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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

Your Home's Fall Check List

It's time to prepare your home to withstand winter's frosty bite.

Fall is the perfect time to take care of the little things that can make a big difference for you and your home. Most of the tasks listed below are well with-in the average person's ability. But even if you choose to have a professional handle them, it's worth the expense. You'll save money -- and maybe even your life.



- ◆ **Get your mind in the gutters.** Inspect and clean gutters and downspouts.
- ◆ **Button up your overcoat.** Seal gaps and cracks around windows and doors with weather-stripping and caulk.
- ◆ **Get on top of roof problems.** Inspect your roof for damaged or curled shingles, corroded flashing, or leaky vents.
- ◆ **Walk the walks (and drives).** Take steps to repair damaged sidewalks, driveways, and steps.
- ◆ **Chill out.** Drain and winterize outdoor faucets and irrigation systems.
- ◆ **Freshen your filter.** Clean or replace dirty furnace filters.
- ◆ **Give your furnace a physical.** Have a professional inspect your heating system.
- ◆ **Gather round the hearth.** Check fireplaces for soot or creosote build-up. Better yet, schedule a visit from a reputable chimney sweep.
- ◆ **Keep the humidifier humming.** Clean the plates or pads to ensure efficient operation.
- ◆ **Head-off gas problems.** If you have a gas-fired room heater, have it inspected by a pro. Also, perform any routine maintenance recommended by the maker.
- ◆ **Keep the wood fires burning brightly.** Wood stoves are making a comeback. To avoid a deadly situation, be sure to inspect yours before firing it up.
- ◆ **Keep your family safe at home.** A home safety check should be an annual ritual in every household. Test smoke and CO monitors, inspect (or install) fire extinguishers, review fire escape plans, and rid your home of old newspapers and other fire hazards.

Source: <http://www.bhg.com/home-improvement/maintenance/weatherizing/your-homes-fall-checklist/>

Current Market Statistics >>>

Housing Market Remains Hot

DURHAM REGION, September 4, 2015 - Durham Region Association of REALTORS® (DRAR) President Sandra O'Donohue reported 984 residential transactions in August 2015. This represents an increase of 7.1 per cent compared to the same period last year. "On top of more sales, we have also seen more listings enter the market," added O'Donohue. The number of new listings in August 2015 was 1,328 compared to 1,209 in August 2014. In Durham Region, Link homes had the highest sales growth; a 54 per cent increase in the number of sales compared to the same period last year.

"The market trend for 2015 has been rising home prices. Month-to-month, we are still seeing prices swell in comparison to last year's market," explained O'Donohue. The average price for resale homes in the Durham Region for the month of August was \$446,311, up 14 per cent from \$388,690 in August 2014. Link homes are also leading with the highest price growth of all major home types in the Durham Region.

"Buyers remain eager to purchase homes in Durham while still keeping affordability in mind, " commented O'Donohue. "We have begun to see more listings enter the market in comparison to last year, which gives buyers more inventory to choose from, however, the market is still very much a seller's market and we expect that trend to continue later into the year".

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

Summary of Existing Home Transactions in Durham Region

	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	1,328	1,223	101%	18
Ajax	228	129	102%	13
Brock	27	97	97%	53
Clarington	213	206	100%	18
Oshawa	345	252	100%	15
Pickering	179	151	102%	18
Scugog	40	109	98%	36
Uxbridge	39	103	99%	36
Whitby	257	176	101%	17

Community Events in Durham

35th Annual Oshawa Terry Fox Run/Walk/Wheel/Ride

When: September 20, 2015 from 8:00am to 1:00pm

Where: Storie Park, Mill Street, 101 Mill Street, Oshawa, ON

Humane Society - 12th Annual Golf Tournament

When: September 23, 2015 from 12:30pm to 7:30pm

Where: Kedron Dells Golf Course

Doors Open Oshawa

When: September 26, 2015 10:00am to 4:00pm

Where: Sites throughout Oshawa

100 Youth Who Care Durham Region : 1st Meeting

When: September 30, 2015 from 6:00pm to 8:00pm

Where: YMCA, 99 Mary Street North, Oshawa

Sky Zone Trampoline Park Grand Opening Celebration

When: September 26, 2015 from 12:00pm to 10:30pm

Where: Sky Zone Trampoline Park, 240 South Blair Street, Unit 2 Whitby, ON, L1N 0G3

Terminology Tips

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.

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.

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



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