



NEWSLETTER



Signature Realty
IND. OWNED & OPERATED BROKERAGE



ESPINOSA & ASSOCIATES
Real Estate Team

OUR NEWSLETTER

March 2019 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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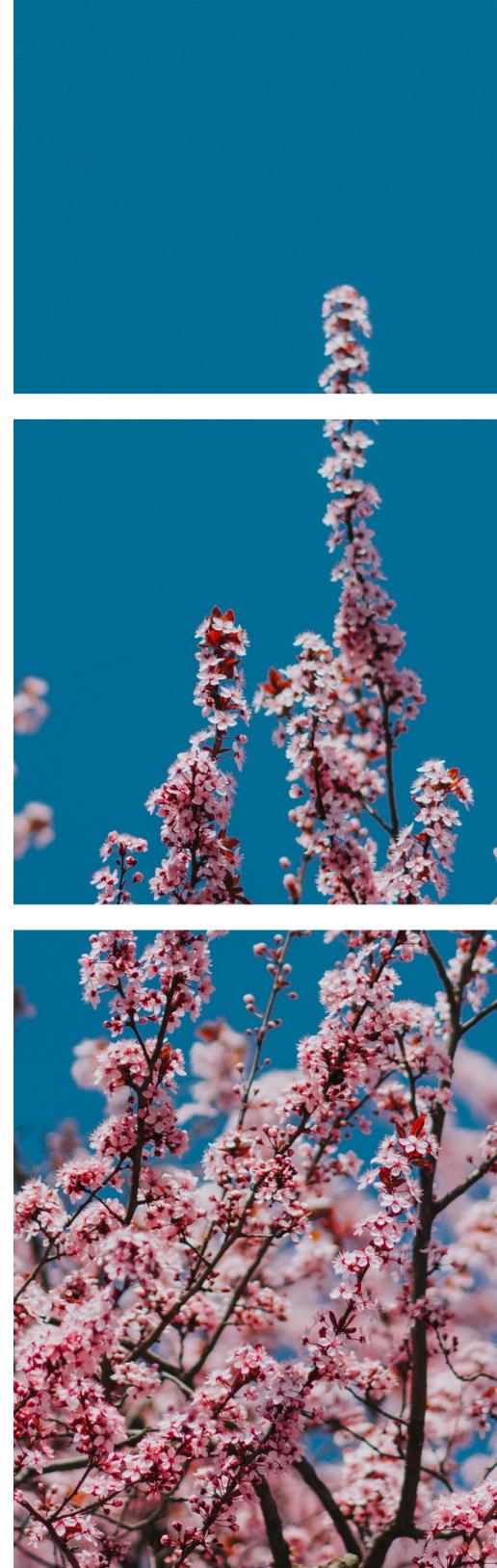
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OUR MESSAGE by Espinosa & Associates

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 FEBRUARY STATS

March 5, 2019 -- Toronto Real Estate Board President Gurcharan (Garry) Bhaura announced that Greater Toronto Area REALTORS® reported 5,025 homes sold through TREB's MLS® System in February 2019. This sales total was down by 2.4 per cent on a year-over-year basis. Sales were also down compared to January 2019 following preliminary seasonal adjustment.

"The OSFI mandated mortgage stress test has left some buyers on the sidelines who have struggled to qualify for the type of home they want to buy. The stress test should be reviewed and consideration should be given to bringing back 30 year amortizations for federally insured mortgages. There is a federal budget and election on the horizon. It will be interesting to see what policy measures are announced to help with home ownership affordability," said Mr. Bhaura.

Despite sales being down year-over-year, new listings actually declined by a greater annual rate. This suggests that market conditions became tighter compared to last year. Tighter market conditions continued to support year-over-year average price growth.

Both the MLS® Home Price Index Composite Benchmark and the average selling price were up modestly on a year-over-year basis in February 2019. The MLS® HPI Composite Benchmark was up by 2.4 per cent year-over-year. The average selling price for all home types combined was up by 1.6 per cent over the same period. Price growth was driven by the condominium apartment segment and higher density low-rise home types. On a preliminary seasonally adjusted basis the average selling price was down compared to January 2019.

"Home sales reported through TREB's MLS® System have a substantial impact on the Canadian economy. A study conducted by Altus for TREB found that, on average, each home sale reported through TREB resulted in \$68,000 in spin-off expenditures accruing to the economy. With sales substantially lower than the 2016 record peak over the last two years, we have experienced a hit to the economy in the billions of dollars, in the GTA alone. This hit has also translated into lower government revenues and, if sustained, could impact the employment picture as well," said Jason Mercer, TREB's Director of Market Analysis and Service Channels.

FOR FULL REPORT: http://www.trebhome.com/market_news/market_watch/2019/mw1902.pdf

01 - FEB 2019 TREB ANNUAL STATS RELEASED



Announcing Pantone Color of the Year 2019: **16-1546 Living Coral**

An animating and life-affirming coral hue with a golden undertone that energizes and enlivens with a softer edge. Vibrant, yet mellow PANTONE 16-1546 Living Coral embraces us with warmth and nourishment to provide comfort and buoyancy in our continually shifting environment.

In reaction to the onslaught of digital technology and social media increasingly embedding into daily life, we are seeking authentic and immersive experiences that enable connection and intimacy. Sociable and spirited, the engaging nature of PANTONE 16-1546 Living Coral welcomes and encourages lighthearted activity. Symbolizing our innate need for optimism and joyful pursuits, PANTONE 16-1546 Living Coral embodies our desire for playful expression.

Representing the fusion of modern life, PANTONE Living Coral is a nurturing color that appears in our natural surroundings and at the same time, displays a lively presence within social media.

About

For 20 years, Pantone's Color of the Year has influenced product development and purchasing decisions in multiple industries, including fashion, home furnishings, and industrial design, as well as product, packaging, and graphic design.

The Color of the Year selection process requires thoughtful consideration and trend analysis. To arrive at the selection each year, Pantone's color experts at the Pantone Color Institute comb the world looking for new color influences. This can include the entertainment industry and films in production, traveling art collections and new artists, fashion, all areas of design, popular travel destinations, as well as new lifestyles, playstyles, and socio-economic conditions. Influences may also stem from new technologies, materials, textures, and effects that impact color, relevant social media platforms and even upcoming sporting events that capture worldwide attention.

Curated Content from www.pantone.com



HOME RENOVATIONS THAT BRING VALUE

Renovations offer the biggest impact on a home's value, but there are specific ones that will and also won't bring major value to your home, whether you are updating or preparing to sell. Here are some projects that are worth taking on as we plan for spring and summer.

► MASTER BATH UPGRADE

The master bathroom is a major selling point for any home. When renovating, think of incorporating sleek surfaces that make cleaning easy. When planning the design, it should be as large and bright as possible, without taking away from current bedroom space (unless you have square footage to spare).

A separate water closet and a spacious shower with multiple shower heads are musts in the current design market. There is also the trend of a separate sink and water closet for each person and only sharing the shower, which you may see in the most luxury of homes.

► OUTDOOR LIVING SPACE

Entertaining outdoors is one advantage that homeowners want to take, especially during our shorter summer months! An outdoor living space will make your home a relaxing destination for get-togethers and add major value.

The outdoors as an extra living space, is a great way to bring the indoors outside. The days of a screened in porch or back patio are still in demand, but now, one that includes an outdoor kitchen with a built-in grill and small fridge. An outdoor living room makes a wonderful additional entertaining area, and encourages a fun environment for guests during those summer months!

THINGS TO DO THIS MARCH IN THE GTA



Sugar Shack TO | Toronto

Mar. 9 - Mar. 10, 2019 | 11 - 5pm

Free | All Ages - Family

Sherbourne Common | 61 Dockside Drive, Toronto

For More Information: <https://www.sugarshackto.ca/>

Toronto's urban cabane à sucre experience returns to the waterfront for a sweet weekend of winter fun and plenty of fresh maple syrup.

Tap into your true Canadian self this March break at the fourth annual Sugar Shack TO, presented by Redpath. From March 9-10, Sherbourne Common will be transformed into a maple wonderland that will include; two sugar shacks, live music, ice activities and games, delicious maple-infused food, a specialty bar, battle of the chainsaws, a warming station and much more.

Toronto Comic Con | Toronto

Mar. 15 / 4 - 9pm | Mar. 16 / 10 - 7pm | Mar 17 / 10 - 5pm

All Ages | Children \$10 | Family \$45 (2 adults, up to 4 kids) | Adults \$20

Metro Toronto Convention Centre (South Building) | 255 Front Street W, Toronto

For More Info: <https://www.comicontoronto.com/en/home.html>

A pop culture convention for fans of comics, sci-fi, horror, cosplay, anime, and gaming.

This year's event will feature an expanded, 10,000 sq. ft. Family Zone with fun and educational activities including a Harry Potter Sorting Hat Ceremony, Computer Coding workshops, Quidditch Games, Slime Making classes and more! Don't miss out on this FAN-tastic March Break event!



Improv Showdown | Toronto

Mar. 11 - 17, 2019

All Ages - Family | \$12 Kids under 12 | \$15 Adults | Recommended ages 4-12

The Second City Theatre | 51 Mercer St, Toronto

For More Info: <https://www.secondcity.com/shows/toronto/improv-showdown/>

Get ready Toronto, the Second City is taking family entertainment to a mind blowing level! Two hilarious teams of top notch improvisers will face of in a winner takes all comedy showdown - and they're going to need your help! Fuelled by weird suggestions and energized by audience volunteers, our teams will work hard to earn you votes in a desperate attempt to become the heavyweight comedy champions of the world! At least until the next show...

Disney on Ice 100 years of Magic | Hamilton

March 13-17, 2019 | Showtimes Vary

Children 2+ recommended | Tickets \$37.50 - \$141.75

First Ontario Centre | 101 York Blvd, Hamilton

For More Info: <https://www.disneyonice.com/ca/en-ca/ticket-info/100-Years-of-Magic/112190>

Grab your Mickey ears and get ready for the ultimate Disney experience when Disney Ice celebrates 100 Years of Magic comes skating into a city near you. Be charmed by a cast of over 50 of Disney's unforgettable characters, with Mouse-ter of ceremony Mickey Mouse, the irresistible Minnie Mouse, Donald Duck, Goofy and Disney Princesses including Cinderella, Rapunzel, Ariel, Snow White and Tiana.





ST. PATRICK'S DAY PARADE 2019

TORONTO

St. Patrick's Day observes the death of St. Patrick, the patron saint of Ireland. The holiday has evolved into a celebration of Irish culture with parades, special foods, music, dancing, drinking and a whole lot of green. March 10, 2019 from 12:00-3:00pm *Daylight Saving Time is parade day - set your clocks.

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.

FOR MORE INFORMATION: <https://stpatrickstoronto.com/>

“Life is like a cup of tea, it’s all in how
you make it!”

~ IRISH SAYING

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