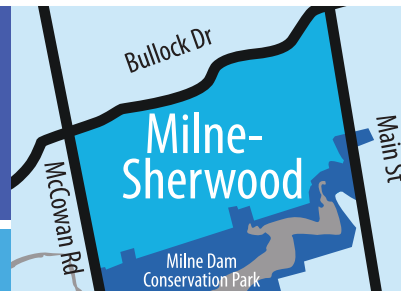


# Milne-Sherwood Report

Paul and Irene's Real Estate Newsletter

August 2015



## Milne-Sherwood Market Watch

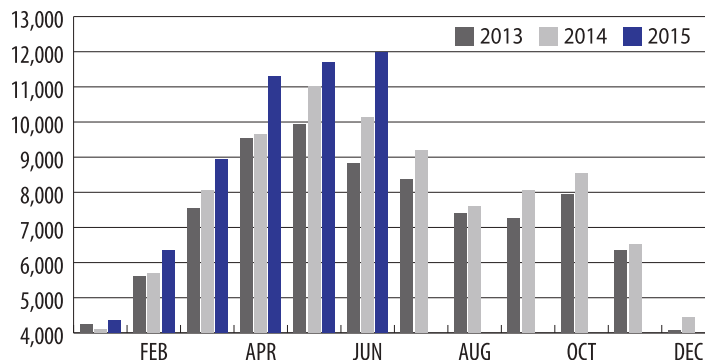
For detailed Milne-Sherwood statistics:  
[www.Milne-Sherwood.info](http://www.Milne-Sherwood.info)

Latest 6 Month Recap of Solds - Jan 1, 2015 - Jun 30, 2015

	# sold	avg price	low price	high price	days on market
<b>1.5 to 3 storey detached</b>					
3 bedroom	7	797,429	595,000	890,000	10
4 bedroom	4	925,500	795,000	1,240,000	13
5 bedroom	3	1,275,000	925,000	1,550,000	8
<b>split-level</b>					
3 bedroom	13	821,604	611,000	1,002,000	10
4 bedroom	4	847,825	659,000	972,500	19
5 bedroom	1	840,000	840,000	840,000	13
<b>bungalow</b>					
3 bedroom	9	762,355	695,000	850,000	20
<b>townhouses</b>					
3 bedroom	4	456,225	402,000	585,000	17
<b>Total</b>	<b>45</b>				<b>14</b>

## RECORD SALES PACE CONTINUES

GTA Resale Home Sales



For the third consecutive month, TorontoMLS® Record volume combined with the system achieved record monthly sales volume. A total of 11,992 transactions were recorded in June, up by a whopping 18.4% versus the 10,132 units sold in June 2014. On a year-to-date basis (January thru June), sales volume is now up by a substantial 12.3% versus last year. Given the current pace of sales, 2015 appears to be well on its way to setting an all-time sales volume record for the GTA. Ultra low borrowing costs and a stable economy are clearly bringing more buyers to the market and is helping to create this sizeable surge in sales volume. In fact, were it not for a shortage of inventory (active listings of 17,972 were down by 13.1% versus the 20,686 available for sale last year), it is very reasonable to assume that sales volume would have been much higher still.

Record volume combined with the aforementioned weak inventory caused prices to surge again in June. The average selling price for a resale home in the GTA in June was \$639,184 - up by an eye-catching 12.3% versus the \$569,174 average price posted in June 2014. The MLS® HPI Composite Benchmark, which factors sales mix changes out of the equation, was also up by a very healthy 8.9% versus June 2014. Since the benchmark increase of 8.9% lagged the average price increase on 12.3%, this indicates that higher priced properties accounted for a higher percentage of overall sales than they did last year. Of note, prices were up markedly for all major housing types, as per the following: detached homes (+14.3%), semi-detached homes (+11.0%), townhomes (+13.1%) and condo apartments (+6.3%).

## Message from Paul & Irene...



### Electronic signatures for real estate transactions have arrived!

Changes to the Electronic Commerce Act which went into effect on July 1st now permit electronic signatures on Ontario real estate documents. E-signatures will cut down transaction time thereby making the whole process more efficient. Currently, agreements of purchase and sale are often faxed, scanned and emailed numerous times over the course of a transaction. The process can be cumbersome and by the time the final version is signed, the agreement can be difficult to read. The new technology allows agreements to be filled out on a computer or tablet, changes can be tracked and documents can be transmitted with ease. The technology used to support electronic agreements of purchase and sale is very secure, offering peace of mind to consumers. All in all, a very positive development!

Specializing in Milne-Sherwood Area of Markham!

**Paul & Irene Love**

Sales Representatives

DIRECT: 416-826-7223

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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!

**LISTED & SOLD IN 3 DAYS**



**Reno'd Bungalow With Legal Apartment**

**706 Annland Street - SOLD!** \$41,000 OVER ASK IN 3 DAYS. Charming bungalow renovated top-to-bottom with 12 new appliances. All new legal basement apartment (tenant willing to stay) Great investment!

**FOR SALE**



**Desirable Milne Area Bungalow**

**16 Willowgate Drive** - Upgrades abound in this bright renovated 3 + 1 bedroom bungalow, new kitchen, hardwood floors, skylights, hardwood and shingles. Professionally finished basement. **Asking \$829,000**

**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!

# IMPROVE YOUR AIR CONDITIONER'S EFFICIENCY

Heating and cooling bills can make up almost half of your household's utility expenses. But when summer's heat is at its peak, shutting off the A/C to save money isn't always an appealing option. Instead of sacrificing your comfort, here are a few easy and low-cost ways to make your air conditioner work smarter instead of harder.



**CLEAN DEBRIS FROM THE OUTDOOR UNIT**

Dust, grass clippings and other debris can clog the exterior panels of your outdoor condenser unit. Brush away any debris and cut away grass, bushes

and plant growth to allow for two feet of clearance around the unit.

**CHANGE AIR FILTERS**

Filters prevent dust and allergens from being circulated around your home but they can also become dirty and clogged quickly when your air conditioner is in peak operation. Replace your air filters monthly in the summer.

**VACUUM INDOOR VENTS**

Indoor vents deliver cool air back into your home and a build-up of dust around your vents not only impedes performance but can also harbour allergens. Use your vacuum's crevice tool to suck away dust from the vent cover then remove the cover and vacuum inside the vent as far as you can reach.

**INSULATE EXPOSED DUCTWORK**

Exposed ductwork running through parts of your home that aren't air-conditioned, like an attic or crawlspaces, can leak cool air before it reaches

living spaces. Ensure that exposed ductwork is properly insulated and that joints and connections are sealed to prevent leakage.

**KEEP HEAT-PRODUCING APPLIANCES AWAY FROM YOUR THERMOSTAT**

Your thermostat contains a temperature sensor that triggers and adjusts the air conditioner to operate when your home becomes too hot. Keeping floor lamps, televisions and other heat-producing appliances near the thermostat can falsely trigger the system and cool your home more than is required.

**USE A PROGRAMMABLE THERMOSTAT**

A regular thermostat is a control panel that lets you adjust the temperature inside your home. But with a programmable thermostat, you can set the temperature to change automatically based on the time of day. For example, the air conditioner can shut off in the morning after you've left for work and be set to cool just before you arrive home.

[www.Milne-Sherwood.info](http://www.Milne-Sherwood.info) for the rest of your newsletter..

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