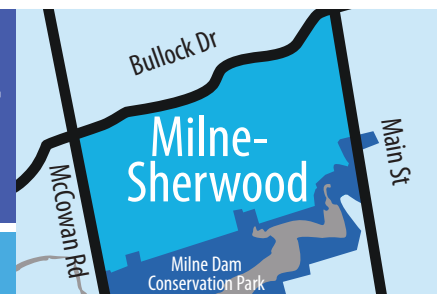


# Milne-Sherwood Report

Paul and Irene's Real Estate Newsletter

October 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 - Mar 1, 2015 - Aug 31, 2015

# sold avg price low price high price days on market

### 1.5 to 3 storey detached

3 bedroom	9	789,667	595,000	890,000	9
4 bedroom	7	931,571	795,000	1,240,000	16
5 bedroom	4	1,172,500	865,000	1,550,000	7

### split-level

3 bedroom	13	805,527	611,000	950,000	12
4 bedroom	5	814,020	659,000	972,500	16

### bungalow

2 bedroom	1	865,000	865,000	865,000	25
3 bedroom	12	833,600	695,000	1,375,000	23

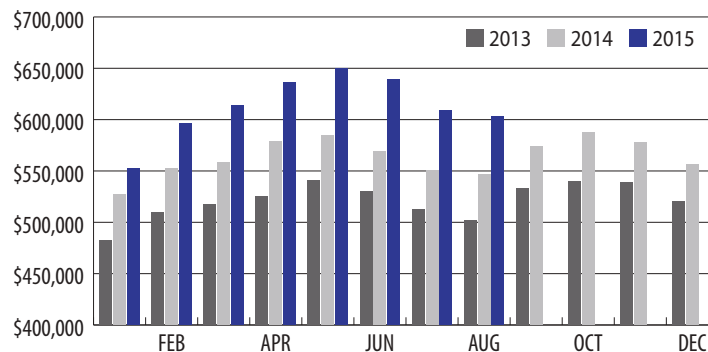
### townhouses

3 bedroom	3	466,667	402,000	585,000	20
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<b>Total</b>	<b>54</b>				<b>15</b>
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## DOUBLE-DIGIT PRICE GROWTH CONTINUES

GTA Average Resale Price



For the sixth consecutive month, the average selling price for a resale home in the GTA enjoyed a double-digit percentage increase. In August, the average price was \$602,607 - up by 10.3% versus the \$546,482 average price in August 2014. The MLS® HPI Composite Benchmark, which factors sales mix changes out of the equation, was also up by the same 10% figure versus August 2014. Price growth continues to be spurred by the combination of historically low borrowing costs (e.g., 5-year fixed mortgage rates as low as 2.38% and 5-year variable rates as low as 1.78%) and persistently low inventory (active listings at month-end were down by 10.5% versus last year). On a year-to-date basis (January thru August), the average resale price is up by 10.2% which translates into an increase in home equity of about \$58,000 for the average GTA homeowner.

A total of 7,998 transactions were recorded in August, up by a healthy 5.7% versus the 7,568 units sold in August 2014. This robust volume is being driven by ultra low borrowing costs and by a healthy local economy (Toronto employment growth in July was up 4.2% and unemployment was down to 6.6%). Volume growth occurred across all key market segments: detached homes (+3.7%), semi-detached homes (+1.7%), townhomes (+0.7%) and condo apartments (+13.8%). Of interest, condo apartment volume was up by double digits for the tenth consecutive month. On a year-to-date basis (January thru August), total resale volume is up by a whopping 10.9% to 72,512 units. Even with four months remaining in the year, it is a virtual certainty at this point that 2015 will see an all-time sales volume record for the GTA.

## Message from Paul & Irene...

### The Healthy Homes Renovation Tax Credit

In 2013, Ontario introduced a tax credit to encourage the independence of seniors by making their homes more accessible, functional and comfortable. The Healthy Homes Renovation Tax Credit lets those aged 65 or older claim up to \$10,000 of home accessibility modifications for a tax credit of up to \$1,500. Those living with a senior family member can also qualify for the credit and all income levels are eligible. Not just any home renovation qualifies. The modifications should be made to help seniors be more mobile in the home and reduce the risk of injury. The renovations that qualify for this tax credit also serve as an excellent guide on how to make a home more senior-friendly. Visit [Ontario.ca/healthyhomes](http://Ontario.ca/healthyhomes) for a full list of qualifying renovations and to learn more about the program.



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!

## JUST LISTED



## Conservation 4 Bedroom Beauty!

**2 Bakerdale Rd** - Conservation Area location! Largest floor plan (1,825 sq. ft.) Alcan 4 bdrm home in sought-after Milne neighbourhood, sunken family room. Walk to Roy H. Crosby PS/St. Pat's. **Asking \$889,000**

## JUST LISTED



## Retire and Relax on Lake Ontario

**27 Cornerbrook Court** - Updated 2 bedroom bungalow in the beautiful gated community of Wilmot Creek Newcastle. Nanaimo model with 1,200 sq. ft., gas fireplace, heated shop, recreation center, 2 pools and tennis court. **Asking \$189,000**

## JUST LISTED



## Adult Living on Lake Ontario

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

## PLANTING A TREE ON YOUR PROPERTY?

Money does grow on trees. Planting trees on your property increases your home's resale value – up to 10 per cent according to the USDA Forest Service. They also help to decrease air conditioning costs by 25 to 40 per cent by shading your home and keeping it cool in the summer as well as offering environmental and health benefits. Autumn is an excellent time to plant a new tree on your property, when the leaves of trees start falling off but prior to the first frost. Here are some tips to ensure the successful growth of your new tree for decades to come.

### Assess your property

The size, condition and obstructions on your property will dictate what types of trees will do best in the space. Consider whether your soil is primarily sandy, loam, clay or a mixture. What type of sun exposure do you receive? It's best to select a tree that's appropriate for the conditions as opposed to planting a species that doesn't suit the location.

### Space

There should be at least 15 feet by 15 feet of available soft surface space for the planting of large trees and 10 feet by 10 feet for small trees. The tree should be planted at least 3 feet away from your property line, 8 feet from hard surfaces like decks and paving, 10 feet from foundations and 20 feet from existing trees. Avoid areas with underground



plumbing or buried cables, spaces with overhead wires and ground that lies on a significant slope.

### Planting

Clear grass and weeds from an area three-times the size of the tree's root ball. Dig a hole two times the size of the root ball and loosen up the surrounding dirt to promote root penetration. Set the tree and fill in the hole with the original soil. The area where the tree's roots meet the stem should be flush with the ground to avoid rot. Add a layer of mulch about 8 to 10 cm deep around the base. Water the tree thoroughly using a soaker hose or a hose with no nozzle on a slow trickle for 10 to 15 minutes.

### Care

Water the tree once or twice a week and reduce watering if you see standing water collecting around the base. Replenish mulch at least once a year. Don't prune the tree until after two to three years of growth and always hire a professional arborist to prune.

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

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