



Delivering the Keys to Your Future

February 2014

Tips For Winter Curb Appeal

Cold weather shouldn't freeze your home's exterior appearance. Just because it's cold outside doesn't mean you can slack off on curb appeal. If you're trying to sell your home during the holiday months, making a good first impression is just as crucial as ever. Here are some things to keep in mind when preparing your home's exterior for a fall or winter sale:



**Michael
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Sales

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The referral of your friends and family is the greatest compliment you can give me.



Safety first. First and foremost, you want to ensure that buyers can make it to your front door without any accidents. Prevent slips by clearing your driveway, walkways and stairs of snow, ice and leaves.

A tidy lawn. Your grass may no longer be green, but you can still keep your lawn looking neat so buyers can picture what it will look like in the spring and summer. Keep your lawn clean by periodically raking up leaves and other debris.

Clean gutters. Leaves will accumulate in your gutters in the fall, so clean them out before putting your home on the market to show buyers that you care about exterior home maintenance.

Fresh paint. Because of bare trees, buyers have a clearer view of your home in the fall and winter than they do in the spring and summer. Faded or chipped paint will really stand out, so give your home a fresh coat if it needs it.

Outdoor lighting. As the days get shorter, having proper outdoor lighting will make your home safer and more attractive for buyers who come to visit at night. Use a series of path lights to illuminate the way to your front door, or flank the door with decorative sconces or lanterns.

Winter decorations. A giant inflatable Santa Claus in the front yard is sure to distract buyers, but subtle wintry decorations can bring out the best in your home. Try a simple wreath on the front door, small white lights strung around shrubbery, or a pile of firewood stacked neatly against a wall.

Cold-weather plants. Evergreen trees or plants that can stand up to the cold weather such as pansies or witch hazel can liven up a drab landscape.

Source: www.HGTV.com

**For more information on this please visit www.MichaelDennison.ca
Or contact me directly at 905-430-2320**

Your Complimentary Current Market Analysis

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

www.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.

I am committed to being your real estate agent!

If you, your friends or family members are looking to buy or sell a home, I would be pleased to provide a free, no-obligation market analysis. Please call me and let me know how I can help!
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Not intended to solicit those currently under contract with a brokerage

Market Statistics Average Selling Price Up Strongly in January

February 5, 2014 -- Home ownership in the Greater Toronto Area remains affordable and there are many people looking to purchase a home. In January, the number of homes listed for sale was down quite strongly compared to last year, which means that it was difficult for some buyers to find a home.

Greater Toronto Area REALTORS® reported 4,135 sales through the TorontoMLS system in January 2014. This result was down by 2.2% in comparison to January 2013. New listings entered into the system were down over the same period by 16.6% to 8,822.

The average selling price for January 2014 sales was \$526,528 – up by more than 9% compared to \$482,080 in January 2013.

For full report, visit www.MichaelDennison.ca

Summary of Existing Home Transactions in Durham Region

	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	1,419	1,717	98%	25
Ajax	226	221	98%	20
Brock	38	107	94%	86
Clarington	223	271	98%	27
Oshawa	340	343	98%	21
Pickering	213	233	99%	24
Scugog	62	123	97%	54
Uxbridge	50	158	97%	42
Whitby	277	261	99%	17

Neighbourhood Sales Alert

When you sign up for our Neighbourhood Sales Alert, whenever a house goes on the market in your neighbourhood, you will receive an automated email containing the MLS listing, including the asking price, photos, and more. Then, whenever a house sells in your neighbourhood you will receive another alert telling you how much it sold for.

Then you can be the one who is **'in the know'**.

Featured Listings



Newcastle \$399,900



Toronto \$434,900



Whitby \$449,900



Uxbridge \$750,000

For more information on these and other listings contact **Michael 905-430-2320**