

J
JAY & JAYA
REAL ESTATE

HOMEWARD *Bound*

THE GIVING IT BACK AND PAYING IT FORWARD REAL ESTATE NEWSLETTER



Hello,

Hope you're enjoying the lovely weather! We are really looking forward to making the most of the last few weeks of summer ourselves!

The real estate market hasn't been as hot as the weather lately but is beginning to look up again with two recent consecutive interest rate cuts and more expected in September and later. Buyers are in a great place to purchase with a good selection of homes and condos available to select from and better rates than last year. We are expecting a busier market towards the end of the year and into next year as buyers take advantage of soft prices and even lower interest rates.

Hope you like the information we cover in these newsletters and if you would like us to cover any particular topics in the future, please do let us know! (see inside for details)

Regards,

J
JAY & JAYA
REAL ESTATE

Sell Your Home
and Get Top Dollars!
Call us or scan QR TODAY
for a free consultation.

647-208-6364



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Serving Big!!!
Investing in the People of
Our Great Community.

Sales & Average Price by Major Home Type

	Sales			Average Price		
July 2024	416	905	Total	416	905	Total
Detached	601	1,845	2,446	\$1,648,021	\$1,353,581	\$1,425,927
Semi-Detached	171	300	471	\$1,254,280	\$961,154	\$1,067,576
Townhouse	204	735	939	\$970,661	\$899,519	\$914,975
Condo Apt	994	488	1,482	\$748,330	\$658,340	\$718,698
YoY % change	416	905	Total	416	905	Total
Detached	16.0%	-0.3%	3.3%	0.5%	-1.0%	-0.1%
Semi-Detached	1.8%	10.7%	7.3%	-0.4%	-4.5%	-3.3%
Townhouse	16.6%	6.2%	8.3%	-0.9%	-4.2%	-3.4%
Condo Apt	-1.3%	-0.4%	-1.0%	-0.5%	-5.7%	-2.2%

Your Referrals Help The Homeless!

Benefitting



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To
Learn
More



Giving
Hope
Today

IF YOU OR A FRIEND ARE THINKING ABOUT SELLING OR BUYING, MAKE SURE TO CHOOSE A REAL ESTATE COMPANY YOU CAN TRUST!

A real estate company with experience, proven results, and a give-back philosophy, and most importantly a company that gives you peace of mind and expert negotiations you can trust.

STIGMA IN HOMES

Just as bad things can happen to good people, bad things can happen to good properties. The roof can leak, the pipes can break, the deck can rot, etc. Usually, the problem can be repaired, and the property suffers no loss in value. However, certain events can occur on a property that causes damage to market value that the owner cannot repair. Such events fall under the general label of stigma – “a property that has been psychologically impacted by a suspected or actual event that occurred on the property, resulting in no physical impact of any kind”

Location-Based Stigma

- **Crime Rates:** Properties in areas with high crime rates can be stigmatized.
- **Proximity to Undesirable Facilities:** Homes near landfills, industrial zones, or other unpleasant facilities might face stigma.

Historical Issues

- **Crime or Tragedies:** Homes with a history of criminal activity or tragic events might be stigmatized.

Environmental Concerns

- **Natural Hazards:** Homes in areas prone to natural disasters like floods, earthquakes, or wildfires might face stigma.

As you know, we love making guarantees!

Buyer Satisfaction Guarantee:

Negotiation
Guaranteed: Save \$10,000 or More Off List Price*

Seller Guarantee:

Your Home Sold or We'll Buy It!*

For details, call us today at **647-208-6364** or scan QR for a **free consultation**.



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listingsfromjay@gmail.com

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Benefitting



Serving Big!!! Investing in the People of Our Great Community.

*Conditions Apply. Call for details.



Contact Us

**YOUR HOME SOLD
GUARANTEED OR
WE'LL BUY IT***

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A REAL ESTATE COMPANY WITH EXPERIENCE, PROVEN RESULTS, AND A GIVE-BACK PHILOSOPHY!

Refer your friends, neighbors, associates or family members considering making a move

- ① You can go to www.AskJay.ca/referrals and enter their contact info online or forward the link to someone you know considering a move.
- ② Of course, you can always call us direct as well at **647-208-6364**

Why We Support The Local Homeless Shelters

MAKING A DIFFERENCE

To provide basic needs by providing a safe place, a warm bed, hot meals, and tools to enhance stability, These Emergency Shelters depends on Sponsorships and Donations.

So when you hear us say "YOUR REFERRALS HELP THE HOMELESS..." they really do!



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As you know, we are on a mission to raise \$10,000 for Homeless Shelters. Why do we help the homeless shelters? Well, because we sell homes for a living, it breaks our hearts to see people without a basic shelter over their heads and we take every opportunity to be able to make a difference to these shelters by donating a portion of our income towards this worthy cause and by doing yearly food & clothing drives for the shelters.

In Canada, The Salvation Army opened rescue homes and shelters in 1886. Today they operate more than 50 emergency shelters across Canada & and Bermuda and provide 4,800 emergency shelter, transitional, and supportive housing beds each night for men, women, youth, and families experiencing or at risk of homelessness.

And we love being a part of the good things on this planet!

Thank you for being our clients and for trusting us with one of the most important things in your life - your home.

With all our appreciation.

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REAL ESTATE
and team

RE/MAX REAL ESTATE
CENTRE
INDEPENDENTLY OWNED AND OPERATED

 www.askjay.ca



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