



Lauren Gosse

Full-Time Sales Representative

Direct: 289.690.4750

Office: 905.723.5944

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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

6 Gardening Tips for Hot Weather

These gardening tips will help your plants survive the summer months, any time you're facing a drought or a long spell of hot weather. Like our other vegan garden tips, they are simple, straightforward and easy to put into practice.

- 1. Fertilize well.** Helping your plants thrive is often a case of proper planning, placement and soil fertility. A strong plant can better withstand the stress of high heat and dry weather. So fertilize the soil well before planting using organic compost and other sustainable stock-free fertilizers. You can also give your plants a boost with liquid fertilizers (like water soluble seaweed powder) a couple of weeks after planting, or in times of stress.
- 2. Choose perennials, heat resistant crops or plants with an extensive root system.** Many annuals have shallow root systems that dry out easily in the heat of summer. By choosing plants with a hardier root system (biennials (produce for two years), perennials, heat resistant crops, etc.) you'll start your summer garden off on the right foot.
- 3. Create a moat.** When planting from starts: Create a small dirt moat around each plant (slightly larger than the drip line, where the leaves reach out to). This channels water towards the roots when the plant is watered or when it rains. This is a particularly good idea if you are working with compacted or sunbaked soil.
- 4. Use shade cloth.** Shade cloth can be essential during the summer months. You can use it to protect young fragile seedlings/starts or give larger, more established plants a break from the heat. Shade cloth is available at many garden, home and department stores. There are different grades of "shade" available, depending on the intensity of the sun you are attempting to partially block out.
- 5. Mulch.** When it comes to retaining fertility and moisture in your soil, mulch is on your side. Mulch can attract slugs and other gastropods, but it also protects the soil from UV light, as well as the heat of the sun and compaction, while helping the soil to retain nutrients and moisture.
- 6. Use water catchments to save rainwater.** Even if you use mulch, shade cloth and/or plant heat resistant crops at some point you'll probably have to water. So to save money and other valuable resources, use a water catchment to collect water when it rains. This will give you a free water reserve to use in the gardens during dry periods.



Source: <http://gentleworld.org/gardening-tips-for-summer/>

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

Current Market Statistics >>>

Bustling Home Sales in Durham

DURHAM REGION, July 7, 2015 - Durham Region Association of REALTORS® (DRAR) President Sandra O'Donohue reported 1,468 residential transactions in June 2015. This represents an increase of 24.9% compared to the same period last year. "Comparatively speaking, there was a significantly smaller increase in the number of listings that entered the market compared to June of last year," stated O'Donohue. There were 1,796 new listings in June 2015 compared to 1,651 June 2014; an 8.8% increase.

The increase in sales activity also had an effect on the sale prices throughout Durham. "We are still seeing average prices rise to record highs", added O'Donohue. The average selling price of a home in Durham reached \$452,412 in June 2015. In comparison, the average selling price was \$395,548 during the same period last year. "The year-over-year price increase of 14.4% represents the willingness of buyers around the region," explained O'Donohue.

An increase in sales and prices also means that homes are selling faster than they were last year. Homes in Durham are selling in an average of 16 days, compared to 20 days last year. "This market is bustling with sales activity which encourages competition between buyers", explained O'Donohue. "The low interest rates ensure affordability and as long as these factors persist, we expect the current market trend to continue".

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	1,796	1,303	101%	16
Ajax	324	141	101%	11
Brock	42	108	97%	61
Clarington	294	230	99%	15
Oshawa	434	243	101%	13
Pickering	235	154	101%	14
Scugog	81	133	98%	63
Uxbridge	61	110	98%	27
Whitby	325	184	101%	14

Community Events in Durham

Durham Divas Bike Night

When: July 22, 2015 6:30pm to 8:30pm
Where: Pete's Big Bite,
817 Dundas Street West, Whitby

Their Opportunity 2015 Annual Beach Volleyball Tournament

When: July 24, 2015 12:00pm to 7:00pm
Where: Devils Den Golf and Volleyball Centre
745 Winchester Road West, Brooklin

Durham 1/4 Marathon

When: July 25, 2015 to 8:00am to 11:30am
Where: Oshawa City Hall

Taste of Durham INTERNATIONAL FOOD FESTIVAL & Business Expo 2015

When: August 14-16, 2015 11:00am to 8:00pm
Where: Oshawa Memorial Park, Oshawa, ON

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

Terminology Tips

Bridge Loan

This is a short-term loan offered by some lenders that helps a buyer bridge the financial gap between the closing date on the purchase of a new home and the closing date on the firm sale of the current home. Bridge loans can prove valuable when dealing with two different closing dates, or when a buyer wants to take possession of their new home early to do some renovations while still living in their existing home.



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



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Direct: 289.690.4750
Office: 905.723.5944

Aaron Johnson

905 -213- 0283

aaronjohnson@dominionlending.ca

Mortgage Broker License #-M12001422



GDCubias

BARRISTER, SOLICITOR & NOTARY

905.666.8166

Real Estate, Wills & Estates, Civil Litigation,
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Graciela Cubias