



Info@LouisBradica.com

Your Real Estate Consultants for Life!

Check it out !! >>>



Community Events in Durham

Hoot and Howl @ Claremont Nature Centre

When: January 20, 2018 from 6:30pm to 8:30pm
 Where: Claremont Nature Centre
 4290 Westney Rd., N., Claremont

Durham College Winter Open House

When: January 20, 2018 from 10:00am to 2:00pm
 Where: Durham College
 2000 Simcoe St. N., Oshawa

Absolute Journey Tribute

When: January 27, 2018 from 7:00pm to 9:00pm
 Where: St. Francis Centre
 78 Church St. S, Ajax

The Princess Ball 2018

When: February 4, 2018 from 11:00am to 2:00pm
 Where: The Ajax Convention Centre
 550 Beck Cres., Ajax

100 Women Who Care

When: February 7th, 2018 7:00 pm to 9:00 pm
 Where: Arbor Memorial - Family Centre
 21 Garrard Rd., Whitby

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



Enter To Win

Maxed out your credit cards with Christmas Shopping? Forgot to get yourself a little something?

This month we are giving away a **\$100 pre-paid Visa.**

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

Not intended to solicit those already under contract

A Few Things to Get Rid of in the New Year

It's that time of year to embrace fresh starts and say goodbye to old habits. And while many of us focus on personal resolutions—lose weight, spend less, join a gym—your home can also benefit from that out with the old, in with the new vibe. Here, 10 things to rid your home of now so you can ease into the New Year with a clean slate.

Old Holiday Decorations: While you're busy un-decking the halls, discard of broken, old, and unwanted ornaments, lights, and other decor. Taking the time to pare down your stash now, before packing it away, will set you up for less of a headache next year.



Paper Clutter: Even in today's digital world, paperwork still seems to pile up. Whether it's your son's tests, your daughter's artwork, bills, bank statements, or those scribbled daily to-do lists, it's time to toss them out. If you really feel you may need something later on, scan it to your computer or take a photo and file it away—digitally.



Clothes You No Longer Wear: Chances are you, your spouse, and the kids all received some new additions to your wardrobes this winter. Be it sweaters, underwear, socks, Christmas pajamas, or anything in between, make room for the new by swapping out the old. Pack up anything that is in good condition to donate or sell.

Old, Worn Bedding: You've endured the holiday season's frenetic pace for months and now plan to hunker down for many long winter naps. Make sure your bedding is up to par to support your slumber. Ditch any sheets, blankets, or comforters that no longer serve you and while you're at it—clean the ones that do.

Outdated Toys: If you and the kids didn't get to this arduous task ahead of Christmas, do it now. Once they settle into the new toys they're enjoying, weed out the ones that they're over and either donate, give away, or trash. Same goes for arts and crafts supplies, books, and outdoor sports equipment.

Unnecessary Cords and Chargers: Rid your junk drawer of all the old, broken cords and plugs, especially those that can only be used with electronics you don't have anymore. It's way too easy to hold onto these items "just in case." The reality is, when it comes to technology, there's always something new coming along and a new device-specific cord to go with it. If you still have a stash of old phones, consider donating them to one of these organizations.

Source: www.realsimple.com

Whitby \$849,900



Beautiful 4+2 bedroom home with entertainers yard featuring inground heated saltwater pool, hot tub & tiki hut. Main floor has living, dining & family rooms all with hardwood floors, updated kitchen with breakfast area with walk out to yard, family room with gas fireplace. Basement has vinyl floors, 2 bedrooms(1 with broadloom), large rec room & 3 piece bath. Sinclair school district. Close to shopping.

Market Watch

January 8: Durham Region Association of REALTORS® (DRAR) President Dennis Roberts stated that the 2017 year-to-date value of all home sales in Durham Region totalled over \$6.9 billion in dollar volume, a 3 per cent increase from 2016. "This is a direct reflection on Durham Region's economy today," said Roberts.

The average selling price as we finished the year in December is \$575,064, a 3 per cent increase from the \$574,901 average selling price in November. December also saw a slight increase over the average of \$570,957 during the same period in 2016. The market remained balanced in Q4, as it had corrected itself out in Q2 (April 2017) with the average selling price of \$702,768. "Durham finished year end with a balanced market, which is good for both buyers and sellers," said Roberts.

Inventory of new listings in Durham increased to 711 in December 2017; this represents a 73 per cent increase from the 411 in December 2016. Roberts also reported 545 residential transactions in December 2017, up slightly from 528 in December 2016.

As of January 1, 2018 the new rule of the mortgage stress test will take effect and be applied to new uninsured and insured mortgages. This stress test has been put into place to ensure that the borrower will be able to pay the loan, especially if interest rates become higher. "We are waiting to see how this test will impact buyers in the market," stated Roberts.

Full Report at www.LouisBradica.com

Summary of Home Transactions in Durham Region

	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	711	1,308	98%	26
Ajax	130	196	99%	25
Brock	17	41	93%	72
Clarington	96	188	99%	22
Oshawa	210	359	98%	26
Pickering	108	192	97%	27
Scugog	12	48	93%	53
Uxbridge	18	66	94%	42
Whitby	120	218	98%	23



Brought to you each month by

Linda Sorichetti

Full Time Sales Representative

Linda@LouisBradica.com

Direct: 905.447.1482

Office: 905.723.5944

For more information go to

www.LouisBradica.com



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

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

Featured Recipe >>> 5 Ingredient Beef Stroganoff

Ingredients

- ◆ 1 (8 ounce) package egg noodles
- ◆ 1 pound ground beef
- ◆ 1 (10.75 ounce) can fat free condensed cream of mushroom soup (see notes)
- ◆ 1 tablespoon garlic powder
- ◆ 1/2 cup sour cream

Instructions

- ◆ Prepare the egg noodles according to the package.
- ◆ In a separate large skillet over medium heat, sauté the ground beef over medium heat for 5 to 10 minutes, or until browned.
- ◆ Drain the fat and add the soup and garlic powder. Simmer for 10 minutes, stirring occasionally.
- ◆ Remove from heat and combine the meat mixture with the egg noodles. Add the sour cream, stirring well, and season with salt and pepper to taste.



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