



NEWSLETTER

OUR NEWSLETTER

August 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, with "Join Mailing List" in the subject line!





GTA REALTORS® RELEASE JULY STATS

Toronto Real Estate Board President Michael Collins announced that Greater Toronto Area REALTORS® reported 8,595 sales through TREB's MLS® System in July 2019. This result was up by 24.3 per cent compared to July 2018. On a month-over-month basis, sales were up by 5.1 per cent, after preliminary seasonal adjustment.

New listings entered into TREB's MLS® System in July 2019 were up compared to July 2018, but by a much lesser annual rate than sales, at 3.7 per cent. With annual growth in sales far outstripping annual growth in new listings, market conditions clearly tightened compared to last year. Active listings at the end of July were down by 9.1 per cent year-over-year, further reflecting tightening market conditions.

As market conditions continued to tighten in July, the average selling price increased by 3.2 per cent on a year-over-year basis to \$806,755. The MLS® Home Price Index Composite benchmark was up by 4.4 per cent. Higher density home types continued to drive price growth, whereas detached home prices remained down in many communities throughout the GTA.

Broadly speaking, increased competition between buyers for available properties has resulted in relatively strong price growth above the rate of inflation for semi-detached houses, townhouses and condominium apartments. However, the single-detached market segment, which has arguably been impacted most by the OSFI stress test, has experienced a slower pace of price growth, with average detached prices remaining lower than last year's levels in some parts of the GTA.

FOR FULL REPORT: <http://www.trebhome.com/files/market-stats/market-watch/mw1907.pdf>

01 - JULY 2019 TREB ANNUAL STATS RELEASED

QUESTIONS TO ASK BEFORE BUYING FURNITURE FOR YOUR HOME



Ask yourself some questions before buying furniture, in order to prevent hasty or regrettable decisions. Impulse or remorseful buying when it comes to furniture is better to be avoided, especially when it comes to return policies, time and most importantly your bank account!

Review the following questions, and be honest with yourself:

How much space do I have?

Space is one of the most important factors because it determines the scale of furniture and number of pieces you can buy. What would you consider essential, and could something serve a dual purpose?

Who is using the room?

Obviously you choose a style or fabric if you are the only one to use that space. However, if other people are sharing the room, their needs and preferences have to be considered as well.

What is the space being used for?

Is it the room where the family watches TV and unwinds, is it a formal or casual dining room, will your room have dual purpose like a home office that doubles as a guest room? These are all factors to consider when you purchase for each room. Decide what it is used for and what kind of activities will happen in that room.

What colours do I like?

Do you find yourself attracted towards certain colors or textures? It would be smart to consider them, because your favorite colors tend to make you feel comfortable and happy. Decide on colors that make you feel good and elicit a specific mood when you walk into that room.

Is there other furniture or art pieces already in the room?

Is there any furniture, rugs, or artwork that are currently in the room that can serve as a starting point or something to build on. Take pre-existing pieces into consideration so whatever else you add to the room will compliment the look and feel. Also consider if your new piece is going to be the star of the room, or play a secondary role.

What is my budget?

Is your budget limited or unlimited? You can find a variety of furniture to fit any kind of taste, budget or need. Take the time to do some research on websites, and compare stores for prices. You should end up with something that you love.



ORGANIZE YOUR LIFE: GETTING READY FOR BACK TO SCHOOL

- ▶ **BATHROOM** - An organized bathroom, keeps the mornings and bedtime routines smooth. Store hair tools on the cabinet door, and go-to products on a turntable or in portable containers. When everything's in its place, you can grab what you need and also have a place to put it back once you're done.
- ▶ **MEAL PREP!** - This isn't just for fitness enthusiasts! You can save a lot of time and money by planning and preparing dinners at the beginning of each week. Especially with a busy family, having everything set and ready to go can avoid those last minute take out orders!
- ▶ **SMART HOME DEVICES** - Even the kids can start to develop morning routines. It can tell them the weather and set alarms for waking up, brushing teeth, and getting dressed. For parents, these devices are great reminder tools for things like groceries, and upcoming events.
- ▶ **SCHOOL SUPPLY STASH** - is important for the late night realization you don't have what you need to complete your son's project due the next morning. Have a cupboard, drawer or section of the house that has those project essentials, like glue sticks, markers, poster boards, index cards etc. You never know what you will run out of when you need it most!
- ▶ **DEDICATED HOMEWORK AREA** - is a great way for kids to have their own caddy filled with whatever stationary they need to complete their homework. Whether you have desks in their rooms, or a common area where all the kids get together to do their homework, allow each child to arrange, organize and decorate their area so there is a pride in their section!
- ▶ **COMMAND CENTRE** - sounds a bit overkill, but to be honest, it's probably the best way to make sure everyone is on the same page in terms of appointments, school activities, and extracurriculars! Parents can stay on track and know where, when, which child and what they are doing!! Things to include can be a main calendar, chore section, inspirational quotes and a communication section where in passing, family members can leave notes for each other.
- ▶ **LAYOUT CLOTHES FOR THE WEEK!** - Having outfits ready to go will keep the morning running smoothly and help you to get out the door on time. Use a simple 6-Shelf hanging closet organizer, and place days of the week at the top of each section. Placing the clothes your child will wear for each day in the section, don't forget to add any extra curriculums like soccer, karate or dance class outfits on the days that they have them!!

THINGS TO DO THIS AUGUST IN THE GTA



Taste of the Danforth | Toronto

August 9–11, 2019 | Friday 6:00 PM–12:00 AM | Saturday 12:00 PM–12:00 AM | Sunday 12:00 PM–10:00 PM

Greektown | Danforth Ave & Pape Ave

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

The most anticipated event of the summer is just around the corner! Canada's Largest Street Festival, Taste of the Danforth, returns for its 26th year from August 9th to 11th. Attracting over 1.64 million attendees in 2018, the Festival offers a variety of performances, food, and activities for people of all ages - come for the food, stay for the fun!

Fan Expo Canada 2019 | Toronto

August 22–25, 2019 | Thursday 4:00 - 9:00pm | Friday & Saturday 10:00 - 7:00pm | Sunday 10:00 - 5:00pm | Tickets starting at \$20
Metro Toronto Convention Centre | 255 Front Street West | Toronto
For More Info: <https://www.fanexpocanada.com/en/home.html>

FAN EXPO Canada, a pop culture spectacular for fans of comics, sci-fi, horror, cosplay, anime and gaming, is returning for its 25th Anniversary. This year the convention floor will be packed with exciting and inclusive family-friendly attractions, including a 10,000 sq. ft. Family Zone, an Artist Alley, a Cosplay Red Carpet and over 1000 exhibitors for Shopping Madness!



Canadian National Exhibition (CNE) | Toronto

Aug 16–Sept 2, 2019

Exhibition Place | 210 Princes' Blvd | Toronto

Tickets General \$19.99 (14 to 64 Years) | \$16 (65years +) | \$16 (5-13 years) | Children under 4 free

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

One of the largest fairs in North America. 18 days of fun for everyone. Wide variety of entertainment & events, concerts & celebrity chef demonstrations, midway rides & games, a working farm, animals, parades & sports, international food & shopping, Kids' World, and a 3-day Air Show! 1.5 million visitors each year.

Toronto Chinatown Festival | Toronto

August 17–18 | Saturday 12:00–11:00pm | Sunday 11:00am–8:00pm
Chinatown | West side of Spadina Ave
For More Info: <https://www.facebook.com/events/340522416811409>

Join us to celebrate the 19th Toronto Chinatown Festival with Asian food and all day cultural performances and FREE walking tour in Chinatown! Don't miss the dragon dance in our opening ceremony!!



KISS: End of the Road World Tour | Toronto

August 17, 2019 | Tickets starting at \$60
Scotiabank Arena | 40 Bay St | Toronto
For tickets: <https://www1.ticketmaster.ca/event/10005575FD5B62A7>

An American hard rock band from New York City, New York, formed in January 1973. With wanting to do nothing more than to rock! Well 46 years later, the well known group in their highly anticipated last Tour Ever...KISS will be coming to Toronto for their final performance!

Sweetery Toronto Food Festival | Toronto

Aug 10–11, 2019 | Saturday 12–11pm | Sunday 12–9pm
David Pecaut Square | 215 King St W | Toronto
All Ages | Family Friendly
For More Info: <http://sweeterytoronto.ca/>

Canada's largest sweets festival celebrating local chefs, students and artists. This two day special event will showcase the delectable world of confectionary and culinary arts in the GTA.



Toronto International Film Festival (TIFF) | Toronto

Sept 5 - 15, 2019 | 7:00pm - 12:00am
TIFF Bell Lightbox | 350 King St W | Toronto
For tickets: <https://www.tiff.net/tiff>

TIFF is dedicated to presenting the best of international and Canadian cinema and creating transformational experiences for film lovers and creators of all ages and backgrounds. As Canada's premiere home of cinema, TIFF offers screenings, lectures, discussions, festivals, workshops, events, professional development and opportunities to meet, hear and learn from filmmakers from Canada and around the world.



Canadian International Air Show 2019 | Toronto

The aviation extravaganza showcases the best aerial acrobatic jet teams on the continent. Every year the Canadian International Air Show (CIAS) marks the grand finale of the Canadian National Exhibition (CNE) in Toronto. Since 1949 dozens of aircraft from Canada, the US, and other places give an exciting three-day performance over Lake Ontario.

Aug 31 - Sept 2, 2019 | 12:00 - 3:00pm

CNE | 210 Princes' Blvd | Toronto

For more info: <https://theex.com/main/entertainment/canadian-international-air-show/air-show>

Labour Day Toronto Lunch Cruise | Toronto

Celebrate the last long weekend of the summer with us aboard our Labour Day Lunch Cruise! Enjoy a leisurely cruise along Toronto's harbour on Monday September 2nd, with stunning views of the skyline and the best vantage point in the city to watch the spectacular Air Show!

Sept 2, 2019 | Boarding 12:00 - 12:30pm | Cruising 12:30 - 2:30pm

Mariposa Cruises Pier 6 | 207 Queens Quay W | Toronto

All ages | Adult: \$60.90 + tax; fees Child: \$45.90 + tax

For more info: https://mariposacruises.com/public-cruises/special-event-cruises/labour-day-lunch-cruise/?fbclid=IwAR3Zi9gGVX7bDz_X3580bDDthjDiwCSE8nQ0JPu7wM7n7tzZGj3

“Stand up to your obstacles and do something about them. You will find that they haven’t half the strength you think they have.”

- NORMAN VINCENT PEALE

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