



February 2018

# NEWSLETTER

Premium Real Estate Services



Signature Realty  
IND. OWNED & OPERATED BROKERAGE



ESPINOSA & ASSOCIATES  
Real Estate Team

# OUR NEWSLETTER

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February 2018 E-NEWSLETTER

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This newsletter is a regularly monthly distributed publication that is generally about local and national real estate statistics, topics of interest to home ownership or leasing for its subscribers.

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## OUR MESSAGE by Espinosa & Associates

Driven by a passion for helping people, with their real estate needs, Espinosa & Associates is comprised of experienced and enthusiastic representatives committed to superior customer service. We are confident that we will be able to effectively DO MORE NOT LESS to assist you with every stage of the real estate process.

If you would like to join our mailing list to receive our newsletters and upcoming events, please send email to [melissa@espinosateam.com](mailto:melissa@espinosateam.com), with "Join Mailing List" in the subject line!



# GTA REALTORS® RELEASE

## FEBRUARY TREB

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February 6, 2018 -- Toronto Real Estate Board President Tim Syrianos announced that Greater Toronto Area REALTORS® reported 4,019 residential transactions through TREB's MLS® System in January 2018. This result was down by 22 per cent compared to a record 5,155 sales reported in January 2017.

The number of new listings entered into TREB's MLS® System amounted to 8,585 – a 17.4 per cent increase compared to 7,314 new listings entered in January 2017. However, it is important to note that the level of new listings was the second lowest for the month of January in the past 10 years.

"TREB released its outlook for 2018 on January 30th. The outlook pointed to a slower start to 2018, especially compared to the record-setting pace experienced a year ago. As we move through the year, expect the pace of home sales to pick up, as the psychological impact of the Fair Housing Plan starts to wane and home buyers find their footing relative to the new OSFI mandated stress test for mortgage approvals through federally regulated lenders," said Mr. Syrianos.

The MLS® Home Price Index Composite Benchmark was up by 5.2 per cent year-over-year. This annual rate of growth was driven by the condominium apartment market segment, with double digit annual growth versus the single-family segment, with prices essentially flat compared to last year. The overall average selling price was down by 4.1 per cent year-over-year to \$736,783. This decline was weighted toward the detached segment of the market. In the City of Toronto, the average selling price was up for all home types except for detached houses.

"It is not surprising that home prices in some market segments were flat to down in January compared to last year. At this time last year, we were in the midst of a housing price spike driven by exceptionally low inventory in the marketplace. It is likely that market conditions will support a return to positive price growth for many home types in the second half of 2018. The condominium apartment segment will be the driver of this price growth," said Jason Mercer, TREB's Director of Market Analysis.

FOR FULL REPORT: [http://www.trebhome.com/market\\_news/market\\_watch/2018/mw1801.pdf](http://www.trebhome.com/market_news/market_watch/2018/mw1801.pdf)

# VALENTINE'S DAY HOME DÉCOR

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Valentine's Day also called Saint Valentine's Day is an annual holiday celebrated and associated with romantic love, when in the 18th Century it evolved into an occasion in which lovers expressed their love for each other by presenting flowers, offering confectionary, and sending greeting cards known as "valentines".

Instead of the expensive gestures and commercial holiday that this has become, we've decided to give you a few tips on how to bring it back to the effort, and showing appreciation from the heart (pun intended).

## MAKE A HOT CHOCOLATE BAR:

Nothing warms the heart more than a customized cup of hot cocoa. Have the cups, cinnamon hearts, marshmallows, candy canes, and chocolate kisses on hand, so that each of you can customize your drinks!

## SET UP A FLOWER TABLE CENTERPIECE & BACKDROP:

Using red napkins and chicken wire, make a heart shaped back drop that your significant other will love! Push the red napkins into the wire make sure that it is secure before mounting it onto a frame and hanging it. Also get some red, white and pink carnations or roses and arrange them as a centerpiece on the table! If you really want to impress, set up the table with the same theme color tablecloth, napkin holders and place mats!

# VALENTINE'S DAY HOME DÉCOR

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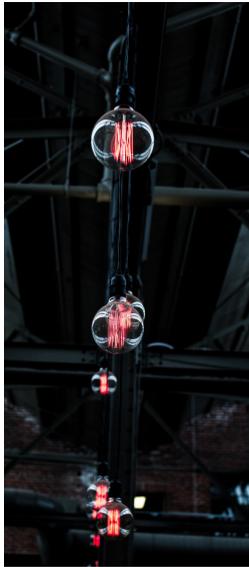
## DIY LOVE LETTER VALENTINE'S DAY DÉCOR:

Bring it back to the old school love letters, in a digital age, receiving a handwritten love note is a lost art! This is simple artistic and most importantly thoughtful. Write all of the wonderful things that you love about one another, in little notes, attach the envelopes decorated Valentine's Day style, to a string and attach it to a wall, desk or mantel to not only decorate the home, but also take the time to share each others notes over a glass of wine while watching a romantic movie.





# THINGS TO DO IN THE GTA IN FEBRUARY



## Toronto Light Festival | Toronto

January 19 to March 4 | Sundown to 9pm Sunday to Wednesday.  
Sundown to 10pm Thursday to Saturday.

The Historic Distillery District, 55 Mill Street, Toronto, ON

More information: <https://www.torontolightfest.com>

Winter sucks, and we simply want to make winter not suck so much. We want to create something special and something that will lift the collective spirit of the City. We aspire to make ourselves proud and organize an event that is inspirational. In a world with so many dark and ominous messages, we want to create a positive, magical urban world that people of all ages and backgrounds will enjoy and look forward to. Simply put, we want to help transform a moment of consciousness, from the cold of the dark into the warmth of the light (even if it can reach -20 C). Oh, and we really, really like pretty lights.

## Bloor-Yorkville Icefest 2018 | Toronto

February 24 & 25th | Saturday 12-8pm, Sunday 12-5pm

Village of Yorkville Park, 115 Cumberland St, Toronto, ON M5S 2W7

More information: <http://www.bloor-yorkville.com/icefest/index.php>

With Majestic Ice sculptures, ice carving demonstrations and even competitions! This year's theme is Medieval Times, transforming the neighbourhood into a magical display of over 70,000 lbs. of crystal clear ice sculpted into magnificent sculptures inspired by the chivalry, rivalry & revelry in celebration of the middle ages. Patrons can expect to be dazzled by these ice creations, which will include an 11th Century-Styled Castle with Knights on Guard Ice Exhibit and a Photo Opportunity area with a majestic Throne for two!



# FAMILY DAY FESTIVITIES

## Winter Family Games | Casa Loma | Toronto

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February 17th – 19th | 9:30-5:00 pm  
1 Austin Terrace, Toronto, ON M5R 1X8  
More information: [http://casaloma.ca/events\\_feature2.html](http://casaloma.ca/events_feature2.html)

This Family Day Weekend at Casa Loma, join us for our inaugural Winter Family Games. Participate in fun and interactive sports theme experiences, take in awe-inspiring performances of athleticism, meet and greet your favorite athletes and much more. Join us in giving the next generation their own mini winter games!

## Family Fun Fest | Downsview Park | Toronto

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February 17th – 19th | 10:00-6:00 pm  
40 Carl Hall Rd, Downsview Park, Indoor at Studio 3  
More information: <https://www.familydayfest.ca>

Superior Events Group transforms over 30,000 square feet at Downsview Park into a large INDOOR FUN Zone just for Family Day weekend! Family Fun Fest features an indoor amusement park with over 30 attractions including Kiddie Rides, Jumping Castles, Giant Slides, Interactive Games, Fun Foods, Arcade and Carnival Games. Strolling entertainers also make appearances daily.

Where there is love, there is life.  
~ Mahatma Gandhi

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