



July 2018

# NEWSLETTER

Premium Real Estate Services



Signature Realty  
IND. OWNED & OPERATED BROKERAGE



ESPINOSA & ASSOCIATES  
Real Estate Team

# OUR NEWSLETTER

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June 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: July 5, 2018 -- Toronto Real Estate Board President Garry Bhaura, in his first market release as TREB President, is pleased to announce some positive signs with respect to the housing market.

Greater Toronto Area REALTORS® reported 8,082 home sales through TREB's MLS® System in June 2018 – up 2.4 per cent compared to the low June 2017 result. After preliminary seasonal adjustment, sales were also up 17.6 per cent on a monthly basis between May 2018 and June 2018, continuing the trend of somewhat volatile month-over-month changes over the past year as home buyers reacted to various policy changes impacting the market.

“Home ownership has proven to be a positive long-term investment. After some adjustment to the Fair Housing Plan, the new Office of The Superintendent of Financial Institutions (OSFI) stress test requirement and generally higher borrowing costs, home buyers are starting to move back into the market, with sales trending up from last year's lows. Market conditions appear to be tightening, with sales accounting for a greater share of listings, as new listings have dropped compared to last year,” said Mr. Bhaura.

The average selling price edged up by two per cent on a year-over-year basis to \$807,871 in June 2018. After preliminary seasonal adjustment, the average selling price was also up by 3.3 per cent month-over-month between May 2018 and June 2018. The MLS® Home Price Index (HPI) was down by 4.8 per cent on a year-over-year basis, but remained basically flat month-over-month. The difference in the year-over-year rates of change between the average price and the MLS® HPI was likely due, at least in part, to a change in the mix of properties sold in June 2018 compared to June 2017, with low-rise home types accounting for a greater share of sales in June 2018.

“The expectation is to see improvement in sales over the next year. Over the same period, however, it is likely that issues surrounding the supply of listings will persist. This suggests that competition between buyers could increase, exerting increased upward pressure on home prices. With a new provincial government in place and municipal elections on the horizon, housing supply should be top-of-mind for policy makers,” said Jason Mercer, TREB's Director of Market Analysis and Service Channels.

FOR FULL REPORT: [http://www.trebhome.com/market\\_news/market\\_watch/2018/mw1806.pdf](http://www.trebhome.com/market_news/market_watch/2018/mw1806.pdf)

# MAINTENANCE: SUMMER HOME PREPARATION

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## LANDSCAPING.

Trim and prune your shrubs, plant additional flowers to spruce up the curb appeal. Cut the grass and water in the mornings or evenings to keep your grass looking green and vibrant! Refresh any paint on lamp posts, mailboxes, window frames or front door!!

## WASH THE WINDOWS.

Get out the bucket and squeegee, and wash the outside of your windows with soapy water. Choose a time when there is minimal sun so that you will have time to wash the windows before

## CLEAN THE GUTTERS.

Grab out the ladder or get on the roof, and clean out those gutters from fall debris, and leaves that still maybe trapped in there. Allow that water to flow freely.

## INSPECT AND PAINT THE DECK.

Check for any splintering wood, or if the deck has any rotten boards. Sand or replace any damaged wood, and look to restain or paint your deck to give it a fresh look for summer.

## CLEAN PATIO TABLES AND CHAIRS.

Scrub those patio table tops and chairs, get them clean for your upcoming backyard bbq!!! Hose down chairs, and using soapy water with a sponge or scrub brush, loosen dirt and and spot clean cushions.

# BACKYARD PARTYING

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## FRUIT INFUSED WATER.

Cut up some fruit, including but not limited to limes, lemon strawberries or cucumbers and add it to water, let the fruit sit overnight in the fridge. Serve for a refreshing cool beverage on a warm day.

## CREATE A MENU BOARD.

Coat a tall piece of plywood with black chalkboard paint for a professional-looking board. Use white acrylic paint to create the word "menu" at the top and regular chalk to add menu items!

## REPEL MOSQUITOES WITH HERBS.

Adding sage to a fire pit or warm grill (after you're done cooking) is just one way to kick bugs out of your backyard party.

## OVERSIZED BACKYARD GAMES.

Make DIY giant Jenga, oversized dominoes, and if you are really handy, yard 4 in a row.

## MAKE AN ICE CREAM BAR.

For a fancier dessert, dress up cones before the party starts to streamline the dessert-bar process. To make these treats—think of them as environmentally friendly bowls and toppings all in one—just dip each cone in melted white or milk chocolate and roll in tiny marshmallows, coconut flakes, chopped nuts, crushed cookies, or candy chips. Set out a selection of ice cream flavors chilled in a tub of ice, and dessert is done—without your taking a single order.

## SEATING IN THE SHADE.

During the day when the sun is at its hottest, make sure to have shade available at seating areas. This ensures that you or your guests don't have to leave your yard early due to uncomfortable heat!

## LIGHTING.

String lights across the yard or in your gazebo to create a relaxing evening mood or atmosphere for your guests.



# THINGS TO DO IN JULY IN THE GTA



## Beaches International Jazz Festival | Toronto

July 6 - 29 | All day

Concert Sites | Jimmie Simpson Park | Woodbine Park | East Kew Gardens Piazza

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

The Festival began in 1989, when local jazz artists were booked to perform at the Kew Beach Bandshell in the Beach area of Toronto. Now celebrating her 30th anniversary, the Festival has blossomed into a month long mid-summer event that attracts millions of fans and makes a major contribution to promoting Canadian jazz excellence locally and on the world stage.



## Summerlicious | Toronto

July 6 - 22, 2018 | See Participating restaurants for hour of operation | Toronto

Lunch \$23 - \$33 | Dinner \$33 - \$53

For More information on restaurants and menus: <https://www.toronto.ca/explore-enjoy/festivals-events/summerlicious/summerlicious-restaurants-menus/?view=tabList>

Savour the fresh flavours of summer and Toronto's diverse cuisine with delicious three-course prix fixe lunch and dinner menus at 200 top restaurants. Reservations are accepted starting June 21, for seatings between July 6 - 22, 2018. Call the restaurants directly or book online.

Sort the Summerlicious list and share your top picks with friends. Select your preferences and the list will automatically adjust.

Share your meal highlights! Be sure to tag your photos and tweets with #LiciousTO.

On weekends it is recommended you indicate you are booking for the Summerlicious promotion as some participating restaurants do not offer the lunch promotion on Saturday or Sunday.





## Mississauga Rotary Ribfest | Mississauga

July 12 - 15 | All Day

Free - \$5 | Kid Friendly

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

The Rotary Club of Mississauga and The Rotary Club of Mississauga West are excited about the upcoming Mississauga Rotary Ribfest move to the stunning waterfront at Memorial Park. We look forward to bringing this long standing successful fundraiser to the Port Credit area and being part of that vibrant community. We are committed to providing a green event that contributes locally and attracts tourism to the area.

Can't wait to enjoy some music, food and fun while we raise money to support the many community groups in Mississauga that benefit from the event.



## Pizza Fest | Toronto

July 20 - 24 | All Day

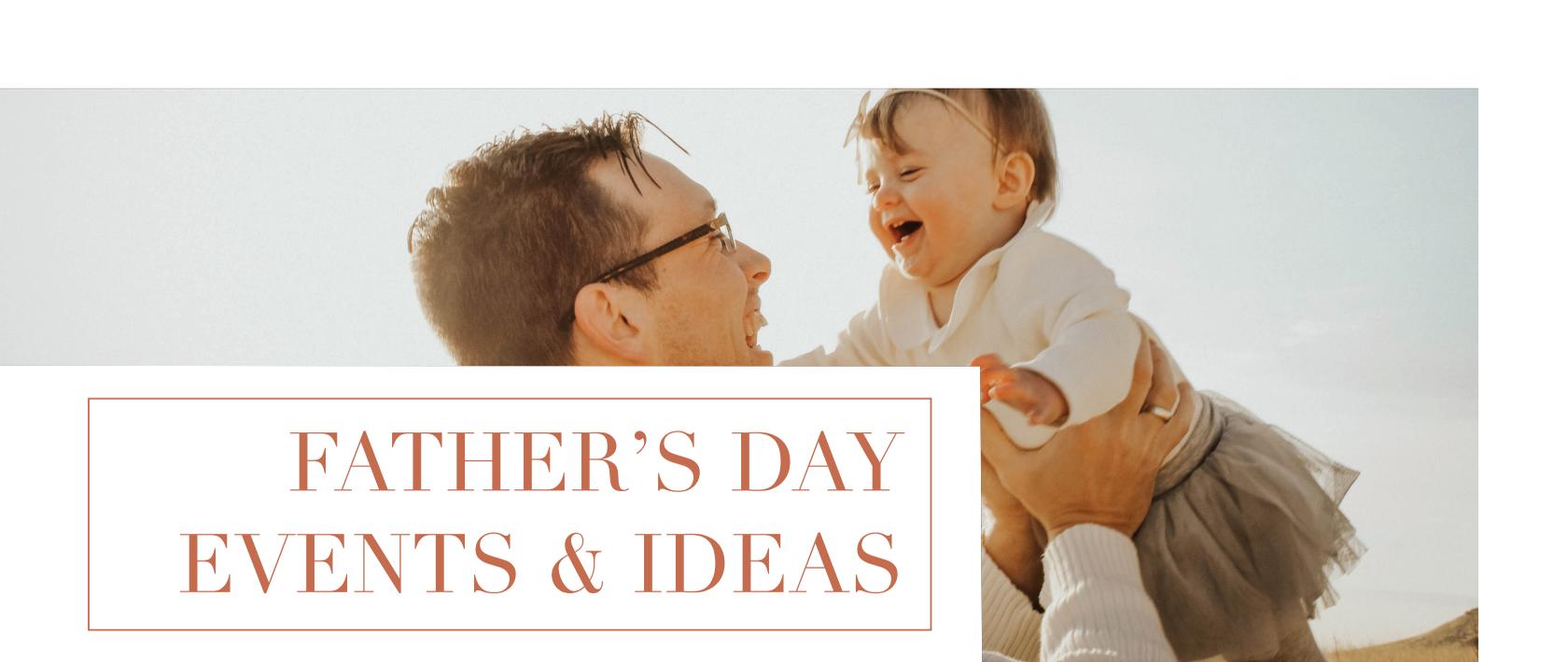
Ontario Place

Tickets: \$7.95 | Kid Friendly

For More Information: <https://pizzafestival.ca/about/>

Toronto's top pizza joints and Italian restaurants come together for Toronto's first ever PIZZA FEST. Serving Italian favourites including Fresh Pizza, Spaghetti Carbonara, Meatball Sandwiches, Calzones, Ravioli, Negronis, Wine and More! Start saving your appetite for one of the hottest events of the summer.



A photograph of a man with glasses and a white shirt smiling at a laughing baby. The baby is wearing a white top and a grey tutu. The background is a bright, outdoor setting.

# FATHER'S DAY EVENTS & IDEAS

## Father's Days gifts that dad will appreciate

'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.

### DRIVING EXOTIC CARS.

Making top exotic car racing dreams come true! Fill dad's need for speed allowing him to test drive a Ferrari, Lamborghini, Porsche, and more at thrilling road courses nationwide. Exotic car experiences are the perfect gift.

### ADVENTURE GIFTS.

Infuse an incredible dose of adrenaline into someone's life! An unforgettable adventure gift gives any bucket list ambition loads of lifelong memories. Raft, skydive, zipline, bungee jump, hike, scuba, learn to fly and much more, all under the guidance of strongly vetted professionals.

### WATCH A SPORTING EVENT.

For the dad's seeking a little less adventure, a outing at the ballpark, with stadium food and a good game maybe all he needs! Check out the Blue Jays, Toronto FC, or The Rock schedules and see which games you think dad would like to see!

### TECH.

Let's be honest any type of 4K TV, mini drone, camera or even bluetooth headphones, dad would love. Whatever is dad's thing...music, sports, or grilling out, you will be able to find some technology to make the process easier or more fun.

"Ability might get you to the top, but it  
takes character to keep you there"  
~ Stevie Wonder

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