



September 2018

# NEWSLETTER

Premium Real Estate Services



Signature Realty  
IND. OWNED & OPERATED BROKERAGE



ESPINOSA & ASSOCIATES  
Real Estate Team

# OUR NEWSLETTER

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September 2018 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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## 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!

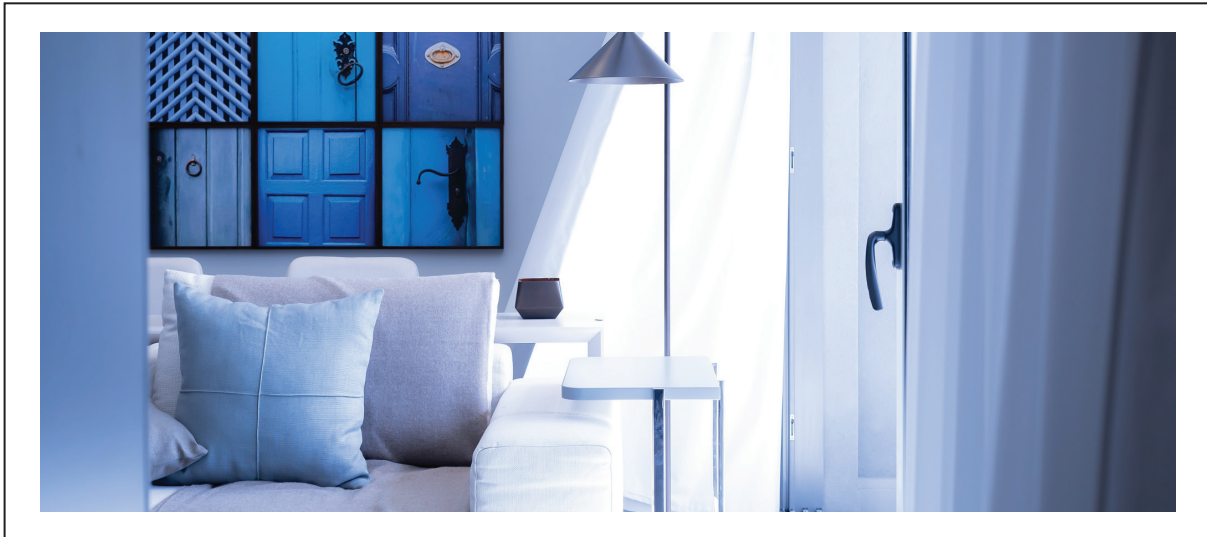




# GTA REALTORS®

## RELEASE SEPTEMBER STATS

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TREB: September 6, 2018 -- Toronto Real Estate Board President Garry Bhaura announced sales and price increases on a year-over-year basis in August. Greater Toronto Area REALTORS® reported 6,839 sales through TREB's MLS® System in August 2018 – an 8.5 per cent increase compared to August 2017.

Both the average selling price, at \$765,270, and the MLS® Home Price Index Composite Benchmark for August 2018 were up compared to the same month in 2017, by 4.7 per cent and 1.5 per cent respectively. The average selling price increased by more than the MLS® HPI Composite due, at least in part, to a change in the mix of sales compared to last year. Detached home sales were up by double digits on a year-over-year percentage basis – substantially more than many other less-expensive home types.

"It is encouraging to see a continued resurgence in the demand for ownership housing. Many home buyers who had initially moved to the sidelines due to the Ontario Fair Housing Plan and new mortgage lending guidelines have renewed their search for a home and are getting deals done much more so than last year. In a region where the economy remains strong and the population continues to grow, ownership housing remains a solid long-term investment," said Mr. Bhaura.

Month-over-month sales and price growth also continued in August. On a preliminary seasonally adjusted basis, August 2018 sales were up by two per cent compared to July 2018. The seasonally adjusted August 2018 average selling price was down slightly by 0.2 per cent compared to July 2018, following strong monthly increases in May, June and July.

"Market conditions in the summer of 2018, including this past August, were tighter than what was experienced in the summer of 2017. In August, the annual rate of sales growth outpaced the annual rate of new listings growth. We only have slightly more than two-and-a-half months of inventory in the TREB market area as a whole and less than two months of inventory in the City of Toronto. This means that despite the fact the sales remain off the record highs from 2016 and 2017, many GTA neighbourhoods continue to suffer from a lack of inventory. This could present a problem if demand continues to accelerate over the next year, which is expected," said Jason Mercer, TREB's Director of Market Analysis.

FOR FULL REPORT: [http://www.trebhome.com/market\\_news/market\\_watch/2018/mw1808.pdf](http://www.trebhome.com/market_news/market_watch/2018/mw1808.pdf)

# PRE-FALL LAWN & GARDEN LIST

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September is here, kids are back to school, it still may feel hot, but cooler temperatures are right around the corner. It's a great time to get out and start to prepare your lawn and garden for the winter months. Here is a small list of things you may want to start doing while the weather is still warmer.

## LAWN

Start with core aeration and dethatching. With the core aeration a machine removes plugs or "cores" of soil and thatch from a lawn. Core aeration reduces soil compaction, creating a channel through which oxygen, water, and nutrients can penetrate into the soil. Using a rake to dethatch properly, will remove any dry and dead grass that would prevent water and air to penetrate the soil of your lawn. Fertilize to encourage top growth and winter hardiness.

## PLANTS/FLOWERS

With your annuals and perennials, divide and transplant perennials, feeding the roots with a good source of phosphorus. You can search online or consult a professional company on plants that need fall care.

## CLEAN UP AND MAINTENANCE

Clear out new planting beds and apply compost to be ready for spring. Pull out weeds now, as they are storing up nutrients in their roots. Label perennials and bulbs before they go back into the ground this way in the spring, you'll know what's popping up and where.





# THINGS TO DO IN SEPTEMBER IN THE GTA



## Apple Picking in the GTA | Toronto & Surrounding Areas

14800 Innis Lake Road, Caledon, ON

905-584-0354

For More Information: <http://www.albionorchards.com>

Albions Orchards located in Caledon is close to the city and apple picking starts end of August. They grow many different apple varieties native to Ontario.



## Carl Laidlaw Orchards

9496 Heritage Road, Brampton, ON

905-456-2095

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

Carl Laidlaw Orchards located in Brampton opens in early September for apple picking. They offer over 20 varieties of apples.



## Chudleigh's

9528 Regional Road 25, Halton Hills, ON

905-878-2725

For More Information: <https://www.chudleighs.com>

Chudleigh's in Milton has apple picking starting late in August but most crops are available in September right up until October. The farm offers over 20 varieties of apples. There are scenic tractor wagon rides, a variety of farm animals to visit and feed, a play area with 4 slides and tower, and a huge hay maze.





# BEST BRUNCH SPOTS | TORONTO

## The HotHouse Restaurant & Bar

Price ~\$30 | 35 Church St, Toronto, ON

For More Information: <https://www.hothouserestaurant.com/>

The HotHouse Restaurant & Bar is one of the busiest restaurants in Toronto. The reason? Great food. Located in the historic St. Lawrence Market area, HotHouse has become a Toronto landmark. Winner of numerous culinary awards, it was also voted Toronto's best Sunday Brunch five years in a row. With delicious sweet and savoury buffet fare for all tastes, it's no wonder the place is always packed on Sundays.

## Patria

Price ~\$5 - \$55 | 478 King St. West Toronto, ON, M5V1L7

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

Authentically Spanish, Patria offers savoury Spanish tapas in an upscale environment in Toronto's King West area. This is not your average brunch menu. Traditional Spanish ingredients like serrano ham, goat cheese, chorizo and manchego cheese start your day with an olé!

## The Lakeview

Price ~\$45 for two | 1132 Dundas St W, Toronto, ON, M6J 1X2

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

A west end staple, The Lakeview offers a 24-hour brunch in a charming vintage diner setting. The Captain Canuck kids menu means the little ones can have fun too. Arrive early to avoid lineups.

## Rose & Sons

Price ~\$11-\$30 | 176 Dupont St, Toronto, ON, M5R 2E6

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

You may have to wait in line for a bit to have brunch at this hot spot opened by former chefs at the Drake Hotel, Anthony Rose and Chris Sanderson, but it's well worth it. Aside from delicious deli-style food—with house-cured pastrami as a centrepiece—Rose and Sons boasts hipster diner-style décor.







## 7th Annual Toronto Oktoberfest | Toronto

### EXPERIENCE AN AUTHENTIC OKTOBERFEST FESTHALLE

September 27 to 29 | 5 - 10pm

Tickets range from \$20 (Gen. Ad.) - \$65 (VIP) & Weekend Passes available

| Adult 19+

Ontario Place | 955 Lake Shore Blvd W, Toronto, ON M6K 3B9

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

Dig out your lederhosen and dirndls! Inspired by traditions started in Munich, Germany over 200 years ago, Toronto Oktoberfest brings a taste of Munich to the city as it captures the essence of Bavarian festivities through authentic food, drink and merriment. Visitors can look forward to ERDINGER's Oktoberfest Brew, flown in from Germany exclusively for Toronto Oktoberfest. Plus, experience a genuine Festhalle filled with traditional Bavarian dancers, polka bands, delicious Bavarian fare, singing, dancing and so much more!



## Nuit Blanche Toronto | Toronto

September 29, 2018

Various locations across Toronto

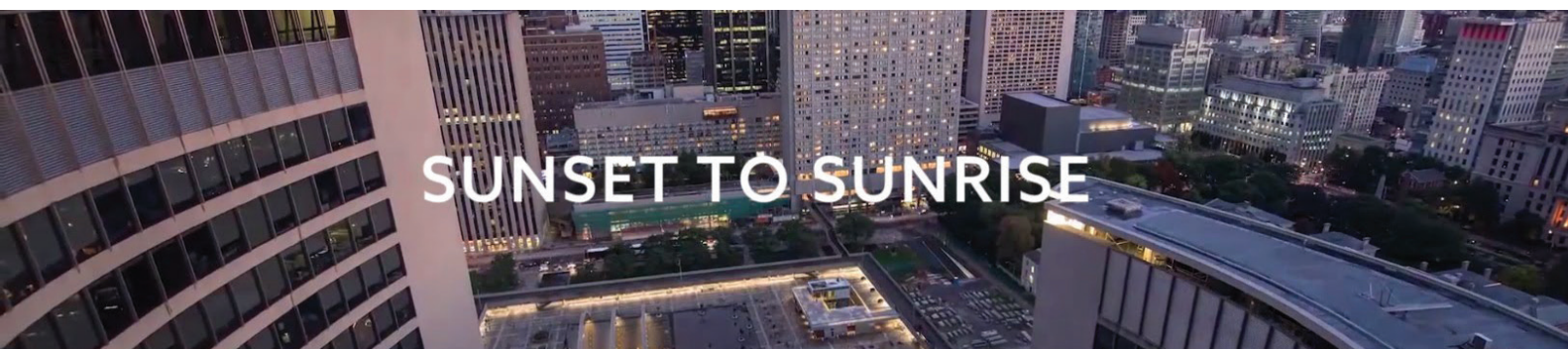
Free Event | All ages

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

Nuit Blanche Toronto is a free, annual, city-wide celebration of contemporary art, produced by the City of Toronto in collaboration with Toronto's arts community.

For one sleepless night, from sunset to sunrise, the familiar is discarded and Toronto is transformed into an artistic playground for a series of exhilarating contemporary art experiences in unexpected public spaces.

Since 2006, this award-winning event has featured nearly 1,400 art installations by approximately 4,900 artists, generating over \$311 million in economic impact for Toronto.





# TORONTO INTERNATIONAL FILM FESTIVAL 2018

Tiff Runs from September 6 - 16, 2018, tickets range in price and locations for films are at various venues!  
For more information on film titles, synopsis, prices and theatre locations

Please visit: <https://www.tiff.net/tiff/>

Starting out in 1976 as a collection of films from other festivals — a “festival of festivals” — the Toronto International Film Festival has become one of the most beloved cinematic events in the world!! The biggest and brightest public film festival on the planet takes over Toronto each September with world premieres, cutting-edge film, galas and industry schmoozes. Whether you’re a cinephile or just love to see the celebs, Toronto during TIFF is the place to be.



"Positivity, confidence, and persistence are  
key in life, so never give up on yourself"  
~ Khalid

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