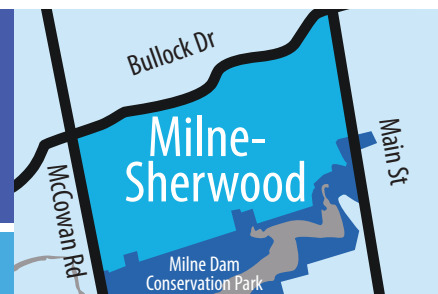


Milne-Sherwood Report

Paul and Irene's Real Estate Newsletter

March 2016



Milne-Sherwood Market Watch

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

Latest 6 Month Recap of Solds - Aug 1, 2015 - Jan 31, 2016

sold avg price low price high price days on market

1.5 to 3 storey detached

3 bedroom	4	903,500	750,000	1,190,000	43
4 bedroom	3	942,000	865,000	1,050,000	14
5 bedroom	1	865,000	865,000	865,000	4

split-level

3 bedroom	6	790,648	632,000	912,000	20
4 bedroom	3	791,600	678,800	850,000	7

bungalow

2 bedroom	2	864,950	850,000	879,900	16
3 bedroom	9	852,444	780,000	950,000	16
4 bedroom	1	1,078,000	1,078,000	1,078,000	13

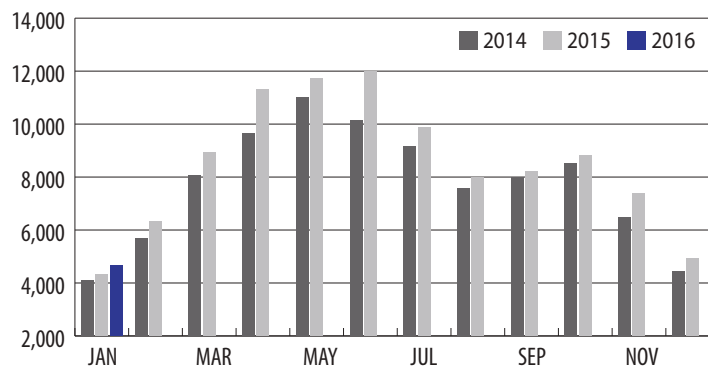
townhouses

3 bedroom	2	504,000	418,000	590,000	32
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Total	31				20
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2016 OFF TO A SOLID START

GTA Resale Home Sales



A total of 4,672 resale transactions were recorded in the GTA in January, up by a solid 8.2% versus the 4,318 units sold in January 2015. The robust start to the year was not surprising given that recent polling conducted for the Toronto Real Estate Board by Ipsos suggested that 12% of GTA households are seriously considering a purchase of a home in 2016. Buying intentions remain strong as households continue to view home ownership as an affordable long-term investment. Toronto employment growth of 4.5% in December was another positive economic indicator which supported early year volume growth. All key housing types participated in the January volume increase, as per the following: detached homes (+6.7%), semi-detached homes (+9.2%), townhomes (+9.8%) and condo apartments (+9.0%).

January also witnessed an 11.2% 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 prices. The average selling price in January was \$631,092 - up by a whopping 14.1% versus the \$552,925 average price in January 2015. All key housing types recorded price advances led once again by the low rise segments: detached homes (+18.5%), semi-detached homes (+9.3%) and townhomes (+9.3%). However price growth in the condo apartment segment was also more than satisfactory (+7.5%). Resale inventory of homes remains very weak in historical terms (9,966 active listings at January month-end, down by 14.1% versus last year's total of 11,600 active listings).

Message from Paul & Irene...



CRA's \$5,000 reminder to first-time buyers and others

The Canada Revenue Agency has issued a reminder to first-time buyers that they could qualify for \$5,000. The agency says that those who bought a home in 2015 and were first-timers; or are eligible for the disability tax credit or bought the home for a relative who is eligible; may be able to claim the credit. It is also highlighting the ability for some buyers to take up to \$25,000 out of their retirement savings plan under its Home Buyers' Plan. Again, those with disability tax credit eligibility do not have to be first-time buyers to qualify. Eligible buyers should make the claim through their tax return.

Specializing in Milne-Sherwood Area of Markham!

Paul & Irene Love

Sales Representatives

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LovelsAllYouNeed.ca

irene.love@century21.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!

VIP CONDO PASS



Toronto/Markham Condo Pass

Get Platinum VIP Passes to Markham and Toronto's best Condo Developments. We get "front of the line" access to get you best choice and price. Capped Levies, Free Assignment, Cash Back Discounts.

EXCLUSIVE MILNE LISTING



Milne Development Lot

Huge 160 X 100 corner lot in area of million dollar Milne Park homes. Zoning search done for severance of two 80 X 100 lots. Develop now or live in and watch investment grow!
Asking \$1,450,000

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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!



Winter's wrath can wreak havoc on the home, with potential damage from snow, ice, temperature fluctuations and strong winds. But as snow melts away during the spring thaw, it's an opportune time to inspect the exterior of your home for wear and tear. Early maintenance can help to prevent further damage and extensive repairs down the road.

ROOF

Borrow a pair of binoculars and do a visual inspection of your roof from the ground. Look to see whether shingles are tightly fastened, secure and in good condition. Cracked, loose, buckled or missing shingles should be repaired or replaced. Your roof should be inspected by a licensed professional at least every five years for newer roofs or every three years for older roofs.

EXTERIOR WALLS

Inspect the exterior walls of your home for signs of water damage. For brick homes, check to see that the mortar – the material used to bind the bricks together – is in good condition. For homes with wood siding, inspect for any damaged areas or knots popping out as ants and critters may use these openings to crawl through and nest.

FOUNDATION

Be on the lookout for cracks in the exterior foundation of your home. Some hairline cracks are normal, especially between concrete blocks as concrete shrinks slightly as it cures. But cracks wider than 1/4-inch or horizontal cracks should be inspected by a professional.

DRAINAGE

Exterior concrete slabs should slope away from the home to ensure proper drainage and prevent water from entering. Check for loose or leaky gutters that aren't properly draining rain and water away from your roof and home.

WINDOWS

Temperature fluctuations can cause caulking and weather stripping around windows to crack and peel. Replacing worn-out weather stripping and remove old caulking with a putty knife or sharp tool and apply new silicone or polyurethane caulk.

CLEANING

Spring is a great time to clean the exterior elements of your home so that they're fresh and ready for summer. Use a squeegee or soft cloth to wipe down windows with a gentle cleaner. Clean brick walls using the spray nozzle of your garden hose. Sweep wood patios and backyard decks, apply a cleaner and rinse thoroughly with water.

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

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