



May 2018

NEWSLETTER

Premium Real Estate Services



Signature Realty
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ESPINOSA & ASSOCIATES
Real Estate Team

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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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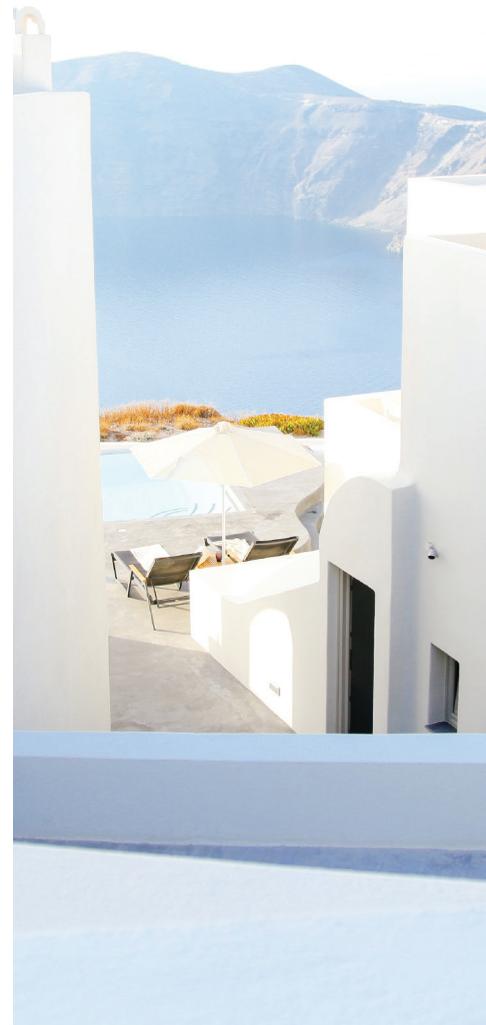
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OUR MESSAGE by Espinosa & Associates

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!



TREB RELEASES MONTHLY MARKET FIGURES REPORTED BY GTA REALTORS®



TREB: May 3 2018 -- Toronto Real Estate Board President Tim Syrianos announced that Greater Toronto Area REALTORS® reported 7,792 sales through TREB's MLS® System in April 2018. The average selling price was \$804,584. On a year-over-year basis, sales were down by 32.1 per cent and the average selling price was down by 12.4 per cent.

The year-over-year change in the overall average selling price has been impacted by both changes in market conditions as well as changes in the type and price point of homes being purchased. This is especially clear at the higher end of the market. Detached home sales for \$2 million or more accounted for 5.5 per cent of total detached sales in April 2018, versus 10 per cent in April 2017. The MLS® Home Price Index strips out the impact of changes in the mix of home sales from one year to the next. This is why the MLS® HPI Composite Benchmark was down by only 5.2 per cent year-over-year versus 12.4 per cent for the average price.

"While average selling prices have not climbed back to last year's record peak, April's price level represents a substantial gain over the past decade. Recent polling conducted for TREB by Ipsos tells us that the great majority of buyers are purchasing a home within which to live. This means these buyers are treating home ownership as a long-term investment. A strong and diverse labour market and continued population growth based on immigration should continue to underpin long-term home price appreciation," said Mr. Syrianos.

"The comparison of this year's sales and price figures to last year's record peak masks the fact that market conditions should support moderate increases in home prices as we move through the second half of the year, particularly for condominium apartments and higher density low-rise home types. Once we are past the current policy-based volatility, home owners should expect to see the resumption of a moderate and sustained pace of price growth in line with a strong local economy and steady population growth," said Jason Mercer, TREB's Director of Market Analysis.

FOR FULL REPORT: http://www.trebhome.com/market_news/market_watch/2018/mw1804.pdf



It's time to prepare the home for those summer months ahead. Here is a checklist on things to get started with:

CLEAN GUTTERS AND DOWNSPOUTS.

It's important to have your gutters and downspouts cleaned and repaired (if needed). Clogged gutters and downspouts can cause the wood trim at the eaves to rot, and this can allow all kinds of critters into your attic space for their new home. These should be cleaned and running free early in the spring to avoid overflowing which can create flooding around the foundation.

RESEAL EXTERIOR WOODWORK.

Wood decks, fences, railings, trellises, pergolas and other outdoor structures will last longer and stay in better condition if they're stained or resealed every year or two. Take this opportunity to inspect and make any needed repairs.

PREVENT MOSQUITOES.

We've become more aware of the potential danger mosquitoes can pose to our health. West Nile virus and Zika virus are just the latest diseases caused by mosquitoes. Get rid of any standing water. Walk around your property and if you see anything or any area where water stands, fix it, tip it, or get rid of it.

CLEAN AIR-CONDITIONING AND DUCTS.

Just because it gets cool doesn't mean it's working efficiently. Make sure to change the filters at least once each season, to get the longest life and efficiency out of your cooling system. If this is out of your realm, then hire a licensed professional to service the equipment before its use at the start of summer.

HOME & GARDEN

EXTERIOR CAULKING.

Inspect caulking and replace or reseal if it is deteriorating around windows and doors. The best option is to scrape out all of the eroding caulk and recaulk needed area to make sure a fresh new seal is administered.

ROOF.

Inspect roof surface flashing, eaves, and soffits. Perform a thorough cleaning and look for any missing shingles. Also look for any damage that will allow any water to seep in.

SPRINKLERS.

Check lawn sprinkler system for leaky valves, exposed lines, and improperly working sprinkler heads. If there is an area of your yard that collects too much water or doesn't get enough, run the sprinklers to figure out the problem. If it's not something you can fix yourself, call a professional before your lawn needs the water.



SPRING INSPIRATION: CONDO EDITION

To help you get as much enjoyment out of your outdoor space as possible, there are things to do, for bringing the inside out and expanding the home. Here are a few tips for outdoor entertaining on a small scale!

TIP #1

Think of your balcony as a room and not just a balcony! Starting from the floor, choose a beautiful area rug or floating interlocking floor tiles to create warmth to your 'room'. Make sure the rug is weather resistant, because after a few rain falls it may start to give off an odor. Floor tiles have been popular for their easy installation, application and if they start to fade, pop it out and replace with more!

TIP #2

Create a seating area. No matter the size of your balcony you are able to entertain a few guests. If you are short on space you can always DIY a built in bench and have storage underneath for cushions and pillows throughout the winter months.

TIP #3

Make it your own. You can make the theme, design and decor reflect you. Put up a wall herb garden, planters or lanterns to set the mood.





THINGS TO DO IN MAY IN THE GTA



Canadian Music Week | GTA

May 7-13th | 12-3 pm

Tickets All Ages | Free

Ryerson University | 40 Gould Street, Toronto

Now in its 36th year, CANADIAN MUSIC WEEK is recognized as one of the premier entertainment events in North America focusing on the business of music. We bring together Sound Recording, New Media and Broadcast for one spectacular week of events... Combining informative, intensive conferences, a cutting edge trade exhibition, award shows, film festival, comedy festival and Canada's biggest New Music Festival. The Canadian Music Week festival spans 10 nights of performances, with over 600 showcasing bands at more than 35 live music venues in downtown Toronto. All convention functions take place at the Sheraton Centre Toronto Hotel.

Tastemaker | Toronto

May 18-19th | Fri 7-11pm | Sat 1-5pm & 7-11pm

Tickets \$45-65

Evergreen Brick Works

Evergreen Brick Works | 550 Bayview Ave, Toronto, ON M4W 3X8

For More information: <https://www.thetastemakertour.com/toronto/>

Join a stellar line-up of Toronto's best culinary talent for a two day showcase of the city's finest food & drink. Taste never before seen dishes from one-off collaborations between Toronto's best chefs, and sample your way around a curated selection of restaurants, wineries, breweries and artisan producers. All of this under one roof, for just one all-inclusive ticket price.





Carassauga | Mississauga

May 25, 26, 27 | Times Vary

Tickets \$10 for Advance passport | \$12 at the door | Children under 12 free

For More Information on Pavillions & Locations: <https://www.carassauga.com/explore-cultures/countries-represented/>

Carassauga is a three-day cultural event showcasing over 70 countries at different pavillions throughout Mississauga. Travel the world without leaving the city. In each pavillion you will find exotic foods, entertainment and the culture of the country you are visiting. Admission gives you unlimited access to all 32 pavillions all weekend long plus free ridership on MiWay buses during festival hours.





MOTHER'S DAY EVENTS & IDEAS

Mother's Days gifts that mom's will appreciate

SMART HOME DEVICES.

Sonos One or Google Home speakers are great gifts for the multitasking or new mom! Allow her to use the convenience of technology to help organize an otherwise busy lifestyle. These range from \$49 to \$249, depending on how tech savvy mom is!

FLOWER BOUQUET.

What mom doesn't love flowers? If she says she doesn't want anything, show your appreciation for all that mom does by buying a beautiful arrangement with an elegant vase that she can reuse long after the flowers are gone!

KINDLE PAPERWHITE.

If mom's a reader and would like to have all her books in the palm of one hand and just at a touch of the fingertips, a kindle is a great idea. This thoughtful and practical gift will run you between \$100-120.

A BEAUTY GIFT SET.

Mom could always use some pampering at home. A skincare gift set with a cleanser, mask, and face cream will set her face a glow. Add a scented candle and some bath salts, and she can make a day out of it! Gift sets range from \$20-100.

TOTE BAG.

Get mom a colourful tote (or two, colors never go out of style) with lots of pockets! Look for one with room for a water bottle, padded section for her tablet or laptop, and enough pockets to keep her organized.

MOTHER'S DAY EVENTS & IDEAS

Places To Go With Mom

2018 Toronto Flower Market | Toronto

May 12 & 26 | 10-3pm

CAMH (Shaw St. entrance) | 1001 Toronto, ON

For More Information: <http://www.torontoflowermarket.ca/>

The Toronto Flower Market is gearing up to launch its much anticipated 2018 season on Mother's Day Weekend. Now in its sixth year, this is the biggest season with nine markets running May through October. Toronto Flower Market celebrates and supports Ontario grown flowers & plants, connecting growers and florists directly with the city.

Theatre | Toronto

May 2018 - June 2018

For More Information: <https://www.todocanada.ca/performing-arts-and-theatre-in-toronto/>

If mom likes the theatre take her to one of the many stage shows, ballet, opera, Broadway, musicals, comedy, or dance that the city has to offer! Need an idea? Check out the Theatre Guide to find one that suits mom!

"Happiness depends upon ourselves."
~ Aristotle

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