

RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
VOLUME 3, ISSUE 5

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Marg McCarthy Professional Real Estate Services Inc. Brokerage

A trusted local realtor who will help you realize your home buying dreams

Buying a home will most likely be the biggest investment you make during your lifetime.

IT CAN BE an intimidating and stressful experience, especially during the current real estate market that has seen record prices in the region with more buyers looking to purchase property and fewer sellers putting their property on the market.

Having an experienced and knowledgeable local realtor to help guide you through the entire buying process will make your experience much easier by having someone on your side who cares about your best interests. The Team at Marg McCarthy Professional Real Estate Services in Shelburne has the expertise and knowledge to guide you through the process while knowing the region that can only come from someone who lives and works in the area.

Marg McCarthy, Broker of Record, is a lifelong Shelburne/ Dufferin County resident and well-known local business owner who understands the community and who knows all about the details and amenities that surround the neighbourhoods in the town and the surrounding region.

Marg helps clients that already live in the area as well as newcomers that are considering moving to the region. She understands the nuances of town real estate as well

as the many details a potential buyer should know when considering a move to a rural and country area.

While helping people find a property, Marg takes her commitment to a level that exceeds a regular business transaction, making the process comfortable, easy and successful.

Her slogan is "Improving Lives Every day" and follows up with the adage, "If it's not a positive thing, it's not the right decision."

This upbeat and progressive approach to dealing with people earns her the trust of clients who respect her advice and appreciate her knowledge of the real estate industry.

Her positive attitude also allowed her to open her own independent Real Estate Brokerage after many successful years as a Broker at another local Brokerage.

With a Team of four other agents and a great and helpful Team of Admin Staff at Marg McCarthy Professional Real Estate Services, they work together in the McCarthy TEAM to make sure clients get the best service.

"We work together as a team," Marg explained. "I like to encourage and coach my Team and Clients. I focus on helping people. I have certain values in my office - honesty, integrity, professionalism, and making a meaningful impact. Happiness is a choice. I believe that improving my client's, my staff's and my family's life, as well as the life of everyone I deal with, is very important. Improving lives every day is what we are all about"

The McCarthy team works diligently to professionally and successfully market properties and attract potential buyers.

"Our marketing department is in-house and does a great job," Marg said. "We use marketing online and with social media, websites, email blasts as well as the local newspapers," she said of how the McCarthy Team works with Sellers on an individual basis, based on the Seller needs to get the best price, dates and conditions for their unique situation. Also, with a large following on her website and emails, the McCarthy Team will get exposure of their property listings out to interested people and showcase the properties for a successful sale.

It is important to have a local realtor when you are looking at properties in a particular area.

Marg McCarthy is a local realtor who is knowledgeable of the town and the neighbourhoods and can guide you to a property that will meet your needs.

For young families, nearby schools may be at the top of the list. For others, access to a gym, sports, recreation, pharmacies or restaurants may be more important.

McCarthy Realty is Specializing in Helping People going through changes, such as downsizing, separations, first-time buyers, relocating, up-sizing, investments, estate sales, happy times and sad difficult times, we have the experience, and we will help you through it.

McCarthy Team is a Local Independent Brokerage who supports local and is "Home Town Proud" They have a handle on and know the pulse of the town,

zoning requirements, and new developments and will guide you to a successful Purchase/Sale that suit your needs and avoid costly mistakes.

Marg McCarthy is an expert on local commercial and industrial properties, sales and leases many properties locally.

When it comes to rural properties, The McCarthy TEAM is Real Estate Team who is familiar with the challenges of town, farm and country living, and is experienced with our Local Community.

Many people from larger urban centres who are considering a move to the country will probably not be familiar with septic systems, wells, or farming operations that may affect where you would like to live.

Marg knows what it takes to maintain a rural property and can help potential buyers make the important decisions when it comes to moving to a rural setting.

The McCarthy Team has an office for convenience at 110 Centennial Rd, in Shelburne, servicing all of Dufferin and Grey County, and many towns in the surrounding region.

Marg McCarthy Professional Real Estate Services provides real estate experience, knowledge, and a positive experience for those wanting to sell a property as well as those who are looking to purchase property in the region.

You can find out more about Marg McCarthy Professional Real Estate Services by visiting the website at: www.mccarthyrealty.ca or by telephone at 519-216-1756.

- Written by Brian Lockhart

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RESALE HOMES COLLECTIONS

MARKET UPDATE

Orangeville Statistics - April

	April 2022	April 2021	% Change
# of Active Listings	66	35	88.57%
# of Homes Listed	116	88	34.09%
# of Sales	64	83	-22.89%
List Price vs. Sale Price Ratio	104%	106%	-1.89%
Average Days on Market	9	10	-10.00%
Average Sale Price	\$938,711	\$786,219	19.40%

Orangeville Statistics - Year to Date

	Jan - April 2022	Jan - April 2021	% Change
# of Homes Listed	379	352	7.67%
# of Sales	232	291	-20.27%
List Price vs. Sale Price Ratio	112%	108%	3.70%
Average Days on Market	7	9	-22.22%
Average Sale Price	\$1,003,876	\$787,702	27.44%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	66
Divided by Sales per Month	64
Months of Inventory	1.0

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

April 2022 vs. April 2021

The number of active listings in Orangeville increased by 88.57% in April 2022 vs. April 2021. 30 more listings came on the Toronto Regional Real Estate Board in April 2022 vs. April 2021, which is a increase of 34.09%. The number of homes sold decreased by 19 homes or 22.89%. The average days on the market decreased from 10 days to 9 days. Average sale prices were up by 19.40%.

Year to Date 2022 vs. Year to Date 2021

The number of homes listed in Orangeville, year-to-date increased from 352 to 379, which is an increase of 7.67%. The number of homes sold decreased from 291 to 232 which is a decrease of 20.27%. The average days on the market decreased from 9 to 7 days. Average sale prices were up year over year by 27.44%.

Peel - Caledon Statistics - April

	April 2022	April 2021	% Change
# of Active Listings	178	150	18.67%
# of Homes Listed	237	249	-4.82%
# of Sales	99	159	-37.74%
List Price vs. Sale Price Ratio	103%	103%	0.00%
Average Days on Market	14	11	27.27%
Average Sale Price	\$1,771,890	\$1,370,984	29.24%

Peel - Caledon Statistics - Year to Date

	Jan - April 2022	Jan - April 2021	% Change
# of Homes Listed	723	791	-8.60%
# of Sales	367	517	-29.01%
List Price vs. Sale Price Ratio	107%	104%	2.88%
Average Days on Market	11	12	-8.33%
Average Sale Price	\$1,774,200	\$1,369,584	29.54%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	178
Divided by Sales per Month	99
Months of Inventory	2

There is currently 2 months of inventory on the Market in Caledon.
In a Buyers Market, there is normally more than 6 months worth of inventory.

April 2022 vs. April 2021

The number of active listings in Caledon increased by 18.67% in April 2022 over the same month in 2021. The number of listings that came on the Toronto Regional Real Estate Board in April 2022 vs. April 2021 decreased by 12 homes or 4.82%. The number of homes sold decreased by 60 homes or 37.74%. The average days on the market increased from 11 days to 14 days. Average sale prices were up by 29.24%.

Year to Date 2022 vs. Year to Date 2021

The number of homes listed in Caledon, year-to-date decreased from 791 to 723, which is an decrease of 8.60%. The number of homes sold decreased by 150 homes or 29.01%. The average days on market decreased from 12 days to 11 days. Average sale prices were up by 29.54%.

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A beautiful 2 kitchen home on nearly 40 acres of land with rolling hills and incredible views as far as the eye can see. This home offers 2 separate living quarters with the main house offering 3+1 bedrooms, spacious kitchen and multiple living spaces. The secondary home offers 1+1 bedrooms, beautiful living spaces and even a finished lower level to enjoy. This is a home you must see for yourself. Views like this are hard to find, call John for details about how this property could be yours 519-942-7413 john@johnwalkinshaw.com

COMING SOON

COMING SOON

285362 COUNTY ROAD 10, AMARANTH



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COMING SOON

12 ROBINSON RD, MONO



This stunning updated 1775 sq. ft. home is located on just over half an acre just a short drive from Orangeville. This beautiful bungalow has 3 bedrooms and a stunning updated kitchen & living space. Call John for details 519-942-7413

COMING SOON

31 STARRVIEW CRES, MONO



Stunning 1.6 acre property just steps from Orangeville shopping. This beautiful home backs onto Monora Park with trails directly accessing the walking & skiing trails. This bungalow offers 3+1 bedrooms and 2 kitchens. Call John for details.



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71 LAVERTY CRES, ORANGEVILLE



\$1,599,000

It Is Bigger Than It Looks!!! 5 Bedroom, 4 Bath Bungalow, 2 Kitchens, 2 Laundry. Gorgeous Open Concept Living On Main Fir W Soaring Ceiling's In The Entrance. Need Space For The In Laws Or Adult Children? - W/O Lower Level, Is Bright And Spacious With A Huge Kitchen, Separate Dining Area And Large Living Room.



The Gould Team is excited to introduce our newest team member, Harry Ghag

Harry is a determined and knowledgeable Realtor who has multiple talents. Harry has experience in home renovations of all levels and has the ability to make your visions a reality. Harry is a dedicated and caring family man, with a little boy and girl who provide endless motivation and mean the world to him. Harry is always up for a challenge and puts one hundred percent and more into everything he does, always finding solutions to anything that comes his way. Welcome to the Team Harry!

Harry Ghag
Sales Representative
647-929-4424

Ask A Realtor



Where do find the best realtor to meet your needs?

When you are deciding to buy or sell a property, one of the first things you will do is find a real estate agent to help you through the entire process.

The right realtor will have your best interest at heart and can guide you through every aspect of a property transaction.

A mistake some people make is hiring a realtor for the wrong reason. Just because your cousin or brother-in-law is a realtor – doesn't necessarily mean they are good at their job.

Also, beware of a realtor who offers you a discount on a commission just to get your business.

There is a saying in the real estate industry: "a realtor is like wine – you can get a cheap one, but don't complain about the headache you'll get later."

When you are searching for a property, your best experience will come from using a realtor who is local to the area.

During the pandemic, many people from larger centres decided to move to Dufferin County to enjoy a new and different lifestyle. A lot of those interested buyers contacted a realtor they knew from their own city who began a search for rural properties.

Unfortunately, this situation did not work very well.

An agent who is searching for property outside of their comfort zone and the area they are familiar with will be faced with many dilemmas when it comes to defining the nuances that make up both neighbourhoods and rural properties.

A real estate agent who is trying to locate a property in a municipality they are not familiar with will not have the big picture of the region and will be unable to pass on all the information a potential buyer will need to make an informed decision.

An agent who lives and works locally will have an intimate knowledge of the region and the amenities you will be looking for when planning a move.

They will know the schools, the recreation facilities, stores, clubs, and sports groups in the area that people will want to be part of or need in their daily lives.

A local realtor will be aware of future developments in the region and the planning strategies in place by local municipalities.

Once you get to know your agent and they ask about your lifestyle and your needs, a good realtor will take everything into consideration to guide you to properties that you will most likely be interested in.

This saves everyone time and eliminates looking at places that do not meet your needs or wants.

A local realtor will also guide you away from places that might cause you potential problems down the road.

Things like flood plains, nearby factories, and other facilities that may encroach on your enjoyment of your property must be considered.

You may be very disappointed to move into a property only to find out there is a rendering plant just over the hill that fills the neighbourhood with a bad smell every summer, because your out-of-town real estate agent didn't know it existed.

For someone hoping to move to the country to enjoy the quiet and idyllic setting of a rural property, a real estate agent who is local and understands

what it takes to live out of town will provide you with everything you need to know when making a decision that will affect your lifestyle.

A country property has challenges that many people will not consider or be unaware of when deciding to move from an urban setting.

From septic systems to well water, these will all be new to someone who has previously lived in a place with town or city utility hook-ups.

An out-of-town realtor may not realize that you must test the water to make sure it is clean or that a septic system should be emptied before taking possession of a home.

Many city dwellers are surprised to learn that you must bring fuel onto the property because there are no gas lines to fuel the furnace.

Windmills can be a concern for some people, and you should learn how a windmill on your purchased

property or a neighbouring property will have an impact on your new home.

A local real estate agent familiar with rural properties can advise you on all the details of maintaining a country home.

If you are considering a move to Dufferin Country, Jerry Gould and the Gould Team can help you find the home you are looking for and make the transition to a new place as easy and stress-free as possible.

– 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! www.kissrealty.ca

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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.

Curb appeal can make the difference in a sale

Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - April

	April 2022	April 2021	% Change
# of Active Listings	122	81	50.62%
# of Homes Listed	132	120	10.00%
# of Sales	42	68	-38.24%
List Price vs. Sale Price Ratio	103%	104%	-0.96%
Average Days on Market	12	11	9.09%
Average Sale Price	\$1,197,360	\$1,017,229	17.71%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - April 2022	Jan - April 2021	% Change
# of Homes Listed	414	358	15.64%
# of Sales	206	241	-14.52%
List Price vs. Sale Price Ratio	109%	106%	2.83%
Average Days on Market	13	12	8.33%
Average Sale Price	\$1,257,770	\$1,025,140	22.69%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	122
Divided by Sales per Month	42
Months of Inventory	2.9

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

April 2022 vs. April 2021

The number of active listings in Dufferin (excluding Orangeville) increased by 50.62% in April 2022 over the same month in 2021. The number of homes sold decreased by 26 homes or 38.24% in April 2022. Average sale prices increased by 17.71%.

Year to Date 2022 vs. Year to Date 2021

The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 241 to 206, which is an decrease of 14.52%. Average sale prices were up by 22.69%.

Studies have shown that most people will form an opinion during the first 30 seconds of viewing a home that is up for sale.

It is important to make sure that the first time someone sees the home it will create a positive impression on a potential buyer when they pull up in front of a house with a for-sale sign on the front lawn.

The term 'curb appeal' means exactly what it implies – you want people to find your home attractive when they first see it from street level.

This doesn't mean you must go to extraordinary measures to make your house look good. It means you should take your existing property and showcase it in the best light.

There are many simple things that you can do to improve the look of your home. This not only provides curb appeal but it also enhances your pride of ownership in your biggest investment.

You should spend some time removing garbage and debris that has landed on your property. A windy day can mean someone else's garbage will be your problem when it lands in your yard. Make sure to pick up any litter that has blown your way. At the same time, you can eliminate anything you have left behind after an outdoor project you have been working on.

A well-manicured lawn will have a huge impact on the appearance of your home. This doesn't mean you have to have a perfect lawn with absolutely no weeds - it means keeping it trimmed and tidy.

The same care should be taken with regard to shrubs and gardens. Shrubs should be trimmed and neat.

If you have a flower garden, take care to remove unsightly weeds and let the flowers add some colour to your home's appearance.

You should take the same care to present your backyard to a potential buyer even though it can't be seen from the street.

If you have a pool, it should have clean, sparkling water, with pool toys and accessories neatly stowed and deck chairs and lounges appropriately displayed.

When selling a home in the off-season when the pool is closed, you should provide photos of the pool when it is open to allow potential buyers the opportunity to imagine spending an afternoon poolside during a hot summer day.

If your home is a few years old, grime can accumulate on areas like brickwork and outdoor decks. It happens slowly, and you may not even realize it is there. Consider renting a pressure washer to hose down older

decks and masonry to give them a new appearance.

Consider the appearance of your front porch and door. As the main entrance, it is a focal point for someone coming to your house. An old, worn-out or cracked wooden door will have a big impact on someone about to enter your home.

Replacing your old doormat with a new one is a minor way to freshen up the entrance.

The concept of curb appeal also extends to the interior of your home.

Take a look around and try to find those little things you have taken for granted, but someone new to the house will notice.

Cobwebs can creep up on you in the corners of a room, and you may not even notice them. They also have a nasty habit of turning up in basement areas where you don't spend a lot of time.

You may not notice them, but a visitor inspecting your house will see them.

When it comes to wall colours, try toning things down if you have previously painted some rooms in wild colours.

You may enjoy your orange and green walls, but for many people, a neutral colour is more pleasing when they are considering what their furniture will look like in a new place.

Organizing closets and other areas will give a tidy appearance. Clutter in any home gives the impression of disorganized space.

Take a look at the amount of furniture you have in each room and see if you have too many pieces for the space. Visitors should be able to freely walk through each room and not sidestep around tables and chairs.

When you get out the cleaning products, you will want to consider the odours in the home. You may get used to the smell, but for others, a strange odour in a home can be unsettling and off-putting.

Make sure to sanitize and give the home a clean fresh smell.

You only have one chance to make a first impression, so making sure your home's curb appeal will impress potential buyers will greatly increase your chance of a sale.

Written by Brian Lockhart



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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- 2nd Garage/Workshop at Back w/ Inside Access & More!



\$ 2,249,000

AMARANTH



PRIVATE ESTATE ON 2.66 ACRE LOT

- Grand Entry into 4 Bed, 3 Bath with 4 Car Heated Garage
- Separate Outside Entry 1 Bedroom Basement Apartment
- Lg Entry Hallway, Media Room, Wet Bar & Walk Out to Deck
- Living Rm w/ Hardwd Flr, 4 Panel Bow Window & Fireplace
- Open Kitchen & Dining w/ Large Island & W/O to BBQ Deck
- Deck w/ Gazebo, Cabana Bar & Fully Fenced Inground Pool



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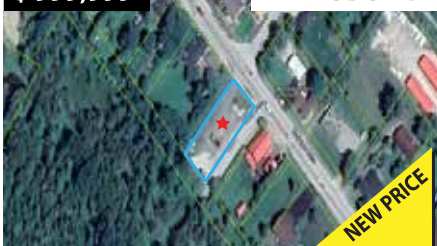


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- Close to Downtown Hillsburgh & Area Businesses
- Current Income as Rental Space / Trailers & Food Vendor

\$ 1,500,000

SINGHAMPTON



NEW BUNGALOW ON 1.32 TREED ACRES

- 3 Bed, 2 Bath with 2 Car Garage & Large Driveway
- Stunning Modern & New Open Concept Main Living Area
- Kitchen with Centre Island Breakfast Bar & Granite Counter
- Living Room with Cathedral Ceiling & Wall of Windows
- Primary Bed with Walk In Closet & gpc Ensuite with Soaker
- Large Private BBQ Deck off Dining & Mature Tree Yard



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\$2,700,000



COUNTRY: PURE & SIMPLE

Outstanding parcel of land featuring 83 acres, gently rolling & sloping topography, with about 48 acres of workable farmland and some random tile drainage. Enjoy the sights and sounds of 2 branches of Butler Creek flowing through and areas of mixed bush. Something here for everyone as a farm, equestrian or personal use property.

\$824,900



OUTGROWING YOUR HOME?

Check out this 4 bedroom, 4 level backsplit on large town lot 60' x 110'! Enjoy access to garage from foyer, main floor family room, addition at rear of spacious dining room with walkout to yard. Plus lower level recreation room.

\$1,300,000



ESSENCE OF ELEGANCE

Enjoy over 1,500 sq.ft. bungalow with convenient main floor laundry & foyer with access to garage. Bright, open concept living area including kitchen with centre island and walkout to spacious terrace with vine-covered pergola. Primary bedroom has 5 pce ensuite including separate walk-in tub. Fully finished basement includes nanny or in-law suite. Plus exclusive use of Watermark community centre, area walking trails, tennis ...

\$1,179,900



WATERMARK COMMUNITY

A great solution for empty nesters & seniors with this wonderful bungalow style home including exclusive use of the community rec centre. Featuring 2 bedrooms, 3 full bathrooms, main floor laundry with access to double garage. Foyer opens to bright, spacious living area with cathedral ceiling and walkout to rear patio with awning. Kitchen has breakfast nook & built in desk. Partially finished basement offers full bathroom and ample storage area.

Having trouble keeping pace with the ever changing real estate market?

Let us help you decide what works best for your buying & selling needs – Call us today



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VISIT OUR TEAM AT
WWW.THEREALESTATEMARKET.COM

When is it time to update your home's exterior?

(NC) The exterior of a home plays a vital role in creating a great first impression, revealing hints of your style and personality to every passerby. How your home looks on the outside can also impact the value of the property, so it's worth trying to keep it looking good.

So how do you know the exterior of your home is due for an overhaul? Here are a few telltale signs that it's time to tackle this update:

TIME TO SELL

Curb appeal matters most when a home goes on the market. A positive first impression that makes a buyer feel at home can influence how much they are willing to spend. While small steps like a manicured lawn always help, updating your siding can have a major return on investment.

BUILDING AN ADDITION

Whether you are building up or bumping out, a new addition is the perfect opportunity to update the style of your home. You can give your front a new lease on life, such as switching from a traditional to more contemporary look.

MOULD OR MILDEW

Holes or gaps in the house's cladding could be allowing moisture inside and providing a perfect environment for mildew to grow. Once in the walls, mould can spread easily, causing further damage to the property as well as possible risks to your health. Do a thorough check of the extent of the problem before deciding on a patch job; a replacement may be required.

FREQUENT REPAIRS

If your exterior wall is damaged or faded, it might be time to spruce up your home with a new façade. DIY-friendly stone veneer like Fusion Stone is a great choice, since it's long lasting and maintenance free. Plus, it's more cost effective than natural stone, while matching that material's on-trend look and feel.

Find more information at fusionstone.ca.

www.newscanada.com



3 DESIGN TRENDS that are in right now

(NC) If you're thinking about making some changes to the exterior of your home and are on the lookout for trends in exterior architecture, here are 3 great design ideas to keep in mind.

CURVE APPEAL

The humble arch is having a major comeback, both inside and out. A statement unto itself, an arch can provide a beautiful offset for the sleek lines of mid-century or art deco architecture. There are options and designs for arched entryways, rounded windows and curved window surrounds too.

LET THE INSIDE OUT

Resilient materials, like stone veneer, are crossover products that feel refined and luxurious, and they

can make a backyard or veranda feel like a true extension of the home. You can elevate an outdoor kitchen or add a fire table to help extend the outdoor living season. This trend works in all sorts of places like courtyards, rooftops, patios and balconies. It delivers an aesthetically pleasing look and satisfies the craving to include nature in most corners of our lives.

STYLISH STONE VENEER

For a cost-effective way to build the home of your dreams, stone veneer is another trend that meets the money.

Shouldice Designer Stone veneer provides a beautiful exterior option that's much more affordable than natural stone, while matching its high-end look and feel. A long-lasting material, it's easy to transport and install, and the custom variations are just about limitless.

Find more information at shouldice.ca.

www.newscanada.com



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CHANGES COME FAST!

The past few weeks have been eye-opening indeed in the real estate market. Prices levelling off, more listings, longer sale times, and rising interest rates. What is happening, and what does it all mean?

AS THE WEATHER GETS BETTER, listings will always increase. With increased listings, buyers have more options, and prices tend to settle down. This is still a seller's market. Inventory is still 25% of what it would be in a normal market. A "normal" is a market that favours neither the buyer nor the seller. Canada still has a severe housing shortage, which will not get better in the next decade. The law of supply and demand will keep house prices from plummeting. They will level off, fewer buyers will overpay, and the flurry of activity we have experienced will recede.

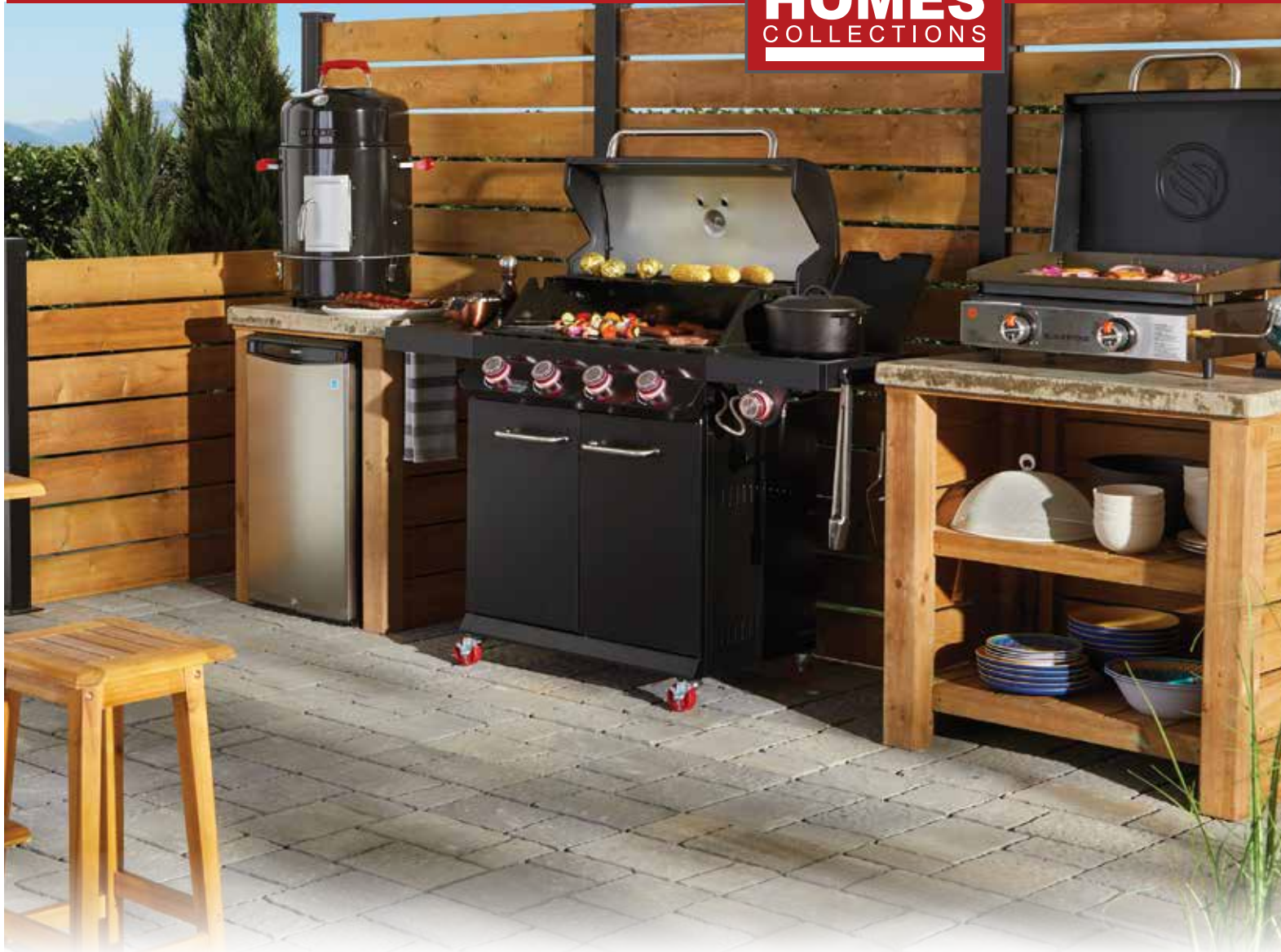
The anticipated increase in immigration, the decrease in emigration, higher cost of construction will all contribute to the issue of supply and demand.

Interest rates are rising, and with that, buyers, will qualify for smaller mortgages. This increase was expected. The only tool the bank of Canada has to slow down the 7% inflation rate is higher interest rates. Consumers can only handle so many increases, and I believe we are close to that now. They will, however, go up more. How much more? Time will tell. The tolerable-rate of inflation is below 3%, and it will take some work to get back there. 60% of mortgages in the past 36 months have been variable, and variable clients are in for a ride. If they can wait it out, I believe they will still end up better off. As rates rise on the variable-rate mortgages, those consumers will have less money to spend on other things, which will contribute to a slow down of the economy and hopefully a slow down in rate hikes.

What a difference – 3 months make. We still live in the greatest country in the world. Our economy is solid, our real estate market is solid, and real estate is still the greatest investment you will ever make.

– Provided by Dwight Trafford

**RESALE
HOMES**
COLLECTIONS



5 WAYS TO CREATE THE ULTIMATE OUTDOOR BARBECUE AREA

(NC) A beautiful backyard and comfortable cooking area are the perfect excuse to entertain all year.

There are simple things you can do to make the most of your outdoor space, so you can enjoy dining with friends over mouth-watering food.

Here's how to create a backyard that perfectly suits your hosting needs.

ADD SOME SHADE TO YOUR SPACE

When you and your guests have had enough vitamin D, it's nice to have a shaded area where you can relax while staying outside. Adding a pergola, gazebo or umbrella can offer quick relief from the sun.

SET UP A DINING AREA

Your outdoor dining area is your place to relax and entertain, so investing in high quality patio furniture makes sense. Choose the best setup for your family's needs – whether that be an outdoor dining table and chairs, or a cozy lounge set surrounding a firepit.

KEEP THE HEAT GOING

With the right heating, you and your guests can stay outside even when the sun goes down. There are plenty of heaters to consider to help retain warmth in your backyard. You can choose something as simple as an electric patio heater or give your backyard a camping vibe with a wood burning or propane firepit.

UP YOUR OUTDOOR COOKING GAME

There's nothing quite like firing up the barbecue on a beautiful day. But it's important to choose a grill that

suits your personal space and cooking style. Consider the size of your patio and whether you prefer a propane, electric or charcoal grill. If you already have a barbecue you love, consider an outdoor pizza oven, smoker or griddle to elevate your cooking game. You can explore your options at a one-stop shop like Home Hardware.

ADD THAT SPECIAL TOUCH

Many backyards have the essentials, such as chairs, umbrellas and cushions, but what will make yours stand out from the rest? Simple enhancements that stray from the ordinary are what can make your backyard feel like home. Think string lights, mini fridges as well as some beautiful planters.

You can find more ideas and advice on outdoor dining accessories at homehardware.ca.

www.newscanada.com

The Year of the Garden is worth celebrating

(NC) While each spring we celebrate the return of gardening season, this year's celebrations may be extra special. The Canadian Garden Council and Communities in Bloom are inviting individual gardeners and municipalities to celebrate gardening in Canada.

Whether you are a long-time gardener, or just took up the pastime during the pandemic, the Year of the Garden is a great opportunity to grow your interest and your skills.

Gardens and gardening come with a wide array of benefits. Creating more urban green spaces has long-term sustainability benefits. For example, plants and gardens produce oxygen, sequester carbon, and mitigate the heat island effect in urban areas. Gardening also has individual health benefits for gardeners and broader societal health benefits by creating spaces for us all to enjoy active living.

Gardens and gardening also create important economic benefits, including attracting residents and visitors to communities across the country.

But growing healthy lawns, flowers and vegetables can be challenging. Just as farmers must overcome threats from insects, weeds and diseases to grow safe and healthy food for Canadians, gardeners face similar challenges. Careful planning and management are important to success. When pest challenges threaten your lawn or garden, there are pest control tools available that are safe, effective and specifically designed for homeowners' use.

Let's all celebrate The Year of the Garden and the many benefits that gardens bring to our communities.

www.newscanada.com



11 tips to keep your home safe when you're away

July and August are popular vacation months, so before you head out on your upcoming vacation, use these easy tips to keep your home safe.

Ask someone to collect your mail

Stop mail and newspaper deliveries or have them regularly picked up by a neighbour, so it looks like someone is still home.

Arrange for lawn care

Have your landscaping tended to by a friendly neighbour or local service. Before you leave, trim tree branches that might allow access to a climbing burglar.

Prevent power surges

Disconnect your computer, TV, stereo and other electronics, or make sure they are plugged safely into a surge protector.

Invest in temperature control

Use a programmable thermostat to lower your heat or air conditioning usage.

Secure valuables

Consider putting your jewelry or other valuables in a safe deposit box and hide any other expensive items so they can't be seen through your windows.

Don't leave spare keys outdoors

Collect any spare keys you may have hidden around the exterior of your home because burglars know the most popular hiding places, like beneath mats and in potted plants.

Set timers on both your interior and exterior lights

This will help deter burglars by making it appear as though someone is home.

Check all doors and windows

It might seem obvious to lock them but double-check just to be sure.

Lock your garage

Even if there's no direct entrance to your house, you likely store some very valuable items – like expensive sports equipment or landscaping tools – in there, so don't allow burglars easy access.

Notify your alarm company

If you have a home security system, let your representative know you'll be away from home and make sure the alarm is set properly when you leave.



Avoid status updates

Don't broadcast your location on social media – especially if your profile isn't restricted to just your friends or colleagues.

Enjoy your summer vacation stress-free thanks to these quick and easy tips! If you're interested in more ways to protect your home, give me a call to discuss your property needs – and, for additional advice on how to prevent damage, theft and stay safe, visit desjardinsagents.com/customer-care/blog.



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3 BEDROOM SEMI DETACHED HOME

This well maintained home features a large self contained in-law suite with separate entrance. Owner occupied - no tenants to assume. Centrally located in a family friendly neighbourhood with parking for 3 cars, fully fenced back yard, decks, garden sheds, BBQ gas line, includes 2 fridges, 2 stoves, 2 washer/dryers. Furnace 2015, AC 2021, Roof 2014. Lower level updated approx. 8 yrs ago - large open area, kitchen, wood stove, 3 piece bathroom, ample storage, den, 2 new windows & laundry. Kitchen cabinets replaced 2021. Would easily convert back to single dwelling. **ORANGEVILLE \$799,900**



3 BEDROOM, 4 BATH HOME FINISHED FROM TOP TO BOTTOM

Inside you will find a beautiful open concept kitchen/dining/living area which feature quartz counter tops, butcher block island, stainless steel appliances, luxury laminate flooring, gas fireplace, accent pallet wall, 9 ft. ceilings, access to the garage & walk-out to the large yard. The finished lower level includes a 2 pc. bath, laundry room & rec room with loads of sunlight. On the upper floor discover the primary bedroom with a 3 pc. ensuite & walk-in closet while the 2nd bedroom offers a semi ensuite & another walk-in closet. The 3rd bedroom overlooks the backyard. 2 car garage, driveway that fits 4 cars, 16x16 ft. deck with pergola built in 2020, completely fenced yard including built in planters & landscaped front yard with natural stone steps. Easy commute. **SHELBURNE \$999,000**



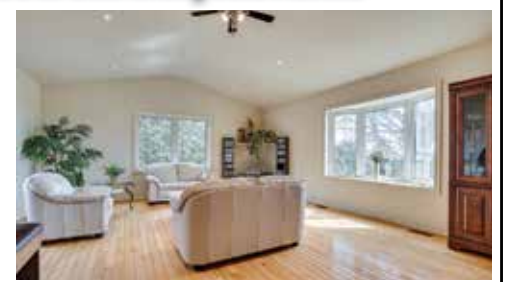
BUNGALOW ON 9.7 ACRES

Private, peaceful sun filled country setting amongst the trees on 9.7 acres. Enter through the gates to the long paved driveway that leads to a tidy bungalow with a walk-out basement. Generous sized 2 bedrooms on main level, spacious kitchen with walk-out that opens to an isolated deck & an oversized living room with huge windows that allows an abundance of natural light to shine in. The lower level walk-out could be just what the teenagers are hoping for or earn some income & rent it out. There are 2 large bedrooms, one with an ensuite & another 2 pc, as well as a wood burning fireplace in the spacious living room. Large fenced in yard for the dogs & a 20x40 ft workshop that allows storage for all those tools & toys! Plenty of room to enjoy living in the country. Situated in the rolling hills of Caledon with 2 road frontages, tucked away on a quieter side-road. Close to grocery, shopping, airport & downtown Toronto. Prime location! Come & have a look - the potential is endless! **CALEDON \$2,199,999**



3 BEDROOMS, 3 BATHS, 4 OUTBUILDINGS, 99.5 ACRES

Classic Ontario Gothic styled estate filled with light & views from every window. At the southern tip of Hockley, close to Hwy 9, Hockley Valley Resort, 45 minutes to the Airport its location is perfect. Over 60 acres of flat workable land with potential for approx 20 more. Massive bank barn in excellent condition, large steel drive shed for equipment, shop, Generac generator with dedicated propane tank & even a bunkie. Natural stone of the Escarpment is prominent in the landscaping that leads down to tranquil pond with large & small mouth bass. Explore some of the caves in the small forested area, hike the Bruce Trail that is just down the road. If a rural retreat with breathtaking views is what you seek, look no further, you have found your destination. Landmark country hide-away at the top of the Hills of the Headwaters! **MONO \$4,449,000**



92.84 ACRES - 2011 CUSTOM BUILT BUNGALOW

Country views & 8000+ sq ft of living space - built with quality materials. 6 bedrooms, 6 baths, high ceilings, hardwood & ceramic floor give the home a palatial feel. Kitchen with built in appliances, custom island & open to vast light filled great room. Finished basement with 2nd kitchen, rec room, multi walk-outs. Long drive wired for lights, gates & camera. Well landscaped with fruit trees & gardens have drip irrigation system. 2 furnaces (1 for each level). Close to Orangeville, Headwaters Hospital & Hwys 9&10! A great investment. **CALEDON \$6,279,000**



57.91 ACRES JUST WEST OF ORANGEVILLE

A family run golf course with frontage on 2 roads. 9 full length holes with flat green fairways separated by groomed pine trees. Ample parking lot, pro shop with storage area, fleet of gas powered carts & featuring Real Estate's Investments favourite word: potential. Development in The Town of Orangeville has pretty much reached its city limits, the surrounding area is the next potential opportunity for development. This is a chance to own almost 60 acres, but also have the ability to create something special. This is a pretty property with long views of the surrounding countryside and it's an ideal spot for future enjoyment! **AMARANTH \$6,999,000**



GET READY TO SELL. EVEN IF YOU ARE NOT THINKING OF SELLING!

Get ready to sell. Even if you are not thinking of selling! Talking about Real Estate is a very common thing in day to day life. Even if you are not a realtor, I'm sure that you have found yourself in a conversation with someone about the time they could have bought your neighbours property for \$100,000 but it seemed too much of a stretch at the time. These types of discussions come up all the time. As a Realtor, one real estate topic that is commonly discussed is, "when is the best time to sell?" conversely, it would stand to reason that another commonly discussed topic is when is the best time to buy? But it seems more often than not, a topic that comes up is, "we had no intention of buying! But we fell in love with this other house and now we have to sell!" This is a topic that is followed by the question, "what do we do now?" This romance can happen at any time! It's not confined within the bounds of the best time to buy/sell. Falling in love with a new place to live can happen when your current house has just finished a big reno, it can happen just after you have closed the pool and turned down your gardens, it can happen when your prized multi level deck looks like a cascading ski hill under 3 ft of snow. So, there you are. You did not plan for this to happen and now you need to scramble to get your home ready for market. No pressure, right? Anyway,

you hopefully have a realtor that will help assess your home and make suggestions, perhaps with the help of a professional stager. At some point you will be ready for photos, and again hopefully you will have a realtor that uses a professional photographer and not just an iPhone on a stick. Then you are ready to go to market, but guess what... unless you have prepared yourself, it would be safe to say that the pictures of your property will still be lack lustre. Why? Well, if this love affair spur of the moment purchase happened between mid October and May, that's 7 months of blah weather. Think about it. The leaves come down and yards are put away in October, and aside from some Tulips, you are not getting annuals planted and full green leaves on the trees until the May long weekend. Christmas time can be beautiful (and sometimes a blanket of snow is an improvement for a few homes), but nothing compares to being able to show the natural beauty of a property with its gardens and trees in full bloom! So, the suggestion here is that as funny as you may feel about it, take some photos of your property! Go to your street and have some fun with it! Take shots of your gardens, your privacy, your back deck, Your garden in full bloom, your swimming pool, your firepit blazing on a warm summer night! Many times, sellers scan through their photos that they do have and come up with shots of the kids jumping around, or with Uncle Joe in his speedo.

However, in general for privacy (and decency Uncle Joe) we don't recommend using something that personal. One step further, if you are starting to consider a move and you are just waiting for the right home to pop up, you may want to have your realtor bring their professional over and capture the outside when it's at its best! Maybe there is a view from a room that you love too. These types of details are hard to capture without the magic of a picture at the right time of year! Like most things in our life, by planning ahead, even without a set plan, you will have a little leg up, even if you do make one of those impulse decisions! We all have some of these rules we live by, and they are usually words of wisdom passed down from our parents. Those tips like: keep a \$100 bill in the back of your wallet (for emergencies); always try to keep your tank topped up; don't go to bed angry. They come from those with experience, family and friends that want to help. It's the type of advice that we at The Chris Richie Group love to share as the ability to show off your home at the best of its potential which is an important aspect. It's an example of the experience and service we have to offer. It's another reason why we have been successful at selling homes in the area for over 30 years. When it's time for you to take that step, give us a call!

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