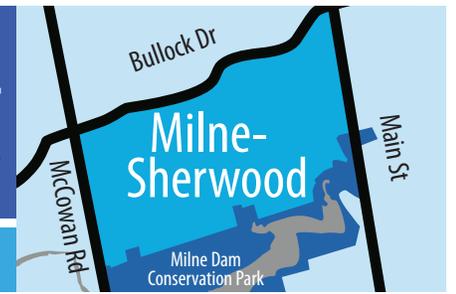


Milne-Sherwood Report

Paul and Irene's Real Estate Newsletter

April 2015



Milne-Sherwood Market Watch

For detailed Milne-Sherwood statistics:
www.Milne-Sherwood.info

Latest 6 Month Recap of Solds - Sep 1, 2014 - Feb 28, 2015

sold avg price low price high price days on market

1.5 to 3 storey detached

3 bedroom	1	685,000	685,000	685,000	3
4 bedroom	2	803,000	736,000	870,000	46
5 bedroom	1	1,100,000	1,100,000	1,100,000	22

split-level

3 bedroom	2	857,000	712,000	1,002,000	4
4 bedroom	1	802,000	802,000	802,000	16
5 bedroom	1	840,000	840,000	840,000	13

bungalow

1 bedroom	1	1,460,000	1,460,000	1,460,000	9
3 bedroom	6	755,833	635,000	903,000	18

link

3 bedroom	1	508,500	508,500	508,500	18
-----------	---	---------	---------	---------	----

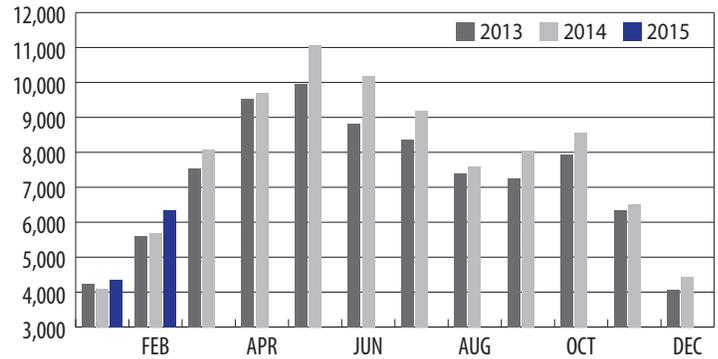
townhouses

3 bedroom	3	393,300	377,500	424,900	15
-----------	---	---------	---------	---------	----

Total	19				18
--------------	-----------	--	--	--	-----------

Strong sales and price growth continue

GTA Resale Home Sales



The TorontoMLS® system recorded 6,338 sales in February - up by an eye-catching 11.3% versus the 5,696 homes sold in February 2014. Double digit volume increases occurred in the detached home segment (+13.9%), townhome segment (+13.6%) and condo apartment segment (+10.0%). Semi-detached homes (+1.9%) was the only major market segment which expanded at a single digit rate of growth. These robust volume increases, which occurred virtually across-the-board, clearly demonstrate that buyers continue to view home ownership as a quality long-term investment. Demand was also supported by favourable economic growth and by record low mortgage rates, which further improved following the Bank of Canada's lowering of the target overnight lending rate in late January.

The average selling price for a resale home in the GTA in February was \$596,163 - up by a substantial 7.8% versus the \$552,859 average price posted in February 2014. To put this price growth in some perspective, the most recent inflation growth figure from Stats Canada stands at just 1.0%. Price growth occurred in all major market segments, albeit at various levels: detached homes (+8.9%), semi-detached homes (+8.1%), townhomes (+3.3%) and condo apartments (+2.4%). Price growth was greatly boosted by a continued weak supply picture, with active listings closing the month of February down by a significant 8.7% versus last year (12,793 versus 14,019). Finally, it should be mentioned that the average price of \$596,163 established a new record for the GTA resale home market.

Message from Paul & Irene...

Oil Plunge, Low Dollar Has Real Estate "Silver Lining"

While the plunge in the price of oil has certainly hurt the overall Canadian economy and the value of our loonie, it is providing a definite silver lining as far as Eastern Canadian real estate markets are concerned, especially those in Ontario. That's because it has triggered a shift of economic activity from West to East, and with that a "reverse migration" of people will occur. Also the strengthening U.S. economy will provide a big lift to manufacturing exporters, the bulk of which are located in Ontario. The low dollar will help boost even more export sales. All of this is great news for Ontario's employment situation. Finally, the oil patch woes caused the Bank of Canada to cut interest rates at a time when everybody thought they would finally be increasing. It all adds up to a "perfect positive storm" for Ontario real estate!



Specializing in Milne-Sherwood Area of Markham!

Paul & Irene Love

Sales Representatives

DIRECT: 416-826-7223

OFFICE: 905-471-2121

LovelsAllYouNeed.ca

love@loveisallyouneed.ca



Thinking of selling? Or just want to know what your home is worth in today's market? Contact us for a confidential, no obligation market evaluation!

RECORD SALE PRICE



Updated Bakerdale Bungalow

4 Bakerdale Road - SOLD OVER ASK - RECORD PRICE For an Alcan Bungalow, Must See! Gorgeous sun filled. Large windows, hardwood floors and access to double garage. Walk to Roy Crosby. **Asking \$829,000**

RECORD SALE PRICE



Sidesplit on Milne Park

15 Banfield Avenue - SOLD OVER ASK FOR RECORD PRICE IN 3 DAYS - Highest price ever paid for Alcan/Burton Home. Rare Conservation sidesplit, on Scenic Milne Park. Walk to Roy Crosby. **Asking \$899,000**

YOUR HOME HERE



Call Us Today!

We'll get you SOLD for top dollar. Trust our team with your biggest investment. Call today to find out more about our marketing plan and discover a real estate experience that will truly move you!

Creating an inventory of your home

House fires, flooding or burglaries are events that can devastate a family. While having the proper insurance is important, knowing and proving exactly what was lost is understandably more difficult to determine after the tragedy than before. The already-hairy process of settling your insurance claim can be made all the more smooth and less stressful with an accurate, up-to-date record of inventory. Here are some tips on how to get started.

Choose your method

Check to see whether your home insurance provider offers a checklist or online tool to help you compile



your home inventory. Using your own provider's list is recommended, but you can also opt for another method. It could be as simple as an Excel spreadsheet, or you can download software that will help to guide you through the steps.

Create the inventory

Room by room, work through your home and create a detailed list of items. Include a brief description, the cost, year of purchase as well as the make, model and serial number if applicable. Don't forget areas of your home like the basement, attic, garage, porch – even items in structures like a tool shed should also be included. If the task seems daunting, don't be afraid to spread it out over a few weekends.

Organize paperwork

Documentation like receipts, credit card statements and appraisal documents will help to support your claim. For added security, scan all these documents

and store the digital files in at least two places.

Take photos or video

Supplement your home inventory with photos. Or take a video tour of your home to document its contents. Go room-to-room in the same order as your inventory, taking close-ups of items with particular value.

Storage

Avoid having your inventory become part of the property loss. Keep digital copies of the inventory on a USB stick and store it in a bank deposit box or an online storage solution. You can also leave a copy with a trusted family member.

Update

As you acquire or get rid of possessions, update your inventory to keep it accurate. After the holidays is a good time to do this as you'll likely have received a few new items of value.

www.Milne-Sherwood.info for the rest of your newsletter..

**Thinking of selling?
Or just want to know what your home
is worth in today's market?**

**Contact us for a confidential,
no obligation market evaluation!**

Paul & Irene Love

Sales Representatives

**DIRECT: 416-826-7223
OFFICE: 905-471-2121**

LovelsAllYouNeed.ca

