



Lauren Gosse

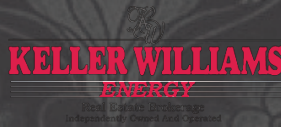
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under contract with a brokerage*

**Carbon Monoxide Detectors now mandatory in
homes in Ontario**

As of November of 2014 the installation of Carbon Monoxide Detectors is mandatory in all homes that have fuel burning appliances in the Province of Ontario.

CO detectors must be installed outside sleeping areas and additional CO detectors can be installed on every floor for added protection. It is a mistake to install a CO detector just in the basement next to the furnace, because the alarm may not be heard on the second floor.

Any fuel burning appliance like water heaters, furnaces and fireplaces could lead to a carbon monoxide leak. Houses with attached garages are also at risk because cars produce Carbon Monoxide.

Carbon Monoxide is a tasteless, odourless gas that can kill people during sleep. It mixes with the air and doesn't rise like smoke. Carbon monoxide poisoning includes flu-like symptoms, headache, nausea, dizziness, light-headedness and shortness of breath. High levels of CO can cause death within a few minutes. If the CO warning signal sounds, immediately go to a fresh air location and call 911. Stay in the fresh air location until emergency personnel tell you it is safe to return.

CO detectors start at about \$30.00 and can be battery powered, plugged into an outlet or hard wired into a home's electrical system. CO detectors are NOT substitutes for smoke alarms. CO detectors should be replaced every five years and smoke detectors should be replaced every 10 years.



Source: www.abuyerschoice.com

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Current Market Statistics >>>

October 2014 Sales & Average Price Up Year-Over-Year

November 5, 2014 -- Toronto Real Estate Board President Paul Etherington announced that Greater Toronto Area REALTORS® reported 8,552 sales through the Toronto MLS system in October 2014. This result represented an increase of 7.7% compared to October 2013. New listings were also up on a year-over-year basis, but by a lesser 3.4%.

“Strong growth in sales was evident across all major home types during the first full month of fall. This suggests that there are a lot of households across the Greater Toronto Area who remain upbeat about the benefits of home ownership over the long term, whether we’re talking about first-time buyers or existing home owners looking to change their housing situation,” said Mr. Etherington.

The average selling price for October 2014 transactions was \$587,505 – up 8.9% compared to the average of \$539,286 reported for October 2013. The MLS® HPI composite benchmark price was up by 8.3% over the same period. Low-rise home types, including singles, semis and town houses, continued to be the driver of year-over-year growth in the average price and the MLS® HPI composite benchmark.

“While sales growth has tracked strongly so far this fall, many would-be home buyers have continued to have difficulties finding a home due to the constrained supply of listings in some parts of the Greater Toronto Area, particularly where low-rise home types are concerned. The resulting sellers’ market conditions are forecast to drive strong price growth through the remainder of 2014 and indeed into 2015 as well,” said Jason Mercer, TREB’s Director of Market Analysis.

To view the full Market Watch Report, visit www.TorontoRealEstateBoard.com

Summary of Existing Home Transactions in Durham Region

	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	1,270	1,312	99%	21
Ajax	200	133	100%	15
Brock	29	95	96%	54
Clarington	211	222	99%	25
Oshawa	337	282	99%	18
Pickering	165	161	99%	20
Scugog	44	104	97%	47
Uxbridge	47	120	96%	48
Whitby	237	195	99%	16

Community Events in Durham

Santa's Parade of Lights

When: Saturday Nov 22 2014, 6-8pm
Where: Oshawa

Christmas Concert

When: Nov 29 2014, 2-4pm
Where: Northminster United Church

KW Energy 7th Annual Turkey Drive

When: Dec 13, 2014
Where: Oshawa Community Health Centre

Your Event Here

If you have an event you would like advertised in next months newsletter please feel free to email me the details.

7th Annual

KELLER WILLIAMS ENERGY

TURKEY DRIVE



Our office just kicked off our 7th Annual Turkey Drive campaign. One of our core values at Keller Williams Energy is that we all focus on making a difference in our community. Our slogan is “Give Where You Live”

We began our Turkey Drive 7 years ago providing 50 families with a full turkey dinner. This year our goal is to feed **1200 families (4800 people)!!!** We know it’s a daring goal but are certain we can reach that goal with the help of people like you!

For more information on how to donate, visit www.kwenergy.ca/kweturkeydrive or contact Lauren at 905-723-5944



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