



You have *great* Real Estate.
Shouldn't you have
a *great* Real Estate sales rep?

JoAnne Gludish's Market Watch



OCTOBER 2014 SALES & AVERAGE PRICE UP YEAR-OVER-YEAR

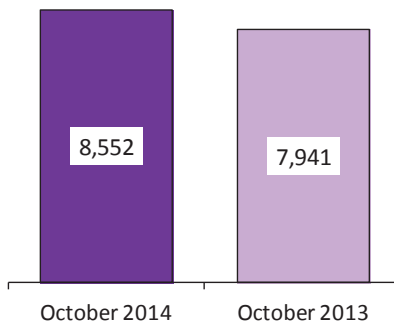
November 5, 2014 -- Toronto Real Estate Board President Paul Etherington announced that Greater Toronto Area REALTORS® reported 8,552 sales through the TorontoMLS system in October 2014. This result represented an increase of 7.7 per cent compared to October 2013. New listings were also up on a year-over-year basis, but by a lesser 3.4 per cent.

"Strong growth in sales was evident across all major home types during the first full month of fall. This suggests that there are a lot of households across the Greater Toronto Area who remain upbeat about the benefits of home ownership over the long term, whether we're talking about first-time buyers or existing home owners looking to change their housing situation," said Mr. Etherington.

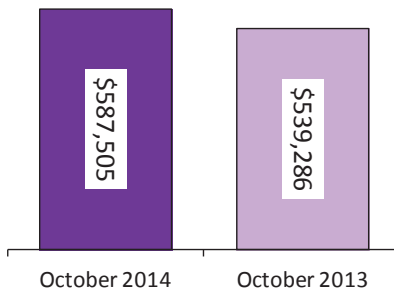
The average selling price for October 2014 transactions was \$587,505 – up 8.9 per cent compared to the average of \$539,286 reported for October 2013. The MLS® HPI composite benchmark price was up by 8.3 per cent over the same period. Low-rise home types, including singles, semis and town houses, continued to be the driver of year-over-year growth in the average price and the MLS® HPI composite benchmark.

"While sales growth has tracked strongly so far this fall, many would-be home buyers have continued to have difficulties finding a home due to the constrained supply of listings in some parts of the Greater Toronto Area, particularly where low-rise home types are concerned. The resulting sellers' market conditions are forecast to drive strong price growth through the remainder of 2014 and indeed into 2015 as well," said Jason Mercer, TREB's Director of Market Analysis.

TorontoMLS Sales Activity^{1,7}



TorontoMLS Average Price^{1,7}



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TESTIMONIALS

"Thank you for the great work you did in marketing and selling the property, you can always count on us for future referrals."

"In the sea of uncertainty that the real estate market can be at times, JoAnne was our guiding light."

"JoAnne's experience, determination, generosity and creativity exceeded our expectations and helped to close the deal."

FOR SALE



102 EDENBRIDGE DRIVE

Magnificently Reno'd 4Bdrm Home With Park-Like Setting In Coveted Edenbridge/Humber Valley! Lrge Principal Rms, Elegant Lr/Dr, Fine Details! Walk-Outs From Every Level! Gourmet Kitchen Combines W/Family Rm! Entertainer's Dream On Lower W/Games & Rec Rm!

FOR SALE



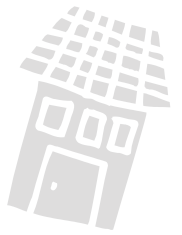
43 WILGAR ROAD

Wonderful Offering In The Kingsway Awaits Your Personal Touch! Desirable 2 Storey, 3 Bdrm Centre Hall Plan With Lrge Family Rm Addition! Elegant Lr Has Fireplace & Walk-Out! Separate Formal Dining Rm! Steps To Subway, All Amenities & Coveted School District!



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HOT OPTIONS: TIPS FOR CHOOSING THE RIGHT FIREPLACE



Whether it's coming inside after hitting the slopes, playing ice-hockey, or walking the dog on a brisk night: there's nothing better than curling up to a nice, warm fire. A fireplace will keep you cozy on cold winter nights, but it should also be safe and energy efficient. If you're looking to add a new fireplace to your home or upgrade an existing one this season, make sure you know all the options available.

Wood-burning

Wood-burning fireplaces are great for those who love the majesty of an open fire, the smell of burning wood, and the sound of crackling logs. However, you may not know that older wood-burning fireplaces are not very energy efficient and can actually pollute the environment. The good news is that there are newer, safer, and more advanced wood-burning fireplaces available. Look for models that are certified by the U.S. Environmental Protection Agency (EPA)*, as they emit 90% less smoke than traditional wood-burning fireplaces and

distribute heat better in your home.

Electric

Electric fireplaces are the perfect way to set the mood, and temperature, at the flick of a switch. They are safe, convenient, low-maintenance, and cost little to install. Although electric fireplaces probably won't add to the value of your home like other types might, they are great for small spaces and don't require a chimney or outdoor venting. Most models also come with the option of having the decorative fire turned on while the heating element is off: a great feature if all you're looking for is a little ambiance.

Gas

Gas fireplaces are popular options because they are clean burning, efficient, and don't even require a chimney. Although they may not offer the same flame sensation as real wood-burning fireplaces, gas is more energy efficient and you won't need to worry about cleaning up

woodchips or ashes. They also distribute heat better and provide a constant supply of fuel, even if the power fails. Look for models that have an Annual Fuel Utilization Efficiency (AFUE) rating; the higher the rating, the higher the efficiency.

Other Options

If you already own a fairly old or outdated fireplace, there are still options available. Electric and gas models, for example, are easy to upgrade or replace entirely if you're looking to make your fireplace more energy efficient. Similarly, you can purchase inserts for traditional wood-burning fireplaces that cause less harm to the environment and improve heating efficiency. And if you want to experience an open fire a little closer to nature, consider buying an outdoor fireplace. Outdoor fireplaces come in many shapes and sizes; just make sure to check your local municipality's by-laws for safety regulations.

*Note: The standards set by the U.S. Environmental Protection Agency are also applicable in Canada.



Let's begin...

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