

# RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON  
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## ROCKY PUNIA

### A realtor who delivers Elite Service, Elite Results

Sometimes a profession is a true calling. For realtor, Rocky Punia, the decision to enter the real estate industry was made after some serious contemplation and a return to a faith based lifestyle.

Rocky had a successful career as a high school teacher for 17 years, however, he made a rather bold decision to choose a different path – one that he felt he was really called to pursue.

He already had experience investing in real estate as a sideline and felt comfortable making transactions, however at the same time, Rocky was disappointed with the service he received from local realtors he dealt with.

“My wife and I have been investing in real estate for over ten years,” Rocky explained. “Throughout that time we were dealing with different real estate agents, but we weren't really getting the service we were looking for. We finally found someone who worked with us and could help us.”

At the time, Rocky thought that the service provided was lacking, and he started to think about how he would deal with the public to achieve better results and provide superior client satisfaction.

When COVID happened, Rocky found himself teaching classes virtually, which he felt wasn't the same as being in the classroom. He enjoyed the daily socialization with other people and being behind a computer screen just didn't provide the same social interaction that provided job satisfaction.

Rocky is a personable individual who likes meeting new people and clients on both a personal and professional level. He is friendly, outgoing, and engaging.

Rocky decided to explore real estate as a new profession. He gave some serious thought about making a career change. It would be an adventurous move to change professions in mid-career, however the more he thought about it, the more sense it made for him, and he made the decision to choose this new career path that he was sure he was destined for.

“I was at a point in my life where I had to decide which path to take,” Rocky explained. “I had to decide whether to go back to teaching or go full on into real estate, and I chose the latter. I thought at the time that we weren't finding the right realtor to work with, so I decided to do it myself and at the same time provide that service to others that was lacking in the industry.”

Working with eXp Realty, Rocky now serves the entire GTA and points beyond as a full-time real estate agent. His career has provided him the opportunity to help clients achieve their dream of home ownership, as well as helping others sell a property and move to a new home.

Rocky is a hard working and dedicated professional who has gained a reputation as a trustworthy and reliable realtor who strives for the best outcome for his clients. His clients trust him to provide superior service and appreciate his talent as a skilled negotiator who achieves the best results.

One of Rocky's strengths when it comes to marketing a property is his network of affiliated top producing brokerages and his connections around the province. This enables him to market a property for the best opportunity for a quick sale.

Marketing a property to a wide range of potential buyers is a key component of a strategy to maximize exposure to as many people as possible.

“What you get with me is expansive social media marketing,” Rocky explained. “This is where I separate myself from other real estate agents. My social media presence means I reach hundreds of thousands of potential buyers, and not only through social media but print media as well. The difference is the broad exposure that clients receive.”

Rocky admits he does not achieve his results on his own. He surrounds himself with experts who have their own specialties that assist him.

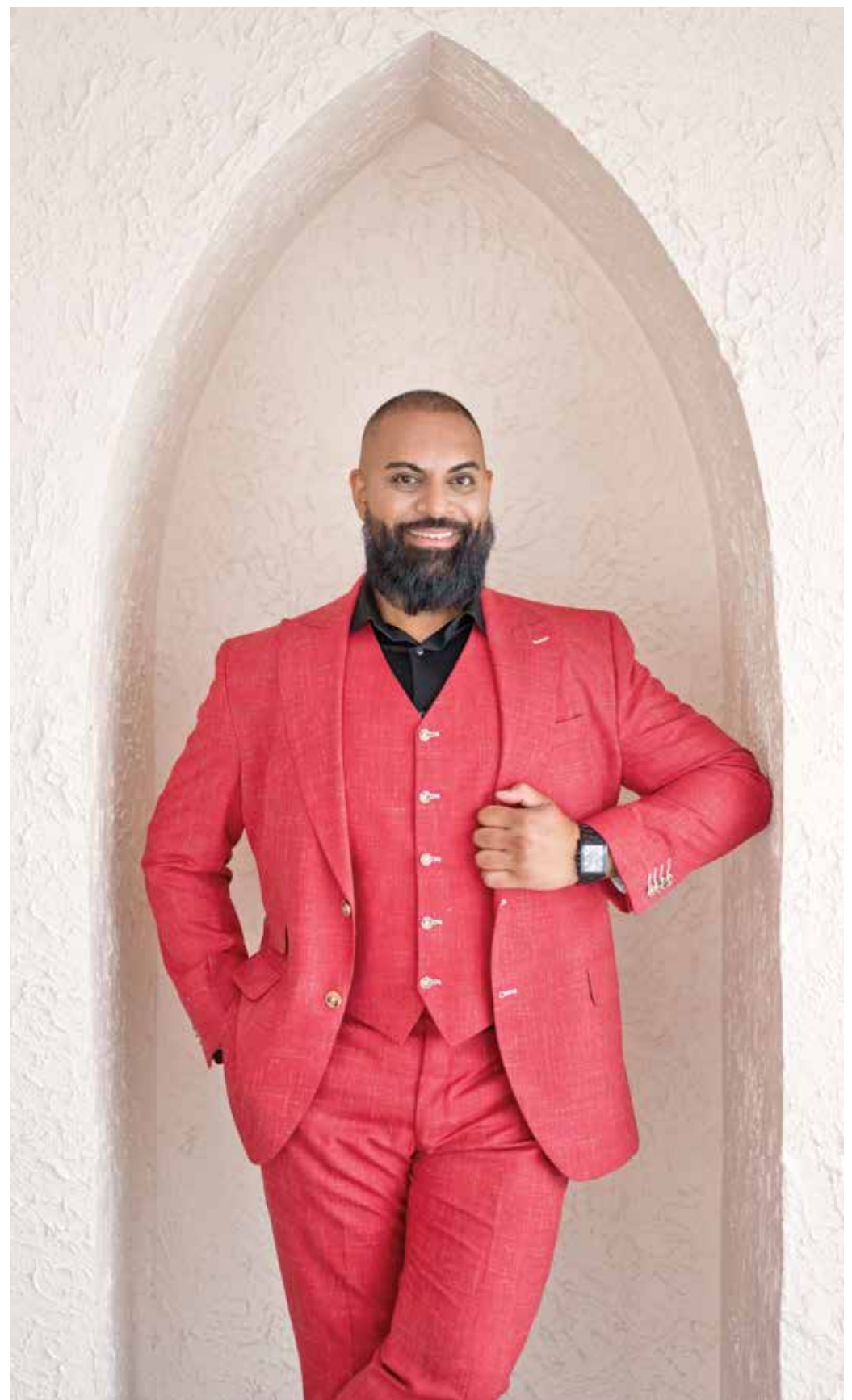
**... Marketing a property to a wide range of potential buyers is a key component of a strategy to maximize exposure to as many people as possible...**

This includes trusted legal services and mortgage agents who help with lending services for clients.

“I'm a one-stop shop,” Rocky explained. “I have every area covered. You will get all the services you need to buy or sell a home – from a lawyer to write a contract, to getting a mortgage approved, and even financial planning.”

When a client is looking for a new place to live, they will have a list of amenities that is important to them and will complement their lifestyle.

As a real estate professional, Rocky can help guide you to a neighbourhood that meets your requirements. He knows the schools, social clubs, recreation facilities, medical facilities, shopping malls, and other amenities that may be important to you.



He is also aware of upcoming changes in a neighbourhood, such as a new development, or zoning changes that may influence your decision on where to buy.

Buying a home can sometimes mean putting in a little work to make it your own. This is especially true if you are buying an older house.

Rocky is connected to a reputable network of services from plumbing help, painting, drywall, and electrical, to full renovations, that will help you turn your new house into a home. He is knowledgeable of services and contractors who have a good reputation for reliable and quality work.

As someone who is engaged with the public and strives to give back to those that support him, Rocky is

committed to being an active part of the community and enjoys meeting local residents and neighbours.

**He is hosting the second annual Community Barbecue Fundraiser in support of the SickKids Foundation.**

**This will be a fun experience as well as an opportunity to help raise funds for a good cause.**


**The barbecue will take place on Saturday, September 21, at Denison Park, in the Southfield Village Community. Everyone is welcome.**

To learn more about Rocky Punia and see current listings, visit the website at [www.rockydarealtor.com](http://www.rockydarealtor.com), or call at: 647-922-8549.

– Written by Brian Lockhart

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## Give your kitchen cabinets a facelift in 6 easy steps

(NC) New kitchen or fresh paint? With some simple preparation, a little paint and a free weekend, you can transform the look and feel of your kitchen in just a couple of days. Here's a step-by-step guide to get you started.

### PREP THE AREA

Empty your cabinets and remove the doors by unscrewing the hinges and pulling the doors away from the units. Wipe the surfaces clean with a damp cloth.

### CLEAN AND SAND

If your cabinets have a glossy finish, you'll need to sand that away before you start painting. Take a sanding sponge or high-grit sandpaper (100- to 150-grit), and sand until you have a matte finish. Once you've sanded, wipe the dust away with a damp cloth and allow the cabinets to completely dry.

### PICK THE RIGHT PAINT

An on-trend gloss or semi-gloss paint is recommended for cabinets because it provides a harder, and therefore more durable, finish. If you choose latex paint, make sure it's completely acrylic. Oil-free paints called alkyds are great for durability as well. When choosing your colours, you can't go wrong picking from a designer-endorsed palette like Behr's colours of the year, which is only available at The Home Depot.

### PRIME THE CABINETS

If you're going lighter than the current colour or your cabinets are new, you will need to prime them. Apply your primer by painting the edges with a brush first, then rolling the middle for the fastest coverage. Allow them to dry completely.

### PAINT DOORS AND DRAWERS

Once your frames are painted, you can let them dry and move on to the doors. Put boards on the ground and then lay your cabinet doors flat on top of them. This keeps them off the ground while painting. Start painting from the middle of the door and work your way out towards the edges. Let them dry completely. If you want a more vibrant colour, consider adding a second coat. Don't be worried if there are brush marks, they'll even out as the paint dries.

### REASSEMBLE

Once your paint is dry, reassemble your cabinets by putting the hardware back on the doors if you removed it and then reattaching the doors to the cabinets. Once everything is assembled, you can stand back and take in your brand-new kitchen look.

Find more weekend do-it-yourself projects at [home.depot.ca](http://home.depot.ca).

[www.newscanada.com](http://www.newscanada.com)



# 8 steps to a more functional kitchen

A kitchen is often the most utilized room in a house. Meals may be prepared, cooked and often eaten in kitchens, and the room is often utilized as a homework spot or a makeshift place to pay bills and stay on top of household needs.

**BY ENHANCING** the organization and functionality of the kitchen, homeowners can enjoy these popular spaces even more.

Homeowners have increased their spending on home improvements in recent years. According to the Joint Center for Housing Studies at Harvard University, project spending rose to \$472 billion in 2022 from \$328 billion in 2019. It's estimated consumers will have spent \$485 billion by the end of 2023. Kitchen renovations were the most popular upgrade and accounted for the highest budgets in 2021, according to Houzz. When the time comes to renovate a kitchen, homeowners can take steps to make these spaces more organized and therefore functional. Here are eight tips to creating a more functional kitchen.

**1 INCREASE STORAGE, AND THEN INVEST IN MORE.** Make the most of corner cabinets and other potential dead spots in a kitchen. Various products can be used to organize awkwardly angled or shaped areas. Kitchen designers also can work with you to reconfigure cabinets and kitchen layouts.

**2 ORGANIZE UTENSILS AND DISHES AROUND THE SINK/DISHWASHER.**

Rather than traversing the kitchen to put clean dishes away, make loading and unloading the dishwasher that much easier by locating commonly used items next to and above it. Similarly, place frequently used saucepans, baking dishes and other items near the oven or food preparation area.

**3 UTILIZE DRAWER AND CABINET ORGANIZERS.**

Make a place for everything in the kitchen. Take out all items and see what you need and use all the time. Then coordinate storage around those items so everything fits perfectly. Pull-out shelves and Lazy Susans also can facilitate access.

**4 ADD SHELVES TO CABINETS.**

If you can afford to have a custom-built kitchen, by all means design cabinets according to preference. If you're using standard cabinets, you may have to reconfigure shelves and spacing to fit the items you have. This also will help you maximize cabinet space.

**5 ORGANIZE THE GARBAGE.**

Have a pull-out drawer or cabinet to store trash bins. Separate compost, trash and recycling needs.

**6 CREATE CONTINUITY IN THE ROOM.**

Many open concept homes will have kitchens open up to another room in the home. Mirror the design scheme from elsewhere in the house, and make sure that the flow between spaces is not obstructed.

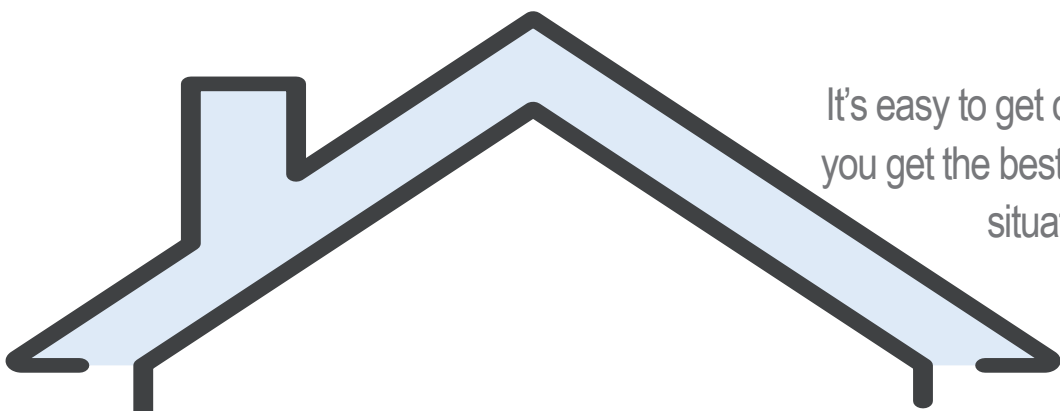
**7 CREATE A BEVERAGE STATION.**

A beverage station can minimize the time needed to make a cup of tea or coffee or for the kids to grab juice or chocolate milk.

**8 HAVE A WORKSPACE IN THE KITCHEN.**

Whether paying bills, making a grocery list or leaving notes for the family, a dedicated workspace can add more function to the room. Be sure there is task lighting nearby and ample overhead lighting to ensure that all kitchen needs are illuminated properly.

# LOOKING BEYOND MORTGAGE RATES



It's easy to get caught up in the idea that comparing mortgage rates will guarantee you get the best bang for your mortgage buck. While this may be true for particular situations, there are many scenarios where this strategy is not effective. The following are three reasons why it doesn't always pay to make a decision based solely on rates.

**REASON #1**

Your long-term plan and risk tolerance should determine which mortgage product is right for you. This product may or may not have the lowest rate.

Often, lenders will offer lower rates for insured mortgages. With insured mortgages, however, you're charged an insurance premium, which is usually added to the mortgage amount. If at all possible to have 20% down and avoid the insurance, it is highly recommended, even if the interest rate is slightly higher. If you're not planning on keeping the property for a long enough time to offset the cost of the insurance, it may be better to take an uninsured mortgage with a slightly higher rate. The cost difference you will pay with the higher interest rate may still be less than what you may pay in insurance premiums.

As another example, if you prefer to budget for a consistent payment and can't handle rate fluctuations, it may be better to go with a higher fixed-rate mortgage. If you think current rates are low enough and you will be living in your property for at least five years, it may be wise to also opt for a mortgage with a longer term.

**REASON #2**

One of the biggest mistakes people make when merely comparing mortgage rates is failing to consider important factors such as prepayment options to help pay off the mortgage faster, whether secondary financing options are allowed, early payout penalties, or what fees are involved.

It's not enough to simply compare mortgage rates because you have to know what "clauses" are contained within the mortgage deal. There may be cases where you will find a lender with the lowest rate and willing to pay for your closing costs, or even provide you with cash-backs after closing. However, not all mortgages are the same. Ask your lender or broker about early pay out penalties, sales clauses, and if you have to pay back the cash back if you payout early.

**REASON #3**

Lenders can change their rates at any time. As such, if you're shopping for rates with one lender and then approach another that gives you a lower rate, it's quite possible that the first lender has also dropped its rates. This is why it's important to get pre-approved with a lender once you have a mortgage that fits your needs. In some cases, you can secure your rate and conditions for up to 120 days. Many lenders will give you their lowest rate between the time of pre-approval and your possession date.

These are just three reasons why it's not enough to merely compare mortgage rates. The mortgage rate you may qualify for is also highly dependent on your credit score among other things. In order to get the best mortgage deals, you need to have solid credit.

— Provided by Dwight Trafford

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# FAQ about garage remodels

Homeowners tend to want to maximize all of the space they have in their homes. For some this may involve turning a garage from a utilitarian space into one that serves multiple purposes.

According to The Mortgage Reports, a home-buying and improvement resource, garage renovations can increase the value of a home and add living space. Garage remodels can create additional storage space, provide an area for a home gym or even create room for a home office. Prior to beginning a garage remodel, homeowners may have some common questions about the process.

#### HOW MUCH DOES THE RENOVATION COST?

Several factors will ultimately determine the final price of a garage remodel, but HomeAdvisor says the national average for a garage remodel falls between \$6,000 and \$26,000. Most homeowners come in at around \$15,000 for a total garage conversion.

#### WILL I RECOUP THE INVESTMENT?

A garage conversion adds value to a home if it creates new and usable living space. The firm Cottage, which pulled together a team of builders, architects and technologists, advises the average garage conversion provides an 80 percent return on investment. That ROI varies depending on location.

#### HOW CAN I UPGRADE THE FLOORING?

Garages traditionally feature concrete floors. Although durable, concrete floors can feel damp, hard and cold underfoot. Both vinyl plank and epoxy flooring options can elevate the design and functionality of the garage.

#### CAN I HAVE THE BEST OF BOTH WORLDS?

Sometimes a garage needs to serve many purposes. Lofting the garage means a homeowner can still park cars or utilize the lower space as a living area, all the while items are stored overhead. Some flip this design scenario and have the loft area as a bedroom or finished living space, while the lower portion remains a traditional garage area. Another thought is to finish only a portion of the garage. This works well for two- or three-car garages where there will be room to park a car and the remainder will serve another purpose.

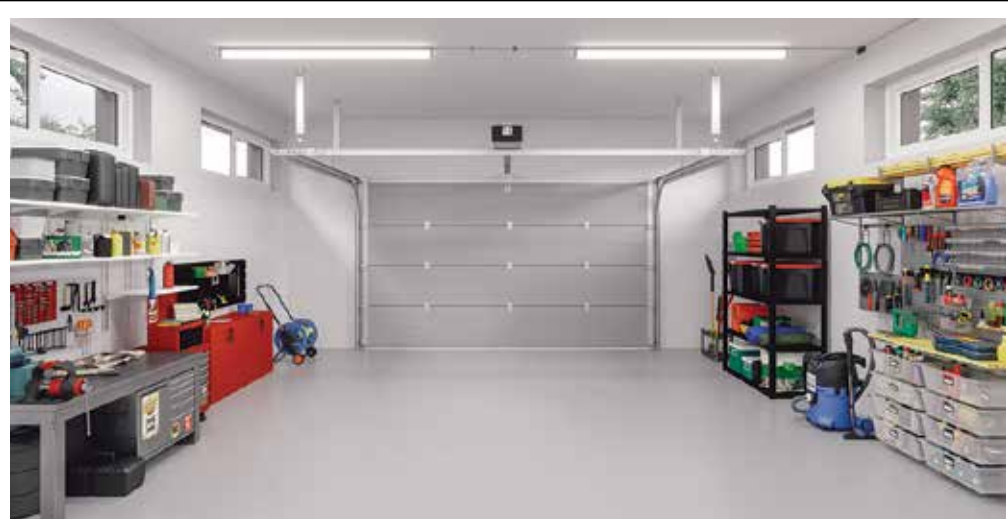
#### WHAT ARE OTHER WAYS TO IMPROVE THE GARAGE?

Installing more windows or improving on the lighting in the garage can be important. The garage improvement experts at Danley's say window installation enables people to circulate air in the garage without having to open the garage door. Improving the lighting means the garage can still be enjoyed or utilized after dark. Spread out lighting in the garage, and use a combination of overhead and task lighting just as one would in the home itself.

#### HOW DO I DETER BUGS OR OTHER PESTS FROM ENTERING?

Insects often want to hunker down in garages, and they may find it easy to get inside a garage. Keeping the garage clean and organized is the best way to deter pests and to spot infestations before they become problematic, indicates Mosquito Joe pest control company. Reducing water and humidity in the space, weatherproofing at the base of the garage door and other entry spots and utilizing insect repellents to make the garage less hospitable also can decrease the risk of insect infestation.

Remodelling a garage can add value and plenty of usable space to a home. Whether a garage houses cars or hosts neighbourhood game night, a garage renovation can be well worth the investment.



## Garage storage solutions

Who doesn't have a space at home that serves as a catch-all for items that seemingly have no other home?

**FOR MANY**, this storage wasteland where items go to be forgotten tends to be the garage. Before long, clutter can overwhelm the space and create an eyesore. Garage clutter also makes the space less functional by making it harder to park a vehicle or store equipment.

Organizing a garage takes work, but the end result can improve the appearance, free up space, make work more efficient, and make it easier to find and use tools more readily. Here are some ways to get started on organizing your garage.

#### START WITH CLEANING AND CULLING

One of the first steps when organizing a garage is to thoroughly analyze what is needed and what can be removed from the garage. If items belong elsewhere, such as in a shed or the basement, move these items first. Discard damaged or broken items. Next, move on to tools or gear that hasn't been used in some time. Will you use it again? If the item has been collecting dust for years, you likely already know the answer to that question.

Pile all items in the driveway so you have a clean slate with which to start. Measure the room to figure out the dimensions so you'll know how much wall space is available for storage.

#### FREE UP FLOOR SPACE

The ultimate goal of a garage storage renovation is to make floor space available, according to Stacey

Schweiger of Sunshine Organizing. Lifting items off the floor makes access easier, and protects items should there be a flood or leaks.

A combination of wall shelves, overhead shelves, cabinets, and wall hooks can help homeowners create more floor area. Organization becomes easier when everything has a designated space where it can be easily returned to.

#### CONSIDER WEIGHT

When investing in shelving and racks, remember that many of the items stored in garages tend to be heavy. It's important to ensure that shelves and hooks are heavy-duty and able to withstand the weight of pressure put on them. Verify the maximum weight so that racks will not buckle or tip over and cause issues.

#### UTILIZE OVERHEAD SPACE

Overhead storage can be reserved for items that aren't used frequently, such as seasonal decorations or luggage.

#### OUT OF SIGHT

Some items should be stored out of sight and beyond the reach of children and pets. Cabinets and containers can be used and locked to secure materials, such as fertilizers, paints, solvents, and other chemicals.

#### ADDITIONAL IDEAS

Magnets, pegboards, organization bins and systems, and similar products can be used to corral small or errant items like hand tools, fasteners and more.

Garage organization will take some planning and time, but the end result can be well worth the effort.

## MARKET UPDATE

### Orangeville Statistics - July

	July 2024	July, 2023	% Change
# of Active Listings	120	66	81.82%
# of Homes Listed	82	71	15.49%
# of Sales	40	44	-9.09%
List Price vs. Sale Price Ratio	98%	100%	-2.00%
Average Days on Market	29	17	70.59%
Average Sale Price	\$809,059	\$848,354	-4.63%

### Orangeville Statistics - Year to Date

	Jan - July, 2024	Jan - July, 2023	% Change
# of Homes Listed	572	424	34.91%
# of Sales	280	273	2.56%
List Price vs. Sale Price Ratio	98%	99%	-1.01%
Average Days on Market	26	18	44.44%
Average Sale Price	\$824,494	\$833,026	-1.02%

### Buyers Market vs. Sellers Market

Current Number of Homes for Sale	120
Divided by Sales per Month	40
Months of Inventory	3.0

There is currently 3.0 months of inventory on the Market in Orangeville. In a Buyers Market, there is normally more than 6 months worth of inventory.

### Peel - Caledon Statistics - July

	July, 2024	July, 2023	% Change
# of Active Listings	405	272	48.90%
# of Homes Listed	225	185	21.62%
# of Sales	69	65	6.15%
List Price vs. Sale Price Ratio	82%	98%	-16.33%
Average Days on Market	31	23	34.78%
Average Sale Price	\$1,529,855	\$1,389,854	10.07%

### Peel - Caledon Statistics - Year to Date

	Jan - July, 2024	Jan - July, 2023	% Change
# of Homes Listed	1,477	1,232	19.89%
# of Sales	511	534	-4.31%
List Price vs. Sale Price Ratio	95%	97%	-2.06%
Average Days on Market	28	24	16.67%
Average Sale Price	\$1,345,352	\$1,399,047	-3.84%

### Buyers Market vs. Sellers Market

Current Number of Homes for Sale	405
Divided by Sales per Month	69
Months of Inventory	5.9

There is currently 5.9 months of inventory on the Market in Caledon. In a Buyers Market, there is normally more than 6 months worth of inventory.

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## The great frame-up: Tips for choosing the right deck railing

(NC) Railings are having a moment in backyards across the country. In addition to providing safety and support, the right railing can also enhance a deck's visual appeal. Here are some tips from the decking experts at Trex for selecting the right railing for your outdoor oasis:

### CONSIDER VIEWS AND PRIVACY

If you are lucky enough to have a view you want to optimize, look for railings that you can easily see through such as cable or glass. Railing with thin balusters in black are also a good choice as they blend into the environment putting more visual emphasis on the natural surroundings. Conversely, if you have a view you'd rather mask or neighbours who live close enough to see onto your deck, consider railings with thicker posts or more tightly spaced balusters to enhance privacy.

### RESEARCH MATERIALS

Railings come in a wide array of materials, including wood, aluminum, composite, iron, glass and more. Although a classic option, wood requires frequent sanding, staining and sealing and is prone to rot and decay. Aluminum and composite railing options are more durable and easy to maintain.

### DECIDE ON COLOUR AND STYLE

This is the fun part, but it can also be overwhelming considering the variety of railing options available. To simplify things, use one of the following approaches to achieve a surefire decking and railing pairing:

- **Coordinate** – You can never go wrong by selecting railing material in the same shade as your decking. This creates a well-coordinated look.
- **Contrast** – If you have trouble finding a perfect match for the decking, consider a contrasting railing colour. Classic white looks crisp against deep brown deck boards. Alternately, a contrast for lighter decking can be achieved by selecting darker railing.
- **Change it up** – For a truly distinctive look, don't be afraid to mix colours and materials, such as combining dark aluminum railing with white composite posts.

### LIGHT IT UP

To extend the amount of time you're able to spend enjoying your outdoor space, integrate deck lighting into your railing. Look for energy-efficient, easy-to-install LED lighting options that are specifically designed for use on railing post caps and post rails. There are even solar-powered caps that harness energy from the sun to deliver enhanced ambiance without any electrical wiring.

Find more information on railing options at [trex.com](http://trex.com).

[www.newscanada.com](http://www.newscanada.com)



ELEVATE THE

*backyard  
experience*

Outdoor spaces like patios, decks, yards, and even front porches remain popular places for homeowners and their loved ones to congregate.

**V**arious studies have shown that those who spend more time outside in nature have lower levels of stress, anxiety and depression. Being outside is strongly associated with improved mental and physical health. Homeowners who want to maximize the potential of their outdoor spaces can look to these ideas to take backyards up a notch or two.

### ESTABLISH A GATHERING SPOT

A well-designed yard has one or more dedicated gathering spots, particularly areas that enable comfort underfoot. Homeowners can give consideration

to hardscape that enables individuals to spend time outdoors without standing in soggy or buggy situations. Whether they're traditional decks, platform decks, concrete or paver patios, or areas separated from the lawn with pea gravel or another type of rock, homeowners can make the yard more useable through these spaces.

### INVEST IN AN OUTDOOR COOKING AREA

Grilling, smoking and even making brick oven pizzas outdoors is a major component of backyard entertaining. Outdoor kitchens can increase the convenience of prepping, cooking and serving food outdoors. Grills and other cooking gear can be built into weather-resistant counters and cabinetry.

### INSTALL A PERGOLA

A pergola or another structure is the perfect way to add privacy to a gathering spot and create more shade and weather protection when Mother Nature does not want to cooperate.

### THINK BEYOND THE SUMMER SEASON

When making backyard improvements, homeowners can incorporate ideas that make the yard more functional during different seasons. For example, a fire pit or outdoor fireplace can be a spot for making summer s'mores or sipping mulled cider in the fall. An enclosed three-season room offers the opportunity to see nature and enjoy it without bearing the full brunt of chilly temperatures.

There are many ways homeowners can enhance the functionality and appeal of their backyards.



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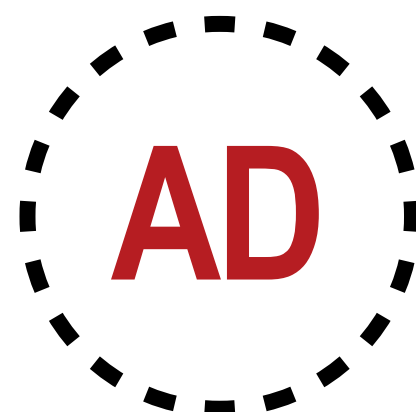
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**AREAS WE SERVE**

Members of the Orangeville & District Real Estate primarily serve, but are not limited to, the following areas: all of Dufferin County which is comprised of the rural townships of Amaranth, East Garafraxa, East Luther, Melancthon, Mono, and Mulmur as well as the communities of Grand Valley, Orangeville and Shelburne. The members also serve the Township of Adjala, the Town of Caledon and the Township of Erin.



# Now is the time to buy

It is now a great time to buy real estate in Dufferin County.

After the market started cooling down, there were plenty of stories about home owners who were suddenly hit with huge increases in their mortgage payments due to rising interest rates and mortgages coming up for renewal.

It is also a great time to sell a property. The market in the region has evolved into a 'buyers market' with double the amount of listings currently available as compared to the same time last year.

Many potential buyers decided that this was a time to wait, and not get caught in a situation they could not afford. However, many people are still waiting – at a time when interest rates will be dropping and homes are more affordable.

In July, 2023, there were 66 active listings in Orangeville. In July, 2024, that number was 120, meaning there are plenty of opportunities for potential buyers to start a search and possibly find a new home.

In market trends, buyers have a tendency to return to the search in large groups. As more people start searching, others join in, until there are once again many people looking for a home.

This trend has also taken place in other regions. In Caledon, there were 272 properties listed in July 2023. This year at the same time, that number has increased to 405.

Waiting until the market shows an increase in activity may not be the best time to decide to get out there and begin your search.

This means buyers have more choices when it comes to finding a property that meets their needs.

The best time is actually now, when there is plenty of inventory, less competition, and housing prices have gotten lower over the past year. Waiting only means you may again be entering a more volatile market at a later date.

However, that also means there is more competition for those putting their house on the market. But that's not a bad thing for sellers. It means there are a lot of people who will be looking to buy.

If you have been thinking about buying a home, but waiting for the right time, you might consider taking a look at local listings now, and contacting a local realtor who can advise you on the current situation.

The number of actual sales this year has actually increased by 15 per cent.

You may be surprised to find an opportunity is waiting for you.

After the frenzy of the COVID days, the market has returned to a more normal pace which means homes are not selling in one or two days like they were just a few years ago.

The pace has slowed. In July 2023, the average selling time for a home in Orangeville was 17 days. In July, 2024 the average selling time is now 29 days.

The time it takes to sell a home may be a little longer and that means buyers are being a bit more choosy in the current market with more properties to consider when they start their search.

As the market has relaxed, so have selling prices. The dramatic increases in housing prices that began in 2020 are over.

In fact, the average sale price in Orangeville has decreased around 5 per cent compared to last year.

In 2023, the average selling price of a home was \$848,000. In 2024, the average sale price of a home was \$809,000.

So why is this a great time to buy?

Written by Brian Lockhart



**Dufferin Real Estate Market Update**

Dufferin Statistics (excluding Orangeville) - July			
	July, 2024	July, 2023	% Change
# of Active Listings	275	249	10.44%
# of Sales	35	46	-23.91%
Average Sale Price	\$1,098,869	\$985,109	11.55%

Dufferin Statistics (excluding Orangeville) - Year to Date			
	Jan - July, 2024	Jan - July, 2023	% Change
# of Sales	262	255	2.75%
Average Sale Price	\$1,060,137	\$808,485	31.13%

**Buyers Market vs. Sellers Market**

Current Number of Homes for Sale	275
Divided by Sales per Month	35
Months of Inventory	7.9

**There is currently 7.9 months of inventory on the Market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.**

**July 2024 vs. July 2023**  
The number of active listings in Dufferin (excluding Orangeville) increased by 10.44% in July 2024 over the same month in 2023. The number of homes sold decreased by 11 homes or 23.91% in June 2024. Average sale prices increased by 11.55%.

**Year to Date 2024 vs. Year to Date 2023**  
The number of homes sold in Dufferin (excluding Orangeville), year-to-date increased from 255 to 262, which is an increase of 2.75%. Average sale prices were up by 31.13%.



Members of the Orangeville & District Real Estate Board (ODREB) are also members of the Canadian Real Estate Association (CREA), the Ontario Real Estate Association (OREA), and the Toronto Real Estate Board (TREB), and, as such, adhere to a high standard of professional conduct and a strict Code of Ethics.

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**FEATURE PROPERTY OF THE MONTH!**

**49 NORTON BOULEVARD, CALEDON**

Stunning! Less than 2 year old new build. One of a kind Custom home on Bolton's South Hill in an exclusive enclave situated on 1/3 acre. Just under 3000 sqft & no detail was overlooked. Luxury finishings, modern updated decor, stunning custom kitchen with centre island. Every bedroom has own bathroom. Luxury Primary bedroom with spa like ensuite. Finished basement with 5th bedroom. Turn key and move right in! **Offering price \$2,349,000**

**832 BOSTON MILLS RD., CALEDON.**

Step into this Magical Forest, 10 acres of Nature Trails and complete privacy. Custom Tudor style home, 5 bdrms with many renos & updates! \$2,499,900

**58 KING ST. W., BOLTON**

Great investment opportunity in heart of Bolton's historical district! Home has been converted to office space and is a rare find! \$720,000

**COMING THIS FALL!**

- 4 bedroom 2 storey Caledon East lovely location.
- Junior executive home on an acre with sep 3 car garage and a main level nanny suite on the outskirts of Orangeville.
- 2 Building lot's in Bolton, 62' x 110'.

**WHEN THE WEATHER STARTS TO COOL DOWN THE REAL ESTATE MARKET HEATS UP! THINKING OF MAKING A MOVE? READY WHEN YOU ARE!**

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**BEAUTIFUL HOME ON 21 ACRES PLUS A SHOP/BARN**

Bungalow with 3 bedrooms (primary has walk-in closet & ensuite), 3 baths, amazing kitchen with Carrara marble, open concept family/living area, formal dining room & part finished walkout basement. Covered deck, paved driveway, 2 car garage, 21 .6 acres & a shop/barn for the horses or toys.  
**247515 5th SIDEROAD, MONO \$2,499,000**



**MOVE IN READY PLUS AMAZING BACKYARD & WALKOUT BASEMENT**

Bungalow, 3 bedrooms, 2 reno'd baths & basement rough in kitchen. Exterior has armour stone, steel roof, updated doors & windows, 2 car garage, 135x244 ft corner lot, inground pool, cement surround, deck & gazebo. Oversized driveway for plenty of parking, natural gas & municipal water.  
**53 CALEDON ST., ALTON \$1,349,000**



**INVEST IN THE FUTURE WITH 87.37 ACRES OF FLAT PREMIUM FARMLAND**

Corner lot with 2 road frontages, directly across the street from Laurelwoods Elementary School & diagonally across from The Township of Amaranth Town Hall & Municipal Park. Currently zoned agricultural. Just minutes north of Orangeville.  
**284342 DUFFERIN COUNTY ROAD 10, AMARANTH \$2,888,800**



**CLASSIC 4+1 BEDROOM BRICK HOME ON 66X165 FT. LOT**

2 storey, 3 bathrooms, 16x30 ft. addition with basement, modern kitchen, hardwood floors on main level & main floor laundry. Recent upgrades: electrical system, steel roof & furnace. Outdoors: double paved driveway & 3 tier deck. Great location to commute to work.  
**141 ELGIN STREET SOUTH, WEST GREY \$499,000**



**CUSTOM HOME WITH POOL/STUDIO/CABANA & PRIVACY**

2 storey board & batten with 5 bedrooms (main floor primary with 6 pc. ensuite), 3 baths, sunroom, great room, dining room & main floor office. Hot tub, cabana, water features & 3 car garage with space above. Geothermal heat, generator & 33 acres of extreme privacy.  
**713516 FIRST LINE, MONO \$2,500,000**



**2 HOMES, BARN, PONDS, BEACH, TRAILS & VIEWS**

2 storey main house, 4+1 bedrooms, 4 baths, finished walkout basement. 2nd home is original recently updated farm house with 4 bedrooms (great rental income). Relax by the inground pool or enjoy the beach shack with sand beach which becomes a skate pond in the winter. Million dollar views.  
**15316 MOUNT WOLFE ROAD, CALEDON \$4,999,000**



**FINISHED FROM TOP TO BOTTOM ON 1.4 ACRES**

Bungalow, 3+2 bedrooms, 4 baths, beautiful updated eat-in kitchen, open concept dining/living, main floor laundry, hot tub room & finished basement with 2 bedrooms, bath, kitchen & games area. 3.5 car garage, large deck, mature trees & concrete driveway.  
**41 PINE RIDGE ROAD, ERIN \$2,099,000**



**BUILD YOUR DREAM HOME ON 25 ACRES OF BEAUTIFUL LAND**

Midway between The Devils Pulpit & The Paintbrush- both part of Canada's exclusive golf clubs. 30 mins to the TO Airport- Explore the Mars-like Badlands as you cruise to local craft breweries! This private lot has trails & meadows etched out of the forest- all tucked away in the hills of Caledon. Hike nearby Bruce Trail, Caledon Rail Trail, ski at The Caledon Ski Club, Caledon East is nearby for shopping & community centre, public school is minutes away & it is in the boundaries of Mayfield Secondary School for the Arts.  
**LOT 11 ESCARPMENT SIDEROAD, CALEDON \$2,895,000**