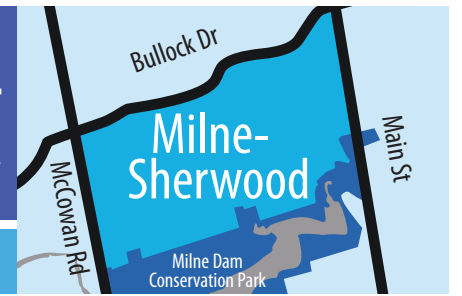


Milne-Sherwood Report

Paul and Irene's Real Estate Newsletter

November 2014



Milne-Sherwood Market Watch

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

Latest 6 Month Recap of Solds - Apr 1, 2014 - Sep 30, 2014

	# 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	4	737,000	660,000	820,000	15
5 bedroom	1	1,100,000	1,100,000	1,100,000	22

split-level

2 bedroom	1	699,880	699,880	699,880	8
3 bedroom	3	671,667	665,000	680,000	14
4 bedroom	3	720,500	668,500	786,000	13
5 bedroom	1	829,000	829,000	829,000	3

bungalow

2 bedroom	1	770,000	770,000	770,000	16
3 bedroom	11	701,227	514,000	960,500	13

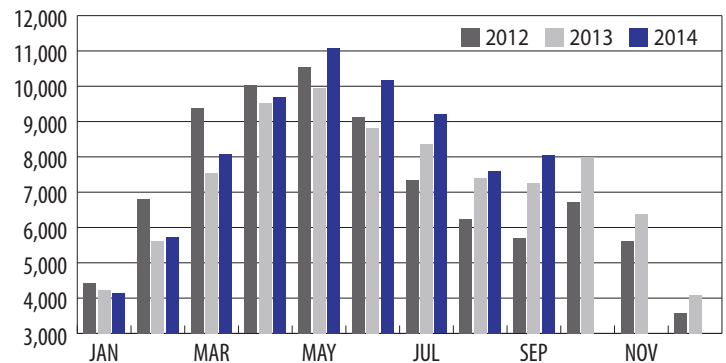
semi-detached

4 bedroom	2	518,000	490,000	546,000	23
-----------	---	---------	---------	---------	----

Total	28				14
--------------	-----------	--	--	--	-----------

Volume, prices continue upward trend

GTA Resale Home Sales



The TorontoMLS® system recorded 8,051 sales in September - up by a frothy 10.9% versus the 7,257 homes sold in September 2013. Year-to-date volume (January thru September) stands at 73,465 units, a very respectable 6.9% increase versus the comparable period last year. All four major market segments displayed sizeable volume growth in September, as per the following: detached homes (+7.6%), semi-detached homes (+11.5%), townhomes (+7.2%) and condo apartments (+20.2%). Despite a persistent listing shortage (active listings down by 5.1% versus last year at month-end), volume growth has been strong. Buyer interest has been buoyed by ongoing affordability driven mainly by exceptionally low interest rates. In fact, if the current pace of sales growth remains in place for the fourth quarter, a new annual volume record could be set this year.

The average selling price for a resale home in the GTA in September was \$573,676 - up by a robust 7.7% versus the \$532,455 average price posted in September 2013. The year-to-date average price through September was \$563,813, which represented an increase of 8.5% versus the same period in 2013. Price growth was strong across all four of the major market segments, as per the following: detached homes (+9.5%), semi-detached homes (+10.2%), townhomes (+4.9%) and condo apartments (+7.1%). Price growth is expected to remain strong in the months ahead, given the multitude of willing buyers and the short supply of listings in the marketplace. Another indication of market strength can be found in the average days required to sell a property: 25 days in September 2014 versus 27 days in September 2013, a decrease of 7.4%.

Message from Paul & Irene...

Top reasons for refinancing your mortgage

There are several solid reasons for refinancing your mortgage. First and foremost is the fact that refinancing could secure you a lower mortgage rate which will save you money over time. You just need to ensure that the refinancing penalty (which is calculated in many different ways) doesn't outweigh your potential savings. Another great reason for refinancing is to access your home equity. Your home equity (your home's value less the balance on your mortgage) is available for you to withdraw and invest in a number of ways such as additional real estate, home renovations and countless other things. You can access up to 80% of your home equity by increasing the value of your mortgage through a refinance. Finally, refinancing can enable you to consolidate your debt and save money by paying out high-interest debt such as car loans, lines of credit and credit cards.



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!

SOLD IN 1 WEEK



Stunning Glen Abbey 5 Bedroom

1347 Greeneagle Drive - Luxury at its finest... Located in prestigious "Fairway Hills", backs onto the world-renowned Glen Abbey Golf Course! \$350,000 in renovations (Buyer Broker). **Asking \$1,547,000**

SOLD IN 24 HRS



Renovated Conservation 4 Bedroom

1 Southdale Drive - One of the highest prices ever paid for an Alcan home in the Conservation Area. Gorgeous 4 bedroom home in desirable Milne Conservation Area, steps to famous Roy H. Crosby P.S. **Asking \$829,000**

SOLD IN 3 DAYS



Bungalow In Desirable Location

8 Lovering Road - Sold 8% over asking! Highest price paid again! Attention builders/renovators - 3 bedroom bungalow on mature lot in high demand area. Build your dream home or renovate. **Asking \$599,000**

Latest trends in kitchen appliances

While the classic coil burner and stove can manage for your average dinners, amateur cooks and frequent home entertainers can take advantage of some great trends and new technologies in kitchen appliances. From the stove to the oven, fridge and freezer, manufacturers are adapting their products based on the evolution of consumer use and need. Here are some of the latest kitchen appliance trends to look out for.

Stove top

Electric coil stoves are considered outdated – the way your mom used to cook. Gas stoves are revered for their uniform heat output, and also give a more professional feel. For those that want a diner-like feel to their cooking experience, look for a gas range that features a central griddle – especially impressive when serving up pancakes and fried eggs in the morning. Flat, built-in ventilation is an especially functional trend for this type of cooking.

Ovens

If you're an avid baker, a wall-mounted oven separate from the stove is a must-have, to keep baking at eye level for access and monitoring. Warming drawers below the oven are also becoming popular, especially for those that entertain often at home. Steam cook ovens are gaining traction for flavour and nutrition-retention, as well as for ensuring foods don't dry out. However, steam won't allow you to achieve the much-desired browning of traditional elements, so look for a combination oven that allows for a steam cook with a traditional dry heat finish.

Fridge and freezer

Growing on the French or bottom door trend, four door fridges are increasingly popular. Two top doors open up to the fridge, with two separate bottom freezer compartments for short term and long term storage. If you're aiming for top-of-the-line, you won't be disappointed with high-end features like refined

temperature control, sparkling water dispensers and a mini door that lets you access frequently used items like condiments or cans of pop without opening the entire door.



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

