



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



JoAnne Gludish's Market Watch

SALES AND AVERAGE PRICE UP IN AUGUST

September 4, 2015 -- Toronto Real Estate Board President Mark McLean announced that Greater Toronto Area REALTORS® reported 7,998 residential transactions through the TREB MLS® System in August 2015. This result represented a 5.7 per cent increase compared to 7,568 sales reported in August 2014. On a GTA-wide basis, sales were up for all major home types.

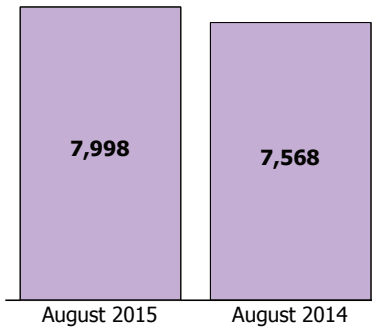
The annual growth rate in new listings was greater than the annual growth rate in sales, but active listings at the end of August were still down compared to last year. This suggests that sellers' market conditions remained in place, especially where low-rise home types like singles, semis and townhouses were concerned.

"Buyers in the GTA remain confident in their ability to purchase and pay for a home over the long term. They see ownership housing as a quality investment that has historically produced positive returns while at the same time providing owners with a place to live in their chosen community," said Mr. McLean.

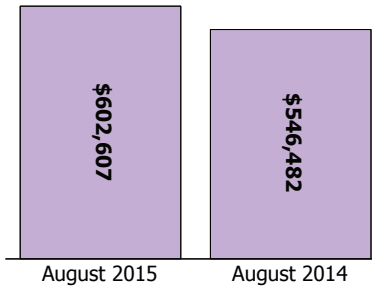
Both the MLS® Home Price Index (HPI) Composite Benchmark and the average selling price for all home types combined were up substantially in August compared to the same period in 2014, with both increasing by approximately 10 per cent year-over-year.

"A record year for home sales continued to unfold in August as competition between buyers exerted upward pressure on selling prices. It was encouraging to see annual growth in new listings outstrip annual growth in sales, but we will need to see this for a number of months before market conditions become more balanced," said Jason Mercer, TREB's Director of Market Analysis.

TorontoMLS Sales Activity



TorontoMLS Average Price



JOANNE GLUDISH

SALES REPRESENTATIVE

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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



26 SPRINGBROOK GARDENS

4 Bdrm Custom Build W/Exquisite Details & Upgrades! Open Concept Main Flr! Combined Living/Dining Rm W/Gas FP! Gourmet Kitchen W/High End Appls & Walk-Out! Ground Flr Laundry Rm W/Side Exit! Finished LL W/Walk-Up & 4Pc Bath! Rare Elevator Rough-in! Dbl Garage!

FOR SALE



1549 CREDITON PARKWAY

Renovated 3+1 Bdrm Ranch Bungalow On A Child-Safe Court! Open Concept Main Flr W/ Gourmet Kitchen, Master W/Spa-Like Bath & W/O To Deck! Finished Bsmt W/4th Bdrm, Den, Exercise Rm & Storage! Large Property W/ Inground Pool & Hot Tub!



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GARDEN CLEAN UP FOR WINTER

Start your garden cleanup to get it winter-ready and you'll be doing less work come spring, as well as doing your part for the environment. Here are a few tips for getting your garden cleanup into gear.

Mulch and Compost

The most environmentally-friendly way of dealing with fallen leaves is to mulch and then, if desired, to compost them. Using your lawnmower's mulcher not only saves you from raking and bagging, but provides free mulch and compost for your garden.

Once mulched, spread a layer at least 16 cm deep on top of your vegetable garden, flower beds, and even your lawn. The worms will mix it in! Mulching will help the soil retain moisture, protect it from heat, cold and wind, and also inhibit the growth of weeds.

Deposit any remaining leaf mulch into your compost bin. Making compost from your leaf mulch is a longer, more complicated endeavour. It requires the addition of organic material such as kitchen waste, which then needs to be mixed, watered and turned over in order for the material to decompose over time. The result is a nutrient-rich humus that will feed a thriving garden.

Eco-friendly cleanup

Start from the top by removing dead limbs from trees before heavy winter snow weakens them, causing further damage to your property. Prune hedges and overgrown bushes and cut back anything that touches your house walls.

Clear your vegetable garden by digging out old plants and shriveled vines. Add them to your compost and till the plot well. Top with several

inches of compost and cover with mulch. In your flower garden, discard spent annuals and pooped-out perennials. You can save the seeds of annuals in an envelope and store in a cool, dark place to plant in the spring.

For the Birds

There's no need to cut back on everything in your garden, making it look severe and barren. Many plants look great until a serious frost, and it's good to leave some stalks and vegetation for the birds. Clean out birdhouses and scrub birdbaths with baking soda and cleaning vinegar. Vinegar is safer than bleach and any residue will not harm birds or surrounding grass or plants.

A simple fall cleanup will protect your garden during winter, and give your little pocket of nature a head start in spring!



Let's begin...

JoAnne Gludish



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