



# Delivering the Keys to Your Future

December 2013

## Top tips to bring down home heating bills this winter

With temperatures taking the inevitable dip this winter, households in Ontario will be doing what they can to prevent their energy bills from heating up.

According to Ontario's Independent Electricity System Operator, Winter 2013/2014 represents a period of forecasted peak demand, with an average daily need of 3,000 megawatts more than in late September, 2013.

### So how do you keep those nasty winter bills in-check?

"Beyond the well-known benefits of making the switch to a natural gas-powered furnace, there are plenty of other ways to help keep the savings in your pocket," says Matthew Gibson, a spokesperson for the Ontario Natural Gas Alliance. "Even during the coldest months, managing home heating in a thoughtful way can result in reasonable bills."



According to experts, there's a basic list of to-do's to ensure Old Man Winter doesn't raid your pocketbook:

### Give Your Home An Energy Once-Over

Conducting an annual energy audit will help reveal spots around your home that are either guilty of leaking warm air to the outside or using more energy than necessary. For example, leaving bathroom exhaust fans on for too long will only serve to draw warm air outside the home. Programmable thermostats will also realize savings for energy conscious households.

### Think H-2-O

What may surprise many is that water heating is the second largest use of energy after space heating (20 per cent vs. 60 per cent, with appliances tracking in third at approximately 15 per cent). Ensuring pipes are insulated to prevent unnecessary heat loss, installing low-flow toilets and showerheads and using cold water for laundry can all help reduce your monthly energy bill. For those seeking further savings and efficiency, natural gas water heaters are an ideal choice (Ontario residents who use natural gas to heat their homes are already saving up to \$400 per year).

### Rack It Up

An indoor clothing rack for drying offers the same benefit as a summer clothesline: that of having no cost at all. Zippers won't snag, colours won't fade and bills won't sting as much, considering that dryers are often among the top energy users in any home. If space is tight, a natural gas-powered clothes dryer is also a great option, offering savings of over 75 per cent, just by switching.

For more information, visit [cleanandaffordable.ca](http://cleanandaffordable.ca)

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



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As your Neighbourhood Realtor I am always happy to provide you with a comparable market analysis of your property. So please do not hesitate to call. I will be happy to assess the current market value of your home and talk about any Real Estate queries you may have.

Contact Michael Dennison 905-430-2320 or [michael@michaeldennison.ca](mailto:michael@michaeldennison.ca)



## My Commitment To You:

*As your Real Estate Representative, I promise to provide you with personal attention and excellent service before, during and after any transactions have been completed.*

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Not intended to solicit those currently under contract with a brokerage

## Market Statistics —

December 4, 2013 -- Greater Toronto Area REALTORS® reported 6,391 residential sales through the TorontoMLS system in November, representing a 13.9% increase over the sales result for November 2012. Over the same period, new listings on TorontoMLS were down by 4.4% and month-end active listings were down by 12.1 per cent.

“Growth in sales was strong for most home types in the Greater Toronto Area. Sales growth was led by the single-detached market segment followed by condominium apartments. Together, singles and condos accounted for almost three-quarters of total GTA transactions,” said Toronto Real Estate Board President Dianne Usher.

“With National Housing Day having just passed, housing affordability is top of mind in the GTA and indeed nationally. Despite strong price growth and an uptick in borrowing costs this year, monthly mortgage payments on the average priced home remain affordable for a household earning the average GTA income,” continued Ms. Usher.

The average selling price for November 2013 TorontoMLS transactions was \$538,881 – up by 11.3% in comparison to the average of \$484,208 reported for November 2012. The MLS® Home Price Index (HPI) Composite Benchmark was up by 5.7% over the same period.

“Whether we consider the average TorontoMLS selling price or the MLS® HPI Composite Benchmark, annual home price growth remained well-above the rate of inflation in November. This makes sense given the fact that competition between buyers increased last month. Transactions were up strongly year-over-year while the number of homes available for sale was down,” said Jason Mercer, TREB’s Senior Manager of Market Analysis.

**For full report, visit [www.MichaelDennison.ca](http://www.MichaelDennison.ca)**

## Summary of Existing Home Transactions in Durham Region

	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	900	1,277	98%	26
Ajax	141	145	98%	22
Brock	17	90	96%	67
Clarington	149	192	98%	28
Oshawa	241	254	98%	26
Pickering	114	176	97%	26
Scugog	40	103	96%	39
Uxbridge	34	123	97%	35
Whitby	164	193	98%	20

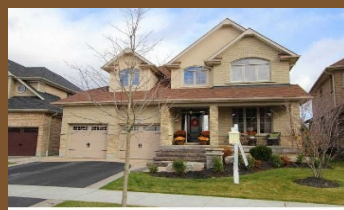
## Featured Listings



Port Hope—\$384,900  
 2+2 Bedroom Raised Bungalow, Move in Ready!



**47' Lot Backing Onto Pond, Main Fir B'room**  
 Oshawa— \$499,900  
 One of a kind custom home in Kedron Park



**Backs to Kedron Golf Course**  
 Oshawa—\$675,000  
 3000SqFt home backing onto Kedron Dells



Uxbridge—\$750,000  
 Gorgeous Bungalow in Wyndance Estates