



Lauren Gosse

Full-Time Sales Representative

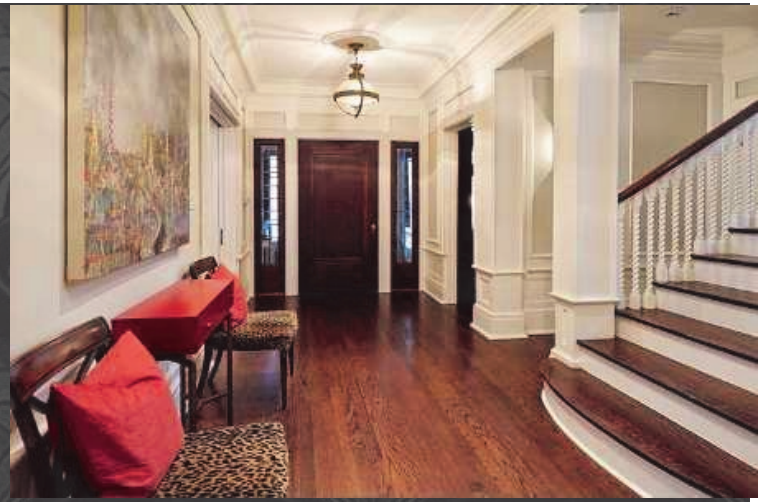
Direct: 289.690.4750

Office: 905.723.5944

in this issue >>>

- Spring Cleaning Tips
- Market Stats
- Community Events
- Terminology Tips

KELLER WILLIAMS
ENERGY



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

10 Spring Cleaning Tips

Revitalize your hibernating home with simple suggestions.

1. Work from the top down, inside to outside, to avoid getting what you just cleaned dirty again.
2. Do one room, even one area of one room, at a time to avoid unfinished jobs. The satisfaction of seeing one room sparkle will make the hard work feel like it's worth the effort.
3. When tidying, reduce trips around the house by temporarily depositing items in one spot en route to but not at their final destination.
4. Do two things at once. While laundry is going, scrub the shower stall.
5. Make small repairs. If you're not handy, hire someone.
6. Invest in good rubber or vinyl gloves to protect your skin and nails.
7. Dust before vacuuming or cleaning the floor. Try feather or lambswool dusters, especially extendable ones for reaching above window and door casings and into corners. Household rags are invaluable for jobs requiring a damp cloth – natural fibres work best.
8. Buy mops with a squeeze mechanism (great for vinyl, linoleum or ceramic tile floors) and a decent-size heavy-duty pail – one with a measuring scale helps get soap-to-water ratios correct.
9. Don't stand your brooms on their bristles. It will destroy their shape and diminish their effectiveness. Instead, get a broom holder.
10. Use a Swiffer for light dusting, or your favourite broom or vacuum attachment to clean hardwood floors. Then damp-mop with a mild cleaner.



**For more information contact Lauren
info@laurengosse.com**

Current Market Statistics >>>

Sales and Price Up Year-Over-Year in March 2015

April 7, 2015 -- Toronto Real Estate Board President Paul Etherington announced that Greater Toronto Area REALTORS® reported 8,940 sales in March 2015. This result represented an 11% increase compared to March 2014. Sales were up for most major home types, both in the City of Toronto and the surrounding regions. New listings were also up, but by a lesser 5.5%, indicating tighter market conditions.

"Home sales increased compared to last year as the cost of home ownership remained affordable, with lower interest rates going a long way to mitigate the effect of rising home prices. However, a substantial amount of pent-up demand remains in place, especially as it relates to low-rise market segments. This suggests that strong competition between buyers, which has fuelled strong price growth so far this year, will continue to be experienced throughout the spring," said Mr. Etherington.

In March, the average selling price for all reported transactions was \$613,933 – up 10% year-over-year. The MLS® HPI Composite Index, which tracks benchmark homes with the same attributes from one period to the next, was up by 7.9%. Average price growth was strongest for detached homes in the City of Toronto, at 15.9%. Over the same period the detached MLS® HPI in the '416' area code increased 7.8%.

The MLS® HPI provides a clear indication of price growth due to market forces - the relationship between demand and supply. Comparing MLS® HPI growth to average price growth provides a sense of the changing mix of home types sold from one period to the next.

"It is clear that seller's market conditions in many parts of the GTA are driving price growth. However, looking at the detached market segment in the City of Toronto in particular, growth in the average selling price outstripped growth in the MLS® HPI. This points to the fact that the mix of detached homes sold this year compared to last has shifted towards more expensive properties," 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	1,527	1,142	101%	15
Ajax	260	146	101%	11
Brock	39	77	97%	43
Clarington	242	200	99%	17
Oshawa	377	230	101%	13
Pickering	194	140	101%	14
Scugog	51	80	98%	32
Uxbridge	61	89	98%	29
Whitby	303	180	101%	12

Community Events in Durham

Paws for Thought Pet Grooming Grand Opening
 When: April 18, 2015 12:00pm to 2:00pm
 Where: 100 Nonquon Road Unit 3, Oshawa

"Grease Mania" a musical tribute to Grease
 When: April 23, 2015 8:00pm to 10:00pm
 Where: Oshawa UOIT Regent Theatre,
 50 King St. E., Oshawa

10th Anniversary Hearth Place Fund Raiser
 When: April 30, 2015 5:45pm to 8:00pm
 Where: Hearth Place Cancer Support centre,
 86 Colborne St W, Oshawa

Durham Youth Orchestra Spring Concert
 When: May 9, 2015 7:30pm to 9:00pm
 Where: St. George's Memorial Church,
 39 Athol St. West, Oshawa

Terminology Tips

OFFER TO PURCHASE

A written contract setting out the terms under which the buyer agrees to buy the home. If the seller accepts the Offer to Purchase, it forms a legally binding contract that binds those who have signed it to certain terms and conditions.



COUNTER-OFFER

If your original offer to the vendor is not accepted, the vendor may counter-offer. This means that the vendor has amended something from your original offer, such as the price or closing date. If a counteroffer is presented, the individual has a specified amount of time to accept or reject.

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



Lauren Gosse

Full-Time Sales Representative

Direct: 289.690.4750

Office: 905.723.5944

Aaron Johnson

905 -213- 0283

aaronjohnson@dominionlending.ca

Mortgage Broker License #-M12001422



GD Cubias

BARRISTER, SOLICITOR & NOTARY

905.666.8166

Real Estate, Wills & Estates, Civil Litigation,
Corporate Law, Contract Law

Graciela Cubias