



# NEWSLETTER

# OUR NEWSLETTER

May 2019 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, the Espinosa & Associates are 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 MAY STATS

Toronto Real Estate Board President Garry Bhaura announced that Greater Toronto Area REALTORS® reported a substantial year-over-year increase in home sales in April 2019. The number of residential transactions jumped by 16.8 per cent to 9,042 compared to 7,744 in April 2018. On a preliminary seasonally adjusted basis, sales were up 11.3 per cent compared to March 2019.

New listings were also up year-over-year by eight per cent. However, the annual growth rate for new listings was much lower than that reported for sales. This suggests that market conditions continued to tighten which points toward an acceleration in price growth.

“The strong year-over-year growth in sales is obviously a good news story and likely represents some catchup from a slow start to the year. TREB’s sales outlook for 2019 anticipates an increase relative to 2018. It should be noted, however, that growth in new listings is not keeping pace with sales. This points to the ongoing housing supply issue in the GTA. In this regard TREB welcomes the provincial government’s Housing Supply Action Plan announced last week to reduce red tape and improve the mix of housing types. TREB provided input on the Plan through submissions and participation on working groups,” said Mr. Bhaura.

The year-over-year rate of price growth generally edged up in April relative to the first three months of the year. The MLS® HPI Composite benchmark was up by 3.2 per cent – the highest rate of growth in more than a year. The average selling price was up by 1.9 per cent to \$820,148, representing the strongest annual rate of growth so far in 2019. On a preliminary seasonally adjusted basis, the average selling price was also up by 1.1 per cent compared to March 2019.

Price growth continued to be driven by the condominium apartment segment and higher-density low-rise segments. The average price for detached houses dipped year-over-year, specifically in regions surrounding the City of Toronto. The detached market segment, with the highest price point on average, has arguably been hardest hit by measures such as the OSFI stress test.

“While sales were up year-over-year in April, it is important to note that they remain well-below April levels for much of the past decade. Many potential home buyers arguably remain on the sidelines as they reassess their options in light of the OSFI-mandated two percentage point stress test on mortgages. Longer term borrowing costs have trended lower this year and the outlook for short-term rates, for which the Bank of Canada holds the lever, is flat to down this year. Unfortunately, against this backdrop, we have seen no movement toward flexibility in the OSFI stress test,” said Jason Mercer, TREB’s Chief Market Analyst.

FOR FULL REPORT: <http://www.trebhome.com/files/market-stats/market-watch/mw1904.pdf>

01 - MAY 2019 TREB ANNUAL STATS RELEASED

# MOTHER'S DAY GIFT IDEAS



When in doubt, opt for flowers. A beautiful bouquet never goes wrong. Make sure you know her favourites to add them to the bouquet.

If anyone knows your handwriting, it's mom. immortalize it with a sweet bracelet. Get a bracelet and transform it into a keepsake she can wear every day.

Essential oil diffusers are a great way to zen out. Choose some oils to help mom relax, lavender helps with mental concentration, reduces stress, calms feelings of anxiety, and alleviates insomnia.

Get mom a spa day at her favourite spot. Mom always love to be pampered, get her a facial, manicure and pedicure! Nothing says, "You're the best" like a good foot scrub and a fresh coat of polish. You can also find good deals for a mani/pedi on Groupon!!

Get mom a paint and sip class. An unforgettable evening of friends, fun, beer, wine and painting! The best part is the memories you bring away with you both in a beautiful painting.

The classic breakfast in bed, never gets old! More like brunch in bed — let her sleep in, then enjoy the flapjacks!!

For mom who hits the gym, a Fitbit is a great go-to gift for anyone who wants to get fit or keep fit, or is looking to download all the data or their latest sweat session.

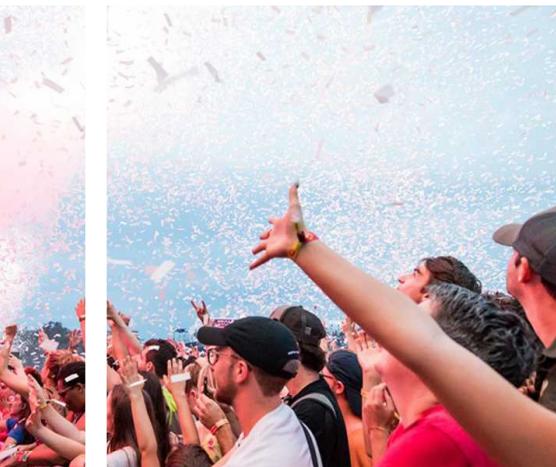


# SPRING HOME

It's time to bring spring into your home. Here are a few ideas to get started:

- ▶ **DECLUTTER** - First step to spring decorating is to declutter. Your home will feel lighter by eliminating clutter, unwanted toys, clothes and decor. Decluttering allows you to focus on what you have, can change or keep.
- ▶ **ADD FLOWERS** - Add some plants and fresh flowers throughout your home. If you want to become an 'expert', you can learn online how to arrange flowers. You will notice your rooms brighten up!
- ▶ **CHANGE YOUR LINENS** - changing our pillow covers and throws, even the bedroom sheets will freshen up the look of your home in the spring.
- ▶ **ADD FRESH SCENT** - Adding spring scents to the home through candles or an oil diffuser will have you and the family smiling. Your sense of smell actually sharpens in spring and summer with the air full of extra moisture. Your sense of smell influences your mood, so choose ones that reduce stress and makes you happy!
- ▶ **INTRODUCE COLOUR** - soft blue hues, pastel pinks and hints of lavender can all be found in our home this year. Each spring figure out the colour of the year and incorporate it into your home!
- ▶ **ART** - An easy decorating spring ideas is to change out your artwork. You don't have to buy pieces that are thousands of dollars though. You can download prints and get beautiful frames to make them come to life.
- ▶ **REARRANGE YOUR ROOMS** - Rearranging chair layouts in the living room, or your bed and nightstand placement, gives that feeling of change and 'new' around the house.
- ▶ **ACCESSORIZE** - Through the year, update the little accents throughout our home, especially in your bookcase. To decorate for spring, choose light and airy items, incorporating what is important to you that's all that matters.

# THINGS TO DO THIS MAY IN THE GTA



## Canadian Music Week | Toronto

May 6-12, 2019 | Various Times and Locations

Explorer + VIP Wristband \$150 | Explorer Regular Wristband \$75

For More Information: <https://cmw.net/music/>

Now in its 37th year, Canadian Music Week is Canada's leading annual entertainment event dedicated to the expression and growth of the country's music, media and entertainment industries. Combining multifaceted information-intensive conferences; a trade exposition; awards shows and the nation's largest new music festival which spans 7 nights of performances (May 6 - 12), hundreds of bands at more than 40 live music venues in downtown Toronto.

## Toronto Comic Arts Festival | Toronto

May 11 - 12, 2019 | Sat 9am -5pm | Sun 10am - 5pm

Free entry

Toronto Reference Library | 789 Yonge Street, Toronto, ON

For More Info: <https://northernheatribseries.ca/yongedundas/>

Rib Fest at Yonge & Dundas Square will feature the BEST BBQ in CANADA along with 7 of Ontario's TOP CRAFT BREWERS!!

May is BBQ month and what better way to celebrate our favourite way to cook food then with a massive backyard BBQ at the epicenter of the greatest city in the world!!

If you can BBQ it, you can eat it at Rib Fest, so come out and celebrate the launch of Toronto's hottest annual summer kick off!



## Rib Fest Yonge-Dundas Square | Toronto

May 16 - 19, 2019 | Thurs - Sat 11am - 11pm | Sun 11am - 8pm

Free entry

1 Dundas St E, Toronto | Yonge Dundas Square

For More Info: <https://northernheatribseries.ca/yongedundas/>

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## Uptown International Children's Festival | Toronto

May 16 - 19, 2019 | Thurs - Sat 11am - 11pm | Sun 11am - 8pm

All ages | Kid Friendly

Toronto Centre for the Arts | 5040 Yonge, Toronto, ON

For More Info: <http://www.tocentre.com/kids>

Explore the whimsical wonders of theatre with internationally-acclaimed guests this May long weekend! The Uptown International Children's Festival, presented by TO Live, is an action-packed and fun-filled weekend where children of all ages and their families can experience live theatrical performances, participate in sing-a-longs explore worlds of wonder, and create new lasting memories.



## HideSeek | Toronto

March 30 - June 2, 2019 | Wednesday, Thursday & Friday 11am - 10pm, Saturday 9am - 10pm, Sunday 9am - 7pm

Tickets \$25 | Free children under 3

1305 Dundas St W, Toronto | Dovercourt Road and Dundas Street West

For More Information: <https://www.gohideseek.com/>

Real life recess, a pop-up experience inspired by childhood nostalgia. Filled with floor-to-ceiling installations, each multi-sensory room provides moments that excite in person and impress in photos. Why do all of this? Because we, too, long for a chance to relive carefree childhood bliss - if only for a moment.

## Carassauga Festival Inc | Mississauga

May 24-26, 2019 | Fri 7:30 - 11pm | Sat 12pm - 12 am | Sun 12pm - 8pm

Advanced Passport \$10 | At Door Passport \$12 | Kids under 12 free

Opening Ceremony Paramount Fine Foods Centre | Pavillions at Various locations

For More Info: <https://www.carassauga.com/>

Carassauga Festival is an incorporated non-profit volunteer community organization celebrating multiculturalism since 1985. The Festival is an annual 3 day city-wide family oriented event. Cultural community groups, from different countries of origin, are given an opportunity to promote public awareness, appreciation and respect among all Canadians of different heritage.



## Toronto Poutine Fest | Toronto

May 24-26, 2019 | Fri & Sat 11am - 10pm, Sun 11am - 9pm

Tickets \$25 | Free children under 3

Yonge-Dundas Square | 1 Dundas St E, Toronto

For More Info: <http://www.poutinefestontour.com/>

The 2nd annual Toronto Poutine Fest will be held at the Yonge-Dundas Square. There will be live entertainment, and several poutine vendors to choose from!



## NXNE North By Northeast Festival | Toronto

June 7-16, 2019 | Various times

Check Website for pricing

Yonge Street Festival Village | 1 Dundas St E, Toronto, ON

For More Info: <https://www.nxne.com/>

North by Northeast (NXNE) is a 10-day summer festival destination for emerging artists and major-label headliners and for digital interactive innovators, bridging the gap between technology and the arts. NXNE is an essential gathering spot for artists, industry professionals and fans.





# VICTORIA DAY FIREWORKS 2019

## Ashbridges Bay Park | Toronto

May 20th, 2019 | 10:00 pm

Free Admission

1561 Lakeshore Boulevard E, Toronto

For More Info: <https://www.todocanada.ca/city/toronto/event/ashbridges-bay-park-victoria-day-fireworks/>

Come enjoy the end of the first long weekend of summer at Ashbridges Bay Park. Celebrate Victoria Day with a dazzling display of pyrotechnics that will definitely impress. The show will feature about 2,000 fireworks, with a spectacular finale.

## Canada's Wonderland | Vaughn

May 20th, 2019 | 10:00 pm

Victoria Day Fireworks is included with Park Admission | Admission \$39.99 | Fast Lane \$99.99

1 Canada's Wonderland Drive, Vaughn, ON

For More Info: <https://www.canadaswonderland.com/play/events/fireworks>

The sky is brightened with a 14-minute display of dazzling fireworks—all for Her Majesty. There is a long-established tradition to set off fireworks in honour of Queen Victoria on the Monday preceding May 25th. The first celebration dates back to 1845.

“It’s all about quality of life and finding a happy balance between work and friends and family.”

- PHILIP GREEN

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