



## in this issue >>>

- Keep Cool
- Market Stats
- Community Events
- Terminology Tips



## Lauren Gosse

Full-Time Sales Representative

Direct: 289.690.4750

Office: 905.723.5944

**KELLER WILLIAMS**  
**ENERGY**

Member of Keller Real Estate

[www.LaurenGosse.com](http://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*

## Brilliant Ways To Keep Your Home Cool Without Air Conditioning

1. Keep your blinds closed. As simple as this tip may seem, up to 30 percent of unwanted heat comes from your windows, and utilizing shades, curtains and the like can save you up to 7 percent on your bills and lower indoor temperatures by up to 20 degrees.
2. Be smart about your doors. Closing off rooms will prevent the cool air from permeating these areas during the hottest part of the day.
3. Use a fan instead of turning on the AC. Fill a mixing bowl with ice and position it at an angle in front of a large fan, so that the air whips off the ice at an extra-chilled, extra-misty temperature.
4. Swap your sheets. Not only does seasonally switching up your bedding freshen up a room, it's a great way to keep cool. While textiles like flannel sheets and fleece blankets are fantastic for insulation, cotton is a smarter move this time of year as it breathes easier and stays cooler.
5. Focus on the temperature in your body, not the house. From sipping tasty iced drinks to applying a cold cloth to strong-pulsed areas like your neck and wrists, cooling yourself from the inside out is not a bad idea.
6. Turn on your bathroom fans. ...or the exhaust fan in your kitchen, for that matter. Both of these pull the hot air that rises after you cook or take a steamy shower out of your home.
7. Let the night air in. During the summer months, temperatures may drop during the night. If this is the case where you live, make the most of these refreshing hours by cracking the windows before you go to bed.
8. Start grilling. It's obvious, but we're going to say it anyway: Using your oven or stove in the summer will make your house hotter. If it already feels like 100+ degrees in your home, the last thing you want to do is turn on a 400-degree oven. Besides, who doesn't want to get more mileage out of their outdoor furniture and seasonal accessories?



Source: <http://www.huffingtonpost.com>

[www.LaurenGosse.com](http://www.LaurenGosse.com)

## Current Market Statistics >>>

### SELLER'S MARKET CONTINUES IN DURHAM REGION

DURHAM REGION, July 8, 2016 - Durham Region Association of REALTORS® (DRAR) President Sandra O'Donohue reported 1,471 residential transactions in June 2016. A slight increase compared to the same period last year. "Demand continues to exceed supply," stated O'Donohue. In contrast, there were 1,755 new listings in June 2016 compared to 1,796 June 2015; a 2.3% decrease.

"Inventory of available homes for sale has continued to increase buyer demand in Durham Region," added O'Donohue. The average selling price in Durham reached \$542,314 last month. In comparison, the average selling price was \$452,412 during the same period last year, which is a 15.8% increase.

The overall number of available homes for sale and increasing prices are causing homes to sell in an average of 11 days compared to 16 days last year. "Durham Region has continued to see strong competition," explained O'Donohue. "This is an indication of consumer demand and, as a result, homes continue to sell quickly."

The GO Transit's Lakeshore East extension into Clarington demonstrates much needed attention to the transportation infrastructure in Durham Region. "With ease of use directly impacting commuters, the extension will greatly improve the value of homes and increase demand of properties in our neighbourhoods," added O'Donohue. "It is inevitable that this will impact real estate and drive growth in Durham Region."

To view the full Market Watch Report, visit [www.LaurenGosse.com](http://www.LaurenGosse.com)

### Summary of Existing Home Transactions in Durham Region

	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	1,755	853	104%	11
Ajax	316	114	106%	9
Brock	43	65	98%	36
Clarington	269	156	103%	12
Oshawa	472	169	106%	9
Pickering	228	110	104%	11
Scugog	49	57	100%	20
Uxbridge	69	77	99%	29
Whitby	309	105	106%	10

## Community Events in Durham

### 100 Women Who Care Oshawa

When: July 11, 2016 from 7:30 PM - 8:30 PM  
Kedron Dells Golf Club, 2400 Ritson Road North, Oshawa

### Wave Summer Music

When: July 16, 2016 7:00-9:00  
Where: Station Gallery, 1450 Henry St., Whitby  
5k Foam Fest

When: Saturday, 16 July 2016 12:00 PM  
Dagmar Ski Resort, 1220 Lakeridge Rd, Uxbridge

### Durham Quarter Marathon

When: July 23, 2016 from 8:00am to 11:00am  
Where: Oshawa City Hall, 50 Centre Street South, 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

**Down payment:** The portion of the home price that is not financed by the mortgage loan. The buyer must pay the down payment from his/her own funds or other eligible sources before securing a mortgage.



**Property insurance:** Insurance that you buy for the building(s) on the land you own. This insurance should be high enough to pay for the building to be re-built if it is destroyed by fire or other hazards listed in the policy.

For more information on the process of buying or selling a home, contact Lauren at 905-723-5944  
[info@laurengosse.com](mailto:info@laurengosse.com)



**Lauren Gosse**  
Full-Time Sales Representative

Direct: 289.690.4750  
Office: 905.723.5944

### Aaron Johnson

905 -213- 0283

[aaronjohnson@dominionlending.ca](mailto:aaronjohnson@dominionlending.ca)

Mortgage Broker License #-M12001422



Graciela Cubias

[www.LaurenGosse.com](http://www.LaurenGosse.com)