

RESALE HOMES COLLECTIONS



ORANGEVILLE/CALEDON
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Innovative real estate brokerage opens locally

One of the most innovative real estate brokerage models in the world has finally come to Orangeville, with the recent opening of eXp Realty at 170 Lakeview Court, 3A.

The global cloud-based brokerage is a publicly-traded company, whose agents benefit from its agent equity program, among other financial rewards from its innovative business model.

eXp is disrupting the real estate industry, similar to how Netflix changed the entertainment industry or how Uber revolutionized transportation. eXp Realty is already a \$6 billion dollar company far exceeding some of the largest brand names in the industry.

It does this by eliminating the old brick-and-mortar franchise brokerage model, which had redundant layers of management and less of an agent-centred approach.

“The industry has been structured so that brick and mortars are a big cost and expense, and a lot of the revenue is going to the owner of the company. Then it has franchises, regions, franchise owners, managers, and then the staff, and the Realtor® is at the bottom, paying for everything above it,” explained Kevin Flaherty who opened a local eXp Realty office in May.

“What’s come along is a cloud-based real estate brokerage, which cuts out the franchise owners. It’s not a franchise, it’s one company, currently in 18 different countries.”

The more sales an eXp agent makes or the better performance they have, the more they’re rewarded in commissions, stock and revenue share of eXp Realty.

“eXp is set up to build your own business instead of building someone else’s. You’re building your own asset that is actually willable,” said Flaherty. “Essentially, what eXp has done, it has made the business agent-centric, because it’s taken out all of the unnecessary expenses.”

Through eXp, agents are supported with a variety of advanced marketing tools such as lead generation software, and other technological advantages, including a fully immersive 3D online world where they can learn from industry experts.

Flaherty said the industry hasn’t fundamentally changed since he started 33 years ago, and eXp Realty is bringing about many much-needed changes to better support agents.

“Realtors fundamentally need two things to be successful – they need the proper tools, and they need the proper training,” said Flaherty.

One key tool is provided to eXp agents free of charge is a customer relationship management (CRM) program, called kvCORE, which would cost roughly \$9,000 per year if an individual agent purchased it. kvCORE provides a behavioural-driven IDX website, an advanced lead generation CRM system and email/text campaigns.

“It really helps organize them, market them, market their client’s homes, and helps manage their business and normally, the majority of Realtors will never know how powerful it is because it’s cost-prohibitive to most,” said Flaherty.

Another issue in the real estate industry is the high turnover rate of agents early in their careers.

Flaherty said that approximately 80% of realtors will not be in the business in any meaningful way within two years of their start date. A large reason is that they lack the training, tools and support needed to be successful.

eXp Realty helps address this issue by providing a fully immersive 3D online campus, called eXp World, which was developed through Virbela, eXp’s technology company whose software created eXp World and produces next-generation remote collaboration. Agents and employees can access classes taught by ICON agents – eXp’s top producing real estate agents. eXp also brings in industry influencers and highly qualified professionals like Grant Cardone to train its agents.

“eXp Realty rewards its highest producing, most successful agents to teach and share best practices,” Flaherty explained.

Each week, there are up to 50 classes offered in eXp University, via its 3D online campus.

The virtual environment was introduced to eXp Realty as a way to keep the company connected without needing to meet physically and is a major help for newer agents who are looking to advance their skills.

Flaherty noted that agents are increasingly working from home, especially since the start of the COVID-19 pandemic last March and with digital signatures eliminating the need for clients to sign paperwork in person.

Recognizing that some agents still want office space, eXp Realty signed an agreement with Regus Shared Office Space, so it has 3,000 offices in over 900 cities, across 120 countries, which includes numerous office locations throughout the GTA. There was no shared office space in Orangeville until Flaherty opened up the local office, filling a gap in the Dufferin and Caledon region.

eXp currently has over 64,000 agents, which reflects exponential growth over the last year and a half, as the company had approximately 25,000 agents at the beginning of 2020.

Flaherty noted that eXp is taking agents from the top down, as some of the best people in the industry are joining the team to take advantage of its many benefits.

The company offers great retirement and health care options to its agents.

The local eXp Realty office, located at 170 Lakeview Court, 3A, is holding a grand opening on Oct. 20 at 11 a.m., and Flaherty said he’s encouraging people to come out and learn a bit more about the new firm.

Real estate agents who are interested in joining eXp can contact Kevin Flaherty by cellphone at 226-916-0595, email Kevin@Flaherty.ca or learn more at: www.PartnerWithFlaherty.ca

Members of the public can use the same contact info & learn more at www.Flaherty.ca

– Written by Sam Odrowski



Kevin Flaherty



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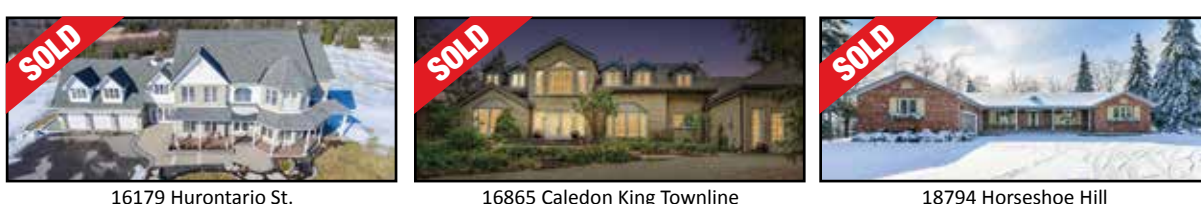
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2

LIGHT IT UP

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3

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SMART WAYS TO SAVE for a house or condo



RENTING vs. BUYING in the current housing market

(NC) One of the outcomes of the COVID-19 pandemic has been soaring home prices. Many first-time buyers across Canada are wondering whether now is the right time to invest in a home, or if they should wait.

But it's important to carefully think through the choice between renting and owning, and to fully understand the costs of taking on a mortgage.

Renting and owning can both have benefits. The right choice depends on your financial situation, priorities and long-term goals.

Owning your home can give you:

- 1** a feeling of pride that you've made an investment,
- 2** independence from a landlord's choices about the future of the property, and
- 3** the ability to make permanent renovations or decorate to suit your own tastes.

In comparison, renting can give you:

- 1** a feeling of independence,
- 2** the ability to move easily to pursue opportunities, such as a new job, and
- 3** freedom from the responsibilities of maintaining a home.

Remember, while financial calculations are essential in any decision to buy a home, many people will find that the emotions and values they place on owning or renting will influence their choices. Find resources to help you understand what each option will cost and decide what's best for you at canada.ca/money.

www.newscanada.com



(NC) With Canada's housing market hotter than ever, saving up a down payment can feel impossible. But wise spending and saving decisions can add up over time. Here, Vanessa Bowen, money expert and accountant, offers simple yet effective ways to save for the home you've had your eye on.

when investing in a future property. Working to improve your overall credit score, such as by avoiding late bill payments, will help make your savings go further as you look towards purchasing the house or condo of your dreams.

CONTRIBUTE LUMP-SUM PAYMENTS TO YOUR SAVINGS

Large annual payments such as a work bonus or your tax return can be added as lump-sum contributions to your savings. Contributing larger sums helps you reach your end-goal more quickly, so remember to save these payments. It's money you don't count on in your day to day anyway, so it'll be easier to set aside and watch your savings steadily grow.

SWITCH TO A NO-FEE BANK ACCOUNT

A small step that you can take that will add up to big savings in the long run is switching to a no-fee

bank account. The PC Money Account is the bank account reimagined with no monthly fees and opportunities to earn PC Optimum Points on every dollar spent everywhere you shop. Now, instead of having to pay monthly banking fees, you can put your hard-earned money towards saving up for a house or condo.

CUT DOWN ON UNNECESSARY SPENDING

Try cutting back on expenses such as takeout food and shopping for things you may not actually need, like subscription services. Instead, put this money, which could potentially add up to thousands each year, towards a significant investment opportunity, such as a future home.

www.newscanada.com

TRUCK REPAIR SHOP FOR SALE **41 HANBURY ST, DUNDALK** **\$1,075,000**

A turn key truck repair shop/warehouse with 14 x14 ft bay doors and room to work on 1-2 trucks. The property is over 0.6 acres with many permitted uses such as Custom Workshop, Warehouse, Self Storage, Animal Hospital & more. The building offers 2 separate office spaces and a full bathroom. Call John for details 519-942-7413

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This car wash has 3 self-service wash bays, vacuum station, private back room for storage & a 4th bay with garage door that is currently rented. Call John for more details on how this property could make you a business owner & create huge potential profits! 519-942-7413

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36 KAREN COURT, ORANGEVILLE
Wonderful 3 bedroom home at the end of a court with a large backyard! Walking distance to school and Springbrook baseball field.

12 ERINDALE AVE, ORANGEVILLE
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Village Highlight



Another village that has been lost over time

Campania was a tiny village located in Amaranth Township, southwest of Shelburne, and settled between 1845 and 1865.

The area was flat and arable. It was and is good farmland, which was what attracted settlers in the first place. Campania became an official community when John Davis opened a post office in February of 1894. It may not be a fact, but the story goes that Campania got its unusual name because Mrs. Davis recommended it after being inspired by the book, The Last Days of Pompeii. Over the years, the small village began to grow.

The Orange Lodge, chapter 433, was established in 1902. They held meetings in the schoolhouse, which they rented for \$6 per year for use of the building.

The businesses surrounding the town were all farm-based. There was a sawmill, a blacksmith, and apiaries that helped with pollination.

Around 1900 the population was listed at around 50 souls.

In 1901, there was an open-air meeting to determine whether they should build a church.

The meeting was organized by two ministers, E.J. Adams, and John Coulter. An overwhelming response resulted in the building of a Methodist church on donated land and constructed solely with materials and labour donated by residents of the surrounding community.

As a result, the church opened its doors debt-free. The church later became part of the United Church in 1925.

Unfortunately, the growing town never really took off as people seemed to lose interest in the area. Several townfolk left to seek their fortune in the western provinces.

The post office closed in 1912 following the arrival of rural mail delivery.

Eventually, the town just disappeared. The church was closed in 1960, however, it is still standing. It is privately owned and used for storage. Other than that, there are a few old rural homes that are still standing.

The village itself, however, has simply faded into history.

— Written by Brian Lockhart



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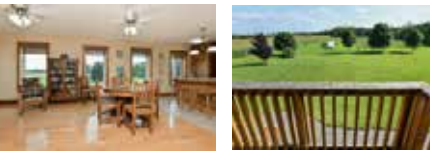
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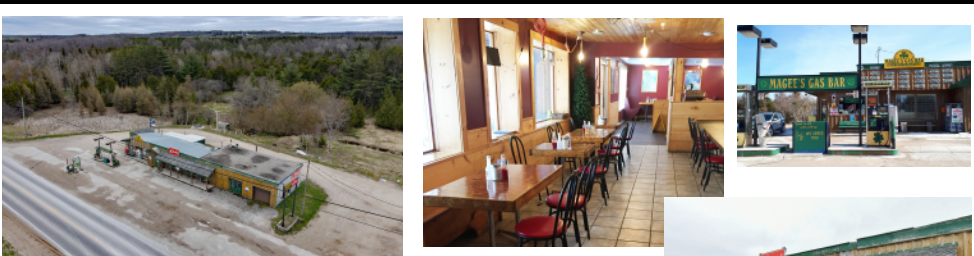
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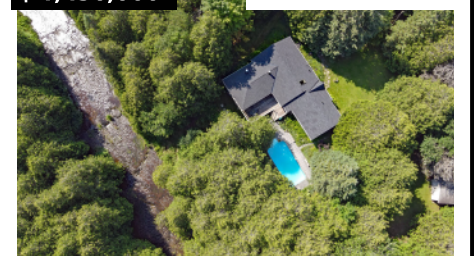


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20 ACRES



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\$1,049,900

ENCHANTING LOG HOME



Enjoy 7 acres of nature at its best, a private setting, meticulously maintained throughout. Enter through a majestic maple forest, wind up the drive to this charming log home perched on a hill overlooking lush & colourful gardens, landscape river & pond. Main floor offers a full kitchen with built-in appliances, open concept living/dining room, cozy woodstove & spacious upper loft.

\$1,100,000

COUNTRY ROAD – TAKE ME HOME



Beautiful one acre property that offers loads of outdoor living space, spacious home with wrap-around porch, above ground pool & patio area, detached 24' X 32' workshop/garage. Brilliant perennial & vegetable gardens with firepit area overlooking farm fields. Master bedroom & second bedroom each have walkout to private balcony with unique loft area in the third bedroom.

\$1,599,900

VICTORIAN FARMHOUSE



14-acre country property offering private setting, classic brick Victorian farmhouse and original bank barn in excellent condition. Wrap around porch invites you to country kitchen featuring center island, leaded glass french doors & cookstove. Spacious dining room showcases a large bay window, pine floors and high ceilings, beautiful original trim & doors. Mature gardens & rear forest with trails, the list goes on.

\$599,900

BEAUTIFUL GREEN ACRES - 3.6 ACRES



Located just north of highway 89 and only 3km from the charming town of Shelburne. The property is level with some mixed bush at the rear and south. The land also has a gentle slope from north to south. Enjoy a peaceful rural setting, just minutes from convenient town amenities.

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FAMILY FRIENDLY LOCATION



Located on a quiet court, this home features a welcoming spacious foyer, 3 bedrooms, 2 bathrooms and an open concept kitchen/great room with a walk-out to deck. Lower level welcomes you to large recreation room with gas fireplace, wet bar, above grade windows and 4-piece bath. Enjoy side deck for BBQ, private patio, perennial gardens, large shed & mature trees.

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5-bedroom bungalow offers spacious & luxurious living for large families and entertaining. Great room opens up thru panoramic bi-folding doors to private rear terrace with timber beams & stone floor. Upper level is perfect for teens/guests & loads of living space in the lower level including 3-piece bath, storage room and workshop. Incredible landscaping, garden & firepit area.

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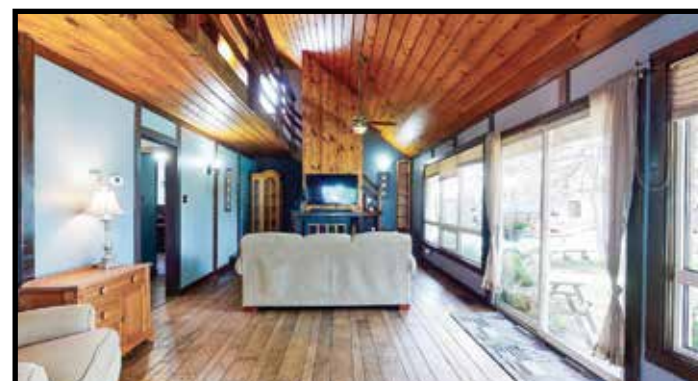
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477420 3RD LINE, MELANCTON

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Ask A Realtor



How do I present my home for sale

When placing your home on the market for sale, there are a lot of little things to consider when attracting strangers who may be potential buyers.

Most buyers make up their minds within the first minute of seeing a property based on their initial impression and are already considering whether or not to make an offer.

Curb appeal – that impression your home makes on a buyer when they first arrive – is a huge part of the selling process.

As a homeowner, you want to present your property in the best way possible, so anyone who arrives for viewing has a favourable response to seeing your home for the first time.

There are many ways to spruce up your property and give an impression of a well-kept and maintained home.

The easiest way to make a good first impression is to maintain your front lawn by keeping your grass well-trimmed for a neat and tidy appearance. A lawn that is overgrown will immediately set off a red flag to a potential buyer who will wonder what other areas of the property have been neglected.

After mowing your lawn, you should continue with general landscape maintenance. This includes picking up twigs, raking up leaves, and cleaning up any natural debris that may be scattered around your property.

If you have gardens, they should highlight your home by presenting a pleasant enhancement to the property. Flower gardens should be weed-free, and shrubs should be neatly trimmed.

You should then consider removing any unsightly objects that may be on your property. You may have a collection of old bicycles or other scrap objects at the side of the garage that you always intended to get rid of.

Call your local scrap dealer and have this type of material removed before a potential buyer arrives to see your home.

Your driveway will most likely provide a large visual area from the street.

If you have potential buyers arriving for a viewing, remove your vehicles from the driveway to not only

provide a wide-open appearance but allow your visitor a convenient place to park when they arrive to view the property.

The condition of your driveway is also important. No one wants to see a driveway that has crumbled or broken asphalt. Patching holes and sealing the driveway for a nice black appearance will go a long way in your presentation.

...When you place your home on the market for sale, you want to make the best presentation possible when potential buyers arrive to view the home...

Your front entranceway will be one of the first things a potential buyer will notice. An old, worn-out front door creates a negative impression on anyone arriving. The porch and entrance should be neat and free from any clutter.

While first impressions of a home are made from the street, you must also consider the fact that someone interested in buying your home will also view the property from the backyard.

Your back yard should also be neat and free of clutter with gardens maintained and the grass trimmed.

If you have pets, make sure you clean up after them before you have people walking through your yard.

With so many people working from home in the current situation, there has been an increase in the number of home buyers who consider their house to be the place they will spend most of their time.

That increase in home time has meant that many people now want a home with the amenities that make their time more enjoyable – and that includes outdoor pools.

There has been an increase in buyers wanting a home with a pool already installed.

A pool can be a real selling feature that will enhance your home's appearance and selling price.

If you do have a pool, nothing will turn potential buyers away quicker than seeing a pool that has not been maintained.

The water should be crystal clear and free from debris like leaves and other things that can fall into the pool and float on the surface of the water.

Realtors will tell that when a buyer is interested, they will dip their hands in a pool to test the water – and that's a sure sign they are picturing themselves having fun on a hot summer day.

However, that dream will quickly go away if there are signs of algae or water that has turned colours.

If you have furniture around your pool, take a few minutes to make sure it is clean and nicely arranged to give visitors a mental picture of what they can look forward to if they purchase your property.

When you place your home on the market for sale, you want to make the best presentation possible when potential buyers arrive to view the home.

Since their initial impression will have a huge impact on whether or not they decide to make an offer, making sure their first viewing is a favourable one will go a long way in helping you sell your property.

Taking the time to make sure the little details are taken care of will go a long way in impressing potential buyers and giving them the confidence that your property is the right home for them.

– Written by Brian Lockhart

Information provided by Jerry Gould and the Gould Team ReMax Real Estate Centre office at 115 First Street, Orangeville. Faith, Community, Experience... It's Who We Are!
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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.



Buying and selling in a hot market

It is still a hot real estate market in Dufferin County and the surrounding area, and with that comes many challenges for both buyers and sellers.

failed, are most likely still on the market and are still looking for a home in the area.

There is still hope for those hoping to buy in the area. While inventory is currently low, that is expected to eventually turn around with more and more properties becoming available.

This will eventually have a situation where the market will be more balanced and take some of the pressure off of interested buyers.

For sellers, the current market has created some new challenges as well.

Over the past year, many sellers hoped to cash in on the quickly rising prices. Now that things have levelled off, those wanting to put their property on the market must take a more level approach to their expectations.

You cannot simply overprice a property and expect someone will throw the cash your way.

Sellers must work with their real estate agent to determine a proper and realistic market value based on current trends and the selling price of similar homes in the neighbourhood.

Lenders are also cautious when it comes to mortgages. Just because a buyer wants to pay a certain price for a property, the lending institution will only lend money based on the appraised value of a home, not the selling price.

One of the biggest challenges facing someone who decides to put their home on the market is finding another place to live.

You may be able to sell your home for a nice price, but you still have to have somewhere to live.

That means you either start looking for a new place before you place your home on the market and hope your home sells quickly, or you must start looking after a buyer has placed a reasonable offer on your home.

In that case, if you haven't thought out the situation really well, you may find yourself scrambling to find a new place.

As the market moves into the winter season, it is expected that it will be a fairly stable period for real estate transactions in the region.

There may be some minor single-digit increases in property values moving into the next year, but don't expect to see the wild ride the region has experienced over the past year and a half.

AFTER A PERIOD OF SKYROCKETING selling prices in the region, the market has hit a plateau where prices have levelled off. However, there is still a strong demand for properties in the region.

After a season of record prices that saw the local real estate market rise 25 percent since January, the situation has hit a high where realistically they just couldn't go any higher.

Homes in Orangeville are now listing on par with other centres closer to the GTA.

There is currently a low level of property inventory in the region, but demand remains high as people continue to explore the possibility of moving to the area.

Most of the buyers currently seeking property in Orangeville and the surrounding region are coming from outside of the area. They are attracted by the prospect of more property and a slower pace of life.

Many buyers are hoping to trade in their condo for a detached house with a yard.

The current pandemic that resulted in so many people working from home, created a unique situation that has never been seen before.

The opportunity to go to work without leaving home meant many people decided to make the most of their home buying ability and without the need for a commute to the office, they have put more effort into buying a property where they will be spending most of their time.

There is a downside to this that may still have consequences for those that decided to leave the big city for a more rural lifestyle. As employers are gearing up businesses for a post-pandemic world, many employers are now demanding their employees return to the office as they want to establish a company culture and justify current office space.

During the current market, being a buyer can be a frustrating process. Many properties are still receiving multiple offers once they are listed.

Every time a house is sold, there is only one buyer, meaning others who had made an offer and

Written by Brian Lockhart

Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - August			
	August, 2021	August, 2020	% Change
# of Active Listings	62	103	-39.81%
# of Sales	60	75	-20.00%
Average Sale Price	\$1,143,389	\$933,923	22.43%

Dufferin Statistics (excluding Orangeville) - Year to Date			
	Jan - Aug, 2021	Jan - Aug, 2020	% Change
# of Sales	514	430	19.53%
Average Sale Price	\$1,095,695	\$795,321	37.77%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	62
Divided by Sales per Month	60
Months of Inventory	1

There is currently 1 month of inventory on the Market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

August 2021 vs. August 2020

The number of active listings in Dufferin (excluding Orangeville) decreased by 39.81% in August 2021 over the same month in 2020. The number of homes sold decreased by 15 homes or 20% in August 2021. Average sale prices increased by 22.43%.

Year to Date 2020 vs. Year to Date 2019

The number of homes sold increased by 84 homes in August 2021 over the same month in 2020. Average sale prices were up by 37.77%.



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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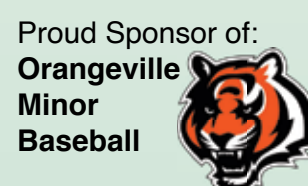


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MARKET UPDATE

Orangeville Statistics - August			
	August, 2021	August, 2020	% Change
# of Active Listings	22	44	-50.00%
# of Homes Listed	58	78	-25.64%
# of Sales	56	68	-17.65%
List Price vs. Sale Price Ratio	104%	103%	0.97%
Average Days on Market	14	12	16.67%
Average Sale Price	\$834,837	\$649,785	28.48%

Orangeville Statistics - Year to Date			
	Jan - Aug, 2021	Jan - Aug, 2020	% Change
# of Homes Listed	655	515	27.18%
# of Sales	544	401	35.66%
List Price vs. Sale Price Ratio	106%	101%	4.95%
Average Days on Market	9	17	-47.06%
Average Sale Price	\$789,309	\$630,434	25.20%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	22
Divided by Sales per Month	56
Months of Inventory	0.4

There is currently .4 month of inventory on the Market in Orangeville. In a Buyers Market, there is normally more than 6 months worth of inventory.

August 2021 vs. August 2020

The number of active listings in Orangeville decreased by 50% in August 2021 vs. August 2020. 20 less listings came on the Toronto Regional Real Estate Board in August 2021 vs. August 2020, which is a decrease of 25.64%. The number of homes sold decreased by 12 homes or 17.65%. The average days on the market increased from 12 to 14 days. Average sale prices were up by 28.48%.

Year to Date 2021 vs. Year to Date 2020

The number of homes listed in Orangeville, year-to-date increased from 515 to 655, which is an increase of 27.18%. The number of homes sold increased by 143 homes. The average days on the market decreased from 17 to 9 days. Average sale prices were up year over year by 25.20%.

Peel - Caledon Statistics - August			
	August, 2021	August, 2020	% Change
# of Active Listings	118	227	-48.02%
# of Homes Listed	133	272	-51.10%
# of Sales	104	156	-33.33%
List Price vs. Sale Price Ratio	102%	99%	3.03%
Average Days on Market	16	16	0.00%
Average Sale Price	\$1,467,322	\$1,100,634	33.32%

Peel - Caledon Statistics - Year to Date			
	Jan - Aug, 2021	Jan - Aug, 2020	% Change
# of Homes Listed	1,489	1,329	12.04%
# of Sales	987	738	33.74%
List Price vs. Sale Price Ratio	103%	98%	5.10%
Average Days on Market	12	23	-47.83%
Average Sale Price	\$1,415,609	\$1,061,217	33.39%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	118
Divided by Sales per Month	104
Months of Inventory	1

There is currently 1 month of inventory on the Market in Caledon. In a Buyers Market, there is normally more than 6 months worth of inventory.

August 2021 vs. August 2020

The number of active listings in Caledon decreased by 48.02% in August 2021 over the same month in 2020. The number of listings that came on the Toronto Regional Real Estate Board in August 2021 vs. August 2020 decreased by 139 homes or 51.10%. The number of homes sold decreased by 52 homes or 33.33%. The average days on the market remained the same being 16 days. Average sale prices were up by 33.32%.

Year to Date 2021 vs. Year to Date 2020

The number of homes listed in Caledon, year-to-date increased from 1329 to 1489, which is an increase of 12.04%. The number of homes sold increased by 249 homes or 33.74%. The average days on market decreased from 23 days to 12 days. Average sale prices were up by 33.39%.



How to make your kitchen your favourite room

(NC) No matter the size of your home, the kitchen is likely the hub of your everyday life.

It's where you gather for meals, experiment with recipes and maybe even host impromptu dance parties. Since it's the centre of your home, why not make it your favourite room too?

ADD A TV

Consider installing a TV so you can catch up on the news at breakfast or follow along with a cooking show for testing out a new meal.

A smaller TV is ideal as you don't want to overcrowd the space. Before installation, ensure the unit is away from your oven and other electrical equipment. If you find a perfect spot but there isn't an outlet close by, don't worry. You can hire a licensed electrical contracting (LEC) business to install an extra outlet for you, hide wires from view and make sure your space is safe from electrical harm.

But be careful when hiring someone to work in your home. Sometimes, unlicensed contractors offer their services for a lower cost. Always remember that in Ontario, only a LEC business can be hired to do electrical

work in your home. So before getting started, verify their ECRA/ESA licence number to ensure they are authorized to do electrical work.

TURN UP THE VOLUME

Larger kitchens allow for a variety of social gatherings, like having extended family help make a holiday meal together, or entertaining guests for a celebration. Setting up a sound system can add extra ambiance for relaxing music, podcasts or even party tunes. Choose a spot away from the sink to put speakers and any other equipment, so moisture doesn't affect any wires or cause a fire.

MAJOR APPLIANCES FOR A FACELIFT

If you're planning to fully renovate, dedicate some time for choosing the best appliances to fit your style and needs. Before putting everything in place, make sure you have the right electrical outlets. Some appliances like microwave ovens, refrigerators and dishwashers require dedicated circuits to protect you from potential accidents caused by overheating or overloading.

Use a ground fault circuit interrupter outlet for anything less than 1.5 metres from the sink. Hire a LEC business to assist with any electrical installation and be sure that they file a notification of work with the Electrical Safety Authority when the work begins.

With the right resources and expert help, small or big changes can transform your kitchen and make it your favourite room. Find more electrical safety tips at esasafe.com/safety.

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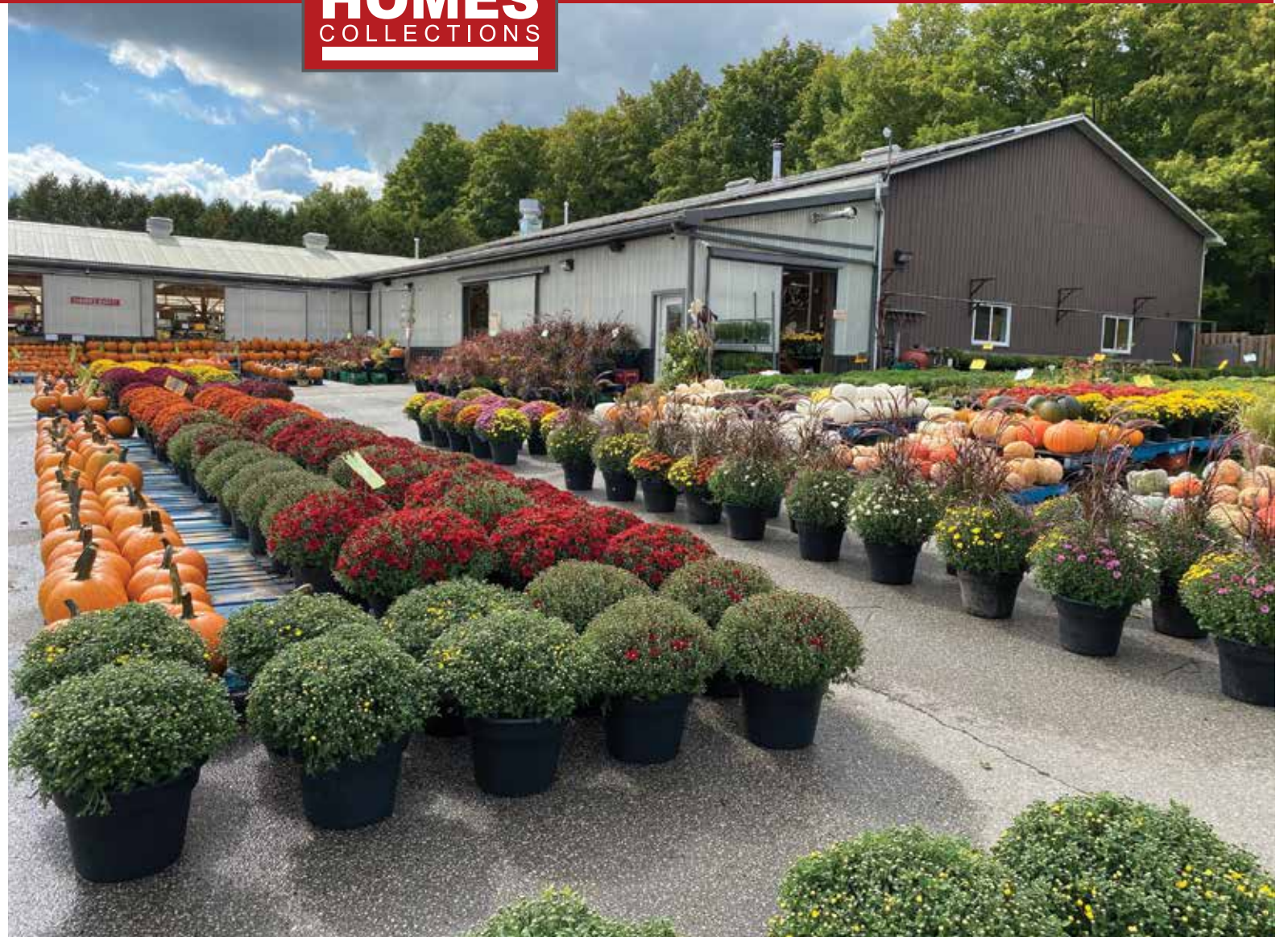
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**ROCK GARDEN FARMS
HELPING THE COMMUNITY TO
*decorate with the harvest***

Fall is here. The weather is cooling, the leaves are changing, and the harvest is in.



If you're hoping to take advantage of the autumn season and spruce up your space, look no further than Rock Garden Farms, located at 16930 Airport Rd., Caledon East, just 5 kilometres south of Mono Mills. When it comes to harvest-based decorating, the farm has everything you need.

They're currently selling pumpkins, gourds, squashes, bushels of freshly picked apples, bales of straw, flowery kale, ornamental peppers, chrysanthemums, and fresh-cut sunflowers.

With such a wide variety of harvest-based décor, the options for decorating are endless, and Rock Garden Farms' staff can help guide you every step of the way.

"For decorating, you can place mason jars with flowers or candles in them on your table or even use preserves as colourful accents on your table, counter or the corner of your island when entertaining this season," said Margaret Galati, head of operations at Rock Garden Farms. "Just something to feel like you're in the harvest."

Being a community-minded business, much of the produce sold at Rock Garden Farms is either grown on its property or sourced from local farmers and Ontario-based producers.

The chrysanthemums have turned out great this year, with Rock Garden Farms offering them in a variety of colours and arrangements.

Margaret told the Citizen that walking inside of the store and seeing all of the recently harvested produce can be very inspiring to those looking to decorate a space of their own.

"I believe we have something for everyone, and if not, customers can just have a feast for their eyes when they walk through," she said. "Savour the smells and colours right now because it is at its best."



The store is also well known for its sauces, jams, and lasagna that's made in-house.

"If people are looking for homemade products, we've got them covered," Margaret noted.

She added that the fall season is a great time for people to enjoy some open-air shopping and take advantage of the harvest.

"We just want to inspire people to get out and walk around all the markets right now and enjoy the Ontario harvest because it is here and it's bountiful," said Margaret.

"I'm also really excited to see the harvest being enjoyed. That's my biggest thing, is for people to really enjoy Ontario this time of year, from the decor to the food - it's all good."

To learn more about Rock Garden Farms and everything it has to offer, visit: www.rockgardenfarms.ca

- Written by Sam Odrowski



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DESIGNER

advice for choosing the right WHITE PAINT

(NC) Ready to repaint but not sure how to pick the perfect neutral?

Benjamin Moore colour and design expert Sharon Grech shares her top four tips to help you choose the perfect white paint for your space.

KNOW YOUR EXPOSURE.

Overall lighting and the orientation of your room are the most important considerations when choosing paint colours, especially when it comes to selecting the right tint of white. Whether your room faces north, east, south or west, there is a white paint designed to bring out the very best in your space's natural light. "If you have a north or east exposure, opt for warmer

whites. Look for options with cooler tones to counter-balance south and west exposures, such as Decorator's White OC-149."

If you're in a space with limited natural light such as a basement or small den, consider Chantilly Lace OC-65, a bright designer favourite to bring an added sense of space and light to any room.

PAY ATTENTION TO THE UNDERTONE.

When selecting neutral paints, one of the key differences to keep in mind is the undertone. From pink to green and everything in between, you can find a white paint with an undertone to suit your space. When selecting a white paint, consider the colour of the furniture and flooring in your space — if you tend towards warmer hues, opt for a white paint with a warm undertone to create a cohesive feel.

EXPRESS YOUR SENSE OF STYLE.

From modern to traditional, white paint can bring out the best in a range of design styles. Express your

personal taste and give your neutral space a warm and inviting feeling by adding texture with throw blankets, cushions and rugs in natural fibres. To accentuate architectural details and add extra dimension to neutral walls, Grech suggests painting details such as trim, mouldings and even furniture in a high-gloss sheen to add a striking contrast to matte or eggshell walls.

TEST BEFORE YOU PAINT.

Sharon's top piece of advice? "Always test a few variations of white paint on your walls before painting the whole room." A white paint that looks perfect in the store could look totally different once it's in your space. Once you've found your perfect tint, make sure to prime your walls if you're painting over a bold colour. Choose a paint like Regal Select interior paint to achieve professional results and flawless coverage.

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3 affordable ways to create a home office that works for you

(NC) This year's home must-have is an office space that offers flexibility to go seamlessly from video calls to virtual classroom to everything in between. To help you create a workspace that works for you, Sharon Grech, Benjamin Moore colour and design expert, shares three affordable tips to create a stylish office no matter your style or budget.

CHOOSE COLOURS THAT PROMOTE PRODUCTIVITY.

Struggling to find focus when working from home? Your wall colour can help promote a sense of calm and concentration to help you through your busiest days. "Tints and shades of green such as Spa AF-435 or Flora AF-470 can help foster a sense of calm and support your productivity," recommends Grech.

Giving your home office a coat of green paint is a project you can do yourself, and the increased focus and reduction in eye strain will help you work smarter all year long.

MAKE ROOM FOR YOUR WORKSPACE.

If you don't have a dedicated home office, you can easily create a place where you can focus by making a work area in your home. A floating shelf or a side table can double as a compact desk in small spaces. Once you select where you want to set up your workspace, clean up any clutter that could be distracting. Grech suggests shopping your home for baskets, mason jars and catch-alls to store office supplies such as notebooks, pens and loose papers.

CREATE A CHIC BACKGROUND.

On video calls all day? You can create an envy-inducing backdrop in just one weekend by painting out a bookcase, including the backs of shelves, in one solid hue like Amazon Soil 2115-30. Grech recommends choosing a durable paint designed to adhere to wooden surfaces such as Advance interior paint for results as professional as your new office. Once dry, position your bookcase, with styled shelves of books and decorative objects, behind you for a put-together background.

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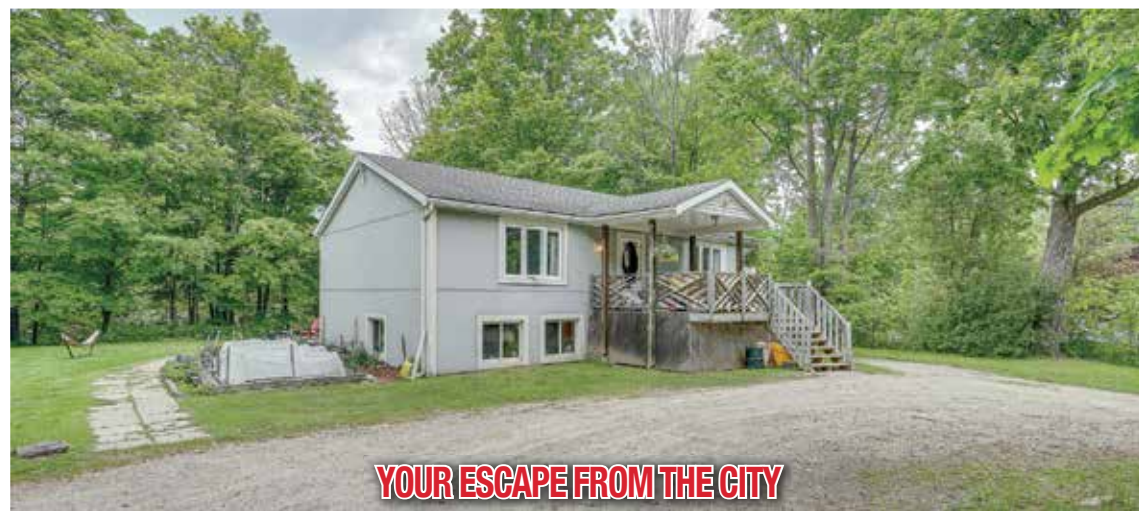
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YOUR ESCAPE FROM THE CITY

Raised 2+1 bedroom, 2 bath, bungalow among towering trees, a short walk to the Nottawasaga River or ride your bike to the Winery of the Hockley Valley Resort with golfing, skiing, spa & fine dining. Unwind on the covered front deck with the morning sun or on the back deck & patio with the sounds of nature in the afternoon. Fully finished basement features a rec. room, bath, sitting area, bedroom & above grade windows which makes the space bright. Hardwood & ceramic floors in main level principal rooms, eat-in kitchen & good sized living room for entertaining. 125 x 300 foot lot with circular driveway. What a great spot to enjoy the wonders of country living & just outside the city. **Mono \$979,000**



FALL MARKET IS UPON US, WHAT'S IN STORE FOR REAL ESTATE?

It always seems to be a bitter sweet time of year. There is the anticipation of beautiful colours that are soon to emerge and those cool days for sweaters and apple picking... but the memory of hot sunshine and sandy beaches just seemed like yesterday!!! How fast things change and how fast these days have been going by, it can be a blur.

As the saying goes though, as much as things change, how much they stay the same is what seems to be the tale of Real Estate. The market continues to be strong as the housing inventory continues to be at historic lows. 2021 is on pace to be one of our strongest markets ever as the trend for Buyers looking for more space, with less importance being placed on the distance to work as the "work from home" option is made available to more of the workforce than ever before.

Unfortunately, the battle with the pandemic continues. As much as great strides have been made, the road ahead is still unclear. The uncertainty has caused so much pain that families are looking for anything that may help and sometimes that means change. When the pandemic first hit and the Real Estate surge began, people wanted more space, they wanted to be close to outdoor activities, they wanted swimming pools and yards to run in! At the time interest rates were low, the state of the economy was bleak and the inventory of homes for sale was historically low.

Now, a year and a half later, we still have uncertainty, interest rates remain at incredibly low levels and the inventory of homes for sale is still at extremely low levels and so although the seasons are changing, it seems that the strength of this market has not. The Fall Market may be the time for you to make a change and we are here to help. Give us a call, we can discuss your needs and help you with your questions. We have been here and putting SOLD signs on Homes in our beautiful area for over 30 years, just ask your neighbours!

PUTTING SOLD SIGNS ON HOMES FOR OVER 30+ YEARS!

THE FALL MARKET IS HERE CALL THE RICHIE GROUP FOR YOUR FREE HOME EVALUATION!