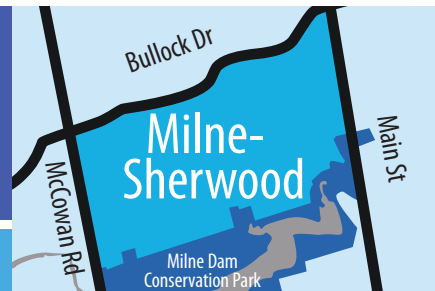


Milne-Sherwood Report

Paul and Irene's Real Estate Newsletter

February 2016



Milne-Sherwood Market Watch

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

Latest 6 Month Recap of Solds - Jul 1, 2015 - Dec 31, 2015

sold avg price low price high price days on market

1.5 to 3 storey detached

3 bedroom	4	798,500	750,000	919,000	13
4 bedroom	5	919,000	861,000	1,050,000	14
5 bedroom	1	865,000	865,000	865,000	4

split-level

3 bedroom	6	790,648	632,000	912,000	20
4 bedroom	3	791,600	678,800	850,000	7

bungalow

2 bedroom	3	864,967	850,000	879,900	19
3 bedroom	9	896,222	780,000	1,375,000	23
4 bedroom	1	1,078,000	1,078,000	1,078,000	13

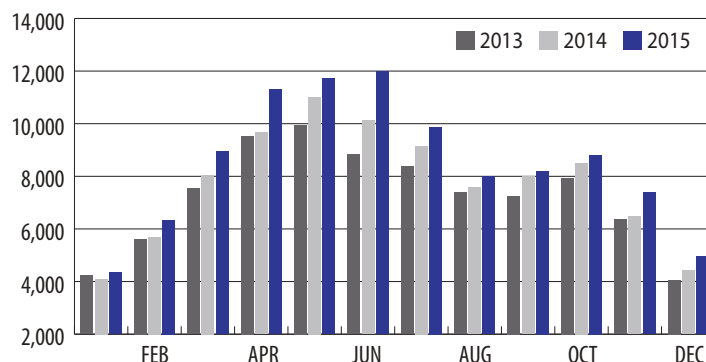
townhouses

3 bedroom	2	504,000	418,000	590,000	32
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Total	34				18
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RECORD TREB® HOME SALES IN 2015

GTA Resale Home Sales



The second strongest December in history capped off a record year for TREB MLS® home sales in the GTA. December sales of 4,945 units (up by 11.9% versus December 2014) brought the 2015 calendar year total to 101,299 (up by a robust 9.2% versus full year 2014). All key housing types participated in the 2015 annual volume surge, as per the following: detached homes (+8.8%), semi-detached homes (+6.2%), townhomes (+9.9%) and condo apartments (+13.4%). A relatively strong local economy in the GTA coupled with ultra low borrowing costs were the major factors behind the exceptional volume performance. If the market had benefitted from more listings, the 2015 sales total would have been even greater. That said, it is likely that there is still a substantial amount of pent-up demand in the market as we enter 2016, a fact which obviously augurs well for volume in the months ahead.

The average price of a resale home in the GTA in December was \$609,110 (up by a solid 9.5% versus December 2014). This brought the average selling price for 2015 as a whole to \$622,217 (up by 9.8% versus the 2014 average selling price of \$566,624). This meant that the average GTA homeowner experienced a gain in home equity of over \$55,000 over the past 12 months. GTA home price growth in 2015 was definitely driven by the low-rise segments of the market, but it is interesting to also note that condo apartment price growth was also well above the rate of inflation. Here are the average price growth figures by segment for full year 2015: detached homes (+11.5%), semi-detached homes (+10.0%) and townhomes (+10.1%) and condo apartments (+4.9%). Given pent-up demand and the prospect of only slightly higher borrowing costs, 2016 should be another good year on the price front.

Message from Paul & Irene...

Minimum downpayment could rise under Liberal plan

According to various unconfirmed sources, the new Liberal government is looking at boosting the minimum downpayment for a government-insured mortgage to as high as 10%. The revision would have homes selling for over \$700,000 requiring a 10% downpayment; homes selling for between \$500,001 - \$700,000 requiring a 7% downpayment; and homes selling for \$500,000 or less requiring the current 5% downpayment (maximum purchase price would remain at \$1,000,000). If true, this tactic might result in a minor "cooling effect" in higher priced markets such as Toronto and Vancouver. Stay tuned for further information as it becomes available.

Happy New Year and all the best for a healthy, prosperous and joy-filled 2016!



Specializing in Milne-Sherwood Area of Markham!

Paul & Irene Love

Sales Representatives

DIRECT: 416-826-7223

OFFICE: 905-471-2121

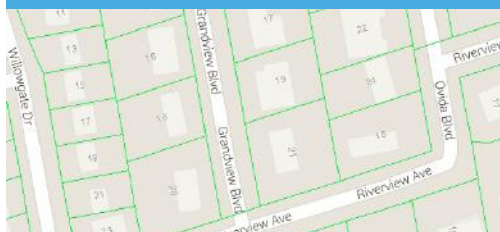
LovelsAllYouNeed.ca

irene.love@century21.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!

EXCLUSIVE MILNE LISTING



Milne Development Lot

Huge 160' X 100' corner lot in area of million dollar Milne Park homes. Zoning search done for severance of two 80' X 100' lots. Develop now or live in and watch investment grow! **Asking \$1,450,000**

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!

SOLD OVER ASKING



Updated Conservation Bungalow

11 Gladiator Road - SOLD IN 4 DAYS OVER ASKING PRICE. Cozy 3 + 2 bedroom bungalow, gourmet kitchen with quartz counter and new back splash. Walk-out to 2 decks and 18 X 36 foot pool. **Asking \$849,000**

MODERN UPGRADES TO MAKE WINTER MORNINGS A LITTLE EASIER

As the days get shorter and the temperatures dip, getting up in cold, dark Canadian mornings becomes more and more of a struggle. Short of hibernating until spring or moving to Florida, there are a variety of technologies and upgrades that can help you start your day off on the right foot.

SUNRISE ALARM CLOCK

Starting from 30 minutes prior to your wake-up time, a sunrise alarm clock turns on to a low light with increasing intensity. The light that falls on your eyes will energize your body as a natural way to wake up. Look for a model that also has a gradual sound alarm that starts quietly and increases over a few minutes for a gentler awakening.

PROGRAMMABLE COFFEEMAKER

If you're one to start your day with a cup of coffee,

just the smell of that sweet stuff brewing will be enough to get you out of bed. Get yourself a timed coffee maker which can be set to start brewing at the same time as your alarm goes off. Knowing that a fresh cup of coffee is waiting for you in the kitchen is enough incentive to avoid hitting that snooze button for the nth time in a row.

RADIANT FLOOR HEATING

Hitting the cold, stark ceramic flooring of your bathroom with warm, bare feet is an unpleasant start to any winter morning. A pricey but luxurious remedy is to install radiant floor heating in your bathroom. It works by invisibly heating a room through hot water pipes or electric wires installed underneath the floor. Choose a system that's programmable so that your bathroom floor will be nice and toasty by the time you need to step in.

RADIANT HEAT DRIVEWAYS

Imagine opening the front door to the aftermath of a brutal winter storm and walking on a snow-free driveway to your car while your neighbours are furiously shovelling away in a frenzy. Adopting the same technology as radiant floor heating, radiant heat driveways use electric or hot plumbing systems below the pavement to melt snow and ice. For a budget-minded option, install the system just along the tire tracks of your driveway, making it easy to get your vehicle out on the road.

"START YOUR DAY WITH A CUP OF COFFEE, JUST THE SMELL OF THAT SWEET STUFF BREWING WILL BE ENOUGH TO GET YOU OUT OF BED"

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

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