

# The Importance of Helping Others

**A man was driving his car, when he saw an old lady, stranded on the side of the road. He saw that she needed help.** So, he stopped his Pontiac near her Mercedes and got out.

He smiled, while he was approaching her, still she was worried, as nobody had stopped for hours. Moreover, he did not look safe, as his appearance was so poor and shabby. He could see, how frightened she was, so **he tried to calm her: "I'm here to help you, don't worry. My name is Bryan Anderson"**.

The tire was flat, so he had to crawl under the car. While changing the tire, he got dirty, and his hands were hurt.

When the job was done, she asked how much she owed him for his help. Bryan smiled. He said: **"If you really want to pay me back, the next time you see someone, who needs help, give that person the needed assistance. And think of me"**.

At the same evening, the lady stopped by a small cafe. That place looked dingy. Then she saw a waitress, nearly eight months pregnant, wiping her wet hair with a towel.

The waitress had a sweet friendly smile, although she had spent on her feet the whole day.

The lady wondered how someone, who has so little, can be so kind and giving to a stranger. Then she remembered Bryan. The lady had finished her meal and paid with a hundred-dollar bill. The waitress went to get change and when she came back, the lady was gone. She left a note on the napkin: **"You don't owe me anything. Somebody once helped me, just like now I'm helping you. If you really want to pay me back, do not let this chain of love end with you"**. The waitress found four more one hundred bills under the napkin.

That night the waitress came home earlier. She was thinking about the lady and the money she left. She was wondering, how the lady could know, how much she and her husband needed it, especially now, when the baby will soon arrive. She knew that her husband worried about that, so she was glad to tell him good news. **Then she kissed him and whispered "Now everything will be all right. I love you, Bryan Anderson"**.



Aug/Sept 2022

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## July Market Update - ORANGEVILLE

**FOR SALE**

**116**  
CURRENTLY ACTIVE LISTINGS

**25**  
HOMES SOLD

SELLERS MARKET - LESS THAN 1 MONTH INVENTORY

**\$887,592**    **24 DAYS**

Avg. Home Sale Price    Avg. Days on Market

**+17.5% ↑**    **5.8% ↓**

Average Sale Price    List Price to Sale Price Ratio

**Homes Sold in April by District**

District	July 2022	July 2021
Caledon	40	102
Erin/Wellington	151	233
Dufferin	24	48
Orangeville	25	53

## HAPPY SUMMER TO ALL OUR AMAZING CLIENTS!!!

Well... as we all know the real estate market has cooled off despite the hot summer weather. **The insanity we witnessed in the early months of the year has subsided, and we're back into a healthy balanced market.** Inventory is up, with over 100 active listings in Orangeville, and we see better inventory in the rural areas of the headwaters community. With interest rates and inflation up, the media has been concentrating on the huge drop in prices... but this is only due to the market spike we saw December to March. In reality, **we are still up 17% comparing July 2021 to July 2022.** So it's not doom and gloom as everyone thinks. Buyers have much more selection, the market is not an inflated unsustainable feeding frenzy we saw early in the year, and  **sellers simply have to be realistic on their prices and expectations,** as well as strive to be the best looking home in their price range.

Sales are down this summer which is usual for this time of year, especially with our first summer of pandemic restrictions lifted and everyone enjoying the great weather we've been having. **We're starting to come back into a regular market cycle after Covid sent the regular market cycle into chaos.** We'll be heading into the fall market shortly... and **I hope to see everyone at our customer appreciation barbeque** (details below) after a long couple years of having to cancel due to covid restrictions. **Have a great August everyone!** - Dave

## NEED TO SELL YOUR HOME?



**I'VE GOT YOUR BACK**

If you are looking to make a move give Dave and The Grime Team a call today at 519-941-5151!



### CELEBRATIONS!

**AUGUST 29TH**  
CINDY TURNS 50!!!

**SEPTEMBER 1ST**  
STEPHEN TURNS 40!

# GRIME TEAM REAL ESTATE PROFESSIONALS Client Appreciation **BBQ**

**Saturday, Sept. 24, 2022**  
noon to 2:00 p.m.

**Monora Park**  
500 Monora Park Dr., Mono

**Bring your own picnic blankets and/or chairs!**

**Food Bank donations welcomed!**

Please RSVP by September 8th, 2022 to  
Cindy; cindym@thegrimeteam.com  
or Rose; rose@thegrimeteam.com  
519-941-1797 ext. 7226 (Cindy) or ext. 7225 (Rose)

