

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 2019 TREB Market Watch

02-

Father's Day Gift Ideas

03

04

Condo Living: Summer Balcony Ideas

05-

Things to do this June in the GTA

06

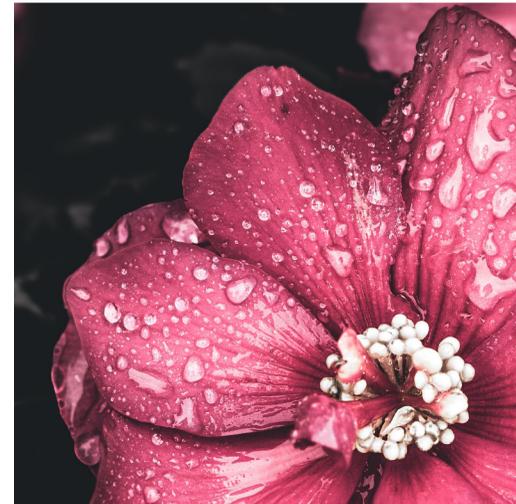
07

Canada Day Long Weekend Festivities
& Fireworks 2019

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

Toronto Real Estate Board President Garry Bhaura announced that Greater Toronto Area REALTORS® reported 9,989 transactions through TREB's MLS® System in May 2019.* While this result represented a substantial increase of 18.9 per cent over the 15-year low in May 2018, it should be noted that the result was still below the average for month of May sales for the previous ten years, which stands at almost 10,300.

The year-over-year uptick in sales experienced so far in the second quarter of 2019 reflects spring polling results from Ipsos (undertaken on behalf of TREB) suggesting that the share of likely home buyers in the Greater Toronto Area has edged upwards since the fall.

"After a sluggish start to 2019, the second quarter appears to be reflecting a positive shift in consumer sentiment toward ownership housing. Households continue to see ownership housing in the GTA as a quality long-term investment as population growth from immigration remains strong and the regional economy continues to create jobs across diversity of sectors. However, sales activity continues to be below the longerterm norm, as potential home buyers come to terms with the OSFI mortgage stress test and the fact that listings continue to be constrained relative to sales," said Mr. Bhaura.

The number of new listings entered into TREB's MLS® System in May 2019 was up only slightly compared to May 2018, increasing by 0.8 per cent to 19,386. Year-over-year growth in new listings was far outstripped by year-over-year growth in sales. This means that market conditions continued to tighten in favour of sellers. The MLS® Home Price Index (HPI) Composite benchmark price was up by 3.1 per cent on a year-over-basis. The average selling price for all home types combined was up by a similar 3.6 per cent to \$838,540. Price growth was driven by the condominium apartment and townhouse market segments.

"We are experiencing annual rates of price growth that are largely sustainable right now in the GTA – above the rate of inflation, but in the single digits. If, however, we continue to see growth in sales outstrip growth in new listings, price growth will accelerate. This potential outcome underpins calls from TREB and other housing industry stakeholders to address roadblocks preventing a more sustainable and diverse supply of housing reaching the market. Many households are not comfortable listing their homes for sale because they feel that there are no housing options available to better meet their needs," said Jason Mercer, TREB's Chief Market Analyst.

FOR FULL REPORT: <http://www.trebhome.com/files/market-stats/market-watch/mw1905.pdf>

01 - JUNE 2019 TREB ANNUAL STATS RELEASED

FATHER'S DAY GIFT IDEAS



Monster Jam Triple Threat Series

June 21-23, 2019 | Fri & Sat 7:00pm | Sat & Sun 1:00pm |

Tickets \$26 - \$125+ depending on seating choice

For More Info: <https://www.scotiabankarena.com/events/detail/monster-jam>

The most action-packed live event at the Scotiabank Arena on four wheels where world class drivers compete in front of capacity crowds around the globe. Monster Jam features high octane spontaneous entertainment and intense competition, featuring the most recognizable trucks in the world. Dad will love this!

Toronto Blue Jays Game

June 17 & 18, 2019 | 7:07pm |

Tickets \$20.00+ depending on seating choice

For Tickets: <https://atmlb.com/2QinErk>

Take dad to a sporting event, what better quality time, than spending a day at the ballpark for some franks and brews? This weekend The Blue Jays are playing the Los Angeles Angels at the Rogers Centre!

Steak Dinner

Treat dad to a steak dinner! USA Today's Top 5 rated Steakhouses in Toronto:

#1 - Barberians Steakhouse (downtown) - <http://www.barberians.com/>

#2 - Tom Jones Steakhouse (downtown) - <http://www.tomjonessteakhouse.com/>

#3 - Harbour Sixty Steakhouse (harbourfront) - <https://harbour60.com/>

#4 - Morton's The Steakhouse (midtown) - <https://www.mortons.com/toronto/>

#5 - Jacobs & Co Steakhouse (downtown) - <https://jacobssteakhouse.com/>

The 9th Yorkville Exotic Car Show

June 16, 2019 | 12 - 5 pm

For More Info: <https://yorkvilleexotics.com/index.html>

Bloor-Yorkville, Toronto's destination for high-end boutiques, restaurants and hotels will play host to the 9th Annual Yorkville Exotic Car Show. Walk along the red carpet on Bloor St between Avenue Rd and Bay Street to get close with some of the best examples of automotive design from manufacturers such as Ferrari, Porsche, Aston Martin, Acura and others. This is a chance to experience these rarely seen beautiful vehicles all in one location.

Hybrid Watch

A hybrid smartwatch is a fusion between a regular mechanical watch and a smartwatch, in that it combines some connected features with traditional watch mechanics. It doesn't have a touchscreen, doesn't usually require charging up every day, and doesn't look like a piece of technology. It looks like a normal watch. If dad is old school, this is a way of mixing it with new tech!





CONDO LIVING: SUMMER BALCONY IDEAS

Outdoor space is a dream of most people living in city apartments, no matter the size of the balcony. If you do have a balcony, then you owe it to yourself, and all your friends and family coming to visit, to make the most of it. This means doing more than putting out a foldable chair!! No matter how tiny it is, your balcony has plenty of design potential, you just have to decide your style.

- ▶ **ADD A TABLE** - If your balcony is tiny, maybe it's meant for only your morning coffee, put out a cafe table and a chair (or maybe two) to sit and enjoy that fresh cup of coffee.
- ▶ **BUILT-IN SEATING** - Maximize your square footage on a balcony (and your storage) by having built-in bench seating. You can choose custom patterns, for seating cushions, throws and pillows to change the decor for summer and even fall!
- ▶ **HAVE YOUR GREENS!** - Use small planters filled with lush plants to create a backyard feel even though you are up in the sky. You can also make a functional area with herbs you can use for cooking or just to spruce up the smell of our space.
- ▶ **LIGHT IT UP!** - For those late-night hangouts outdoor lighting is a must to set the mood. Pendant lighting or scones with dim lighting give a cozy feel, and if you are renting, go for non permanent options like string lights or outdoor lanterns. Also solar lights will allow you to easily place your lights without looking for a power source.
- ▶ **PRIVACY IS KEY.** - If you are really close to your neighbor, add tall plants like bamboo to create a natural wall. Depending on your decor style you can also hang bamboo shades that can be raised and lowered allowing or decreasing the light coming in.
- ▶ **FLOORING** - To give the balcony a cozy feel, add a rug or wood interlocking panels. Outdoor rugs come in different patterns to suit your style, and the wood paneling gives that patio feel to your balcony.

THINGS TO DO THIS JUNE IN THE GTA



Luminato | Toronto

June 7-23, 2019 | Various events, locations, installations and times

For More Information: <https://luminatofestival.com/>

Luminato is Toronto's international arts festival dedicated to performance, media and visual arts, and programming that cuts across traditional artform boundaries. Luminato works closely with Canadian artists to support the development and creation of distinctive new work as well as presenting today's most exciting artists from around the world.

The Mississauga Waterfront Festival | Mississauga

June 14, 15, 16, 2019 | Fri 6 - 11:30pm | Sat 11am - 11pm | Sun 11am - 6pm |

Free entry

Memorial Park | Port Credit, Mississauga

For More Info: <http://www.themwf.com/>

The Mississauga Waterfront Festival (MWF) is now celebrating its 23rd year. The festival is recognized as Mississauga's Signature Family and Friends event. We have achieved a Top 100 Festivals in Ontario ranks for 13 years and received praise for consistently providing new and fresh performers and attractions.

The MWF attracts over 70,000 people to the village of Port Credit over the course of the three-day weekend to enjoy live outdoor concerts, family activities, food and entertainment.



Pride Parade 2019 | Toronto

June 23, 2019 | 12pm

Start: Church and Bloor Street

End: Yonge-Dundas Square

For More Info: <http://www.pridetoronto.com/>

Tell your stories to a crowd of over 1 million festival-goers and many more watching at home through art direction, costume design, choreography, music and special effects. Go glitz & glam. Be colourful and creative. Pride Toronto expects everyone to behave with openness, respect, and support. After all, the Pride Parade is not only about Pride in Toronto's LGBTQ2SA community, but celebrating diversity and the variety of life in Toronto while respecting differences amongst its citizens and visitors, and creating an inclusive experience for all.

Hugh Jackman: The Man. The Music. The Show.

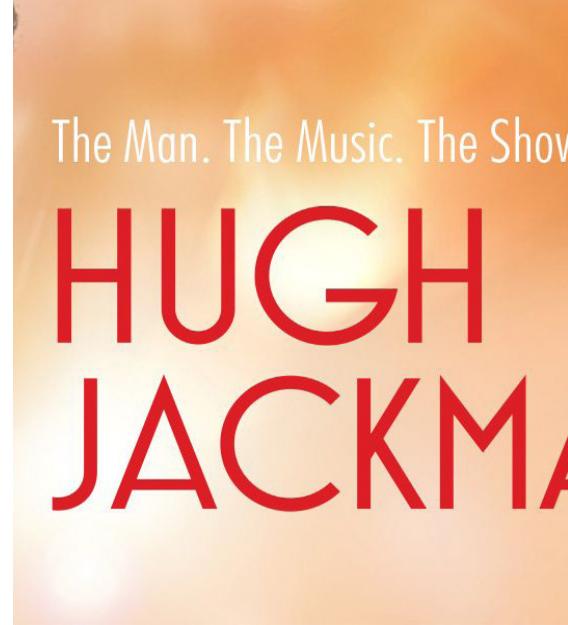
June 25, 2019 | 7:00pm

Tickets starting \$71 | All Ages

Scotiabank Arena | 40 Bay St, Toronto

For More Info: <https://www.hughjackmantheshow.com/>

Academy Award®-nominated, Golden Globe- and Tony Award-winning performer, Hugh Jackman, announced his first world tour. The Man. The Music. The Show. will see Jackman performing hit songs from The Greatest Showman, Les Misérables and more from Broadway and film, accompanied by a live orchestra. The tour is produced by AEG Presents and TEG-Dainty



Redpath Waterfront Festival | Toronto

June 29 - July 1 2019 | Sat & Sun 11-8pm | Mon 10-6pm |

Tickets starting \$12.50-\$17.50

HTO Park West: 375 Queens Quay West

HTO Park: 339 Queens Quay West

Harbour Square Park: 25 Queens Quay West

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

Every three years, the Redpath Waterfront Festival, presented by Billy Bishop Airport, welcomes a fleet of majestic tall ships to Toronto's waterfront. During Canada Day weekend, these ships will be docked from Bathurst to Bay and will be open for deck tours. The festival is also excited to welcome the Canadian Coast Guard for the first time. Click on the ships below to learn more and don't forget to get your tickets early!

Stackt Market | Toronto

Now Open

Mon to Sat 10 to 7 pm | Sunday 11 to 6 pm

28 Bathurst Street, Toronto

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

The long-anticipated modular market in downtown Toronto opened its doors to the public, unveiling dozens of new retail, food, beverage, service, experience and community spaces within roughly 120 shipping containers. A wide variety of businesses can be found within the container complex selling everything from vintage clothes and sustainable glasses to truly monstrous vegan (and not-so-vegan) donuts.





CANADA DAY LONG WEEKEND FESTIVITIES & FIREWORKS 2019

Q107 Canada Day Picnic | Toronto

July 1, 2019 | 12 pm -11pm

Free Admission

Woodbine Park | 1695 Queen St E, Toronto, ON

For More Info: <https://q107.com/q107-canada-day-picnic/>

The annual Q107 Canada Day Picnic brings Woodbine Park to life with live music, loads of food and family fun. We're featuring Q107 Rock & Roll Tributes to Neil Young, Santana, Radiohead, U2, The Foo Fighters, Chicago and the Red Hot Chili Peppers. Then we'll cap off the night with Toronto's largest fireworks display from Ashbridges Bay, set to a "live" tribute to Prince! Come down and enjoy children's entertainment and activities, great eats and a great selection of beers in the Moosehead Breweries licensed Garden.

Canada Day Weekend Fireworks at Harbourfront | Toronto

June 30, 2019 | 10:30 - 11:00 pm

Free entry

Canada Square | 235 Queens Quay West, Toronto

For More Info: <https://torontoist.com/events/event/canada-day-weekend-fireworks-harbourfront/>

Fireworks! Though you'll know doubt have ample opportunities all long weekend to catch some explosives in the sky, the Harbourfront Centre's big celebration is always worth checking out.

"All great achievements require time."

- MAYA ANGELOU

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