Royal LePage SHELTER FOUNDATION

25 YEARS SINCE 1998

First step towards safety

We're proudly supporting helplines for women experiencing domestic violence

British Columbia: VictimLink BC **1-800-563-0808**

Alberta: FearIsNotLove Family Violence Helpline **403-234-7233** (Calgary); WIN House Helpline **780-479-0058** (Edmonton)

Saskatchewan: Saskatoon Interval House Crisis Line **1-888-338-0880** (Saskatoon)

Manitoba: Province-wide Family Violence Helpline **1-877-977-0007**

Ontario: Assaulted Women's Helpline **1-866-863-0511**

Quebec: SOS violence conjugale **1-800-363-9010**

New Brunswick: Crossroads for Women Crisis Line **1-844-853-0811** (Moncton); Women in Transition House Crisis Line **506-459-2300** (Fredericton)

Nova Scotia: Provincial Domestic Violence Line **1-855-225-0220**

Prince Edward Island: PEI Family Violence Prevention Services **1-800-240-9894**

Newfoundland and Labrador: Domestic Violence Help Line **1-888-709-7090**

Yukon: VictimLink BC **1-800-563-0808**

North West Territories: YWCA **1-800-240-9894**; **867-873-8257** (Yellowknife)

Did you know? Helplines are often the first point of contact for thousands of women in Canada each year who experience intimate partner violence. Operating 24 hours a day, 7 days a week, compassionately trained staff provide counseling, emotional support, information, referrals and even help identify an abusive situation. While emergency women shelters are essential in our communities, it's important to note that not all women experiencing abuse will go to a shelter.

That's just one of the reasons why helplines are so vital and why the Royal LePage Shelter Foundation is marking its 25th anniversary with a contribution to these essential services.

See the left sidebar for a list of provincial and territorial helplines for women experiencing intimate partner violence. If you are a friend or family member of someone you think may be experiencing abuse, you are welcome to reach out to a helpline as well, to learn more about how best to support your loved one.

To join Royal LePage professionals in helping make home a safe place for everyone, visit rlp.ca/donate.

THE HOMEOWNER

Winter 2024

National year-end price forecast downgraded modestly following sluggish third quarter

According to the Royal LePage House Price Survey, the aggregate[1] price of a home in Canada increased 3.6 per cent **year over year to $802,900 in the third** quarter of 2023. On a quarter-over-quarter basis, however, the national aggregate home price decreased modestly by 0.8 per cent, indicating that while many Canadians have adjusted to the increased cost of borrowing, elevated interest rates continue to impact activity in markets across the country. In September, the Bank of Canada held its key lending rate steady at 5.0 per cent, following two consecutive rate hikes in the summer.[2]

"With activity slowing, home prices softened in some of our major markets over the last three months, following a stronger-than-expected second quarter. Prices remain up on a year-over-year basis, with today's stable market standing in sharp contrast to the steep declines experienced in the third quarter of 2022," said Phil Soper, president and CEO of Royal LePage. "While trading volumes in most regions remain sluggish, Canada's housing market is on solid footing, with pent-up demand building. We don't anticipate a material change in property prices through the remainder of the year."

The Royal LePage National House Price Composite is compiled from proprietary property data nationally and regionally in 63 of the nation's largest real estate markets. When broken out by housing type, the national median price of a single-family detached home increased 3.4 per cent year over year to $833,600, while the median price of a condominium increased 3.8 per cent year over year to $587,400. On a quarter-over-quarter basis, the median price of a single-family detached home decreased 1.0 per cent, while the median price of a condominium remained flat, increasing just 0.1 per cent. Price data, which includes both resale and new build, is provided by Royal LePage's sister company RPS Real Property Solutions, a leading Canadian real estate valuation company.

Royal LePage is forecasting that the aggregate price of a home in Canada will increase 7.0 per cent in the fourth quarter of 2023, compared to the same quarter last year. The previous forecast has been revised downward to reflect softer activity than expected in the third quarter, which resulted in a modest decline in prices in some markets, including Toronto and Vancouver.

Learn more:
National release:
rlp.ca/Q3-2023-hps-release
Regional analyses:
rlp.ca/regional-releases
Quebec Markets release:
rlp.ca/Q3-2023-hps-release-Quebec
House Price Survey Chart:
rlp.ca/house-prices-Q3-2023
Market Survey Forecast Chart:
rlp.ca/market-forecast-Q3-2023

[1] Aggregate prices are calculated using a weighted average of the median values of all housing types collected. Data is provided by RPS Real Property Solutions and includes both resale and new build.

[2] Bank of Canada maintains policy rate, continues quantitative tightening, September 6, 2023.

Headline

Write your commentary here, up to 8 lines of text

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CANADA'S REAL ESTATE COMPANY

ROYAL LEPAGE

How to embrace textures to create a magazine-worthy living space

Texture has always had an influence on interior design. Today's trending fabrics are bolder and make more of a statement than ever before, adding a luxurious yet cosy feel to any living space.

Inviting textures such as bouclé, felt, matte velvet and natural linen are a great way to embrace this latest design craze while creating the comforting feeling we all crave in the winter months.

If you're looking to level up your design skills this winter, here are some inventive ways to embrace this sensory-driven trend to create a modern, livable home.

Mix-and-match pillows

Layering pillows is an effortless way to add texture without having to break the bank on large furniture items. Create an Instagram-worthy look by combining rich leather cushions with crocheted lumbar pillows. Embrace shams with varying textures and elaborate fringe. Better yet, add a boucle pouf to the floor for a piece that can double as extra seating.

Layer rugs

Rugs are one of the easiest ways to transform the look of a room. Natural fibres like jute and sisal are fantastic options for high-traffic areas. Plus, their neutral colours will stand up to your changing décor. You can also add an elaborate area rug to rooms that are already carpeted. An ornamental rug under a bed frame or a braided mat under a coffee table can really elevate a space.

Embrace textured art

Three-dimensional art is trending. Artists are increasingly mixing mediums to create sculpture-inspired wall art to make a modern statement. The best part? These pieces can be easily DIY'd using drywall mud, a framed canvas, and a palette knife set.

Looking for more design ideas? We've got you covered. Our blog features interior design trends, home improvement projects, and homeowner advice that will enhance your life and investment, visit blog.royallepage.ca.

Bold comfort
Mix-and-match pillows in bold patterns and textures create an inviting space.

Embrace outdoor living in the winter, snow and all!

The freezing temperatures and shorter days of winter may seem like good excuses to stay indoors.

But, believe it or not, your outdoor space can be a great place to spend time during the winter. All you need is a bit of ingenuity and planning to embrace the outdoors, snow and all.

Try some of these tips to enjoy your outdoor living space this winter:

Enclose your patio space
If your patio space isn't already covered, the first step to creating a winterized outdoor space is to protect it from the elements. Investing in a gazebo or pergola will help keep snow off of your furniture and reduce the need for shovelling.

Create an ambience
Braving the cold may not seem like such a big deal when you dress your space with twinkling string lights, beautiful winter urns filled with birch and pine, and cosy throw blankets.

Add some heat
Take the bite out of the cold by adding a few heat sources to your patio. Hang heat lamps from an overhead structure or place floor heaters around at a safe distance from patio furniture. Propane fire pits, outdoor fireplaces, and fire tables provide warmth and instant ambiance!

Entice with food
Take outdoor entertaining to a new level by investing in an outdoor pizza oven or smoker. You can even embrace your summer tradition of barbequing in the winter by positioning a heat source near your grill for a unique winter dining experience.

Prepare your garden for frost this winter

If you've invested any money into your garden, you know how important it is to protect your investment from the inevitable cold snaps of our Canadian winter.

How do you ensure you'll still have a beautiful yard full of life come spring? It starts with giving our plants some much-needed TLC, even during the cooler months. Here's how:

1. **Know the forecast**
When it comes to garden maintenance, you have to be proactive. Stay up to date with the forecast in your area to find out when frost will hit and check the weather forecasts daily once the colder temperatures arrive.

2. **Get to know your plants**
Plants react differently to various levels of freeze. Most plants will suffer damage when the temperatures drop to below –4C for several hours. Between –4C and –2C is considered a hard frost and can kill root-hardy perennials if it lasts for several hours.

3. **Cover your plants**
After determining what plants need protection, head to your local garden centre to stock up on burlap for wrapping. The idea is to build a tent over the plant while not letting the cover actually touch it. Remember, air still needs to be able to circulate around the plant. Finally, weigh down the sides so they don't blow open.