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# Opening The Door To Your Next Home

Winter 2019

## 5 easy ways to refresh your home for 2019

If you're setting your list of New Year's Resolutions for 2019, why not make adding a little T.L.C to your home a priority? While a full-blown renovation can be costly and time-consuming, there are few easy things that can be done that can go a long way in upgrading your space. Sophia Reay, principal interior designer at LemonTree + Co. Interiors, shares what upgrades to make, colours to add and pieces to invest in to take your space to the next level. Just a few simple tips and tricks to refresh your home for 2019.

1. Declutter and edit: Don't wait until spring to purge items you no longer use. "January is a great month to edit our decor and tackle the clutter that may have accumulated over the past year," shares Reay. "Clear the canvas, so to speak. Sometimes taking away from a space is all the freshening up it needs." By eliminating the items that you no longer love, you create room for ones that you do.



2. Touch up paint: A fresh coat of paint can make a world of difference in a room, especially on the trim. "We tend to overlook areas in our own homes such as baseboard and casing," says Reay. And while you might not want to spend your precious vacation days painting, the holidays are a great time to tackle this type of chore. If you're stumped on what colour to choose, Reay's favourite is Snow White by Benjamin Moore.

3. Bring in some life: "Plants, cut branches or a bowl of collected stones adds comfort and warmth to a space," shares Reay. "The organic shapes of nature add a touch of authenticity to a space." Not only are these natural elements appealing to the eye, certain houseplants, like rubber plants, palm trees and Boston ferns, can help improve the air quality in your home.



4. Embrace wabi-sabi: "Handmade, one-of-a-kind items are far more interesting than mass-produced pieces," says Reay. "One or two unique items have a much greater impact than a shelf full of common ones." Hit up a craft market, scope Instagram for local artisans or check out the makers on Etsy for pieces that will surely make a statement in your space.

5. Break the rules: Sure, trends are a great starting point when it comes to what to look out for, but there's no need to always follow them. Reay explains, "Our homes should be places that make us feel happy and comfortable. Try less to follow design rules and trends, and more to follow your heart. Our spaces should be a reflection of ourselves — and only we can define what or who that is."

Source: [www.canadianliving.com](http://www.canadianliving.com)

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## Market Statistics

January 4, 2019 -- Toronto Real Estate Board President Garry Bhaura announced that Greater Toronto Area REALTORS® reported a total of 77,426 residential transactions through TREB's MLS® System in 2018. This result represented a 16.1% decline compared to 92,263 sales reported in 2017. Total new listings entered into TREB's MLS® System were down by 12.7% over the same period to 155,823.

Summary of Home Transactions in Durham Region				
	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	543	1,289	98%	34
Ajax	78	142	98%	31
Brock	18	64	97%	77
Clarington	79	233	97%	38
Oshawa	186	357	98%	29
Pickering	77	160	98%	32
Scugog	21	65	95%	56
Uxbridge	10	75	97%	56
Whitby	74	193	98%	29

The overall average selling price for 2018 transactions, at \$787,300, was down by 4.3% year-over-year for all home types combined across the TREB market area.

Home prices were up very slightly in the City of Toronto and down in the surrounding GTA regions. This dichotomy reflects the fact that the condominium apartment segment, which accounted for a large proportion of sales in the City of Toronto, performed better from a pricing perspective than the detached market segment. The average price for condominium apartment sales across the TREB market area was up by 7.8% year-over-year.

"Higher borrowing costs coupled with the new mortgage stress test certainly prompted some households to temporarily move to the sidelines to reassess their housing options. With this said, it is important to note that market conditions were improved in the second half of the year, both from a sales and pricing standpoint," said Garry Bhaura.

"After spiking in 2017, new listings receded markedly in 2018. In many neighbourhoods, despite fewer sales from a historic perspective, some buyers still struggled to find a home meeting their needs. The result was a resumption of a moderate year-over-year pace of home price growth in the second half of the year. Price growth was strongest for less expensive home types, as many home buyers sought more affordable home ownership options," said Jason Mercer, TREB's Director of Market Analysis and Service Channels.

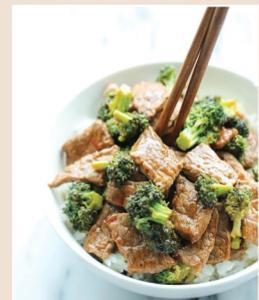
Read the full market report visit [www.JackieNixon.com](http://www.JackieNixon.com)

## Recipe of the Month — BEST Beef and Broccoli

The BEST beef and broccoli made in 15 min from start to finish. And yes, it's quicker, cheaper and healthier than take-out!

Ingredients:

- 2/3 cup reduced sodium soy sauce
- 1/2 cup chicken stock
- 1/4 cup honey
- 2 tablespoons rice wine vinegar
- 2 tablespoons brown sugar, packed
- 3 cloves garlic, minced
- 1 tablespoon sesame oil
- 1 tablespoon cornstarch
- 1 teaspoon Sriracha, or more, to taste
- 1 teaspoon ground ginger
- 1/4 teaspoon red pepper flakes
- 1 tablespoon olive oil
- 1 pound flank steak, thinly sliced



Directions:

- In a medium bowl, whisk together soy sauce, chicken stock, honey, vinegar, brown sugar, garlic, sesame oil, cornstarch, Sriracha, ginger, red pepper flakes and 1/4 cup water; set aside.
- Heat olive oil in a large skillet over medium high heat. Add steak and cook, flipping once, until browned, about 3-4 minutes.
- Stir in broccoli and soy sauce mixture until tender and slightly thickened, about 3-4 minutes.
- Serve immediately.

Source: [damdelicious.net](http://damdelicious.net)

**Compliments of Jackie Nixon RE/MAX Rouge 905-623-6000**

RE/MAX Rouge River Realty Ltd, Brokerage, with offices in Toronto, Ajax, Whitby, Oshawa, Bowmanville, Newcastle, Colborne