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**KELLER WILLIAMS**  
**ENERGY**



[www.LaurenGosse.com](http://www.LaurenGosse.com)

# ...On YOUR BLOCK

## Find Out What Your Home Is Worth

As your neighbourhood Realtor, I will be happy to assess the **Current Market Value** of your home and talk about any Real Estate queries you may have.

It is always a pleasure!

**Please do not hesitate to call.**

**289.690.4750 or  
905.723.5944**



*Not intended to solicit those already under contract with a brokerage*

## Keeping Your Home Safe This Summer

The upcoming summer conjures visions of beach vacations, relaxing in the sun, taking road trips, and simply enjoying time off from school and work. While the summer months are known as vacation time, it's also peak season for burglaries. Are you prepared to keep your home safe while you are off enjoying the summer sun?



Why are the summer months the peak time for burglaries? It probably has to do with many of us going on vacation, worried more about packing a suitcase and slathering on sunscreen than we are about security our homes. Statistics show, crime rates increase approximately 10% in June, July, and August. The simple reason for the crime rise could be because people let their guards down. In the rush to get ready for vacation, home security is often forgotten.

While you're preparing for vacation be sure to take precautions to keep your home safe from potential burglars. There are several simple things you can do to keep your home from becoming one of the statistics.

If you are planning a vacation:

- ◆ Contact a trusted neighbor and let them know your travel plans. Your neighbor can keep an eye out around your house.
- ◆ Stay off social media. Don't post travel plans, "check-in", or post photos while you are away.
- ◆ Lock all the doors. Make sure all doors and windows are securely locked.
- ◆ Make it look like someone is home. Stop your mail and newspaper delivery, put timers on lights inside and outside, and leave a car parked in the driveway.

To keep your yard safe:

- ◆ Put all tools and ladders away after you've used them. Ladders can be used to climb in second story windows and tools like hammers or screwdrivers can be used to gain entry.
- ◆ Lock the front door. When you're working in the back yard, be sure to lock the front door and put the garage door down.
- ◆ Install motion detecting lights. Motion detecting lights are inexpensive and can light up entry ways to the home.

Perhaps the most important advice to keep your home and family safe is to install a security system. In most cases, if a burglar sees an alarm, he will move on to an easier target. It's estimated that homes without a security system are three times more likely to be broken into than homes with a security system. Decrease your odds of a home break in by researching home security systems and getting one installed.

You can still enjoy your summer vacation, time in the yard, and the warmer weather without worrying about your home's security. Take some simple security precautions to keep your home, family, and valuables protected.

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

[www.LaurenGosse.com](http://www.LaurenGosse.com)

## Current Market Statistics >>>

### Strong Growth in June Sales

July 4, 2014 -- Stepping into his role as President of the Toronto Real Estate Board, Paul Etherington announced a strong increase in residential sales reported through the TorontoMLS system in June. Sales were up by 15.4% year-over-year to 10,180 transactions. New listings were also up compared to the same period in 2013, but by a lesser annual rate. This means that competition between buyers increased in June.

### Summary of Existing Home Transactions in Durham Region

	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	1,651	1,677	99%	20
Ajax	285	203	99%	17
Brock	36	98	97%	48
Clarington	279	303	99%	22
Oshawa	416	362	99%	17
Pickering	202	193	100%	18
Scugog	84	144	98%	32
Uxbridge	61	128	98%	43
Whitby	288	246	100%	15

"Home buyers in the Greater Toronto Area are confident in their ability to purchase and affordably pay for a home. Generally speaking, buyers feel that ownership housing will be a good investment over the long term. This is why we continued to see increases in home sales in June for all major home types across the GTA. Given the degree of pent-up demand in the market today, I would expect to see sales growth continue through the summer," said Mr. Etherington.

The average selling price for June transactions was \$568,953, representing an increase of 7.4% compared to June 2013. The strongest price increase for the GTA as a whole was for semi-detached houses, with the average price up by 9.7% year-over-year. The pace of price growth for condominium apartments was also strong at 6.8%.

"With less than two months of inventory in many parts of the GTA, it makes sense that we continued to experience very strong price growth in June. This is especially the case for low-rise home types like singles, semis and townhouses. Strong price growth for these home types will continue through the remainder of 2014. Despite higher inventory levels, the condominium apartment market segment has benefitted from enough buyer interest to result in above-inflation price growth," said Jason Mercer, TREB's Senior Manager of Market Analysis.

To view the full Market Watch Report, visit [www.TorontoRealEstateBoard.com](http://www.TorontoRealEstateBoard.com)

### Community Events in Durham July

#### Yoga in the Garden

When: July 18 2014, 10-11am  
Where: Oshawa Community Museum,  
1450 Simcoe St. South

#### Queens of the Stone Age with Special Guest Brody Dalle

When: July 5 2014, 8-10pm  
Where: General Motors Centre,  
99 Athol Street East

#### Urban Mommy Trade Fair

When: Jul 26 2014, 11am-5pm  
Where: Ajax Community Centre,  
75 Centennial Rd

#### 2014 AUDL Championship Weekend

When: Jul 27 2014, 1-5pm  
Where: Location:Varsity Stadium,  
299 Bloor Street West

### Terminology Tip

#### Appraisal

A written justification of the price paid for a property, primarily based on an analysis of comparable sales of similar homes nearby.

#### Appraised value

An opinion of a property's fair market value, based on an appraiser's knowledge, experience, and analysis of the property. Since an appraisal is based primarily on comparable sales, and the most recent sale is the one on the property in question, the appraisal usually comes out at the purchase price.

If you're thinking about buying or selling,  
and have any questions about the process,  
call Lauren 905-723-5944 or visit [www.LaurenGosse.com](http://www.LaurenGosse.com)



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