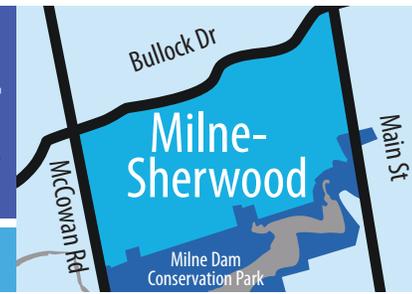


Milne-Sherwood Report

Paul and Irene's Real Estate Newsletter

February 2015



Milne-Sherwood Market Watch

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

Latest 6 Month Recap of Solds - Jul 1, 2014 - Dec 31, 2014

	# sold	avg price	low price	high price	days on market
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1.5 to 3 storey detached

3 bedroom	1	685,000	685,000	685,000	3
4 bedroom	5	778,800	688,000	870,000	29
5 bedroom	1	1,100,000	1,100,000	1,100,000	22

split-level

3 bedroom	2	691,000	670,000	712,000	18
4 bedroom	1	802,000	802,000	802,000	16
5 bedroom	1	829,000	829,000	829,000	3

bungalow

1 bedroom	1	1,460,000	1,460,000	1,460,000	9
3 bedroom	6	745,167	630,000	903,000	15

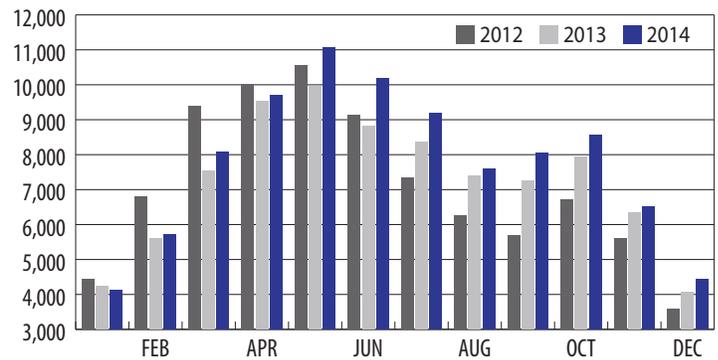
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3 bedroom	1	508,500	508,500	508,500	18
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Total	19				18
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Near record sales in 2014

GTA Resale Home Sales



The TorontoMLS® system recorded 4,446 sales in December - up by a robust 9.6% versus the 4,058 homes sold in December 2013. On a full calendar year basis, 2014 sales were 92,867 units - up by a solid 6.7% versus 2013 sales of 87,049. Sales in 2014 were just slightly short of the all-time record of 93,193 transactions which was established in 2007. These near record sales were achieved despite the negative impact of ongoing weak supply throughout 2014 (approx 7% below 2013 levels). At year-end, supply showed no signs of improving with total active listings of just 10,230 units - down by 10.4% versus the 11,418 units available for sale at year-end 2013. Strong sales growth in an ultra low inventory environment is a testament to the vibrancy of the market and to continued affordability.

The average selling price for a resale home in the GTA in December was \$556,602 - up by a sizeable 7.0% versus the \$520,189 average price posted in December 2013. On a full calendar year basis, the average selling price grew by 8.4% to \$566,726. For some perspective, this level of price appreciation represents an increase in home equity of approx. \$44,000 for the average GTA homeowner. The strong price growth experienced in 2014 can once again be explained by the constrained supply of listings, particularly among low-rise housing types such as single detached homes, semi-detached and townhouses. Having said this, all the major housing segments (including condo apartments) experienced solid price increases in 2014 due to strong competition among buyers.

Message from Paul & Irene...

Plunge in Oil Prices Could Keep Interest Rates Low in 2015

The recent dramatic plunge in the world price of oil will result in a large drop in our inflation rate. According to the Bank of Canada's most recent Monetary Policy Report (MPR), every 10-percent drop in the price of oil translates into a 0.3% percentage point decline in our inflation rate. With oil having fallen by almost 50 percent since last summer, Canada's inflation rate could well be tamed throughout 2015. Without inflationary pressures to worry about, the Bank of Canada will have no compelling reason to increase interest rates, at least in the short term. That would certainly be good news for the real estate market!



Specializing in Milne-Sherwood Area of Markham!

Paul & Irene Love

Sales Representatives

DIRECT: 416-826-7223

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LovelsAllYouNeed.ca

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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!

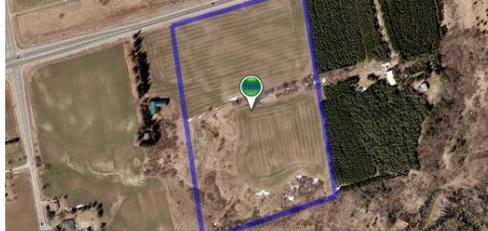
SOLD



Swan Lake Luxury

137 Louisbourg Way - Spacious, resort-like well appointed, Avocet unit 2,187 sq. ft. of living space. Exquisite bungalow, upgraded appliances, large main floor master (Buyer Broker). **Asking \$649,000**

FOR SALE



Investment Land 24.5 Acres

3909 Bloomington Road - 24.5 acres cleared land in the growing community of Stouffville, Bloomington Road just east of Kennedy Road. Great land bank investment. Zoning allows many uses. **Asking \$2,500,000**

SOLD



Renovated Conservation Beauty

1 Southdale Drive - One of the highest prices paid for an Alcan home in the Conservation Area. Gorgeous 4 bedroom in desirable Milne Conservation area, steps to Roy H. Crosby School. **Asking \$829,000**

Clever ways to conceal power outlets

Outlets are a necessity in pretty much every room of the house. From powering your hair dryer and recharging your shaver in the bathroom, to small appliances in the kitchen – and let’s not forget the ever-important smart phone chargers. But these outlets can pop out as an eyesore within the rest of your thoughtfully-planned decor. So here are some clever ideas for incorporating power outlets into a room, or how you can keep them out of sight.

If you’re at the redecorating phase of a new room or home, take this opportunity to design and build a secret compartment or mini-drawer to conceal an outlet. This is a great idea to incorporate into a kitchen island, when you can pop the door open to plug in mixers, blenders and those other seldom-used appliances that would otherwise hog counter and outlet space. For the bathroom vanity, try

converting one of the drawers into a power station for your hair straightener, shavers and other items by drilling a hole into the back of a drawer and affixing a power bar on the back. Now the drawer – and its appliances – can be tucked out of sight and



re-opened whenever they’re needed.

For outlets in plain sight, use the art of camouflage to help it blend into its surroundings. Painting or wallpapering the plate cover to match the area around it is a simple, easy and effective fix. If you’re in the redecorating phase, you may also want to think about how changing the orientation of the outlet can help it blend seamlessly into its surroundings. For example, in a bathroom or kitchen backsplash, horizontal outlets can be concealed within subway-style tiles for a clean look.

If all else fails, embrace the outlet as part of your decor. Cover your switch plate from anything from a contrast shade of paint to glitter, wallpaper or fabric. Recover your light switches too for a uniform look. It’s a budget-friendly, low-commitment decor project that’s easy to change up whenever the mood strikes.

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

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