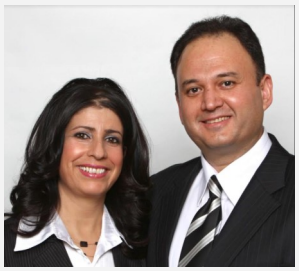
The Sarwar Team
August2021 Newsletter



Khaled & Mariam Sarwar

RE/Max Premier Inc., Brokerage

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*Not intended to solicit properties currently listed for sale or buyers currently under contract
*Seller\Buyer and Agent (The Sarwar Team), must agree on terms and conditions of the guarantee programs offered by "The Sarwar Team"

Impactful Real Estate News

July Numbers Show Strong Demand Continues For Home Ownership In GTA With almost 9,400 sales reported in July 2021, demand for ownership housing remained well-above average for the time of year despite being below the record July result set a year earlier.
Market conditions actually tightened relative to July 2020, with sales accounting for a greater share of new listings compared to last year. The sellers' market conditions sustained a double-digit annual rate of price growth. Click To Find Out More

Condo Demand Slated To Explode Canadian home sales have tapered off their Q1 peak but that doesn't mean every segment of the market has softened Click To Find Out More

GTA New Condo Sales Reach Third Highest Level on Record New condominium apartment sales in the Greater Toronto Area totaled 9,001 units in the second quarter of 2021, which was 5.5 times higher than sales during Q2-2020 (1,637 units) and nearly matched the level in Q2-2019 (9,075), representing the third highest quarterly total on record. The 905 region of the GTA once again led new condominium market activity with a 58% share of sales in Q2-2021. Click To Find Out More

More than 10% of hot-market homeowners own more than one home New report highlights how equity in owners' primary residence has facilitated their investments. Click To Find Out More

The cost of down payments in Canadian cities skyrocketed in 2021 Skyrocketing housing prices in 2021 are driving up how long it would take for homebuyers to save for a down payment, new data shows. Click To Find Out More

Five Tips to Great Summer Home Maintenance Summer brings to mind barbeques, parties, sun and fun. It's also the perfect time to tackle all kinds of maintenance jobs around your home. Before you kick back and enjoy the season, here are 5 quick and easy tips summer maintenance tips to keep your house in tip top shape. Click To Find Out More

To Get Full Access To Daily Real Estate Market Status Report

Call Or Text us at 647-667-9090 Or Visit us at www.SarwarTeam.com

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The Sarwar Team

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10 Tips to Prepare Young Children for a Move

Over the years, many studies have been conducted to define and rank which typical life experiences cause the greatest amount of stress for the average adult. For anyone who has had to make a move, **it probably comes as no surprise that moving ranks within the top 10 of the most stressful events... and once you add children to the equation, the stress level only increases.** We have compiled the following tips to help parents prepare their young children for a move, and to also help them adjust to their new home and community once the move has taken place.

- Tell your children about the upcoming move as soon as possible.

Waiting until the For Sale sign appears on your lawn, or having your kids find out about the move from neighbors, will only leave them feeling left out and most likely, angry.

- 2. Discuss with your children, in an age-appropriate manner, some of the pros and cons of moving.

Most children get great comfort from simply being heard, and by being assured that their parents are committed to helping them adjust to a new environment.

- 3. Encourage your children to help you investigate your new community.

Most cities or towns have their own website, which they use to advertise and promote life in their community. In addition to finding information on the area lifestyle, you should also find a list of the local amenities, such as schools, places of worship, recreation centres, community sports associations, and parks. Most community sites will also include locations of the nearest shopping malls, movie theatres, and special attractions such as water parks, horse stables, and public beaches.

To Access the Full List of Simply Put Your Camera on The QR Code And Scan

We Are Looking Forward to Work With You!

Investing In The People Of Our Community!

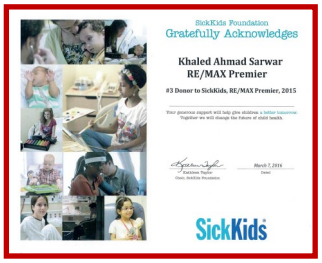
Help Us Make a Difference!

Although we serve hundreds of families through real estate our bigger mission has always been to give back to worthy causes in our community like Back Door Mission. The Back Door Mission works to relieve the burdens of poverty and social dislocation within the economically deprived and street population of Oshawa The Back Door Mission's drop-in center offered community meals, food pantry items, clothing, referrals to social service agencies, fun events, and a friendly place to gather. Remember, you are part of these worthy causes. Your referrals are the reason we are able to give back, so when you introduce someone who is looking to buy/sell or invest a home, not only will they benefit from our award winning services, we donate a generous portion of our income to one of these worthy causes. Your business and referrals truly make a difference and bring a positive impact in a child's life. Thanks again for your trust and support.

The Sarwar Team celebrated Father's Day this year by providing special treats to patrons in Oshawa!!

Back Door Mission
for the Relief of Poverty

Living in the GTA for over 25 years, we had always heard about the success stories of The Hospital for Sick Children. However, it wasn't until our eldest daughter was diagnosed with a rare auto-immune disorder that we were able to experience first-hand why Sick Kids Hospital is one of the best hospitals in Canada. Without the constant hard work, dedication, and care of the physicians and other healthcare professionals that treated our daughter, she would not be where she is today. The remarkable group of individuals working at this innovative medical institution gave our daughter a second chance at life. In honour of this and as a way of paying it forward, every year we have been donating a portion of our income to help SickKids in their quest to give those children the healthy and bright futures that they deserve. Our team is committed to providing outstanding results for our clients and we have discovered that The Hospital of Sick Children shares the same values and devotion to their patients. Since their services survive on donations and sponsorships, we are pleased to contribute and are proud t support them.



Our Holiday Food and Toy Drive

Was a success with the help and support of Carea

Community Health Centre. We would like to thank all our clients, friends, and individuals who stopped by and supported this great cause by donating non-perishable foods and toys to help people who are in need during this Holiday season and through this difficult time. thanks to Francis, Paula and Daniel from the Carea Health Community Centre for their time and providing us the opportunity to help, and special thanks to Honourable Dan Carter , Mayor of Oshawa for stopping by and supporting us , and donating a generous cheque to be used for the purchase of essentials and goods in need for the Centre, to serve the community better.

Let's Go Serve Big ! https://www.youtube.com/

Our Annual Garage Sale

We want to extend a heartfelt thank you to all of our volunteers, friends, and families for their donations and support in making our annual garage sale a huge success. Our goal was to raise $1,000. We made $600 in sales and our team made up the $400 difference in order to reach our target. Without all of your support, this event would have not been possible. Our contribution will have a positive impact on the lives of children and women living in poverty in Afghanistan. In addition, $200 of our sales profit was donated to a new project in Sri Lanka to build a new bridge across the Weldeniya River. Please click on the link below to donate to this worthy cause. Be kind to one another and stay safe!

https://actorganizations.ca/2020/07/bridge-construction-across-weldeniya-river/?

Calling all our Friends! We need your help to build a better SickKids!

About The Sarwar Team

The Sarwar Team

Sarwar team began serving homeowners and buyers as full time professional Real Estate Agents in 2000 and have continued to upgrade their knowledge of the ever changing business by attending seminars, and continuing education courses.

As strong leaders for Re/Max Premier Inc., we have demonstrated themselves to be proven negotiators and pro-active advocators for their clients. Khaled & Mariam and their team are committed to handle your Real Estate needs with the utmost care and professionalism through their extensive knowledge of the local Real Estate market.

As your real estate agents, Khaled & Mariam will earn your long-term loyalty and trust by providing you with exceptional, personalized customer service and make sure you have the answers and help you need – as quickly as possible by putting your needs first and caring for the outcome of your negotiations.

IN SUPPORT OF SickKids

We are on a mission to raise $10,000 for SickKids Hospital in Toronto by donating a portion of our income on every home sale towards the goal and other Worthy Causes this year. SickKids fights to make every kid a healthy kid. And they have been doing it since 1875. In Toronto, in Ontario, across Canada, and around the world, there are children and adults healthy today because of SickKids Hospital, like our elder daughter. SickKids Hospital depends on Sponsorships and Donations to continue providing the best treatment and care.

Place Your Camera to Scan Me

Community involvement is highly valued at all levels. From each sale, The Sarwar Team donates a portion of the commission to support Children's Miracle Network and the Canadian Breast Cancer Foundation.

Your Referrals Change Lives!

Know Someone or a Worthy Cause that Could Use our Help?

We would love to hear about it!

- Do you know a family that is in need?
- Do you know a local school that is in need of sponsorship?
- Do you know a missionary that is in need of support?

Do you know a church or non-profit organization that could use support?

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Calling all our Friends! We need your help to build a better SickKids!