



March 2018

# NEWSLETTER

Premium Real Estate Services



Signature Realty  
IND. OWNED & OPERATED BROKERAGE



ESPINOSA & ASSOCIATES  
Real Estate Team

### 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

March 2018 TREB Market Watch

02-

Maintenance tips to get your home ready for spring

03

04

Things to do on March Break 2018

05

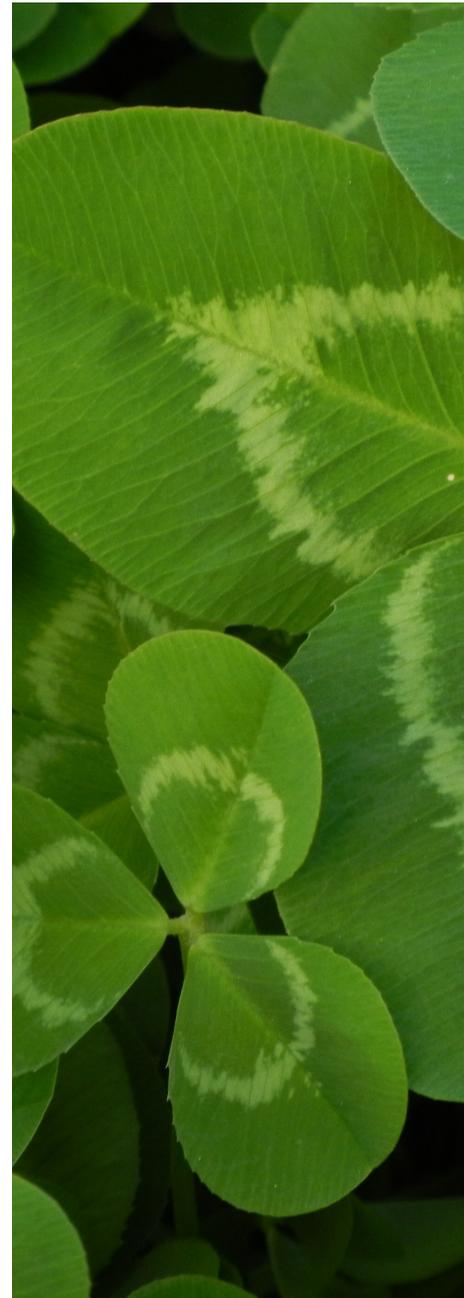
St. Patrick's Day Parades and Festivities

---

### 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.

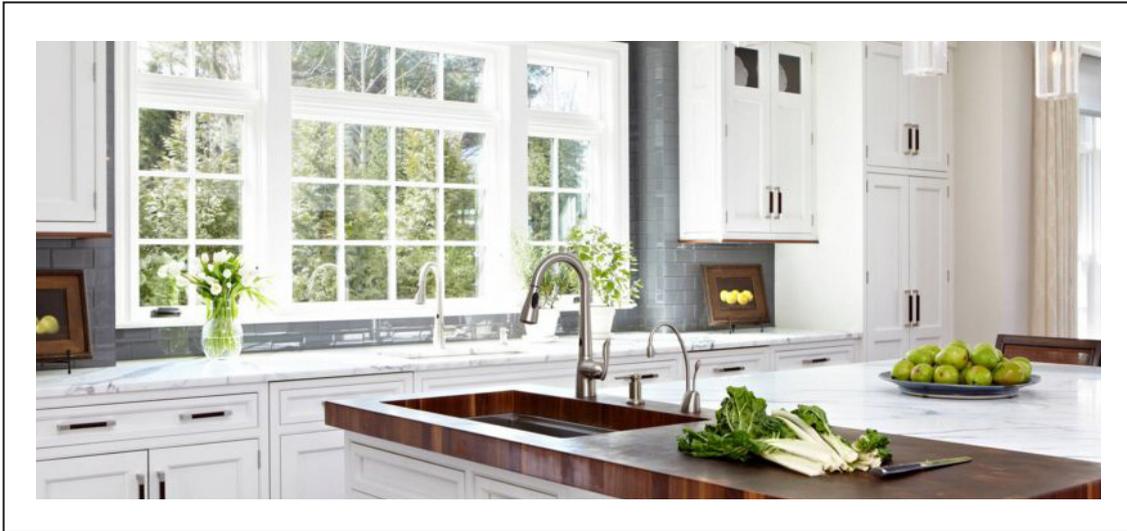
If you would like to join our mailing list to receive our newsletters and upcoming events, please send email to [melissa@espinosateam.com](mailto:melissa@espinosateam.com), with "Join Mailing List" in the subject line!



# GTA REALTORS® RELEASE

## FEBRUARY TREB

---



March 6, 2018 -- Toronto Real Estate Board President Tim Syrianos announced that Greater Toronto Area REALTORS® reported 5,175 residential transactions through TREB's MLS® System in February 2018. This result was down 34.9 percent compared to the record 7,955 sales reported in February 2017.

The number of new listings entered into TREB's MLS® System totaled 10,520, a 7.3 per cent increase compared to the 9,801 new listings entered in February 2017. However, the level of new listings remained below the average for the month of February for the previous 10 years.

"When TREB released its Outlook for 2018, the forecast anticipated a slow start to the year compared to the historically high sales count reported in the winter and early spring of 2017. Prospective home buyers are still coming to terms with the psychological impact of the Fair Housing Plan, and some have also had to reevaluate their plans due to the new OFSI-mandated mortgage stress test guidelines and generally higher borrowing costs," said Mr. Syrianos.

The MLS® Home Price Index Composite Benchmark was up by 3.2 per cent on a year-over-year basis for the TREB market area as a whole. This growth was driven by the apartment and townhouse market segments, with annual benchmark price increases of 18.8 per cent and 7.5 per cent respectively. Single-family detached and attached benchmark prices were down slightly compared to February 2017. The overall average selling price for February sales was down 12.4% year-over-year to \$767,818. However, putting aside the price spike reported in the first quarter of 2017, it is important to note that February's average price remained 12 per cent higher than the average reported for February 2016, which represents an annualized increase well above the rate of inflation for the past two years.

"As we move further into the spring and summer months, growth in sales and selling prices is expected to pick up relative to last year. Expect stronger price growth to continue in the comparatively more affordable townhouse and condominium apartment segments. This being said, listings supply will likely remain below average in many neighbourhoods in the GTA, which, over the long-term, could further hamper affordability," said Jason Mercer, TREB's Director of Market Analysis.

FOR FULL REPORT: [http://www.trebhome.com/market\\_news/market\\_watch/2018/mw1802.pdf](http://www.trebhome.com/market_news/market_watch/2018/mw1802.pdf)

# MAINTENANCE TIPS TO GET YOUR HOME READY FOR SPRING

---



It's about time to start getting your home ready for spring. The weather is still a bit chilly, so start indoors with some of these DIY maintenance tips before making your way outdoors!

## SCRUB WALLS, DOORS, BASEBOARDS AND OUTLETS.

Focusing on high traffic areas including,, bathrooms, living room and kitchens, get a sponge, brush and a bucket with mild soap and water. Look around door knobs, light switches and door jams. Make sure that you remove light and outlet plates, and that they are fully dry before replacing.

## HOME FILTERS.

Replace all filters around the home, including water, range hood and air vent filters. These should be replaced every 3-6 months depending on the type of filter you have and the use.

## CLEAN FAUCETS AND SHOWERHEADS.

Unscrew the faucet aerators, sink sprayers and showerheads, and soak them in equal parts vinegar and water solution. Let them soak for an hour, then rinse with warm water.

## TEST SMOKE ALARMS AND CARBON MONOXIDE DETECTORS.

Test smoke alarms and CO detectors, and change out batteries as needed. It's cheap, only takes a few minutes and can save your family's lives. Also get those fire extinguishers tested, by contacting a local company for inspection.

# MAINTENANCE TIPS TO GET YOUR HOME READY FOR SPRING

---

WASH AND CHECK THE INSIDE OF YOUR WINDOWS.

Check all windows for air leaks or damaged caulking. Using mild soap and water scrub down ledges. Using window cleaner to make those windows shine!





# THINGS TO DO ON MARCH BREAK 2018



## Toronto Comicon | Toronto

March 16 - 18 | Friday 4-9pm; Saturday 10-7pm; Sunday 10-5pm  
Metro Toronto Convention Centre  
For More information: <http://comicontoronto.com>

Located in the Metro Toronto Convention Centre, Comicon is a comic book, tv show and movie convention or comic con is an event with a primary focus on comic books and comic book culture, in which comic book fans gather to meet creators, experts, and each other. Commonly, comicconventions are multi-day events, with shows boasting unique exhibitors, presentations, workshops and many celebrity guests. Don't miss out on Spring's #1 community event in Toronto!

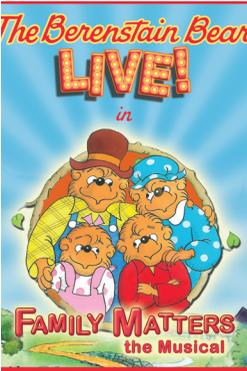


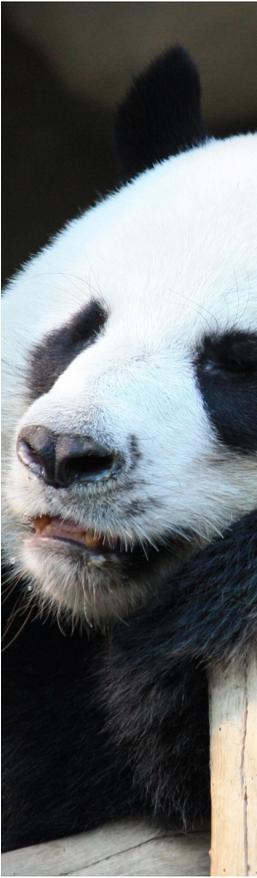
## The Berenstain Bears Live | Mississauga Family Matters the Musical

March 13 - March 14 | Living Arts Centre | Hammerson Hall  
Ages 2-7 | Tickets \$25

For More information: <http://www.livingartscentre.ca/theatre-performances/the-berenstain-bears-live-18>

Adapted from the classic children's book series by Stan and Jan Berenstain, The Berenstain Bears LIVE! brings everyone's favorite bear family to life in a thrilling theatrical experience that kids as well as their parents will treasure for many years to come. As always, Bear Country is not without its complications: Brother Bear's grades are slipping, Sister Bear still has a few things to learn about making new friends, and Papa Bear just can't stop eating junk food. Thankfully, we can always depend on Mama Bear and her loving patience to help set things right. The Berenstain Bears LIVE! will give boys and girls of all ages the chance to fall in love with these characters, just as their parents did when they were growing up.





## Toronto Zoo Farewell to Pandas | Toronto

March 16, 2018 | 9:30am–12:00pm | Tickets \$20 members | \$30 Non Members

Toronto Zoo | 361A Old Finch Ave

For More information: <http://www.torontozoo.com/pandas/>

After calling the Toronto Zoo home for five years, the pandas are moving on to their new adventure. Before they leave bid them farewell and learn all about the panda lifestyle, from eating bamboo to playing in the snow, and so much more.

Includes:

- Special outreach animal visitor
- Themed activities and informative presentation
- Guided visit to featured animal area

## Ripley's Aquarium of Canada | Toronto

Open Daily 9am - 11pm

288 Bremner Boulevard | Toronto, ON

For more information: <https://www.ripleyaquariums.com/canada/>



By showcasing the beauty and significance of our aquatic world and the animals within it, we will both entertain and inspire while encouraging you to respect and protect the waters of the world.

Immerse yourself in a world of 20,000 aquatic animals and discover your own underwater adventure. The Aquarium features North America's longest underwater viewing tunnel with more than 5.7 million litres of water and over 100 interactive opportunities.





# ST. PATRICK'S DAY PARADES & FESTIVITIES

St. Patrick's Day Parade Toronto | Toronto

---

March 11 | Starts at 12pm

TTC Subway access at St. George, Bloor, Wellesley, College, Dundas and Queen St Stations.

For Parade Route and more info: <https://stpatrickstoronto.com>

The Toronto St. Patrick's Day Parade begins on the corner of Bloor Street and St. George Street (near St. George subway station) and heads east on Bloor Street, turns south on Yonge Street and finally turns west on Queen Street, finishing at the parade reviewing stand at Nathan Phillips Square.

“Coming together is the beginning;  
keeping together is progress; working  
together is success.”  
~ Henry Ford

## CONTACT

---

**Emilio Espinosa**

Sales Representative

MANAGING DIRECTOR

905.568.2121

[emilio@espinosateam.com](mailto:emilio@espinosateam.com)

[www.espinosateam.com](http://www.espinosateam.com)

Follow us:    



**ESPINOSA & ASSOCIATES**

30 Eglinton Ave W #201 Mississauga, ON L5R 3E7



All offices are independently owned and operated, except those marked as indicated at [royallepage.ca/disclaimer](http://royallepage.ca/disclaimer). Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. © 2017 Emilio Espinosa Real Estate Services Limited. All rights reserved.

**ESPINOSA & ASSOCIATES NEWSLETTER**