 0.3% in the Prairie region.

Rural starts were estimated at a seasonally adjusted annual rate of 19,900 units in July.

*Source: CMHC*

# Featured Properties



## Church Property

- ◆ Sanctuary seats approximately 150– 200 plus small balcony
- ◆ Sanctuary complete with air conditioning and hot water radiant heating
- ◆ Several classrooms and offices on lower level
- ◆ Main entry door wheelchair accessible
- ◆ Accessible washrooms off fellowship hall remodeled in 2011
- ◆ New kitchen installed 2010/2011
- ◆ 6 Washrooms total
- ◆ Exclusive Listing

## King Street East Mixed Use Corridor

- ◆ 1314 King Street East, Kitchener
- ◆ 0.341 acres with 90' high profile King Street frontage
- ◆ Development or investment property situated along one of Kitchener's proposed mixed use corridor, offering many permitted uses, both residential and commercial
- ◆ Property currently contains single detached rental and retail
- ◆ Zone—King Street East Mixed Use Corridor, MU2, MU3
- ◆ Exclusive Listing



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## Solid MLS Sales

The Kitchener Waterloo Association of Realtors (KWAR) report 512 homes sold in July via MLS, including 350 single detached, 93 condos, 35 semi detached and 30 townhouses. These sales totals represent an increase of 1.6% over July 2010 totals.

The average sale price surged 6.7% to \$302,974, driven by the increase in sales in the \$300,000 + price ranges. Reports KWAR president, "while this time last year we had nineteen percent

of the activity happening above the \$350,000 price point, this past month saw that proportion jump to twenty-seven percent."

Despite the modest sales increases over the same month last year, the KWAR president remains positive about the local market, "a home is still one of the best investments you can make, and this community is one the best in the country to call home—it's a perfect combination."

	July 2011	July 2010	YTD 11	YTD 10
Number of Single Family Detached	246	229	1,791	1,922
Dollar Volume Single Family Detached	\$83,668,712	\$74,477,279	\$621,664,266	\$634,799,266
<b>Residential Sales by Price Category</b>				
\$0–99,999	0	1	9	6
\$100,000-149,999	21	25	140	180
\$150,000-199,999	45	45	348	382
\$200,000-249,999	69	86	639	752
\$250,000-299,999	101	112	737	793
\$300,000-349,999	55	38	387	391
\$350,000-\$399,999	38	20	251	210
\$400,000-499,999	30	25	247	226
\$500,000 +	23	18	182	159