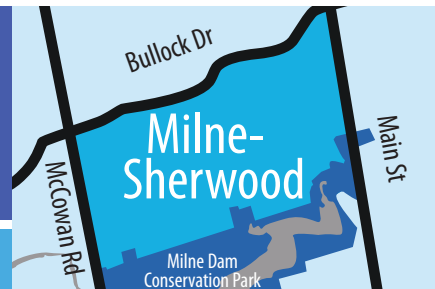


Milne-Sherwood Report

Paul and Irene's Real Estate Newsletter

March 2015



Milne-Sherwood Market Watch

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

Latest 6 Month Recap of Solds - Aug 1, 2014 - Jan 31, 2015

sold avg price low price high price days on market

1.5 to 3 storey detached

3 bedroom	1	685,000	685,000	685,000	3
4 bedroom	2	803,000	736,000	870,000	46
5 bedroom	1	1,100,000	1,100,000	1,100,000	22

split-level

3 bedroom	1	712,000	712,000	712,000	4
4 bedroom	1	802,000	802,000	802,000	16
5 bedroom	2	834,500	829,000	840,000	8

bungalow

1 bedroom	1	1,460,000	1,460,000	1,460,000	9
3 bedroom	5	752,000	635,000	903,000	15

link

3 bedroom	1	508,500	508,500	508,500	18
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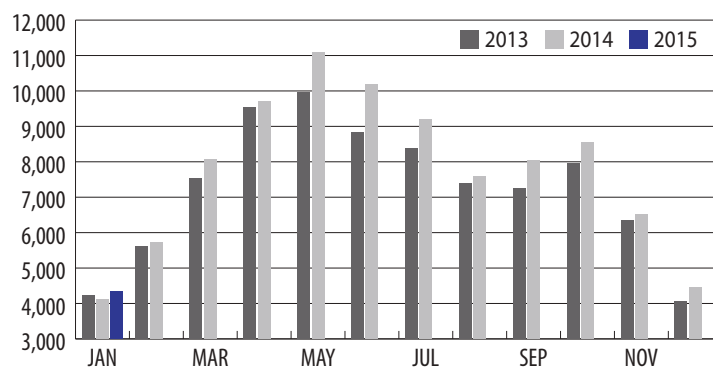
townhouses

3 bedroom	2	377,500	377,500	377,500	19
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Total	17				17
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Strong start to 2015

GTA Resale Home Sales



The TorontoMLS® system recorded 4,355 sales in January - up by a solid 6.1% versus the 4,058 homes sold in January 2014. The market also witnessed solid growth in the number of new listings (+9.5%). January results were encouraging on multiple fronts. First, strong sales growth suggests home buyers continue to see housing as a quality long-term investment, despite the recent period of economic uncertainty. Second, the fact that new listings grew at a faster pace than sales suggests that it has become easier for some people to find a home that meets their needs. Sales growth was primarily spearheaded by the detached home (+7.1%) and condo apartment (+11.2%) segments. Growth rates in the semi-detached (+0.7%) and townhouse (+0.6%) segments were much more modest.

The average selling price for a resale home in the GTA in January was \$552,575 - up by a solid 4.9% versus the \$526,965 average price posted in January 2014. The MLS® Home Price Index (HPI) Composite benchmark, which factors out price changes due to changes in sales mix, was actually up by a more robust 7.5% as compared to January 2014. Home price growth is forecast to continue in 2015. Lower borrowing costs will largely mitigate price growth this year, which means affordability will remain in check. The strongest rates of price growth will be experienced for low-rise home types, including singles, semis and townhouses. However, robust end-user demand for condo apartments is expected to result in above-inflation price growth in the high-rise segment as well.

Message from Paul & Irene...

Borrowing Costs Lowered Again

It took six days and the major chartered banks did not pass on the full 25 basis point Bank of Canada target overnight lending rate cut to their prime rate, but the banks did eventually cut their prime from 3.00% to 2.85% at the end of January. This was good news for all variable rate mortgage holders whose rate is based off the prime rate (e.g., prime minus 60 basis points). Even better news is that bond yields have dipped further causing fixed rate mortgages to touch new lows. So despite all the talk in the media about interest rates edging up in 2015, we are witnessing the precise opposite scenario. Low rates help keep affordability levels attractive and are obviously a strong positive for the real estate market in the short term.



Specializing in Milne-Sherwood Area of Markham!

Paul & Irene Love

Sales Representatives

DIRECT: 416-826-7223

OFFICE: 905-471-2121

LovelsAllYouNeed.ca

love@lovelsallyouneed.ca



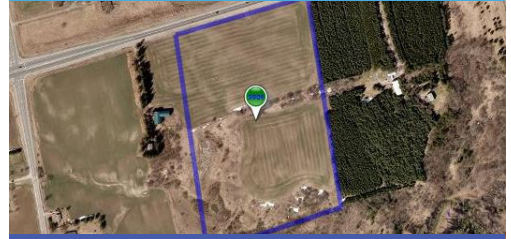
Thinking of selling? Or just want to know what your home is worth in today's market? Contact us for a confidential, no obligation market evaluation!

SOLD IN 3 DAYS**Sidesplit on Milne Park**

15 Banfield Avenue - SOLD OVER ASK FOR RECORD PRICE! Rare conservation side split, backs/sides on to Milne Park. Spectacular view of paradise from your own back yard. Steps to Roy Crosby. **Asking \$899,000**

JUST LISTED**Updated Bakerdale Bungalow**

4 Bakerdale Road - Must See! Gorgeous sun filled Conservation bungalow with spectacular 350 Sq. Ft. solarium. Large picture windows, access to double garage, hardwood floors, Walk to Roy Crosby PS

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 for many uses. **Asking \$2,500,000**

Hardware-free shower and tub organization

Real estate in your shower or tub may be the only hotter market than, well, the actual real estate market. Depending on how your bath and shower space was designed and how many people use it, you may find the bottles, creams, shavers and bars of soap stacking up. Drilling into ceramic tile can be difficult and risky with cracked and broken tiles, so here are some hardware-free ways to add storage and organize your bath and shower area.

Multi-tier telescopic shelves

These handy poles have built-in tiered shelves and are height-adjustable. They can be wedged into a corner between the lip of your tub and ceiling, or from floor to ceiling if you have a corner shower, to add instant and easy storage space. You can also consider placing the shelf just outside your shower area so that items are still in easy access whether you're in or out of the shower.

Add an additional tension rod

This simple yet brilliant tip involves hanging a second tension shower rod along the far side of your bathtub. Then hang baskets with hooks, easily found at your local dollar store, along the rod to store shampoos, conditioners and whatever else you might need. Make sure to get baskets with holes to ensure proper



drainage. Hang S-hooks or curtain hooks to hang items like loofahs or shower puffs. You can even hang a second rod at a lower level for your children to easily reach, which can be dedicated to storing their own bath products.

Shower curtain organizers

These handy organizers are similar to the behind-the-closet-door fabric pouches. They can be hooked through your curtain rings and hung inside the curtain to add extra storage. Look for models made of mesh that allow for proper drainage. You can also purchase shower curtains that have built-in pockets. Make sure only to place lightweight items to avoid tearing. If you have a clear or translucent shower curtain, we suggest using a fabric liner on the outside to help keep the pockets out of sight when you might have guests over, or just to keep your bathroom decor looking neat and tidy.

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

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