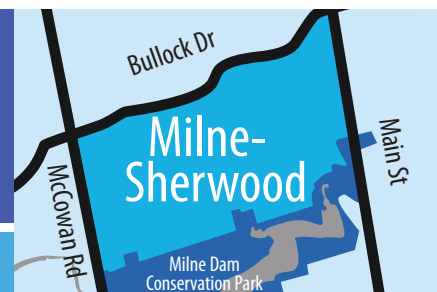


# Milne-Sherwood Report

Paul and Irene's Real Estate Newsletter

November 2015



## Milne-Sherwood Market Watch

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

Latest 6 Month Recap of Solds - Apr 1, 2015 - Sep 30, 2015

# sold avg price low price high price days on market

### 1.5 to 3 storey detached

3 bedroom	5	811,200	755,000	890,000	5
4 bedroom	4	904,000	797,000	1,050,000	18
5 bedroom	4	1,172,500	865,000	1,550,000	7

### split-level

3 bedroom	14	787,989	611,000	950,000	13
4 bedroom	4	852,775	678,800	972,500	18

### bungalow

2 bedroom	1	865,000	865,000	865,000	25
3 bedroom	13	847,323	695,000	1,375,000	21
4 bedroom	1	1,078,000	1,078,000	1,078,000	13

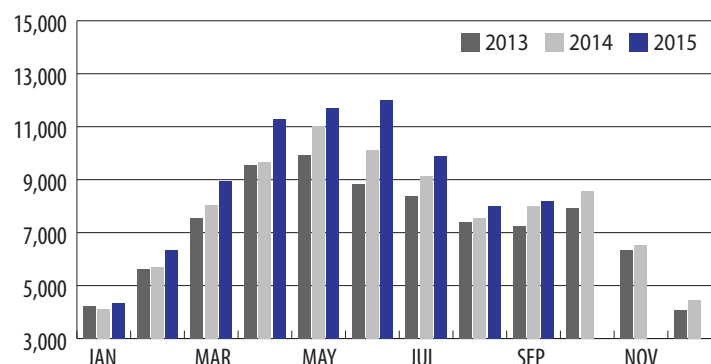
### townhouses

3 bedroom	3	466,667	402,000	585,000	20
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<b>Total</b>	49				15
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## RECORD START TO FALL RESALE MARKET

GTA Resale Home Sales



A total of 8,200 resale transactions were recorded in the GTA in September, up by 2.5% versus the 8,001 units sold in September 2014. This represented a record number of transactions for the month of September through the Toronto Real Estate Board's MLS® System. In addition, TREB MLS® sales through the first nine months of 2015 amounted to 80,331 - also representing a record high and a full 9.5% higher than the first three quarters of 2014. Barring a drastic shift in the economy over the next three months, total transactions will be at or very near the 100,000 mark for 2015. To put that number in some perspective, the current record annual number of transactions is 93,193 which was set back in 2007. Clearly, 2015 volumes have demonstrated a vibrant market and the importance that GTA households put on home ownership as a long-term investment.

September also witnessed a 10.5% 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 resale prices. The average selling price in September was \$627,395 - up by 9.2% versus the \$574,424 average price in September 2014. All key housing types recorded strong price advances led in particular by the low rise segments: detached homes (+11.2%), semi-detached homes (+9.2%) and townhomes (+9.7%). Price growth in condo apartments was also more than respectable (+5.0%). While more listings are definitely coming onto the market, the inventory of homes for sale is still weak in historical terms (17,765 active listings at September month-end, down by 7.3% versus last year's total of 19,165 active listings).

## Message from Paul & Irene...

### Reno projects that don't always add value

When it comes down to planning your next home improvement project, aside from your family needs you should also be thinking about how these improvements could affect your home's resale value. But not all projects offer a return on time and investment. Here are a few classic renovations that you might want to rethink when it comes to recouping your renovation costs: swimming pools (upkeep and potential liability issues), wall-to-wall carpeting (natural hardwood floors are much preferred), over-the-top landscaping (maintenance issues) and garage conversion (the vast majority of buyers will want to use their garage for its original purpose - parking their cars!).



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)

[love@lovelsallyouneed.ca](mailto: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!

## FOR SALE



## Conservation 4 Bedroom Beauty!

**2 Bakerdale Rd** - Conservation location! Largest floor plan (1,825 sq. ft.) Alcan 4 bedroom home in sought after Milne neighbourhood, sunken family room. Walk to Roy H. Crosby PS/St. Pats. **Asking \$897,000**

## SOLD



## Adult Living on Lake Ontario

**57 Bluffs Road** - Updated 2 bedroom bungalow on Lake Ontario in gated community of Wilmot Creek Newcastle. Spectacular view, tennis court, rec center and 9-hole golf course included. **Asking \$279,000**

## YOUR HOME HERE



## Call Us Today!

We'll get you **SOLD** for top dollar. Trust our team with your biggest investment. Call today to find out more about our marketing plan and discover a real estate experience that will truly move you!

## THE BENEFITS OF GREEN ROOFS

A green roof supports the growth of vegetation, helping to cool your home in the summer and insulating your property in the winter. Green roofs can also insulate sound, filter air pollution and retain or cleanse storm water. While there is an upfront investment in installing and maintaining a green roof, long-term costs have been shown to be the same or less than conventional roofing.

A green roof shouldn't be confused with a roof garden, which typically consists of plants or vegetation in containers or planters. Green roofs are a more permanent fixture consisting of a waterproofing layer, root barrier, drainage system and a special engineered growing medium.

There are two types of green roofs. An intensive green roof has deeper soil to accommodate a more diverse range of vegetation and is typically accessible, allowing residents to use their green roof as a relaxation space. Intensive roofs are heavier and

may require structural reinforcement in addition to greater maintenance and costs.



An extensive green roof is thinner, lighter, less expensive to install and requires less maintenance although it's typically not accessible for recreation. The thinner growing medium of green roofs restricts the type of plants that can be supported. Species with smaller roots and a shallower root

depth like grasses, mosses and wildflowers that are native to dryland and tundra do well on extensive green roofs.

Constructing a new home provides a great opportunity to include a green roofing element in the initial design, upgrading the carrying capacity of your roof to support the increased weight. For existing homes, you may want to time the installation of a green roof with the replacement of an old roof.

Adding a green roof to your home isn't a DIY project. You will need to consult a professional green roofing firm to ensure that the addition of your green roof follows Ontario Building Codes and green roofing bylaws. You will need to apply for a permit prior to installation. Green roofing firms should handle the inspection, design, installation and initial maintenance of the roof for the first few years of its life to encourage its establishment and longevity.

[www.Milne-Sherwood.info](http://www.Milne-Sherwood.info) for the rest of your newsletter...

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