

How to find out if a neighbourhood is up & coming!

Obvious signs of neighbors fixing up their properties (painting, landscaping, etc.)

- Active neighborhood association
- Property values have been steadily rising
- Increasing amount of homeowners vs. renters
- New schools or parks constructed nearby
- Improvements in sidewalks, bike lanes, and crosswalks
- Nearby businesses are prospering
- Increased access to mass-transit
- City beautification projects
- Homes sell quickly

Negative Factors That Affect a Neighborhood

- Pollution
- Crime
- Heavy automobile traffic. Lack of crosswalks and traffic lights
- Nearby sources of odors such as meat plants and smelters
- Lack of public transportation
- Lack of sidewalks
- Lack of bike lanes.
- Close proximity to adult entertainment establishments
- Rapidly decreasing property values
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- Rapidly increasing property values.
- High ratio of renters to homeowners. Undergraduate student housing.
- Crowding
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- Road expansion.

Cautionary Tales for Prospective Home Buyers

- The "like new" roof.
- The otherwise quiet neighborhood with the barking dog owned by the head of the neighborhood association.
- Hills on what was used to be flat farmland before development. Find out what those hills are made of. See if the topsoil is still there
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- Unless you are actually on the lake, don't assume you'll always have a view of the lake
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- Check the area for paper mills, smelters, foundries, and meat plants. What's upwind one day can be downwind the next.
- The cute little neighborhood that became everybody else's shortcut to work.
- A house you can afford in a neighborhood that's going downhill. You can fix up a house, but you can't fix up a neighborhood on your own.

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