



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 JUNE STATS

The new President of the Toronto Real Estate Board, Michael Collins, announced that Greater Toronto Area REALTORS® reported 8,860 sales through TREB's MLS® System in June 2019, representing a 10.4 per cent increase compared to June 2018. Over the same time period, total new listings remained at a similar level for the month of June and active listings at month-end were down by 5.7 per cent.

Sales and new listings statistics for the first half of 2019 compared to the same period in 2018 painted a similar story to that of June. Sales were up by 8.5 per cent, while new listings were up by less than one per cent. This shows that sales accounted for a greater share of listings compared to last year, which means that competition between buyers increased, resulting in renewed price growth in many segments of the market.

"As I start my term as President of the Toronto Real Estate Board, I am proud to say that the Greater Toronto Area continues to grow, in terms of employment, population and overall diversity. As people are attracted to our region from all around the world, they obviously need a place to live. Over the next year, as demand for ownership and rental housing continues to grow, my hope is that we will see more movement from policy makers on two fronts: alleviating the constrained supply of housing and providing more flexibility around demand-side policies, including the OSFI two percentage point mortgage stress test and allowable amortization periods on insured mortgages," said Mr. Collins.

The overall average selling price in June 2019 was \$832,703 – up by three per cent compared to the average of \$808,066 in June 2018. Price growth was driven by the higher density market segments, including semi-detached houses, townhouses and condominium apartments. The MLS® Home Price Index Composite Benchmark was up by a similar annual rate of 3.6 per cent. For the first half of 2019, the average selling price was \$810,661, representing an increase of 2.4 per cent compared to the first half of 2018.

"Buyers started moving off the sidelines in the spring, as evidenced by strong year-over-year price growth throughout the second quarter. However, because we saw virtually no change in the number of new listings, market conditions tightened and price growth picked up, especially for more higher density home types, which, on average, are less-expensive than traditional detached houses and therefore provide more affordable housing options under the new OSFI stress test regime," said Jason Mercer, TREB's Chief Market Analyst.

FOR FULL REPORT: <http://www.trebhome.com/files/market-stats/market-watch/mw1906.pdf>

01 - JUNE 2019 TREB ANNUAL STATS RELEASED

SUMMER HOMEOWNERS GUIDE



The cooler air has now warmed up! We have officially made it to summer, so cookouts and entertaining has begun! Here's a quick guide of things to do to your home, inside and out, to get prepared for the summer months.



Check detectors and Fire Extinguishers

This is something to check every quarter year at your house, it's better to be safe than sorry. Make sure all fire and carbon monoxide detectors are in proper working order. It is also a good idea to have a fire extinguisher specifically for kitchen fires in the case there is an emergency.



Wash and check windows seals

Now that it is warmer, take the time to open up those windows to air out the house and clean the windows both inside and out. While you are cleaning, inspect the caulk to make sure that they are still intact, and fix or replace if needed.



Landscaping

Even though it's a bit late in the game, you should still trim off any visibly dead or dry foliage to allow and support any green or new growth, helping your garden flourish! Keep in mind as the early blooms finish, only pull them if they are dried, if they are still green then leave them!



Vacuum the vents

Either on your own or professionally, it's important to get the vents cleaned before you turn on your central air. Keep the air quality high in the home by not allowing dust circulating in the vents to affect you or your family's health. Also don't forget bathroom vents, by taking covers off and cleaning out the vent will have them running quieter and more efficiently.



Clean the Gutters

Completely clear your gutters and downspouts of leaves and debris, to allow a smooth flow of water. Standing water, leaf buildup and unclean gutters can attract mosquitoes and other pests. Also overflowing gutters create water buildup around the home foundation putting your foundation at risk.



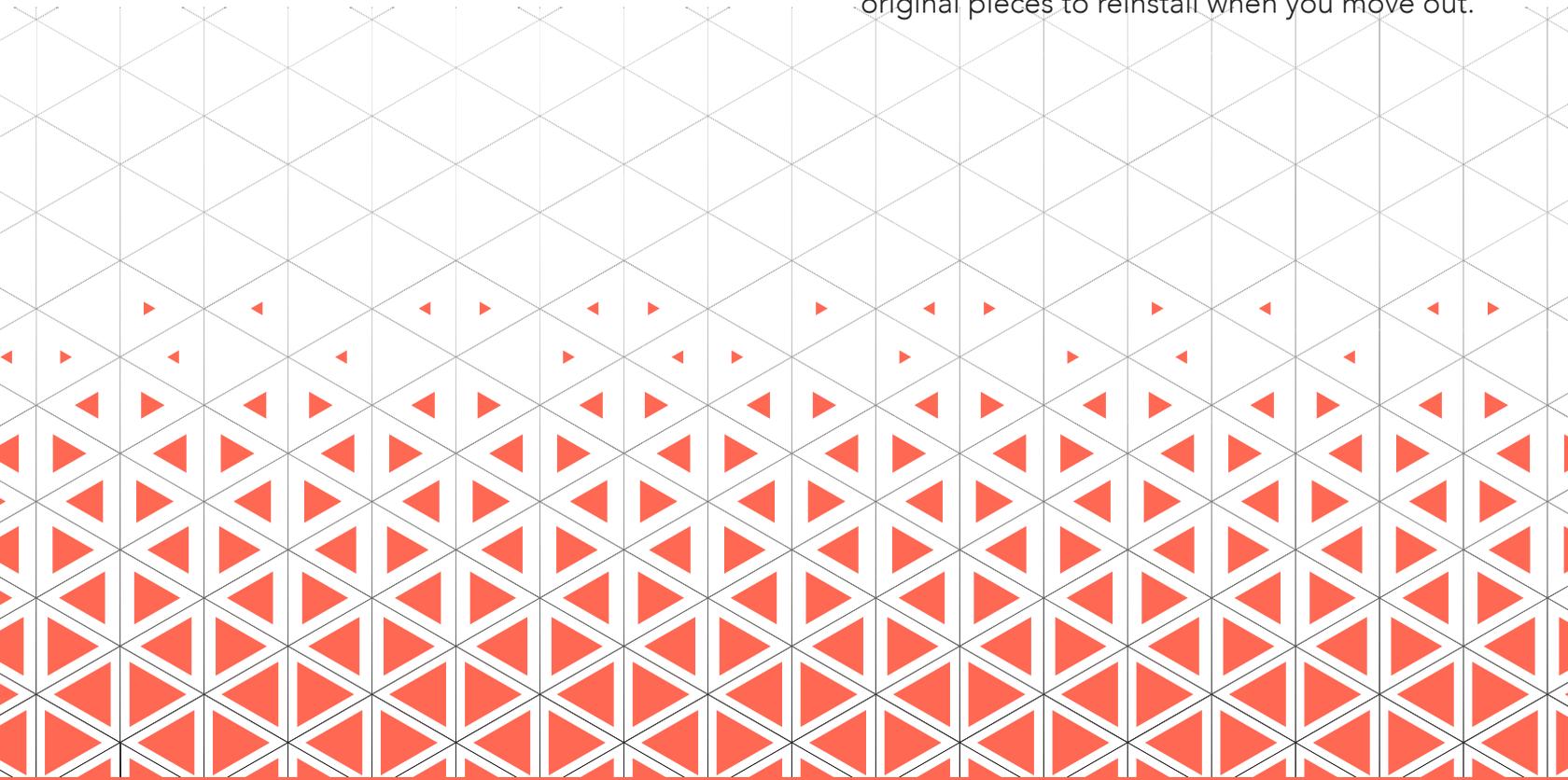
RENTERS TIPS AND TRICKS: TEMPORARY HOME HACKS

Just because you are renting a place, doesn't mean that you can't do a few things to make it feel like home! We have put together a few temporary tips and tricks that will create huge impact to what can otherwise be a dreary place (you just have to see the potential!)

- ▶ **REMOVE WALLPAPER** - As removable wallpaper becomes more popular, the designs become more stylish and more affordable. It might just be time to pick out your perfect pattern!
- ▶ **LIGHTING** - Rentals are notorious for the standard light fixtures and outdated ones as well. This is an easy fix, just swap out the current fixture for one that fits your decor. The one thing to remember to change it back to the original fixture and take your beautiful piece with you to your new place!
- ▶ **STAINLESS 'STEAL'** - Some rentals may have appliances that work, but sometimes the outdated look may not be your design choice. An ideal solution which works great is stainless steel contact paper. It is relatively low cost, and can really bring up the decade, by simply covering your major appliances converting the kitchen!! Make your kitchen feel more expensive than it actually is.
- ▶ **RUGS** - When you are moving in, it's always a great idea to have the floors professionally cleaned. However, you can't hide scratched hardwood and/or stained carpet. Area rugs can be placed over trouble spots on the hardwood or even a stained carpet. Find a pattern that suits your home decor.
- ▶ **FRESH COAT OF PAINT** - It's the most obvious upgrade, and it's so effective. Adding a new coat of paint is one of the most impactful ways to make your apartment feel more like an actual home. Check your lease to see what the rules are, because some leases don't allow painting, but most landlords are cool with it as long as you paint the walls back to their previous color, or a neutral colour! If your landlord agrees to it, make sure to get it in writing in case you run into trouble when you move out.

▶ **DECK TILES** - If there is cracked or ugly concrete on your balcony using deck tiles or removable carpet, can easily spruce up the place! These tiles literally snap together and lay right over your existing flooring and they remove just as quickly.

▶ **WINDOW TREATMENTS** - White plastic blinds? Make your apartment feel more comfortable, replace them with new blinds or take it to another level by also adding drapery above the window to the floor to make the windows seem bigger. If you go the replacement route, keep track of all the original pieces to reinstall when you move out.



THINGS TO DO THIS JULY IN THE GTA



Summerlicious | Toronto

July 5-21, 2019 | Various events, locations, and times

For More Information: <https://www.toronto.ca/explore-enjoy/festivals-events/summerlicious/summerlicious-information/>

Surprise your taste buds! Savour the fresh flavours of summer with delicious three-course prix fixe lunch and dinner menus at nearly 200 of Toronto's favourite restaurants. Are you ready to try something new?

Explore Toronto's rich and diverse food history through Toronto's Table, a new culinary event program presented by Toronto History Museums.

Beaches Jazz Festival | Toronto

July 5-28, 2019 | Various events, locations, and times

For More Info: <https://beachesjazz.com/> or run info at:

<http://www.beachesjazzrun.com/>

The Beaches International Jazz Festival is a month long mid-summer event that attracts thousands of fans and makes a major contribution to promoting Canadian Jazz excellence locally and on the World Stage! This month long event ends in the Beaches Jazz Run which includes a 5k, 10k and half marathon!



Honda Indy Toronto | Toronto

July 12-14, 2019 | Tickets free - \$189

Exhibition Place/Energycare Centre | 100 Princess Blvd | Toronto

For More Info: <http://hondaindy.com/festival/info>

The Honda Indy Toronto features a 2.84 km (1.755 mile), 11-turn temporary street course located in downtown Toronto, Ontario. The track is constructed throughout and around Exhibition Place grounds and utilizes Lake Shore Boulevard as the backstretch.

Toronto Pizza Fest | Toronto

July 19-21, 2019 | Tickets starting at \$7.95
Ontario Place | 955 Lakeshore Blvd W | Toronto
For More Info: <https://pizzafestival.ca/>

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



Christie Pits Film Festival | Toronto

June 30 - August 25, 2019 | FREE | Donations accepted |
Various movies
Christie Pits Park | 750 Bloor Street West | Toronto
For more info about movies: <https://www.christiepitsff.com/>

Christie Pits Film Festival is a free weekly series of outdoor film screenings held each summer in Christie Pits Park, Toronto. Founded in 2011 by cultural programmer and local resident Emily Reid, the festival brings high quality, diverse and engaging film programming to the residents of Toronto's urban west end and increases the use-value of the park it calls home. (Bring your own blanket).



Toronto Food Truck Festival | Toronto

August 2 - August 5, 2019 | Friday 5-10pm; Saturday 12-10pm;
Sunday & Monday 12-8pm |
Woodbine Park | 1695 Queen St E. | Toronto
Tickets Free | Donations accepted
For More Info: <http://www.canadianfoodtruckfestivals.com/toronto/>

Woodbine Park has never tasted this delicious before. Back for another year, The Toronto Food Truck Festival is serving up some real must-eats! As always, admission is free and there's something for everyone. Entertain yourself with some of Toronto's best local talent, participate in our live-eating challenges and enjoy a cold beer! Donations are accepted and the funds raised through this event will be allocated to the Possibilities Fund, supporting the highest priority needs at SickKids Hospital.





Toronto Caribbean Carnival | Greater Toronto Area

Jr Carnival Parade & Family Day - More than 2,000 young participants will take part in the annual Junior Carnival & Family Day. The Junior Carnival Parade starts with an official opening ceremony at the McLevin Road Entry to the Malvern Community Centre. The parade will then travel west on McLevin Road, north on Neilson Road to Neilson Park where families are welcome to enjoy a carnival showcase, kids crafts and games, food, live entertainment and the always popular Junior Chef competition.

July 20, 2019 | 10:30 am - 8 pm

Tickets Free

Neilson Park | 1555 Neilson Rd | Scarborough

Beyond the Mas - Beyond the Mas, a Celebration of Freedom is a fabulous new affair that lets you experience the magic and thrill of masquerade. We invite you to design or purchase your own costume and come celebrate "freedom" with us. Featuring Caribbean tassa drumming, Cajuca Mas Arts, a fine dining experience prepared by a celebrity Caribbean chef and the sounds of Ossie Gurley and the Truth and DJ Vince. Door prizes will be given to guests with the best costumes. Come experience the Toronto Carnival's newest and hottest all inclusive event.

July 26, 2019 | 6 pm - 2am

Tickets \$150

Riviera Banquet Hall | 2800 Hwy 7 | Concord

King and Queen Showcase - The grandest and most spectacular show of the Toronto Caribbean Carnival. The Kings, Queens, and individuals of the Carnival bands will unveil their elaborately themed costumes highlighting the creative minds and imagination of the designers. Male and female performers embody and showcase the creative work of the talented artists, designers, and costume builders.

August 1, 2019 | 6 pm - Midnight

Tickets \$35 - (VIP \$125)

Lamport Stadium | 1155 King St W | Toronto

Grand Parade - The Grand Parade is the largest event of the Toronto Caribbean Carnival. It is the highlight of the annual Festival. After months of preparation, masqueraders in colourful and striking costumes and steel pan bands wind their way from Exhibition Place moving east along Lakeshore Boulevard and returning to Exhibition Place. The road becomes the stage for the masqueraders and steelpan performers. It truly is something you can't miss.

Select from a range of different experiences from our VIP Tent, to General Admission to the Main Stage or one of the three spectator zones along the Lakeshore with food vendors and licensed beer tents.

August 3, 2019 | 8:30am - 9 pm

Tickets \$20 - (VIP \$125)

Exhibition Place and Lakeshore | Toronto

For tickets or more info on all events: <https://torontocarnival.ca/events>

“The relationships we have with people are extremely important to success on and off the job.”

- ZIG ZIGLAR

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