



Info@LouisBradica.com

Your Real Estate Consultants for Life!

Check it out !! >>>



Community Events in Durham

Women in Business - Networking

When: February 14, 2018 12:00pm to 2:00pm
 Where: Oshawa Golf & Curling Club,
 160 Alexandra St., Oshawa, ON

Valentine Special

When: February 14, 2018 7:00pm to 9:00pm
 Where: Cork & Bean, 8 Simcoe St N, Oshawa

Oshawa Generals Vs North Bay Battalion

When: February 19, 2018 2:00pm to 4:30pm
 Where: Tribute Communities Centre,
 99 Athol St. East, Oshawa

Ajax Community Theatre Presents: 12 Angry Men

When: February 15- 24, 2018 8:00 to 10:00pm
 Where: St. Francis Centre, 76 Church St S., Ajax

13th Annual Heart to Heart Gala

When: February 24, 2018 6:00pm -1:00am
 Where: Deer Creek Golf & Banquet Facility,
 2700 Audley Road North, Ajax

If you have an event you would like published in this newsletter, email the details to us at info@LouisBradica.com

Enter
 To Win **Oshawa GENERALS**

This months draw is for a pair of tickets to the Oshawa Generals game on Wed. March 7 @7:05pm.

Oshawa Generals versus Kingston rontenacs. Includes admission for 2 and parking.

For a chance to win email your name and number to info@LouisBradica.com

Not intended to solicit those already under contract

Moving Packing Tips

Tips to make sure your valuables come out of their boxes in good shape.

Use the right size boxes: Put heavy items, like books, in small boxes; light items, like linens and pillows, in bigger ones. (Large boxes packed with heavy items are a common complaint of professional movers. They not only make the job harder but also have a better chance of breaking.)



Put heavier items on the bottoms of boxes, lighter items on top: And if you're loading the truck yourself, pack heavier boxes first, toward the front of the truck, for balance.

Don't leave empty spaces in the boxes: Fill in gaps with clothing, towels, or packing paper. Movers often won't move boxes that feel loosely packed or unbalanced.

Label each box with the room it's destined for and a description of its contents: This will help you and your movers know where every box belongs in your new place. Numbering each box and keeping an inventory list in a small notebook is a good way to keep track of what you've packed and to make sure you still have everything when you unpack.

If you're moving expensive art, ask your mover about special crating: Never wrap oil paintings in regular paper; it will stick. For pictures framed behind glass, make an X with masking tape across the glass to strengthen it and to hold it together if it shatters. Then wrap the pictures in paper or bubble wrap and put them in a frame box, with a piece of cardboard between each framed piece for protection.

Consider other items that will need special treatment: Movers treat TVs like any other piece of furniture, wrapping them in quilted furniture pads. However, plasma TVs require special wooden crates for shipping if you don't have the original box and can be ruined if you lay them flat. If you're packing yourself, double-box your TV, setting the box containing the TV into another box that you've padded with packing paper.



Source: www.RealSimple.com

Featured Listings



933 Masson St, Oshawa

3+1 bedroom bungalow



113 Root Cres, Ajax

4+2 bedroom - updated

For more information or to book your private showing on these and many more listings, call me at 905.723.5944

Market Watch

February 7, 2018: Durham Region Association of REALTORS® (DRAR) President Dennis Roberts reported 470 residential transactions in January 2018, a slight decrease from December 2017. January saw an increase in listings of 954 from 711 in December. There is 30% increase year-over-year from January 2017, where there were 735 listings. "Amid the new mortgage 'stress test' rules for buyers that came into effect January 1st, there has been a drop in sales but an increase in listings." stated Roberts.

January's average selling price was \$578,645, which is a stable increase from the previous month, and a minor decrease over the same month in 2017 at \$608,417. Homes were sold within an average of 30 days on market for January 2018, in comparison to 15 days in January 2017. However, we still have strong pricing with 98% Sale Price to List Price (SP/LP) and a healthy Sales to New Listing Ratio (SNLR) of 49.3%, further indicating that Durham Region continues a strong, balanced market.

"The new 'stress test' rules require that borrowers qualify for mortgages at interest rates 2% higher in order to still afford their monthly payments should interest rates rise," said Roberts. "This was expected to moderate demand by qualifying loans more firmly, which has lowered the amount buyers can finance."

"Our strong local economy and expected population growth will result in sustained household growth in Durham Region," said Roberts. "Professional REALTORS® will be a vital part of this growth as 82% of surveyed home buyers plan to use a REALTORS® in 2018 to guide them through their transaction." (as cited from Ipsos)

Summary of Home Transactions in Durham Region

	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	954	1,177	98%	30
Ajax	145	162	98%	28
Brock	27	42	96%	51
Clarington	162	180	98%	29
Oshawa	278	332	99%	26
Pickering	125	173	97%	30
Scugog	21	39	97%	46
Uxbridge	37	60	95%	47
Whitby	159	189	97%	34

Full Report at www.LouisBradica.com



Brought to you each month by

Nick Moretti

Full Time Sales Representative

Nick@LouisBradica.com

Direct: 416.559.5301

Office: 905.723.5944

For more information go to

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WANT TO KNOW WHAT HOMES ARE SELLING FOR IN YOUR 'HOOD

SIGN UP TO BE A NOSY NEIGHBOUR AT **LOUISBRADICA.COM**

Featured Recipe >>> Peanut Butter Energy Bites

Even though February is the shortest month of the year many people feel the full effects of the winter blues! Need a bit of a pick me up? Try these fast and easy peanut butter energy bites.

INGREDIENTS

- ◆ ⅓ cup creamy peanut butter
- ◆ ½ cup semi-sweet chocolate chips
- ◆ 1 cup old fashioned oats
- ◆ ½ cup ground flax seeds
- ◆ 2 tablespoons honey



INSTRUCTIONS

- ◆ Combine all 5 ingredients in a medium bowl. Stir to combine.
- ◆ Place in the refrigerator for 15-30 minutes so they are easier to roll.
- ◆ Roll into 12 bites and store in the fridge for up to a week.

Louis Bradica, Linda Sorichetti and Nick Moretti, Full Time Sales Representatives