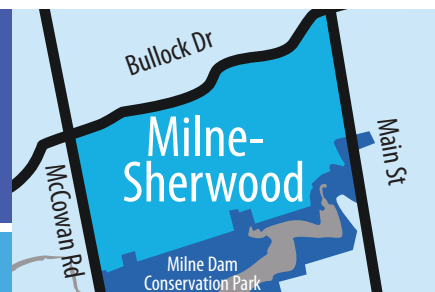


Milne-Sherwood Report

Paul and Irene's Real Estate Newsletter

December 2015



Milne-Sherwood Market Watch

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

Latest 6 Month Recap of Solds - May 1, 2015 - Oct 31, 2015

sold avg price low price high price days on market

1.5 to 3 storey detached

3 bedroom	4	774,000	750,000	821,000	4
4 bedroom	4	921,000	861,000	1,050,000	16
5 bedroom	4	1,172,500	865,000	1,550,000	7

split-level

3 bedroom	12	790,291	611,000	950,000	14
4 bedroom	5	851,420	678,800	972,500	17

bungalow

2 bedroom	1	865,000	865,000	865,000	25
3 bedroom	12	853,417	695,000	1,375,000	22
4 bedroom	1	1,078,000	1,078,000	1,078,000	13

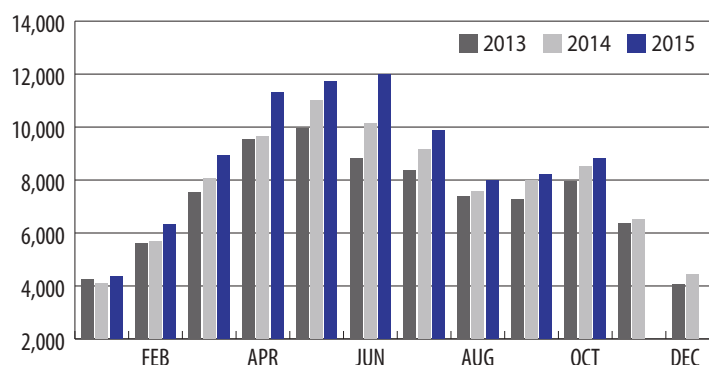
townhouses

3 bedroom	1	585,000	585,000	585,000	11
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Total	44				15
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FALL RESALE MARKET REMAINS BRISK

GTA Resale Home Sales



A total of 8,804 resale transactions were recorded in the GTA in October, up by 3.4% versus the 8,512 units sold in October 2014. October sales represented a record number of transactions for the month of October through the Toronto Real Estate Board's MLS® System. Sales results continue to underscore the fact that many GTA households remain upbeat about home ownership as a high quality, long-term investment. With just two months left in the year, it is clear that we will see an annual record for home sales in 2015, far eclipsing the existing record that was set in 2007. Having said this, October sales growth figures did show some disparity by housing segment, as per the following: detached homes (-1.1%), semi-detached homes (+3.2%), townhomes (+5.6%) and condo apartments (+9.7%). Volume growth in the low rise segments was negatively impacted by continued constrained supply.

October also witnessed a 10.3% increase in the MLS® Home Price Index (HPI) Composite Benchmark Price versus last year. This index factors out sales mix changes of the various housing types and is therefore the best indicator of the true rise in resale prices. The average selling price in October was \$630,876 - up by 7.3% versus the \$587,945 average price in October 2014. All key housing types recorded strong price advances led in particular by the low rise segments: detached homes (+9.2%), semi-detached homes (+11.6%) and townhomes (+9.8%). Price growth in condo apartments was also more than satisfactory (+3.9%). As alluded to above, resale inventory of homes for sale is still weak in historical terms (16,180 active listings at October month-end, down by 7.5% versus last year's total of 17,497 active listings). Inventory weakness is most pronounced in the low rise segments.

Message from Paul & Irene...

Season's Greetings!

I would like to extend my most hearty wishes to you and your family for a joyous and festive holiday season. I would also like to wish you a very happy, healthy and prosperous year in 2016. Please drive carefully over the holidays and let's all remember to do whatever we can to help out those who are less fortunate than we are at this very special time of year.



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!

JUST LISTED



Updated Conservation Bungalow

11 Gladiator Rd - Cozy 3 + 2 bedroom bungalow, gourmet kitchen with quartz counter, new back splash, under mount sink and 16" ceramic tiles. Walk-out to 2 decks overlooking 18 X 36 pool. **Asking \$849,000**

SOLD



Charming Goodwood Century Home

4000 Front St - Beautiful century home with modern flare in Hamlet of Goodwood, original character, wide plank wood floors refinished, large family room and open concept. (Buyer Broker) **Asking \$549,000**

JUST LISTED



Desirable Rolling Acres 4 Bedroom

72 Stratton Cres - Bright 4 bedroom home in sought after Rolling Acres, sunken family room, 18 X 34 pool, formal/living room, 4 piece ensuite, skylight, finished basement, new pool liner/cover/heater. **Asking \$599,000**

STAGING YOUR HOME'S EXTERIOR

When preparing your home to be put on the market, de-cluttering and decorating the interior are must-dos. But sellers often neglect their property's exterior as an opportunity to make a great first impression. So before you stake the 'For Sale' sign in your lawn, spruce up your home's exterior with these tips.

LANDSCAPING

In the spring and summer, cut and trim your lawn regularly. Remove weeds and top up bare patches with soil and grass seed. If your lawn is in an extremely poor state, you may want to consider re-sodding it completely. In autumn, make sure leaves are raked and fallen branches are cleared to keep the exterior looking tidy.

GARDENING

Add subtle appeal to flowerbeds with woodchips

or decorative edging. You can also add container plants or hanging baskets in the spring and summer. In autumn and winter, seasonal wreaths, urns and arrangements add pleasant pops of inviting greenery that are weather-appropriate.

ENTRANCES

Make the entry to your home warm and inviting with a fresh coat of paint on the front door and garage doors. Place a new doormat at each entrance to your home, including patios and the door from the garage to your home. Replace torn or broken screens in storm doors.

FIXTURES

Update exterior hardware such as door knobs, deadbolts, lighting, door bells and mailboxes. Ensure these fixtures are in the same decor style and metal tone for consistency. Check to see that

"MAKE THE ENTRY TO YOUR HOME WARM AND INVITING WITH A FRESH COAT OF PAINT ON THE FRONT DOOR AND GARAGE DOORS."

house numbers are visible from a distance and consider replacing them with a larger or easier-to-read design if not. For a budget-minded option, simply give these fixtures a good polish or spray-paint existing hardware to update. Place outdoor lighting on timers so that the facade is illuminated in the evening.

DECKS AND PATIOS

If you have a back deck or patio, pressure-wash and re-stain it. In the winter, keep the deck clear of snow so that its size and features are visible. You can also place photos of your deck in the summertime inside the home so that buyers can envisage the space's potential for outdoor entertaining.

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

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