



June 2018

NEWSLETTER

Premium Real Estate Services



Signature Realty
IND. OWNED & OPERATED BROKERAGE



ESPINOSA & ASSOCIATES
Real Estate Team

OUR NEWSLETTER

June 2018 E-NEWSLETTER

CONTENTS

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.

01

June 2018 TREB Market Watch

02

Home efficiency for the summer

03

Decor: Colour of the Year

04-

Things to do in June in the GTA

05

06

Father's Day Ideas & Things Dad would love to do!

OUR MESSAGE

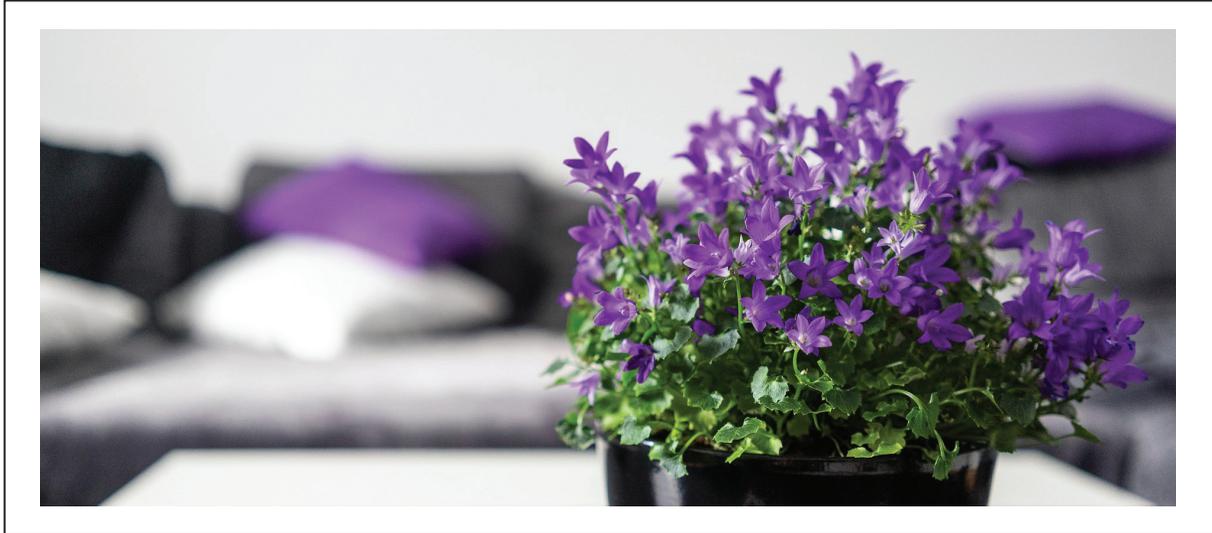
by Espinosa & Associates

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!



TREB RELEASES MONTHLY MARKET FIGURES REPORTED BY GTA REALTORS®



TREB: June 4, 2018 -- Greater Toronto Area REALTORS® reported 7,834 sales through TREB's MLS® System in May 2018. This result was down by 22.2 per cent compared to May 2017. While the number of sales was down year-over-year, the annual rate of decline was less than reported in February, March and April, when sales were down by more than 30 per cent. On a month-over-month basis, seasonally adjusted May sales were basically flat compared to April.

Supply of homes available for sale continued to be an issue. New listings were down by 26.2 per cent. The fact that new listings were down by more than sales in comparison to last year means that competition increased between buyers. Recent polling conducted by Ipsos for TREB suggests that listing intentions are down markedly since the fall.

"Home ownership remains a sound long-term investment. Unfortunately, many home buyers are still finding it difficult find a home that meets their needs. In a recent Canadian Centre for Economic Analysis study undertaken for the Toronto Real Estate Board, it was found that many people are over-housed in Ontario, with over five million extra bedrooms. These people don't list their homes for sale, because they feel there are no alternative housing types for them to move into. Policy makers need to focus more on the 'missing middle' – home types that bridge the gap between detached houses and condominium apartments," said Mr. Syrianos.

The MLS® Home Price Index (HPI) Composite Benchmark was down by 5.4 per cent year-over-year. The average selling price for all home types combined was down by 6.6 per cent to \$805,320. On a seasonally adjusted basis, the average selling price was up by 1.1 per cent compared to April 2018.

"Market conditions are becoming tighter in the Greater Toronto Area and this will provide support for home prices as we move through the second half of 2018 and into 2019. There are emerging indicators pointing toward increased competition between buyers, which generally leads to stronger price growth. In the City of Toronto, for example, average selling prices were at or above average listing prices for all major home types in May," said Jason Mercer, TREB's Director of Market Analysis.

FOR FULL REPORT: http://www.trebhome.com/market_news/market_watch/2018/mw1805.pdf

HOME EFFICIENCY FOR THE SUMMER



ENERGY EFFICIENT PROGRAMMABLE THERMOSTAT

Programmable units can save on heating and cooling costs. It makes the most efficient use by adjusting the temperature through the day. Smart -thermostats are wi-fi enabled to use from your technology such as your smartphone, tablet or computer. They are known to improve energy efficiency.

ENERGY RATED WINDOWS

The lower the U-factor, the more energy-efficient the window, door, or skylight. U-Factor measures the rate of heat transfer and tells you how well the window insulates. U-factor values generally range from 0.25 to 1.25 and are measured in Btu/h. ft². According to Energystar.gov, for a typical home, choose ENERGY STAR products and save: \$126–\$465 a year when replacing single-pane windows. \$27–\$111 a year over double-pane, clear glass replacement windows.

LIGHTING CHOICES TO SAVE YOU MONEY

Light your home using the same amount of light for less money. Energy.gov states, an average household dedicates about 5% of its energy budget to lighting. Switching to energy-efficient lighting is one of the fastest ways to cut your energy bills. By replacing your home's five most frequently used light fixtures or bulbs with models that have earned the ENERGY STAR, you can save \$75 each year. Money-saving options such as halogen incandescent, CFL, and LED light bulbs are available today, for high-quality products with the greatest energy savings.

DECOR TRENDS: COLOUR OF THE YEAR FOR 2018

The Pantone colour of the year is Ultra Violet. You're thinking how do I match or pair with the colour of the year? Using different colour palettes is the best option for not flooding your home in all purple!

Check out subtle and dramatic colour palettes to change the feel in your home!!

Subtle Purple Haze: Ether, weeping willow, misty lilac, mauve, tradewinds, lavender violet

Drama Queen: Fuchsia pink, pink peacock, dried moss, chilli pepper, bronze mist, hyacinth violet, kalamata

Use small pops of colour from the colour palettes like pillows, throws, a vase or little trinkets that you can place around the house.





THINGS TO DO IN JUNE IN THE GTA



Scarborough Bluffs | Scarborough

Summer 2018 | City Hours

Rosetta McClain Gardens | 5 Glen Everest Road

For More Information: <https://www.toronto.ca/explore-enjoy/parks-gardens-beaches/scarborough-bluffs/>

Bluffs stretch for about 15 km along the Lake Ontario shore, from the Eastern Beaches of Toronto in the west, to East Point Park in the east. The Scarborough Bluffs are a significant geological feature resulting from the accumulation of sedimentary deposits over 12,000 years ago. They were formed by the natural processes of wind and water erosion from Lake Ontario. *The Bluffs' edge is unstable. Stay behind the fences and use your common sense. Do not approach the edge of the bluffs.



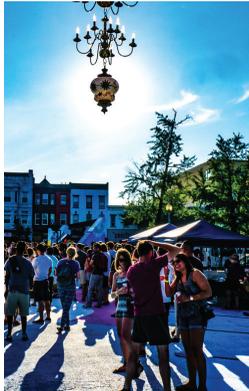
15th Anniversary Block Party | Toronto

June 8, 2018 | 12-11pm

Yonge Dundas Square | 1 Dundas Street East, Toronto, ON M5B 2R8

For More information: <https://www.facebook.com/events/226453237938407>

The Block Party begins at noon on Friday, June 8th with Toronto's House of VR taking street art to the next level with live demonstrations of virtual painting, using the square's new digital signs as a canvas. Yonge-Dundas Square partner OUTFRONT Media will present surprise performances throughout the day, and treats, sweets and drinks will be available from the onsite food trucks.





Taste of Little Italy | Toronto

June 15 - 17 | All Day

Bathurst St. to Shaw St. will close

Free entry | Kid Friendly

For More Information: <https://tolittleitaly.com/taste-little-italy/>

The Little Italy Business Improvement Area (BIA) invites you to join us for the 2018 Taste of Little Italy Street Festival. From Bathurst St. to Shaw St., will close to vehicle traffic as it transforms into an eclectic street festival for the whole family; featuring live performances on multiple stages, food and drink, extended patios from local restaurants, community booths and kid-friendly carnival rides and games.



Redpath Waterfront Festival | Toronto

June 22 - 24 | All Day

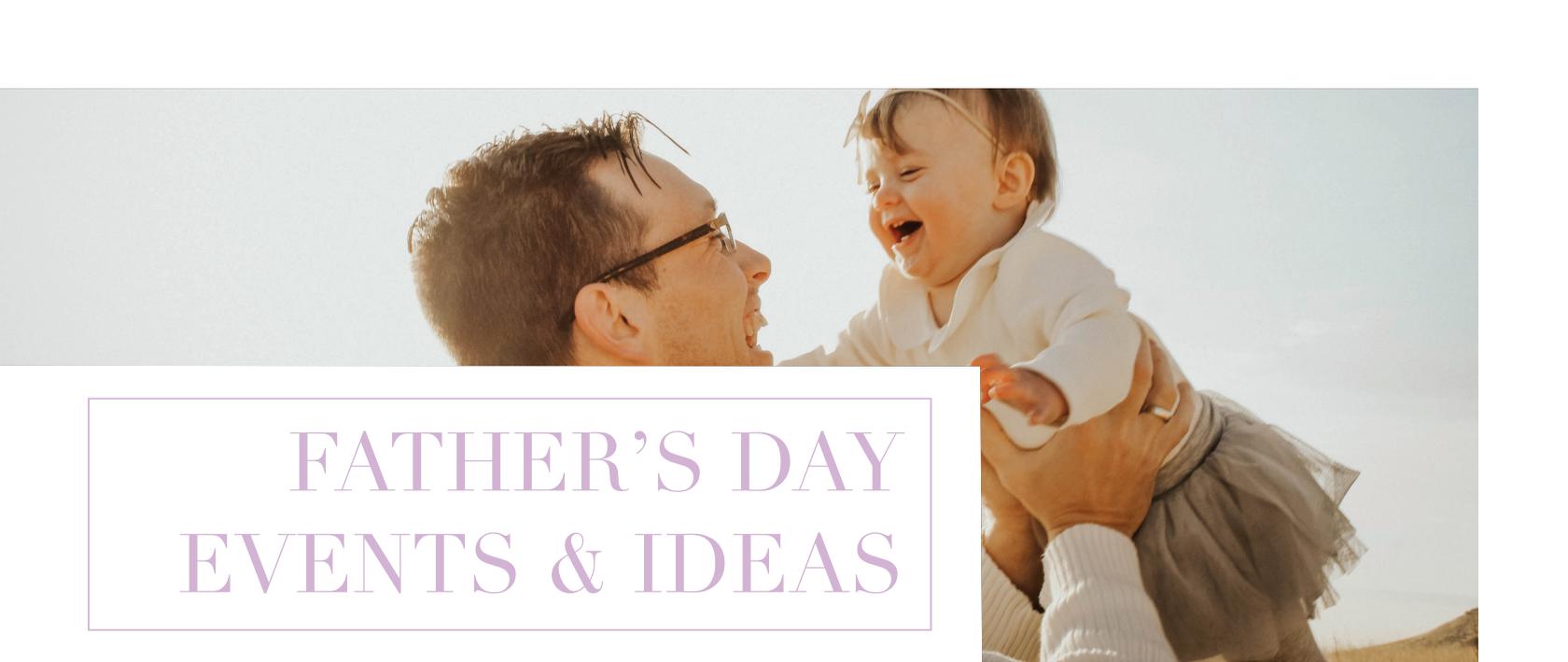
339 Queens Quay W

Free entry | Kid Friendly

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

This year's Redpath Waterfront Festival, presented by Billy Bishop Airport, invites you to a giant beach party on Toronto's Waterfront! From June 22-24, discover HTO Pendulum Wave, presented by Menkes, a huge beach ball installation. Dive into Aqua Cirque, a whimsical circus show that tells a beautiful tale about water through tricks, flips and acrobatics. Friday and Saturday, unwind with tall wines, craft beers and spirits and enjoy live music from local bands at the 10th annual Wine & Spirit Festival.

While you're on the waterfront, shop local at the Waterfront Artisan Market, a lively open-air market with over 50 artisans and food vendors. Don't miss the unforgeta'ball' beach party!

A photograph of a man with glasses smiling at a laughing baby. The man is on the left, looking towards the baby on the right. 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.

“The purpose of our lives is to be happy.”
~ Dalai Lama

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