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Continued on page 4

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# Ideas for pool perimeter • landscaping

With the rise of the “staycation,” more and more homeowners are turning their backyards into their own private oases. The centrepiece of many such retreats is a refreshing and inviting pool.

Whether above-ground or in-ground models, pools make for welcoming spots to enjoy warm days and nights. A new pool can quickly turn a yard into the “it” spot to spend vacations or cool off at the end of hot summer days. While pools are often the focal point of a backyard, many homeowners want their pools to blend seamlessly with the rest of their yards. When transforming a backyard that includes a pool, homeowners should consider a few factors to ensure each afternoon spent poolside is as safe as it is fun.

## ■ SAFETY FIRST

Although the goal may be to soften the lines of the pool and/or create sight barriers that will provide some measure of privacy for swimmers, homeowners must put safety above all else. Before any decorative touches are added, it is important to surround a pool with a slip-resistant surface and fencing (many communities require fences be erected

around pools). Consult with a landscaping contractor, who should be knowledgeable about safety codes, or speak to the permit-issuing department at town hall. There should be a list of requirements to ensure pool placement as well as any surrounding touches are legal and within code.

## ■ NONSLIP SURFACES

Concrete, brick and pavers and decking are popular materials used to surround a pool. Installers can make recommendations on materials and finishes, but one suggestion is to choose a rough finish. Pool water can make surfaces slippery. Concrete that is stamped or scarred provides extra traction than a smooth surface. The same can be said for brick patios and pavers. Avoid smooth stones or pavers with shiny surfaces, as these may only increase the risk of falls.

Homeowners who have chosen wood or composite decking to surround a pool should talk to their contractor about nonslip protective coatings. Such coatings typically are acrylic-based liquids applied like a paint or sealer. Some composite decks may be crafted with texture or a built-in coating to reduce slipping. In addition, use nonstick mats on decks and patios to provide a little extra footing where people enter and exit the pool.

## ■ MULCH AND STONE

Homeowners often prefer some combination of mulch or stone to serve as a transition between the



pool, concrete or paver hardscape and the lawn. Stone may be more practical for those with in-ground pools because it will not easily blow onto the water surface. With an above-ground pool, mulch or stone can do the trick, serving as a barrier so that pool water does not overly drench the surrounding lawn or damage grass after exposure to pool chemicals. Mulch and stone also will provide drainage from water runoff from the pool and rain.

Another advantage of having an additional barrier between the pool and lawn is that lawn clippings will not be shot into the pool when mowing. Stone and mulch can be dressed up with statues, lawn ornaments and tolerant plants.

## ■ FINISHING TOUCHES

Plants can provide the finishing touches for a poolside landscape. Homeowners should keep in mind that pools are not often shaded from the sun, so plants placed around the pool will need to be sun- and drought-tolerant. Succulents, such as aloe and jade, may work, as can the perennial shrub yucca. Moderately growing grasses will offer a privacy barrier.

Keep trees and flowering plants far enough away from the pool's edge so they do not contribute to debris that falls into the pool, which can complicate maintenance. Also, flowering plants may attract insects and other wildlife that may interfere with your enjoyment of the pool. It's better to create a friendly environment for wildlife further away from the pool.

Homeowners who need some advice planning the landscaping around their pools can rely on the expertise of landscape architects as well as employees at lawn and garden centres. Pool companies may work with landscapers and offer recommendations to people unaccustomed to working around pools.

## Water feature design & maintenance

Homeowners can employ many different design techniques to create one-of-a-kind properties. Adding a water feature to a landscape is one such technique.

Water gardens, koi ponds or fountains have been home landscaping trends for the past several years. Although water features can add an element of relaxation to landscapes, such features require maintenance to keep them attractive and running properly.

## ■ THE RIGHT DESIGN

Homeowners should create a water feature design that is fitting with the scale and style of their homes while also keeping their lifestyles in mind. Ponds are popular water features and, like pools, come in both in-ground and above-ground styles. Above-ground ponds are easier and faster to build than in-ground ponds and may be safer options for parents of young children. Streams and waterfalls also are popular and can make use of natural variations in property grading. Fountains can be freestanding structures or a component of a pond or another body of water.

Recognize that the location of the water feature can impact its maintenance. For example, a fountain or pond located directly under deciduous trees will require more frequent cleaning to remove leaf and tree debris. Ponds that receive direct sunlight may have more pronounced algae growth. Homeowners should work with a skilled water garden expert in planning the feature's design and location with safety and upkeep in mind.

## ■ MAINTAIN PUMPS

Water features require the constant flow of water to prevent stagnation and proliferation of mosquito and other insect larvae. That requires a pump to push the water around. According to Grounds Maintenance, a green industry professionals resource, the pump should be securely situated on level ground so that vibrations will not cause the pump to move around and eventually loosen fittings.

Even pumps protected by an intake filter or screen can become clogged with debris. It's necessary to routinely inspect the screen and the pump filter and remove any obstructions. Otherwise, the pump motor can overheat and malfunction. Keep in mind that debris also may include animal life, such as frogs, snakes, turtles — anything that may be drawn to the water feature.

## ■ FINDING BALANCE

The wrong balance of conditions in the water can cause problems. According to the experts at This Old House, which offers ideas and advice for old house enthusiasts, algae can be the root of all evil in garden features. Controlling nutrients, which may involve watching the levels of nitrogen compounds and phosphorous, will help control the algae.

Avoid locating the water feature where lawn and garden runoff will find its way into the water. Filtration and routine testing of water levels also can help. Water features that are not meant to become wildlife habitats may benefit from a mild sanitizer to keep algae at bay. A thorough cleaning of liners at the end of the season to eliminate materials that build up on the bottom can help, too.



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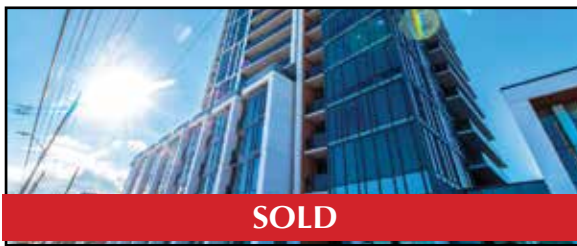
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Continued from the cover

Every manufacture has its own instructions on how to apply a natural stone sealer but generally the process consists of 9 simple steps. First off you will have to set aside about 30min every 1-2 years. That's right.... 30min.

**STEP 1** Remove all the contents from your countertop.

**STEP 2** Give your countertops a good wipe using warm water and a light dish soap.

**STEP 3** Allow the countertops to FULLY dry.

**STEP 4** Your natural stone sealer will come in the form of a liquid and typically in a spray bottle. Spray the sealer evenly and generously across all surfaces.

**STEP 5** Use a plastic bag to spread the sealer across all surfaces to ensure a relatively even coat. Be sure not to let the sealer dry. If you find the sealer is drying in some spots and not so much in other spots be sure to apply more sealer. (Note: the sealer is in fact not drying but being absorbed by the stone.)



**STEP 6** Allow the sealer to sit on your countertops until your granite doesn't appear to be absorbing any more.

**STEP 7** Use a dry rag or dish cloth to wipe up the excess.

**STEP 8** Wipe your countertops with warm water and light dish soap.

**STEP 9** Enjoy!

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## Lighting is a key component of curb appeal

Curb appeal can affect prospective buyers' perception of a home. When addressing curb appeal, homeowners may be inclined to focus on features that are easily seen from the street during the day. But what can a homeowner do to improve on his or her home's nighttime aesthetic?

Outdoor lighting is one aspect of curb appeal that is often overlooked, advises the home improvement experts at The Spruce. Homeowners may fail to recognize the importance of how proper illumination can provide their homes with a warm glow and make it look beautiful after the sun has set. For example, think of how cozy and inviting neighborhoods appear during the holiday season when homes are strung with twinkling lights. Homeowners can replicate that look all year long with lighting elements.

Lighting for evening hours also helps maintain a safe environment for people who are visiting the property. Illuminating walkways and doorways provides a clearly visible and safe path to and from the home. The following are a few ways to improve outdoor lighting.

**FOCUS ON ARCHITECTURAL FEATURES.** Outdoor lighting can focus on the external features of the home's architectural style. Use light to draw attention to interesting gables, dramatic roof lines, dormers, or curved entryways.

**PLAY UP LANDSCAPING.** Stylish lighting can highlight trees, shrubs, pathways, gardens, and all of the elements of softscapes and hardscapes on a property. The lighting experts at Vernon Daniel Associates say that soft lighting can make homes feel warm and cozy. Uplighting trees or other elements can add a dramatic effect.

**LIGHT UP ALL DOORS.** Make sure that doors, both entry and garage, are properly lit for ease of entry and egress from the home. Safety.com, a home and personal security resource, says a home burglary occurs every 15 seconds in the United States. Installing motion-activated lights or lights on timers can deter break-ins. Consider using home automation to control porch lights and other outdoor lights remotely, if necessary.

**CREATE ENTERTAINING AREAS.** Outdoor lighting can be used to extend the hours residents can spend outside. This is great for entertaining and can be an excellent selling point.

Homeowners are urged not to overlook outdoor lighting as a vital part of their plan to improve curb appeal.



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# How to control common *spring* PESTS



Just when winter thaws out and people are anxious to enjoy the blooming flowers and luscious lawns of spring, pesky pests can appear and impact comfort levels and safety.

**MANY PESTS RESUME** their levels of activity as spring draws closer and temperatures warm up. The presence of these insects and rodents may cause problems in and around a home, which makes it essential to recognize them and avoid issues. The following are some of the more common spring pests and how to remedy infestations.

## ■ PAVEMENT ANTS

Pavement ants are some of the most common pests residents encounter inside and outside of their homes. These ants are light brown to black with appendages that are lighter than the rest of their bodies. Small in stature, pavement ants have parallel lines on their heads and thorax, according to pest extermination company Orkin.

Although pavement ants nest outdoors, they can enter homes through small crevices in search of food scraps. Their large colonies may not disappear until treatment is introduced. Keep foods in tightly sealed containers, clear counters and floors of crumbs, and address water sources, such as leaks. Pesticides may be needed in extreme conditions.



## Did you know?

Spring cleaning is a ritual in many homes, though some might be forgetting to address an area of their homes that can be especially vulnerable to insect infestations. According to PestWorld.org, kitchen cabinets and pantries used to store spices and baking items, such as flour, can make for inviting hideouts for various types of pests. These unwelcome guests include beetles, Indian meal moths and ants. To remedy this issue or prevent insects from becoming an issue, discard stale spices or dated baking items. Once such items have been removed from the cabinets and pantry and discarded, wipe down the interior of the spaces before installing fresh shelf paper. If



the critters didn't make their presence known in the cabinets, that doesn't mean they haven't made your kitchen home over the winter. Some might have opted to spend their winters behind appliances, including the stove and the refrigerator. As a result, it's best to pull these appliances off the wall each spring, sweeping or vacuuming the dust and crumbs you find before mopping the floors.



## ■ FLEAS

Fleas are tiny, jumping, biting pests that must find a host upon which to live. As ectoparasites, they feed on blood while living on the body of living hosts. Pets can bring fleas inside the yard and home in warm weather. According to the University of California Statewide Integrated Pest Management Program, flea larvae develop more quickly at higher temperatures. At normal room temperatures, the entire life cycle of a flea is about 18 days.

Several flea control products are available to control fleas on cats and dogs. There also may be powders and sprays to alleviate flea infestations in the home. Vacuuming is also very effective in killing larvae in the carpet and at picking up adults.

## ■ WASPS

An errant wasp, hornet or yellow jacket may have survived winter and ridden out the colder temperatures within a home. Once the weather warms, queens will begin to look for places to lay eggs and establish colonies. Treating areas where wasps are seen entering and leaving the home is key. Seal holes as soon as possible.

Although wasps help control other insect populations, their painful stings and potentially aggressive nature can make them challenging to have around a home. If a nest is found, hire a professional to remove it.

## ■ SPIDERS

Many spiders are not harmful enough to humans and pets to be much of a problem. In fact, spiders can be helpful to have around to control the populations of other insects. Still, many homeowners would prefer these web-slinging friends remain outdoors. Therefore, sealing cracks in a home's foundation and repairing small openings around windows and doors can help keep spiders out. Also, alleviating moisture issues in basements, garages or attics may keep out other bugs that would be prey to spiders.

Homeowners can take the steps necessary to cut down on pests in and around their homes.

## Early-blooming *spring* flowers

The arrival of spring is a welcome occurrence for many people. Budding flowers are among the harbingers of spring. Spring flowers can revitalize winter-weary people just when they need it most — and provide reassurance that brighter, warmer and longer hours of sunlight are just around the corner.

Cold-tolerant flowers are hardy enough to start blooming before the last frosts have dissipated. Other flowers will begin to fill in as days warm a little bit more, according to Better Homes and Gardens. Home gardeners looking to warm up their gardens with early blooms can use these flowers in their early-season containers, window boxes and planting beds.

**PANSY:** Pansies prefer cool weather, which can make them one of the best flowers to plant in early spring and late fall. Pansies come in a variety of colors, so there's bound to be an offering that will blend with any homeowners' landscape design.

**CREEPING PHLOX:** Also known "moss phlox," creeping phlox is a short ground-cover that is a herbaceous perennial. Phlox produces small, fragrant flowers in dense clusters, which can attract wildlife, such as butterflies, to their mats across the soil surface.

**SNOWDROPS:** Snowdrops can peek out even when there is snow still on the ground — sometimes as early as January and February. But their name is actually a reference to their appearance, as snowdrops have three white petals that hang down like drops dripping off the stem.

**VIOLETS:** These flowers are closely related to pansies and, as a result, prefer cool seasons. Violets are generally slightly smaller than pansy blooms, but they can be just as beautiful. But as with pansies, violets will start to fade when the heat arrives.

**CROCUS:** Crocus plants are relatively small, only reaching three to six inches in height. However, their grass-like leaves are some of the first sprouts that can be seen among bulb and corm plantings. Preferring full to partial sun, these gold, purple, lavender, white, or yellow flowers can be enjoyed during the earliest days of spring.

**DAFFODIL:** Daffodil bulbs produce cheerful, yellow flowers in early spring. They're one of the most recognizable flowers thanks to their familiar shape and fragrant aroma.

**LENTEN ROSE:** Hellebores, also called the Lenten rose or Christmas rose, can tolerate light frosts. These blooms get their name from the time of year when they bloom, which is typically around the Christian Lenten season. Despite their name, these delicate flowers are not actually related to roses, however.

Early-blooming flowers give winter-weary gardeners hope that spring has arrived.



## What's the best low budget and high impact way to attract Buyer's to our home?

**A**s a first impression for Buyer's shopping for their next home a Seller is quite often best advised above all else to clean their homes top to bottom, inside and out. This advice may seem obvious to some and excessive to others but as people enter homes for sale quite often even if the decor is not their favourite they will feel the most drawn to homes that not only look clean, but they also smell clean.

The checklist involved in the deep clean starts outdoors and now that the snow has melted it's a great time to start planning to power wash the exterior of the home, walkways and windows. Clean the eavestroughs and address any general maintenance requirements, drainage issues and clear away debris. The first impression the Buyer has starts more than 90 per cent of the time with the online photos of the home; experiencing the home in person engages their senses to the next level towards the Buyer's interest in committing to a home. As soon as they approach the home they may be calculating all the time that will be required to live in the home, coupled with the expense. Upon entering the home comments

regarding the smell of smoke, animal, food, dust, mold and grime are usually the first things their REALTOR® will hear. No home is perfect but scrubbing the floors, steam cleaning carpets, using a dehumidifier in damp spaces, painting in bright neutral colours are all ways to attract Buyer's looking to commit to their next real estate investment much sooner and to a broader group of Buyers.

If clutter is a challenge for Sellers, the discussion and action plan should occur well before their home is placed for sale. The REALTOR® they choose will likely have an extensive action plan they can provide to their sellers coupled with a network of professionals for hire available to help with the plan if necessary.

– Written by Connie Power

Connie Power is the Assistant Manager, Sales Representative CNE® SRS® ABR® SRES®, Mentors and Develops New Real Estate Sales Representatives for RE/MAX Hallmark York Group Realty Ltd., Brokerage serving York region and beyond in the Greater Toronto Area (GTA). Empowering you in Real Estate, Call Connie today to make an appointment to discuss your next move at (905) 726-0856.

\*\*\*Not intended to solicit those currently under a real estate contract.

## Did you know?

Many homeowners have lofty goals for their homes. Such plans may include extensive renovations or even additions. While many of these projects create beautiful changes in a home, it's important to consider the impact that renovations can have on property value before beginning a project. Many home improvement projects do not add as much value as homeowners may think they do. In fact, some homeowners "overbuild" for their neighbourhoods. This means the amount of money invested in improvements can likely never be recuperated because the house value simply exceeds those around by too much money. To avoid overbuilding, homeowners can ask themselves several questions before beginning a renovation project.

**Will my house be the largest house in the neighbourhood?** Larger homes tend to have a lower price per square foot, so you may not want to improve to this extent.

**Will the house blend with others in the area?** If your house will stick out like a sore thumb, it will detract from its own value and could impact the value of other homes in the area.



**Have I examined the cost vs. value of the project?**

Many home improvement resources analyze the cost of a project versus the overall value of that project with regard to property value. For example, a \$100,000 basement remodel may not add \$100,000 to the value of the home in the event you choose to sell down the line. It's important to know which projects provide the best return on investment.

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## Ask Big Tuna, The Renovating Realtor



By Julien Laurion  
The Big Tuna of Real Estate



Hi Julien. I recently inherited a home from a family member and I have some money saved to renovate the Master bathroom. A friend sent me a photo of a bathroom with a 'shower beer' fridge built into the wall beside the custom shower with the same tile to match and it looked slick. I am a beer enthusiast and I think this would be great! What do you think? Sincerely IPA4LIFE

Greetings IPA4LIFE! What a unique idea! Thank you for sending me a photo to see the idea in action.

As a craft beer lover, I personally think it would be a cool way to spice up the bathroom; however, this would not be for everyone. If you are determined to do this, there are some ways to build it so as not to hurt your resale options.

To ensure you get the look you want with the "built-in" effect, you will need to install an electrical outlet behind the unit. I would have the electrician install two outlets, one near the top of the built-in and the other at the bottom. Once the tile



is installed, I would then drill the shelf pin holes in the middle of the built-in.

Why do all this? Well I am thinking of resale. With this approach to installation the unique shower beer fridge could either stay or go. If the new owner doesn't like the idea as much as you do they now have a built-in option to turn into a shelf for storage and use of electrical items such as toothbrushes or a hair dryer.

Unique ideas in homes are both a blessing and a curse. They can help your home stand out but, in most cases, they do not add much in value and can hinder the sale of your home.

IPA4LIFE, I always advise my clients to consider the next buyer. If you would like to discuss this in person, as a fellow beer lover, you can find me at the Optimist Beer tasting event May 11th in Aurora, Cheers!

## Who is Big Tuna, The Renovating Realtor?

Julien Laurion AKA Big Tuna, is a local Real Estate Sale Representative with RE/MAX Hallmark York Group Realty in Aurora. I am a real estate agent who has expertise in both Real Estate and Renovations and have been involved in this community for over 20 years. If you have a question for my monthly article or if you are considering buying, selling or leasing a home please feel free to call or email me directly at (416) 402-5530 or julien@bigtuna.ca or by alternatively by visiting my website [www.bigtuna.ca](http://www.bigtuna.ca) or Facebook page @bigtunarealty

## Reasons to hire an interior designer

How many times have you sat on the sofa pouring over a home magazine wishing your rooms could be ripped from its pages?

Some people are gifted with a natural talent to impart a space with perfectly balanced colors and schemes that fit with one's lifestyle and design preferences. Others are not as equipped. But that doesn't mean design has to suffer. An interior designer with knowledge and resources who's in your corner can make all the difference.

Many people are hesitant to bring in professional designers because of cost. But contrary to popular belief,

working with an interior decorator is not something reserved for the rich and famous. Designers actually can save homeowners money in the long run. A good designer will choose the right amount of high-quality elements that will be durable and timeless. This means less money will ultimately be spent on replacing cheap materials or redesigning rooms that have gone out of style.

According to the design experts at Homepolish, utilizing a designer to transform a space can create rooms that are more in tune and balanced with homeowners' needs — helping to improve mood and functionality. That can extend to other areas of a person's life and well-being. Putting the task of designing a home's interior in someone else's hands frees up time to focus on other projects as well.

Designers can look at a space with a careful eye and not be influenced by items that have sentimental attachment. He or she can help decide if anything should be repurposed or removed. Plus, an interior designer can help homeowners stay on budget.

Designers also can serve as liaisons for clients who have difficulty communicating with builders and architects. Designers are trained to think about things that homeowners tend to overlook, such as placement of lighting, outlets and room flow. He or she also likely has contacts within the industry that can be utilized, saving even more time and money.

A good designer can be worth the investment. The end results will be an interior that homeowners will be proud to call home.



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# Make moving **MUCH** easier

It should come as no surprise that spring kicks off one of the busiest times of year in the housing market. Warm weather makes it more comfortable to see and display homes, leading to more listings and open houses.

With each move, the process of moving may become more familiar. But even the most practiced nomad can find moving to be an overwhelming experience.

Those on the cusp of moving and nervous about packing up and leaving can employ a few tricks to make moving much easier.

#### RESEARCH AREAS CAREFULLY

Buyers are advised to do their research when seeking new towns or cities to call home. There are many factors to consider, including school district ratings, proximity to shopping, distance from work/commute times, availability of transportation, climate, and crime ratings. Before falling in love with a particular home, potential buyers can visit the area in which the home is located during a typical weekday to get a feel for the atmosphere. Check out shopping centers, observe the residents and drive by the schools and businesses. This can help paint an accurate picture that may or may not differ from that depicted in the real estate listing.

#### STACK THE DECK

Working with qualified professionals who have gone through the moving process before can make for easier work for buyers and sellers. Ask for recommendations

regarding real estate companies, real estate attorneys, home inspectors, insurance agents, and all of the other people who will assist with buying, selling and moving. Carefully vet these professionals, relying on third-party reviews as well as any information provided by the Better Business Bureau.

#### SECURE TEMPORARY STORAGE

It can help to put some belongings into a storage center prior to moving, and then gradually take items from the storage unit to your new home. This will free up space to make repairs to your new home and give you time to figure out decorating schemes while ensuring clutter won't get in the way of renovation projects. New homeowners also can take their time sorting through boxes and getting rid of items they may not need in their new homes.

#### GET ESTIMATES AND VERIFY LICENSING

The BBB advises consumers to verify all licensing for movers. Solicit at least three in-home estimates and get those figures in writing. Confirm insurance coverage for the company chosen, and be sure to have all agreed upon information spelled out explicitly in a written contract. Red flags to consider include movers who don't make on-site inspections for estimates and those who demand payment in advance before the move.

#### HAVE A FIRST-WEEK SURVIVAL KIT

New homeowners can pick up takeout restaurant menus and premade grocery store meals. In addition, stock up on staples such as paper plates, toilet tissue, light bulbs, and cleaning supplies in advance of the move so you won't have to unpack everything at mealtime or when you want to clean after arriving at your new home.

## Let locations inspire design

Homeowners looking to add flair to their homes can find inspiration anywhere. Style can even be tailored to reflect places homeowners have visited.

Whether they call to mind the narrow streets of London, the sand-bleached beaches of a Caribbean island or the urban buzz of New York City, designs can reflect one's travels and evoke some of the same feelings homeowners got when visiting their favourite places. Professional interior designers often pull inspiration from unique places, and so can homeowners who love to travel.

Those who want to illustrate their wanderlust through their home's decor can consider these tips.

#### WORK WITH COLOURS

Think about the colours that signify a particular locale and bring those hues into the space. The colour palettes of the beach, for example, include grays, beiges, blues, and greens. The popularity of gray-tone neutrals allows homeowners to bring in these colours as a neutral backdrop, and then add a splash of whimsy with a few decorative accents.

#### TRY NATURAL MATERIALS

Vacation hotspots like Hawaii, Southern California and other areas of the Pacific tend to put heavy emphasis on natural materials. Items like bamboo, sea grass, stones, and woven baskets can invite the outdoors into a home.

#### EMBRACE THE VIBE

Urban centres are awash in energy and colour. This spirit can be reflected with modern architecture, bold prints, metallic accents, and innovative lighting.

#### Pick an inspiration piece

Homeowners can direct their focus to one particular memento from a vacation or excursion. A vivid piece of artwork, a piece of furniture, a sculpture, or even a wardrobe element can serve as a catalyst for an entire room. Use this piece to match colours and textures.

Remember, to evoke the spirit of an area when decorating, keep it subtle. Too many details or over-the-top replication might seem like one is dressing a stage set rather than his or her home.

### Real Estate Market Update – Aurora

## SEMI'S SPIKE IN VALUE



A calm start to the Spring market yet with 10 per cent more action takers buying 89 homes of all descriptions in Aurora in March compared to last year. The median price of a home was also slightly stronger in 2019 at \$805,000. There were 237 homes placed for sale and at month end 302 homes remained. At this current rate of sales that means there is about 4.4 months of inventory for the demand. Seller's typically received 98 per cent of their asking price. The Toronto Real Estate Board also reports that homes typically sold in 20 days which is 6 days stronger than last year however further investigation is always better to be done on each address of the homes a Buyer may be interested in. In the near future there will be a new statistic more readily available about the individual Property Days on Market which will capture if the home has been placed for sale more than once and what is the cumulative days the home has been on the market.

The average value of detached homes in Aurora has reduced to \$1,092,934 2.3 per cent less than in

2018. Semi-detached homes had a price increase to \$788,960 as the average which is a 20 per cent jump in price, and townhomes also had an 8.4 per cent increase in value to \$755,184 when compared to the same time last year as a notable improvement for Sellers considering placing their Aurora semi or townhome for sale this Spring.

For a thorough analysis and discussion and a development of a custom buyer or seller action plan call a REALTOR® today.

— Written by Connie Power  
Connie Power is the Assistant Manager, Sales Representative  
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York Group Realty Ltd., Brokerage serving York region  
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\*The statistics provided herein were obtained from the Toronto Real Estate Board; Market Watch March 2019 and the Summary of Existing Home Transactions of all home types, March 2018, 2019 for all TREB Areas and Regional Housing Market Tables; York Region, Aurora for March 2018, 2019.

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