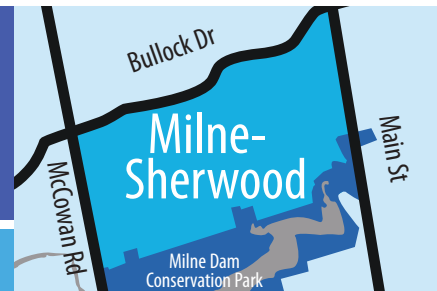


Milne-Sherwood Report

Paul and Irene's Real Estate Newsletter

June 2013



Milne-Sherwood Market Watch

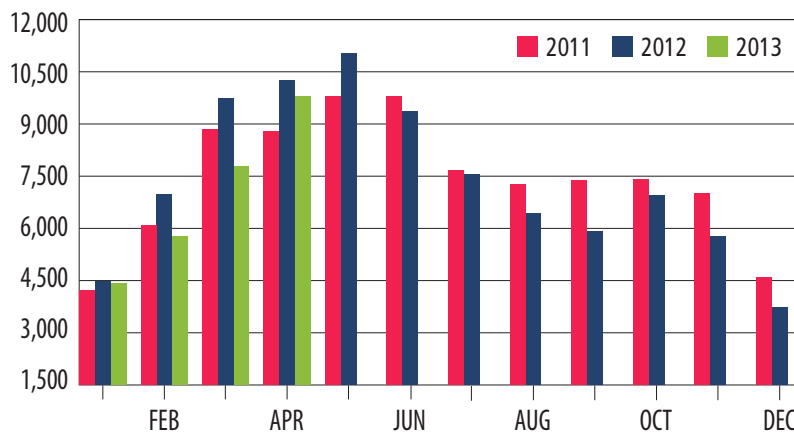
For detailed **Milne-Sherwood** statistics:
Milne-Sherwood.info

Latest 6 Month Recap of Solds - Nov 1, 2012 - Apr 30, 2013

	# sold	avg price	low price	high price	days on market
detached					
3 bedroom	1	630,000	630,000	630,000	14
4 bedroom	5	575,000	697,600	875,000	40
split-level					
3 bedroom	1	545,000	545,000	545,000	21
4 bedroom	3	569,100	589,367	607,000	28
bungalow					
2 bedroom	2	715,000	730,000	745,000	51
3 bedroom	7	475,000	564,569	601,500	16
semi-detached					
3 bedroom	1	448,050	448,050	448,050	5
4 bedroom	1	462,000	462,000	462,000	15
townhouses					
2 bedroom	1	275,400	275,400	275,400	22
3 bedroom	1	533,000	533,000	533,000	8
Total	23				25

Resale volume firms up

GTA Resale Home Sales



After experiencing double-digit volume declines in February and March, the month of April witnessed a modest 2% decline in sales in the GTA resale home market (9,811 transactions vs. 10,021 in April 2012). The strengthening volume trend indicates that some households who put their buying plans on hold following the July 2012 introduction of stricter mortgage lending guidelines are now once again wading into the market. This augurs well for a strengthening of home ownership demand during the second half of 2013. Volume performance was uniform by market segment: single-detached homes (-2%), semi-detached homes (-1%), townhomes (-2%) and condo apartments (-3%).

The average price of a resale home in the GTA in April was \$526,335 - which represented a 2% increase versus the April 2012 average price of \$515,888. This represents a new high water mark for the GTA resale market, with the previous all-time high price of \$519,879 having occurred in March 2013. Modest price growth occurred across all key market segments: single-detached homes (+1%), semi-detached homes (+3%), townhomes (+3%) and condo apartments (+3%). The condo apartment segment within the City of Toronto recorded a 6% price increase versus last year, and was the major driver of overall price growth in April.

Messge from Paul & Irene...



According to a recent survey by a major Canadian bank, 6 out of 10 Canadian mortgage holders say that they could top-up their mortgage payment by a little extra (\$20) without disturbing their finances whatsoever. What does that extra \$240 per year of expenditure mean for the average mortgage? The answer is that it would save the typical borrower close to \$2,800 in interest over 25 years and decrease the amortization period by 10 months. So while there may be better uses of your "extra money" in terms of return (e.g., RRSP, TFSA, repayment of other loans such as credit card debt, lines of credit or car loans), a little extra cash toward the mortgage is always something that should be considered. But make sure to pay down your "bad debt" first (credit card debt being the worst of the lot!).

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!**Duplex - Old Markham Village**

Renovated 2 storey, 2 bedroom century duplex on Markham Main Street. Excellent income property in Old Markham Village. Large 2 car garage.

SOLD**4 Bedroom Conservation Beauty**

76 Drakefield Road - 4 bedroom Conservation beauty with great curb appeal, steps to R.H. Crosby Public School and St. Patricks Catholic School.

SOLD**Impressive 4 Bdrm - Unionville**

125 Hollingham Road - Spacious (Over 3,200 square feet) 4 bedroom detached. Recently updated home in desirable area of Unionville.

Spring cleaning suggestions

Now that spring is finally here and summer is just around the corner, you're probably in the midst of switching out your winter woollens for summer clothes and giving your home a good dusting, cleaning and reorganizing for the months ahead. So it's the perfect time to re-evaluate your wardrobe, furniture and other possessions to see what items you might not need anymore or have grown tired of.



Not only will you benefit from eliminating extra clutter, but you can give back to the community by donating your gently used items to local charities. You'll be diverting those items from a landfill as well, which is something else to feel good about. For your clothing, accessories and small household items, donate them to the Canadian Diabetes Association or the Ontario Federation for Cerebral Palsy. Visit diabetes.ca/dropbox and ofcp.ca/used_clothes to find a donation bin near you, or alternatively arrange a free pick-up of the items from your house by visiting diabetes.ca/promise. Both organizations sell donated items to Value Village with the proceeds going to the respective charities and their work.

If you have larger items such as furniture or televisions, try contacting Furniture Bank which

picks up clean and gently used items. They charge a fee depending on the size of the items to offset the cost of transport. Furniture Bank works with local shelters and agencies to ensure that the donated items go to a good and worthy home. Visit furniturebank.org to find out more about this social enterprise. Do note that Furniture Bank only operates in the GTA, but if you're located outside of this area try The Salvation Army for a free furniture pick-up in your neighbourhood. Head to thriftstore.ca/central-ontario/furniture-pick for a list of local contacts.

Remember that baby furniture and items such as strollers and car seats aren't usually accepted by the above charities due to safety issues.

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