

**COLDWELL  
BANKER** 

**NEW HOMES**

**PETER BENNINGER  
REALTY**

Independently Owned & Operated Brokerage

Issue 107 • March 2011

# New Homes newsletter

COLDWELL BANKER PETER BENNINGER REALTY, BROKERAGE  
NEW HOMES DIVISION

## Put us to work for you!

At Coldwell Banker Peter Benninger Realty, we are committed to the new home industry. Our New Homes Division provides services such as dedicated new homes sales representatives for your site, sales management, market research, print advertising, internet promotion, video tour and professional still photos.

Experience has taught us every builder and every home site is different. Because we specialize, we can custom tailor our services to meet your needs.

Over the years we have worked with many of our local builders and are proud to call them clients. We have been successful on a diverse range of projects from single detached to high rise condominiums. Building homes is what you do best—selling them is what we do best. Call us to find out how we can help you sell more homes.



## February 2001 Housing Starts

The seasonally adjusted annual rate of housing starts was 181,900 units in February, according to Canada Mortgage and Housing Corporation (CMHC). This is up from 170,600 units in January 2011.

“Housing starts moved higher in February because of increases in Ontario and the Prairies,” said Bob Dugan, Chief Economist. “The bulk of this increase was felt in the multiples segment. From last month, multi-family starts were up in Saskatchewan and in Toronto.”

The seasonally adjusted annual rate of urban starts increased by 9.4 per cent to 161,000 units in February. Urban multiple starts were up by 14.5 per cent in February to 94,900 units, while single urban starts edged higher by 3.0 per cent to 66,100 units.

February’s seasonally adjusted annual rate of urban starts decreased by 24.7 per cent in Atlantic Canada, by 7.1 per cent in Québec, and by 5.9 per cent in British Columbia. Urban starts increased by 29.3 per cent in Ontario and by 26.1 per cent in the Prairies.

*Source: CMHC*

# Featured Property



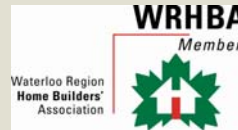
## Highland Road West at Ira Needles Boulevard, Kitchener



- ◆ 2 acres
- ◆ Lot size 265 x 330
- ◆ C6 Zoning
- ◆ Close to major transportation routes
- ◆ Asking Price \$1,100,000
- ◆ MLS



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## Steady MLS Sales

The newly re-named Kitchener Waterloo Association of Realtors (KWAR) reports steady sales throughout February, with a total of 491 homes sold via MLS, including 308 single detached, 104 condominium units, 46 semi-detached units and 31 freehold townhouses.

Despite a small decrease in total sales when compared to the same month last year, the KWAR president reports “these are above average numbers

for February. Keeping in mind that this time last year we had an unusually active February, setting a record for home sales in that month.”

While the average sale price decreased 0.8% compared to February, the KWAR president explains, “vigorous activity for condos and homes in the mid price ranges was reflected in the slight decrease in the average overall residential sale price.”

	February 2011	February 2010	YTD 11	YTD 10
Number of Single Family Detached	213	240	378	431
Dollar Volume Single Family Detached	\$71,074,032	\$76,734,090	\$124,642,896	\$137,815,247
<b>Residential Sales by Price Category</b>				
\$0-99,999	1	0	2	1
\$100,000-149,999	15	10	28	30
\$150,000-199,999	55	61	90	97
\$200,000-249,999	90	109	160	188
\$250,000-299,999	94	84	170	147
\$300,000-349,999	43	53	69	89
\$350,000-\$399,999	30	17	53	43
\$400,000-499,999	32	35	50	55
\$500,000+	12	16	24	29