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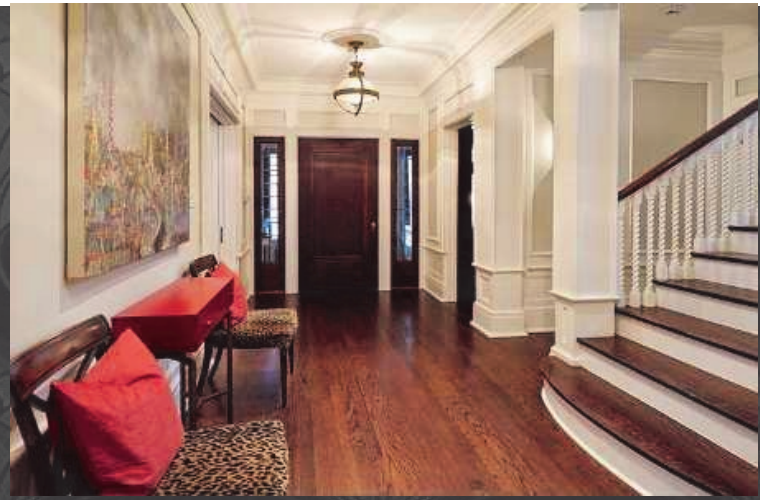
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...On YOUR BLOCK

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

Return on renovation costs: How much will you get back?

Projects that can increase -- or decrease -- the value of your home.

Canadians are investing in home improvement like never before: According to an Ipsos-Reid survey, two-thirds of homeowners intend to undertake renovations this year. While most plan to spend reasonable sums, others say they'll go all out: luxurious materials, home theatres, a Jacuzzi on the patio...even \$60,000 kitchens are not that unusual! But how much of their investment will be recovered when their house sells?

"A house that looks nice inside will sell at a slightly higher price, but above all, it will sell faster," says Guylaine Barakatt, a real estate agent and housing consultant. "It has to be fashionable and in line with current trends; people are increasingly inclined toward luxury." At the same time, though, beware of passing fads.

One rule seems to apply in all cases: avoid projects that will set your house apart from other properties in your neighbourhood.

The Appraisal Institute of Canada posts this warning on its website: "If the value of your house exceeds the average market value in your neighbourhood, your renovations will not yield much return. But if your house value is below the average, you can recover a larger part of the renovation costs."

Hot home-improvement trends

- ◆ Home theatre
- ◆ Hardwood floor in kitchen
- ◆ Laundry room on main floor
- ◆ Built-in kitchen appliances
- ◆ Office on the ground floor
- ◆ Kitchen island



**For more information on home renovation contact Lauren at
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<http://www.styleathome.com>

Current Market Statistics >>>

Robust Sales and Price Growth in February

March 4, 2015 -- Toronto Real Estate Board President Paul Etherington announced that Greater Toronto Area REALTORS® reported 6,338 home sales through the TorontoMLS system in February 2015. This result represented a substantial 11.3% year-over-year increase compared to February 2014. Large annual increases in transactions were noted for most major home types, in the City of Toronto and surrounding GTA regions.

“Even with the record low temperatures last month, we still saw an increase in the number of people purchasing homes in the GTA. This speaks to the importance households place on home ownership and the fact that buyers continue to view ownership housing as a quality long-term investment in which they can live,” said Mr. Etherington.

The overall supply of homes for sale, as measured by the count of active listings at the end of February 2015, was down by 8.7% compared to the same count in February 2014. This means that market conditions became tighter, leading to more competition between buyers.

The overall average selling price for February 2015 home sales was \$596,163– up by 7.8% compared to the average for February 2014. Driving this increase was the detached market segment. In the City of Toronto, the average detached selling price moved above \$1 million dollars for the first time in a calendar month.

“The strong year-over-year price growth we experienced in February points to the robust demand for ownership housing in the GTA, coupled with a constrained supply of homes for sale in some market segments, especially where low-rise home types like singles, semis and townhouses are concerned,” 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	1085	1009	99%	17
Ajax	198	126	99%	15
Brock	24	64	93%	66
Clarington	216	201	100%	20
Oshawa	253	193	101%	14
Pickering	121	122	101%	15
Scugog	39	67	98%	32
Uxbridge	33	73	99%	26
Whitby	201	163	100%	14

Community Events in Durham

Whitby Brass Band Spring Concert

When: March 27, 2015 7:30pm - 9:15pm

Where: Hebron Christian Reformed Church,
4240 Anderson Street, Whitby

Making Money In Heels

When: March 28, 2015 12:30pm- 4pm

Where: Harmony Creek Community Centre
15 Harmony Rd N. Oshawa

Parkinson's Society Hope in Bloom Tulip Sales Fund-raising Campaign

When: April 4, 2015 9:30am-6pm

Where: Oshawa Centre, 419 King St W, Oshawa

THE TRAGICALLY HIP

When: April 15, 2015 8:00pm to 10:00pm

Where: General Motors Centre,
99 Athol Street East, Oshawa

Terminology Tips



Equity

A homeowner's financial interest in a property. Equity is the difference between the fair market value of the property and the amount still owed on its mortgage and other liens.

Fair Market Value

The highest price that a buyer, willing but not compelled to buy, would pay, and the lowest a seller, willing but not compelled to sell, would accept.

For more information on the process of buying or selling a home, contact Lauren at 905-723-5944



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