

Milne-Sherwood Report

Paul and Irene's Real Estate Newsletter

September 2014



Milne-Sherwood Market Watch

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

Latest 6 Month Recap of Solds - Feb 1, 2014 - Jul 31, 2014

sold avg price low price high price days on market

1.5 to 3 storey detached

| | | | | | |
|-----------|---|---------|---------|---------|----|
| 4 bedroom | 5 | 741,200 | 660,000 | 820,000 | 14 |
|-----------|---|---------|---------|---------|----|

split-level

| | | | | | |
|-----------|---|---------|---------|---------|---|
| 2 bedroom | 1 | 699,880 | 699,880 | 699,880 | 8 |
|-----------|---|---------|---------|---------|---|

| | | | | | |
|-----------|---|---------|---------|---------|----|
| 3 bedroom | 4 | 674,500 | 665,000 | 683,000 | 11 |
|-----------|---|---------|---------|---------|----|

| | | | | | |
|-----------|---|---------|---------|---------|---|
| 4 bedroom | 6 | 722,067 | 640,000 | 790,000 | 9 |
|-----------|---|---------|---------|---------|---|

| | | | | | |
|-----------|---|---------|---------|---------|---|
| 5 bedroom | 1 | 740,080 | 740,080 | 740,080 | 9 |
|-----------|---|---------|---------|---------|---|

bungalow

| | | | | | |
|-----------|---|---------|---------|---------|---|
| 2 bedroom | 2 | 750,300 | 730,600 | 770,000 | 9 |
|-----------|---|---------|---------|---------|---|

| | | | | | |
|-----------|----|---------|---------|---------|----|
| 3 bedroom | 14 | 708,857 | 514,000 | 960,500 | 14 |
|-----------|----|---------|---------|---------|----|

semi-detached

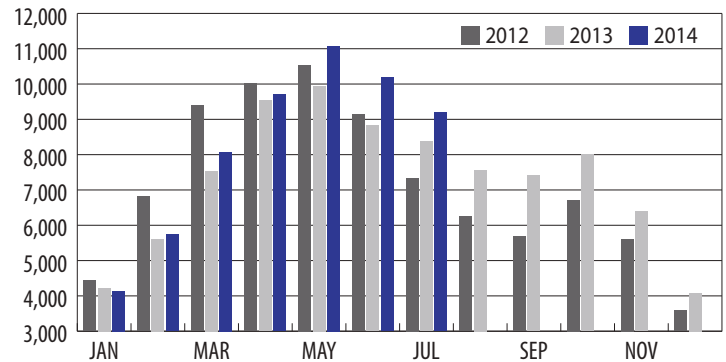
| | | | | | |
|-----------|---|---------|---------|---------|---|
| 2 bedroom | 1 | 480,000 | 480,000 | 480,000 | 7 |
|-----------|---|---------|---------|---------|---|

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

| | | | | | |
|--------------|-----------|--|--|--|-----------|
| Total | 36 | | | | 12 |
|--------------|-----------|--|--|--|-----------|

Strong resale market continues

GTA Resale Home Sales



The TorontoMLS® system recorded 9,198 sales in July - up by 9.9% versus the 8,367 homes sold in July 2013. Double digit volume growth occurred in three of the four major market segments, as per the following: detached homes (+10.3%), townhomes (+10.3%) and condo apartments (+13.8%). The only portion of the market showing a slower rate of growth was the semi-detached segment (+0.2%). The overall market continues to be supported by exceptionally low interest rates and increased consumer confidence in the economy. In addition, the GTA continues to benefit from an ongoing strong population influx as well as growing demand from foreign investors. Year-to-date volume growth (January thru July) stands at a very respectable 7.5% versus the comparable period last year.

The average selling price for a resale home in the GTA in July was \$550,700 - up by a healthy 7.5% versus the \$512,286 average price posted in July 2013. Price growth was strong across all four of the major market segments, as per the following: detached homes (+8.2%), semi-detached homes (+8.2%), townhomes (+7.0%) and condo apartments (+5.3%). With sales growth (+9.9%) strongly surpassing listings growth (the number of active listings actually declined by 4.7% versus last year), price growth easily eclipsed the rate of inflation. The Board predicts that the pace of price growth that we have experienced over the past year will continue until growth in listings outpaces growth in sales for a sustained period of time. Year-to-date price growth (January thru July) stands at an eye-catching 8.4% versus the comparable period last year.

Message from Paul & Irene...

Mortgage rate comparison websites

Thanks to a growing number of excellent mortgage rate comparison websites, it is now easier than ever to shop the market for the best mortgage rates available. One such site is www.ratehub.ca which is a virtual encyclopedia of excellent mortgage-related information. You can obtain the best rates on a daily basis at www.ratehub.ca/best-mortgage-rates. It's as simple as that!

Having said this, remember that the rate is definitely not everything when shopping for a mortgage. Other factors such as prepayment privileges, skipping privileges and transfer privileges can, depending upon your situation, end up being even more important to you financially than the rate itself.



Specializing in Milne-Sherwood Area of Markham!

Paul & Irene Love

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LovelsAllYouNeed.ca

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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 24 HRS



Conservation Record Sale Price

2 Southdale Drive - Highest price ever paid for Alcan home in Conservation Area. Gorgeous 4 bedroom home in desirable Milne Conservation Area, steps to famous Roy H. Crosby P.S. **Asking \$829,000**

SOLD OVER ASKING



Stunning Sidesplit On Park

5 Lincoln Green Drive - Rarely offered, backs to Robinson Park, bright open-concept, new kitchen and baths. Large family room with natural gas fireplace and BBQ. 3/4 hardwood floors. **Asking \$698,000**

SOLD



4 Bedroom Conservation Reno

2 Gladiator Road - Over \$100,000 in renovations, 2 storey detached, spacious living/dining room, main floor den, and gourmet kitchen. Stainless steel appliances, finished basement with 4 piece bath.

Extravagant décor for your powder room

If you're a budding designer with a big dream, or want to test out some extravagant redecorating techniques, the powder room is the perfect place to start. Grand designs won't run the risk of overwhelming the space or interfering with the décor of the rest of your home, while more luxurious fixtures will make less of a dent in your decorating budget.

The walls

Highly textured, intricate and busy designs on wallpaper can overwhelm the average space, so the powder room is the perfect place for you to incorporate a much-loved pattern. Oversized prints, especially botanicals, give your powder room a contemporary feel. You can also try painting a mural, or using a stencil if you're less artistically-inclined. Textiles on your wall are impractical for the average three-piece bathroom, but the shower-less nature of powder rooms makes them ideal for testing out a lush fabric as a wall covering.



The sink

If your powder room sink is simply for washing hands, you can take a lot of artistic liberties with the type of sink you use. Trough sinks add modern, stunning architectural lines to your space, and will undoubtedly garner compliments when used by your guests. Vessel sinks appear as though they are placed on the countertop, as if it were a large bowl.

A more dramatic choice, vessel sinks are ideal for creating impact, and making the sink the focal point of your powder room. Stone sinks can add enviable texture, while glass sinks are minimal and modern.

The toilet

If your powder room doubles as a place "where you'd like to get some reading done", investment in a high-end toilet is one worth making. European-style toilets with a wall-mounted flush and an option for a half or full flush leaves a modern, stylish impression on guests, while also helping to save on water usage. For the gadget-lovers, Kohler has developed a toilet that boasts ambient lighting and Bluetooth technology to play your favourite tunes while using the throne. Ringing in at over \$6,000, this option isn't for the budget-conscious. But if you want to add high-end touches without the high-end price tag, consider installing a self-closing toilet seat (especially handy for dual-sex households) or a decorative toilet handle.

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

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