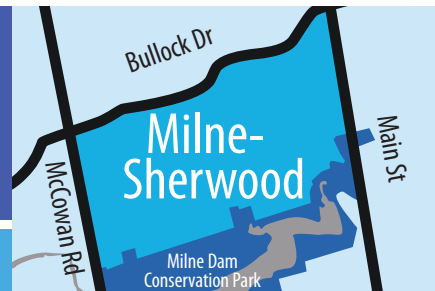


# Milne-Sherwood Report

Paul and Irene's Real Estate Newsletter

July 2016



## Milne-Sherwood Market Watch

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

Latest 6 Month Recap of Solds - Dec 1, 2015 - May 31, 2016

# sold avg price low price high price days on market

### 1.5 to 3 storey detached

3 bedroom	1	1,190,000	1,190,000	1,190,000	127
4 bedroom	5	1,031,000	850,000	1,258,000	10

### split-level

2 bedroom	1	1,150,000	1,150,000	1,150,000	31
3 bedroom	4	1,190,500	1,069,000	1,365,000	5
4 bedroom	8	1,077,763	850,000	1,266,000	4

### bungalow

2 bedroom	5	1,162,340	879,900	1,300,000	8
3 bedroom	20	1,090,969	788,000	1,425,000	10
5 bedroom	1	1,520,900	1,520,900	1,520,900	5
7 bedroom	1	1,290,000	1,290,000	1,290,000	7

### semi-detached

3 bedroom	2	692,500	660,000	725,000	7
4 bedroom	2	737,900	690,000	785,800	7

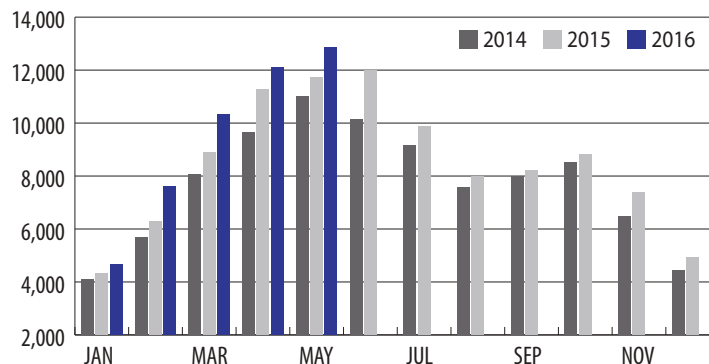
### townhouses

3 bedroom	1	418,000	418,000	418,000	37
4 bedroom	1	820,000	820,000	820,000	14

<b>Total</b>	<b>52</b>				<b>11</b>
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## STRONG SALES GROWTH CONTINUES

GTA Resale Home Sales



A total of 12,870 resale transactions were recorded in the Toronto Real Estate Board's MLS® System in May, up by an eye-catching 10.6% versus the 11,640 units sold in May 2015, and establishing a new record high for the month of May. For the second consecutive month, condo apartments experienced the strongest annual growth rate (+21.9%) followed by detached homes (+11.8%) and townhomes (+2.0%). Also for the second consecutive month, semi-detached home sales declined (-4.8%) on an annual basis. Despite record overall sales, volume continues to be held back by an extreme lack of both new listings (-6.4% versus May 2015) and total active listings (-30.4% versus May 2015) in the marketplace. This chronic inventory shortage has clearly resulted in the loss of numerous additional transactions as many potential buyers were simply unable to find a home that met their needs.

Once again, the lack of available inventory combined with the strong sales pace continued to translate into sizzling price growth. The average selling price in May was \$751,908 - up by a whopping 15.7% versus the \$649,648 average price in May 2015. All four key market segments witnessed strong annual price gains, as per the following: detached homes (+18.9%), semi-detached homes (+11.8%), townhomes (+15.8%) and condo apartments (+5.9%). May also witnessed a 15% 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 prices. Finally, strong demand coupled with low inventory also translated into a "lightning fast" sales experience (average days on market fell to just 15 days versus 18 days in May 2015).

## Message from Paul & Irene...

### Should Canada limit foreign homebuyers?

As concerns mount over the affordability of homes in Canada's major markets, many believe that foreign buyers are largely to blame for inflating house prices in Toronto and Vancouver with the effects spreading into neighbouring suburbs. But it's unclear as to how many homes have actually been purchased by foreign buyers.

While the Liberal government has committed funds for Statistics Canada to monitor foreign homeownership this year, some have already called for restrictions to be placed. But Trudeau said that limiting foreign ownership could be a double-edged sword and "devalue the equity a lot of people have in their homes," according to a Global News report from May 2016. Trudeau stated that more information was needed about the impact of foreign ownership before any decisions are made.



Specializing in Milne-Sherwood Area of Markham!

**Paul & Irene Love**

Sales Representatives

**DIRECT: 416-826-7223**

**OFFICE: 905-471-2121**

[LovelsAllYouNeed.ca](http://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!

## JUST LISTED



Conservation 4 Bedroom Beauty

**76 Drakefield Road** - Large 4 bedroom, 4 bathroom, 2-storey, center hall plan, completely renovated, hardwood floors, granite counter in kitchen, finished basement with fireplace and 3-piece bathroom. **Asking \$1,198,000**

## JUST LISTED



Renovated Conservation Bungalow

**11 Gladiator Road** - Stunning top-to-bottom renovation. Entertainers dream with walkout to in-ground pool, new kitchen and bathrooms with granite counters – shows like a model home. **Asking \$1,158,000**

## FOR SALE



Charming Agincourt 4 Bedroom

**71 Delburn Drive** - Rarely offered 4 bedroom, same owner for 39 years! Perfect for growing family, private backyard retreat with swimming pool backs to field. Main floor family room. **Asking \$849,000**

## BAD CREDIT? CONSIDER ALTERNATIVE LENDERS FOR A MORTGAGE



*"B lender mortgages are typically used as a bridge to help individuals get back on their feet."*

Not everyone that applies for a mortgage fits their bank's profile of an ideal borrower. If heavy debt or a history of late or missed payments has dragged down your credit score, there are other options. The big banks like TD and RBC, also known as prime lenders or A lenders, will likely turn down applicants with credit scores lower than 600. But there are alternative institutions known as B lenders or non-prime lenders that cater to those with poor credit histories. B lenders support mortgages for the self-employed, recently divorced or bankrupt or those with low credit scores.

Borrowers seeking mortgages from B lenders are riskier as they're more likely to default on

their loans. Lenders will mitigate this risk by requiring larger down payments ranging from 15 to 35 percent. Interest rates from B lenders are also higher than A lenders, usually by one to two percent. You can also expect to pay additional processing fees of around two to three percent. B lender mortgages are typically used as a bridge to get individuals back on their feet, helping to rebuild credit and qualify for a lower interest rate or an A lender mortgage a year or two down the road.

If you've been turned down by both A and B lenders, there is one last option. Private lenders are wealthy individuals that, with the help of a financial corporation, pool funds together

and lend money to those that don't qualify for traditional loans.

Mortgages from private lenders should also be considered a short-term stepping stone and last resort option since interest rates are higher than those offered by A and B lenders – often ranging from 10 to 18 percent. You may also incur additional charges such as broker's fees and setup fees ranging from one to three percent. A larger down payment is typically also required.

*This information should not be relied on as legal advice, financial advice or a definitive statement of the law in any jurisdiction. For such advice, please consult your own legal counsel or financial representative.*

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

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