



# NEWSLETTER



Signature Realty  
IND. OWNED & OPERATED BROKERAGE



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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### 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 AUGUST STATS

Toronto Real Estate Board President Michael Collins announced that Greater Toronto Area REALTORS® reported 7,711 residential sales through TREB's MLS® System in August 2019. This result represented a 13.4 per cent increase compared to 6,797 sales reported in August 2018. On a month over-month basis, after preliminary seasonal adjustment, sales were up by 0.8 per cent.

GTA-wide sales were up on a year-over-year basis for all major market segments, with annual rates of sales growth strongest for low-rise home types including detached houses. This reflects the fact that demand for more expensive home types was very low in 2018 and has rebounded to a certain degree in 2019, albeit not back to the record levels experienced in 2016 and the first quarter of 2017.

Market conditions also became tighter in August 2019 compared to a year ago because, while sales were up year-over-year, new listings were down by three per cent over the same time period to 11,789. Year-to-date, growth in sales has well outstripped growth in new listings. This is why overall active listings counted at the end of August were down by more than 11 per cent compared to August 2018.

The MLS® Home Price Index Composite Benchmark for August 2019 was up by 4.9 per cent on a year-over-year basis. The average selling price, at \$792,611 in August 2019, was up by 3.6 per cent year-over-year. Both the MLS® HPI benchmark prices and average selling prices were up on an annual basis for major market segments. The condominium apartment segment continued to lead the way in terms of price growth, followed by higher density low-rise home types and finally detached houses.

FOR FULL REPORT: <http://www.trebhome.com/files/market-stats/market-watch/mw1908.pdf>

01 - AUGUST 2019 TREB ANNUAL STATS RELEASED

# HOTTEST TRENDS FOR 2019



**Wild or Bold wall covering.** With Modern and 3D print technology, wallpaper isn't how it used to be.

**Sizable wall slabs.** Large size slabs upwards of 5 ft, makes fantastic faux stone with patterns like marble, and quartz appear all the more authentic.

**Texture treatment.** Having some dramatics to a room, like textured tiles, invites dynamics to rooms that tend to be less exciting like a bathroom or even a kitchen!

**Tiles that don't look it.** The functionality and maintenance of a tile, but the look of hardwood or heavy metal, tiles are changing the face...(or the floors) of how we see homes.

**Colour trends.** For 2019 the colours of a sophisticated light grey which can be calm and soothing for any room. Burnt orange as an accent wall colour or for accessories like pillows or small vases. Rich green colour that gives depth to a room, which can be used also as an accent wall or furniture! Lastly a dusty blue with grey undertones giving a bold but also subtle pop of colour.



# FALL HOME REFRESH

In the fall, there are some elements you should add to the home to not only change up the feel, but to bring in the new season!

## ► Texture

Adding texture to any room can bring in the fall homely feel. Using knit throws or even covering cushions with a “sweater” texture, using neutral colours will soften the room.

## ► Candles

Using deep reds, purples, or dark greens, paired with gold candle sticks will give a sleek look to any dining table, coffee or side table.

## ► DIY table centerpiece

Grab short glass jars, wool yarn with different colours and a mix of white flowers with some green leaves to give a contrast of colour.

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## ► Accent Wall

Pick a room and make a dramatic change by painting an accent wall! The bathroom, family and bedroom are good picks to bring in these accent walls.

## ► Natural Materials

Adding natural elements to a room like, a different lamp shade, adding a wooden element like a bench, chair or even wall art, can bring a natural feel to any room.

# THINGS TO DO THIS SEPTEMBER IN THE GTA



## CABBAGETOWN TORONTO CANADA FESTIVAL *of the arts*

### Cabbagetown Festival | Toronto

September 7-8, 2019|

Cabbagetown | Parliament St, from Wellesley to Gerrard, and on  
Carlton St from Ontario to Parliament

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

Cabbagetown is one of the most diverse neighbourhoods in the city. Home to residents from over 190 countries, Cabbagetown represents everything that makes Toronto great. Hardworking, joyful, and diverse, Cabbagetowners are united by a love of their neighbourhood.

### ComedyCon | Toronto

September 19-29, 2019|

Various Locations | Toronto

For More Info: <https://www.jfl42.com/comedycon-events/>

Our daytime series features In Conversations with some of the coolest names in comedy, Q&A's, Live Podcasts, Cast Panels and way more... all in an intimate venue! Use your credits and reserve today!



Presented by **FAN EXPO**  
CANADA

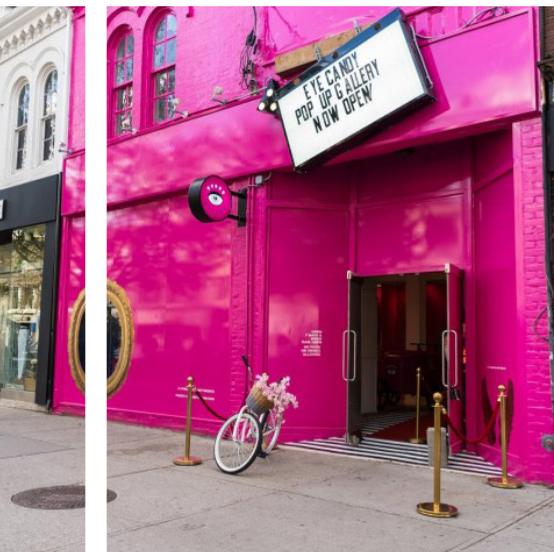
### Eye Candy | Toronto

All Summer long | 4-10pm \$20 | 11-4pm \$15 |

Cabbagetown | Parliament St, from Wellesley to Gerrard, and on  
Carlton St from Ontario to Parliament

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

Welcome to Eye Candy Toronto — a family-friendly experience that brings together the vibrant, inspired, and the epic. We exist with one shared mission: To fuel imagination and embrace the adventurous bone that lives inside all of us. Leave your cares and worries at the door and come to experience the whimsy and wonderful world of Eye Candy Toronto! This is a one-of-a-kind pop-up experience with incredible installations, multi-sensory immersive rooms, and endless moments of sweetness.



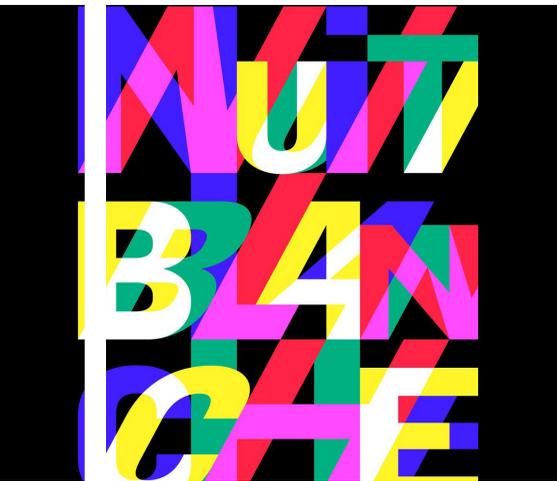
## Parkbus | Toronto

All Summer long | Contact for reservations and pricing

Various pick up and drop off locations

For More Info: <https://www.parkbus.ca/index>

Parkbus connects city dwellers with nature through accessible transportation options. Founded in 2010, we operate bus services to National and Provincial Parks from major cities across Canada. We also operate community nature and outdoor programs such as ActiveDays and NatureLink. For the Toronto locations include but are not limited to: Algonquin Park, Bruce Peninsula, Killbear Park, Killarney Park, Lions Head, Elora Gorge and much more...



## Nuit Blanche 2019 | Toronto

October 5-6, 2019 | 7pm - 7am

Various locations | Toronto

For tickets: <https://www.toronto.ca/explore-enjoy/festivals-events/nuitblanche/>

Back for another evening is Toronto's free all-night contemporary art event invites adventurous residents and visitors to take to the streets from sunset to sunrise. Experience Toronto transformed by hundreds of Canadian and international artists. One night only, all night long.

# TORONTO | HOME FALL | SHOW

TORONTO FALL  
HOME SHOW

## TORONTO FALL HOME SHOW

The Toronto Fall Home Show brings you all the latest and greatest in trends and solutions to help shape your space – whether you're looking to restructure, reorganize or restyle. From **October 4-6, 2019**, at **Toronto's Enercare Centre**, homeowners, condo dwellers and renters alike can get inspired by innovative storage ideas and unique décor pieces from over 300 exhibitors to discover all the ways you can fall in love with your space again. Don't miss out on the Home Hardware Here's How Centre for DIY tips and tricks, tour the Tiny Village to inspire ideas on small-space living, learn how to tell if you're living with ghosts, get advice from celebrity designers and professional renovation experts and more.

For more info: <https://www.eventbrite.ca/e/toronto-fall-home-show-tickets-63757976825>

“Happiness is not something  
you postpone for the future; it  
is something you design for the  
present.”

- JIM ROHN

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