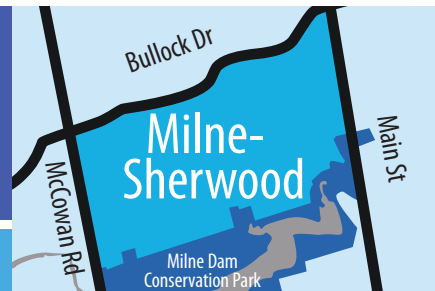


Milne-Sherwood Report

Paul and Irene's Real Estate Newsletter

May 2015



Milne-Sherwood Market Watch

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

Latest 6 Month Recap of Solds - Oct 1, 2014 - Mar 31, 2015

sold avg price low price high price days on market

1.5 to 3 storey detached

3 bedroom	4	762,750	595,000	877,000	14
4 bedroom	5	902,200	736,000	1,240,000	26

split-level

3 bedroom	3	874,667	712,000	1,002,000	5
4 bedroom	2	730,500	659,000	802,000	11
5 bedroom	1	840,000	840,000	840,000	13

bungalow

1 bedroom	1	1,460,000	1,460,000	1,460,000	9
3 bedroom	6	776,667	719,000	903,000	19

link

3 bedroom	1	508,500	508,500	508,500	18
-----------	---	---------	---------	---------	----

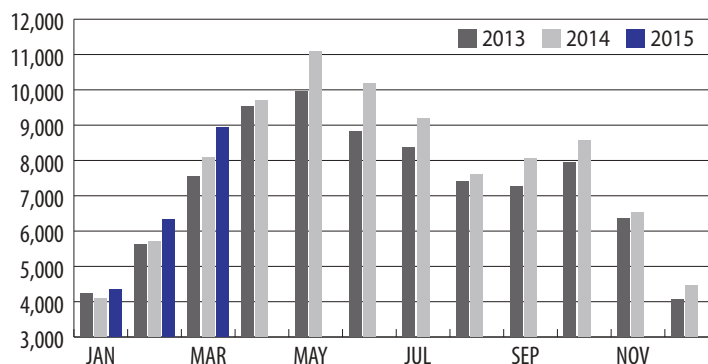
townhouses

3 bedroom	3	393,300	377,500	424,900	15
-----------	---	---------	---------	---------	----

Total	26				16
--------------	-----------	--	--	--	-----------

Double digit volume and price growth

GTA Resale Home Sales



The TorontoMLS® system recorded double digit volume and price growth in March. On the volume side, a total of 8,940 sales occurred in March, which was up by an eye-popping 11.0% versus the 8,052 units sold in March 2014. The detached home segment led the charge with a volume gain of 14.0%, closely followed by condo apartments (+12.7%) and townhomes (+8.9%). Sales of semi-detached homes fell by 3.5% versus last March. These solid overall volume gains clearly demonstrate continued affordability of home ownership, with lower interest rates going a long way to mitigate the effect of rising home prices. In addition, there is ample evidence of pent-up demand particularly as it relates to the low-rise market segments. This augurs well for continued strong competition between buyers and further price growth for the balance of 2015.

Speaking of prices, the average selling price for a resale home in the GTA in March was \$613,933 - up by a whopping 10.0% versus the \$557,982 average price posted in March 2014. This price represents an all-time high for the GTA and is also the first time that the \$600,000 barrier has been eclipsed. The MLS® HPI Composite Index, which factors sales mix changes out of the equation, was up by a solid 7.9%. This indicates that at least some of the double digit price growth was due to increased sales of higher priced homes as a percentage of the total. Price growth occurred in all major market segments: detached homes (+10.9%), townhomes (+9.7%), semi-detached homes (+9.2%) and condo apartments (+4.3%). Once again, tight inventory was a major contributing factor to the strong price growth (active listings were down by 7.5% versus last year).

Message from Paul & Irene...

Mortgage Rate Wars Back

With the recent lowering of its five-year fixed mortgages to 2.79% from 2.99%, the Bank of Montreal has triggered a fresh new battle in the ongoing Canadian mortgage rate wars. Almost immediately after the BMO announcement, TD Canada Trust announced that it would match the new lower rate. To put this in some historical perspective, this is the lowest ever posted five-year mortgage rate by the so-called Big Five Canadian banks. Major lenders have had a recent tradition of cutting their rates at this time of year, in the lead-up to the key spring home buying season. While those rates are certainly enticing, alternative lenders boast even lower rates than the major banks. Within this group, the current lowest five-year fixed rate is 2.49%. Good time to buy!



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!

JUST LISTED



Updated Southdale Backsplit

4 Southdale Drive - Desirable 3 bedroom and 3 level backsplit located in sought after Milne Conservation Area, renovated eat-in kitchen, family room, walk to Roy H. Crosby P.S. and St. Pats. **Asking \$859,000**

SOLD IN 10 DAYS



Large Bakerdale 4 Bedroom

50 Bakerdale Rd - Great value in desirable Milne Conservation area. This 4 bedroom home features over 2,200 sq. ft., finished basement and 50 Yr Steel Shingles. Walk to Roy H. Crosby and St. Pats. **Asking \$799,000**

RECORD SALE PRICE



Updated Bakerdale Bungalow

4 Bakerdale Road - SOLD OVER ASK - RECORD PRICE For an Alcan Bungalow, Must See! Gorgeous sun filled. Large windows, hardwood floors and access to double garage. Walk to Roy Crosby. **Asking \$829,000**

Elements of the perfect master bedroom

Your master bedroom should be a sanctuary. But aside from the bed, you'll need a few key elements to create a space that feels fit for rest and relaxation. Whether you're decorating your first master or want to spruce up an existing room that isn't quite working for you, here are a few master bedroom essentials to get you started and how to best use them.



Rugs

Early mornings are difficult enough, but having stark, cold flooring be the first thing your feet touch makes those early mornings all the more unpleasant. Remedy that by placing a rug right at the spot where you would swing your feet out of bed. While a large area rug that sits mostly under the bed and extends a few feet on either side is ideal, this option can also be pricey. Instead, try using runners placed alongside the length of your bed.

Mirrors

They're a convenient place to check your outfit, but sitting up to your mirror image in the morning can be a jarring sight. Proper placement is the key to hanging mirrors in your master. Try placing two long mirrors at either side of your bed. And take note of what will be reflected in the mirror – see if you can reflect a great piece of artwork or well-loved photo

for an image you won't mind seeing twice.

Seating

Whether you're reading a book or want a place to put on a pair of socks, seating is a must. A simple chaise or arm chair works, or spring for a love seat or full couch for more seating. A bench at the foot of your bed is another good space-conscious option, or use a chest and gain a bit of extra storage.

Bedside table and lighting

You'll need a place to keep all of your night-time essentials. Look for something with a drawer for discrete, clutter-free storage or go minimal with a floating shelf. If you tend to read or do work in bed, find a lamp that's high enough to provide adequate lighting while you're reading, or install a wall light. If you prefer to use just one nightstand, balance the other side with an ottoman, stool or a mid-height floor lamp.

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

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!

Paul & Irene Love

Sales Representatives

DIRECT: 416-826-7223
OFFICE: 905-471-2121

LovelsAllYouNeed.ca

