



August 2018

# NEWSLETTER

Premium Real Estate Services



Signature Realty  
IND. OWNED & OPERATED BROKERAGE



ESPINOSA & ASSOCIATES  
Real Estate Team

# OUR NEWSLETTER

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August 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, 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!



# TREB RELEASES MONTHLY MARKET FIGURES REPORTED BY GTA REALTORS®

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TREB: August 3, 2018 -- Toronto Real Estate Board President Garry Bhaura announced strong growth in the number of home sales and the average selling price reported by Greater Toronto Area REALTORS® in July 2018.

"Home sales result in substantial spin-off benefits to the economy, so the positive results over the last two months are encouraging. However, no one will argue that housing supply remains an issue. The new provincial government and candidates for the upcoming municipal elections need to concentrate on policies focused on enhancing the supply of housing and reducing the upfront tax burden represented by land transfer taxes, province-wide and additionally in the City of Toronto," said Mr. Bhaura.

Residential sales reported through TREB's MLS® System for July 2018 amounted to 6,961 – up 18.6 per cent compared to July 2017. Over the same period, the average selling price was up by 4.8 per cent to \$782,129, including a moderate increase for detached home types. New listings in July 2018 were down by 1.8 per cent year-over-year.

Preliminary seasonal adjustment pointed to strong month-over-month increases of 6.6 per cent and 3.1 per cent respectively for sales and average price. Seasonally adjusted sales were at the highest level for 2018 and the seasonally adjusted average price reached the highest level since May 2017.

The MLS® Home Price Index (HPI) Composite Benchmark for July 2018 was down slightly compared to July 2017. However, the annual growth rate looks to be trending toward positive territory in the near future. "We have certainly experienced an increase in demand for ownership housing so far this summer. It appears that some people who initially moved to the sidelines due to the psychological impact of the Fair Housing Plan and changes to mortgage lending guidelines have re-entered the market. Home buyers in the GTA recognize that ownership housing is a quality long-term investment," said Jason Mercer, TREB's Director of Market Analysis.

FOR FULL REPORT: [http://www.trebhome.com/market\\_news/market\\_watch/2018/mw1807.pdf](http://www.trebhome.com/market_news/market_watch/2018/mw1807.pdf)



# THE BIG DEBATE: CHARCOAL VS. GAS BBQ

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Grills are used mostly for three types of cooking, high heat direct radiation cooking when the food is placed directly above the heat source for things like steaks. Indirect heat convection roasting for things like whole chickens and roasts when the heat source is off to the side and the food cooks by warm air circulating around it with the lid closed. Indirect heat smoke roasting with the lid closed when the warm convection air flow is heavy with flavorful hardwood smoke.

## THE ANSWER IS...

The best reasons to buy a charcoal grill is it can get hotter than gas grills without infrared burners, and heat is what you need to get steaks and lamb chops crisp on the outside while keeping them red or pink on the inside. The smoke flavor is why people would possibly go with charcoal.

Gas grills offer convenience and control. Those two words can make the decision for some people. They are quick and easy to start, they heat up within 10 to 15 minutes, gas grills hold temperatures steadily yet we can crank them up or turn them down rapidly.

If taste is important to you, then go get a charcoal grill. If ease of use is the main priority, then go a gas grill.

# HOME IMPROVEMENTS BEFORE END OF SUMMER

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The weather is just right for fixing things outside, but you may be thinking its back to school soon and summer is over—but now that this season is soon coming to a close, it's not too late. There's still time to squeeze in a few more weekend projects. End of season you can get great deals on materials from home improvement stores trying to clear out their summer inventory. In other words, slacking off finally paid off!

## 1. UPGRADE YOUR PATIO FURNISHINGS

As fall approaches and the warm weather recedes, many retailers slash prices on patio furniture to free up floor space for indoor furniture. That makes this a great month for scoring deals on all-weather chairs, wrought-iron dining tables, umbrellas, and other outdoor furniture. Lawn mowers will have so have deep discounts in end of August and early September, according to Consumer Reports.

## 2. SPRUCE UP YOUR LANDSCAPING

Going into fall, it's time to touch up your landscaping. You can meet with a landscape professional for a consultation for ideas. On a budget? Many local garden centers and nurseries provide landscaping consultations for free or for a small additional cost if you buy plants from them.

## 3. RENOVATE YOUR DECK

Depending on where you live, you can continue using your deck for outdoor entertaining during the fall and winter months obviously if its in good condition. Look for signs of rot or cracks in the decking boards.





# HOME IMPROVEMENTS BEFORE END OF SUMMER

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## 4. REPLACE YOUR OLD GRILL

It's a great time to upgrade to a new grill. As barbecue season comes to a close, you can get amazing deals on grills and grilling supplies. See our previous section Charcoal Vs Gas BBQ to decide which grill is best for you.

## 5. INSTALL A SWIMMING POOL

We said it!! As odd as it sounds, it is an ideal time, late summer home improvement project, for a variety of reasons. One, business for pool builders has slowed by now, which means they'll be eager to cut you a deal that could save you anywhere from 10% to 12% of the price of your pool. Also, the soil tends to be drier in late summer and fall, ideally making it optimal for digging. Don't expect a large return on your investment here, if you later decide to sell your home (not everyone wants the maintenance of a pool). However, for your own enjoyment, why not take this opportunity to set yourself up for a great summer next year?



# THINGS TO DO IN AUGUST IN THE GTA



## Taste of the Danforth | Toronto

August 10-12 | All Day

From Jones St. to Broadview St. in the heart of Greektown Toronto

Free entry | Kid Friendly

For More Information: <http://tasteofthedanforth.com/>

Canada's favorite Festival is back! Come join us as we celebrate the 25th anniversary of Canada's largest street Festival, welcoming approximately 1.6 million attendees, great food from local vendors along with lots of free entertainment and fun. There's something for everyone.



## Canadian National Exhibition (CNE) | Toronto

August 17 - September 3 | Gates 10am - 10pm | Rides 10am - Midnight  
Exhibition Grounds | Toronto

Tickets \$15 | Ride all Day \$41 | Kid Friendly

For More information: <https://theex.com/>

This annual end-of-summer tradition takes the fall fair to new heights. Jammed with midway rides, live music, dog and pony shows and over-the-top culinary concoctions, The Ex is fun for everyone.



## Tim Hortons Southside Shuffle | Port Credit, Mississauga

September 7 - 9 | Friday 5:30 - 11:30 pm, Saturday 4:00 - 11:30 pm,  
Sunday 12:00 - 7:30 pm

92 Lakeshore Rd. E., Suite LC4, Mississauga, ON L5G 4S2

Kid Friendly | Tickets for specialty events

For More Information: <http://www.southsideshuffle.com/>



Four stages featuring the best of the blues, artisan market, food court, beer and wine gardens. Get the blues along with 50,000 others at Port Credit's premiere music festival. Over 150 Canadian and international acts converge on this lovely lakeside event.





# BACK TO SCHOOL!

## DESIGN IDEAS FOR DIFFERENT STUDENTS

### Upgrading your teen's decor.

'Experience' gifts are increasingly becoming the norm. What's an experience gift you ask? These are events or fun activities that create lasting memories for dad on Father's Day.

### Empty Nester?

Kids off to school? How are you going to repurpose that room, sitting there doing nothing?

- Walk in Closet. Take out that bed and desk, add a footstool, some body mirrors, and possibly a stylist shoe rack or wardrobe.
- Man Cave. Empty out the room all together, add comfy seating, mini fridge, big screen (or multiple screens) with surround sound, and create a man cave to watch all your sports in one place.
- Spare Room. Redecorate the bedding and drapery to make the room neutral for any guests that may want to stop by, or for when your child comes home to "visit" from school







## Back to Campus.

Let's be honest the dorm is a temporary space for the semester, so you don't want to create anything permanent. Here are some tips and tricks that you can put up and take down at the end of the semester to jazz up your Dorm room!

- **Washi Tape**. It's the best thing since sliced bread! A great way to temporarily decorate different parts of your room, including the mini fridge! This tape easily peels off once you are done with it and restore whatever you use it for back to its original state.
- **Chalkboard Panels**. At the side of some dorm wardrobes have a blank space that you can add chalkboard panels to, in which students can put up to do lists, reminders, memo board or pass messages along to their roommate.
- **Rope Lights**. Give the dorm room a glow when you take the lights off, by adding rope lights around the room. They are easy to put up, but mostly importantly to come down.
- **Curtains**. Put up any texture, colour or style of curtains to make your room feel more at home, instead of the dusty blinds, or a bare window. Using

"Live life to the fullest, and  
focus on the positive"  
~ Matt Cameron

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