



# Shirley MacFarlane

Real Estate Salesperson

306.536.9127 • shirley@shirleymacfarlane.com



## Saskatchewan Reports Strong September Sales, Despite Lowest Inventory Levels Seen Since 2009

Saskatchewan reported 1,295 sales across the province in September, a year-over-year gain of 2.5 per cent and 6.3 per cent above long-term, 10-year averages. While year-to-date sales have eased compared to last year, Saskatchewan continues to report sales well above long-term trends.

Supply challenges continued across the province in September, as inventory levels were over 12 per cent lower than levels seen last year and nearly 32 per cent below the 10-year average. As inventories improved in higher-priced properties, much of the inventory decline is once again being driven by homes priced below \$400,000, as the more affordable segment of the market remains highly competitive.

“As seen in previous months, significant supply challenges continue to persist across Saskatchewan, specifically in the more affordable segment of our housing continuum,” noted Association CEO, Chris Guérette. “Inventory challenges and higher lending rates are, without question, impacting sales activity across the province, but relative affordability paired with strong economic growth is supporting above-average sales in our market.”

Strong September sales and ongoing supply challenges translated to 4.8 months of supply across the province, the lowest

level reported in September since 2009. The provincial benchmark price reached \$328,000 in September, up slightly from \$327,800 in August and 1.1 per cent above September 2022.

“Provincial prices remain stable as price gains in Saskatoon, Prince Albert, and Yorkton offset price declines in Regina and Swift Current in September,” said Guérette. “Ultimately, real estate is local, and conditions vary across the province. That said, supply challenges in the lower-priced, more affordable segment of our market remain a significant concern provincially.”

### City of Regina

The City of Regina reported 305 sales in September, a year-over-year increase of 7.4 per cent and 15 per cent above long-term, 10-year trends.

Strong September sales were met with a decline in new listings, contributing to further inventory declines. With 3.2 months of supply, conditions have not been this tight in the Queen City since 2011.

Despite strong monthly sales and tight market conditions, the City of Regina reported a benchmark price of \$308,700 in September, down from \$313,100 in August and \$319,200 in July.





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## Listing

**3520 HILLSDALE Street # 1208**

**SK942040 Active**

**LP:** \$264,900 ↓  
**DOM:** 48



<b>Prop Type:</b> Residential	<b>Location:</b> Regina
<b>SubType:</b> Apartment	
<b>Nghbrhood:</b> Hillsdale	
<b>Style:</b> Single-Level	<b>Postal Code:</b> S4S 5Z5
<b>Bldg Type:</b> High-Rise (4 floors or higher)	<b>Possession:</b> 30 days/neg
<b>Year Built:</b> 1972	
<b>Beds:</b> 2	<b>Baths:</b> 2
<b>SqFt:</b> 969	<b>Levels AG:</b> 1.0
<b>Zoning:</b> Res	
<b>Legal:</b> UNIT 88, Plan 81R49473	
<b>Ownership:</b> Condominium	<b>Tax Amt/Yr:</b> \$2,851 / 2023
<b>List Brokerage:</b> Global Direct Realty Inc.	

**Public Remarks:** Wonderful 2-bedroom, 1.5 bath condo on the 12th floor of the Roberts Plaza. The spacious living room features engineered hardwood flooring and sliding doors to a covered patio with wonderful 'southeast' views. At one end of the living room is a designated area for dining. The galley upgraded kitchen features white appliances, newer dishwasher, pot drawers, pull-out shelving, pantry, lots of countertops, good lighting, & laminate flooring. The hallway and 2 bedrooms feature carpet flooring. The good size bedrooms offer lots of closet storage. There is a 2-piece ensuite off of the east-facing main bedroom; and a good size 4-piece main bathroom with an attached towel rack & newer tub surround. Also, there is an ensuite storage room with room for a small deep freezer & shelving; lots of extra closet storage at the front entryway. There is one designated parking spot in the underground parking lot. Condo fee of \$649.49 includes: heat, soft water, energy, reserve fund, common area maintenance & insurance. TV and internet are owner's costs. This concrete building offers many amenities such as common area laundry room, indoor swimming pool, hot tub, exercise/gym area (presently being renovated), amenities room, and a guest suite that can be rented. April 2024 is when the final \$64.17/month special assessment is due (5-year special assessment to upgrade the two elevators). Also the gym is being overhauled at this time. \$60 per day to rent the amenities room. \$20 per day to rent the guest suite. Laundry reload card used for the washers and dryers. Roberts Plaza is close to Wascana Park, city transit, shopping, University of Regina, Highway #1 access and quick drive to city centre. Non smoking condo. Contact listing agent or your agent for more information or to view.

### Rooms Information

<b>Beds:</b> 2	<b>Bathrooms:</b> 2	<b># Kitchens:</b> 1
<b># Level Room</b>	<b>Size</b>	<b># Level Room</b>
1 M Living Room	14.1 x 13.9	2 M Dining Room
3 M Kitchen	13.2 x 6.11	4 M Primary Bedroom
5 M 2-pc bath		6 M Bedroom
7 M 4-pc en suite		8 M Storage
9 M Foyer	9.10 x 4.2	

### Property Information

<b>Construction:</b> Concrete	<b>Sep Entry:</b>
<b>Roof:</b> Other	
<b>Exterior:</b> Concrete	
<b>Basement Type:</b>	
<b>Development:</b> Not applicable	
<b>Bsmnt Walls:</b> Concrete	<b>Bsmnt Ste #:</b>
<b>Equip Incl:</b> Fridge, Stove, Dishwasher Built In, Garage Door Opnr/Control(S), Hood Fan, Window Treatment	
<b>Features:</b> Accessible by Wheel Chair, Air Conditioner (Central), Floating Shelves, Intercom	
<b>Outdoor:</b> Balcony	
<b>Heating:</b> Baseboard, Hot Water, Natural Gas	<b>Wtr Softner:</b>
<b>Driveway:</b>	<b>Park Sp:</b> 0

### Condo Information

<b>Condo Name:</b> Roberts Plaza	<b>Unit Faces:</b> South, East
<b>Fee Assessed:</b> Yes	<b>Unit Level:</b>
<b>Condo Mgmt:</b> Property Management Firm	<b>Pets:</b> Not Allowed
<b>Mgmt Firm Name:</b> Nicor Group	<b>Phone:</b> (306) 525-1381
<b>Storage:</b> No	<b>Location:</b>
<b>Excl Park Sts:</b> 1	<b>Titled Stls:</b>
<b>Ungrnd Prk Sts:</b> 1	<b>Gar/Stall #:</b> 62
<b>Condo Fee Incl:</b> Common Area Maintenance, External Building Maintenance, Heat, Lawn care, Power, Reserve Fund, Sewer, Snow Removal, Water, Insurance (Common), Garbage	<b>Surf Stls:</b>
<b>Common Area:</b> Amenities Room, Elevator, Exercise Area, Guest Suite, Hot Tub, Swimming Pool - Indoor, Recreation Centre, Sauna, Shared Laundry, Wheelchair Access	
<b>Special Assessment Levy:</b> Yes	<b>Special Assessment Levy Amount:</b> \$64.17

This information is believed to be reliable but should not be relied upon without verification.



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## Bathroom Upgrade Options

Whether you're looking for easy, affordable changes or a major renovation, there are many ways to enhance a bathroom environment. Beyond the basics like decorative colour-coordinated accessories to



match curtains, mats and towels, enhanced upgrades like a spa-inspired showerhead and a touchless faucet will add personal comfort and convenience. Depending on your budget, a total makeover might include new tiling. If so, consider a few hand-painted accent tiles to make your bathroom truly unique. More spacious projects might include the addition of a two-sink vanity or a soaker tub.

Bidets are also becoming more popular as they become more affordable. If you don't have the room to add a luxurious stand-alone bidet, some newer toilets are dual purposed, while others can be accessorized with an add-on seat attachment for a comparable hygienic experience. No matter what your bathroom makeover budget may be, you can achieve a fresh transformation simply by making a creative paint selection and complementing it with an elegant statement mirror, a new overhead fixture and accent lighting, plus plants and other soothing visuals.

## Kitchen Considerations

As trends evolve and needs change, some homeowners may want to rethink the functionality of their kitchen. Perhaps the most significant contributor to such a re-consideration is the actual layout, and how it affects traffic flow, task orientation, and storage. For example, many kitchen plans include an island, peninsula, countertop and/or a seating nook. Although these features may serve as valuable workspaces or gathering areas for quick meals or snacks, they might also prevent the placement of a table and chairs for more traditional mealtime arrangements.

Conversely, a standard kitchen table may inhibit access to adjoining family areas or take up space that could be dedicated to a separate prep surface or pantry storage – or even a mudroom if it's adjacent to an outside wall. Some appliances may also deserve scrutiny, considering how much space they occupy. Since many households are less dependent upon full-sized ovens with stovetops, a new multi-functional countertop appliance could free up much-needed storage. Depending on changing lifestyles and schedules, the kitchen you have may not be the kitchen you need. But, if you give yourself the freedom to reimagine it, you might embrace a home improvement that's uniquely yours.



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## Choosing Carpeting

If you want to kickstart a makeover, adding or changing carpeting can have a swift and dramatic impact. You can purchase an area rug ready to unroll, or get wall-to-wall broadloom professionally installed in a matter of hours. While adding colour and comfort to almost any room or hallway, carpets also improve the acoustics of spaces with hard surfaces, and can provide added safety by helping to prevent or cushion accidental falls. However, there are many different types of carpet cuts, piles,

loops, and textures, so knowing what's underfoot is just as important as the colour or pattern.

When choosing your options, you need to consider your floor area and traffic (e.g., kids or pets), and the carpet's composition (natural or synthetic), as well as its density, durability, stain-resistance, ease of cleaning, warranty and more. Also, knowing industry terms will help you choose the right carpet. For example, carpet density is measured by the closeness of fibres, while twist refers to the number of turns in each tuft.



These factors contribute to a carpet's face weight, which can be very helpful when comparing carpets made of the same material. Also, don't overlook good underpadding – it's an essential part of any carpet's comfort and performance.

## Gas Stoves vs. Induction Cooking

Condo owners considering a major kitchen renovation may be confused about recent criticism of gas-fuelled cooktops, especially since many professional chefs prefer them. While some studies indicate residual off-gases can be harmful to indoor air quality, appliance manufacturers have long recommended the consistent use of a range hood fan when

cooking with gas to mitigate such risk. Still, when the issue of fossil-fuel consumption is added to the debate, some kitchen designers are becoming more inclined to recommend alternate cooking methods.

Induction cooking may well become the popular choice for kitchens of the future. An induction stove has no "burner" and uses less energy than a traditional electric stovetop because the heat is actually created in the body of the cooking vessel

through electromagnetism. While on a traditional stovetop, the heat is transferred from a hot ring that also wastes energy by radiating it elsewhere, heat on an induction surface reaches the food more directly from the pot or pan where it is generated. Although they can be expensive and require compatible cookware, induction cooktops are more efficient, heat faster, and are safer because there is no flame and the surface remains cool – which also makes cleanups quicker!



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## Condo Security and Privacy

It's likely that most condo corporations and/or their property management firms have clearly established rules regarding the authorized use of surveillance and recording of activity in public or common spaces. However, with the greater proliferation of doorbell cameras in the digital age, some condo corporations may discover that their rules are lacking in completely addressing the issue of condo owners who wish to monitor outside their own doorways. If the unit's entrance door is not considered the homeowner's property, then such a monitor could be against condo rules. However, even if permitted, the unit owner and condo corporation will need to consider that

cameras that provide a 180-degree view may be a privacy threat to hallway passers-by – including your neighbours.



This threat can be further complicated if audio is also recorded – especially when data is automatically uploaded to a third party, as is provided for in some monitor subscription agreements. In fact, such arrangements may actually permit that third party to share data with police – even without a search warrant, or the corporation or condo owner's consent. Other complications may arise if data is shared via Wi-Fi, potentially making the user's collected images vulnerable to hacking. Finally, beyond data, the actual theft of a wireless camera recorder is a real possibility, as a black market exists for inadequately protected devices.

## Uncluttering Seniors' Lives

Seniors may need a bit of coaxing, but reducing their clutter can be a very beneficial experience for them. When approached positively, the rewards of a visually organized household become almost immediately evident, and can have a long-term liberating effect. As an entire generation of condo owners comes to terms with complicated retirement financing, condo evaluation and inheritance planning, many are realizing how useful reducing clutter can be in making life simpler, easier and more enjoyable. Sorting, organizing, and decluttering can also open the door for downsizing, which invariably releases funds for leisure, or for creating an annuity that covers expenses for life.

Depending on real estate circumstances, a smaller unit may become a viable option that

also helps avoid some family complications by dealing with certain condo assets and precious heirlooms in advance. Regardless of how these would be appreciated and/or shared by heirs eventually, boomers are realizing that family members probably wouldn't look forward to sorting household contents accumulated over decades. If you or another family member is considering decisions where downsizing might be helpful, feel free to call for a private chat about options that may open up a whole new range of possibilities.



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## Suggestions To Prevent Problems With Hot Water Heat In Condo Properties

### SOME PREVENTATIVE MEASURES:

To ensure your condo stays toasty warm and cozy, please consider the following:

- 1. Seal Drafts:** Caulk or place plastic film around windows, door frames, and patio doors to eliminate drafts that may compromise the warmth in your unit.
- 2. Close Doors and Windows:** Always remember to keep patio doors and windows closed to prevent freezing pipes
- 3. Protect Air Conditioner Units:** Cover your air conditioner unit with tarps, plastic sheets, or covers, and secure them with bungee cords or duct tape to prevent damage and heat loss.
- 4. Thermostat Placement:** If you have a secondary heat source, ensure it is placed away from the thermostat to avoid temperature imbalances.
- 5. Battery Replacement:** Replace or change old batteries in thermostats regularly to ensure they function correctly.
- 6. Maintain Temperature:** Set your thermostats to a minimum of 72 degrees Fahrenheit (22 degrees Celsius) during the winter months to keep your unit warm and energy-efficient.
- 8. Clear Radiators:** Ensure there are no curtain panels hanging over radiators, and do not place furniture in front of radiators to allow proper airflow.
- 9. Radiator Maintenance:** Vacuum out the radiators to facilitate proper air circulation.
- 10. Open Doors:** Leave bedroom and bathroom doors open to allow for better airflow throughout the unit.



**How the Boiler System Works:** The heating system is not forced air but operates on hot water radiant heat supplied by boilers.

**To help you understand the system better, here is a brief explanation:** Boiler systems heat water, which then flows through the piping in a loop. As this water circulates from the boiler to the suites and back, it cools down and needs to be reheated. Your thermostat controls a valve that regulates water flow. Fins on the piping collect heat, which is radiated into your living space as air from your suite flows through these fins, pushing warm air upwards.

**To optimize this system:** Maintain a thermostat setting of no higher than 25 degrees Celsius (77 degrees Fahrenheit) to ensure optimal heating and more efficient boiler operation. A thermostat set around 25 degrees allows for better heat transfer into your suite and slows the flow of water back to the boiler, improving overall efficiency. While setting the thermostat as high as possible may seem intuitive, it can lead to sub-optimal boiler performance when all units call for maximum heat simultaneously.

