



**Judy Dempsey**  
Sales Representative

# Real Estate Matters

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## Keller Williams Energy RED Day 2011

**RED Day (Renew, Energize and Donate)** is an initiative dedicated to celebrating Keller Williams Realty's year-round commitment to improving our local communities. Each year, on the second Thursday in May, tens of thousands of associates from across Canada and the United States participate in a wide range of projects, devoting their time to renewing and energizing aspects of the neighborhoods in which they serve.

Last year over 100 Keller Williams Energy agents, staff, family and friends lent a hand in support of Cornerstone Community Association. They helped to spruce up the building on Simcoe Street by painting, landscaping, and donating many of the things that Cornerstone needs on a daily basis. A picture is worth a thousand words...



This coming May 12<sup>th</sup>, we will be lending our support to a local organization called **Feed the Need in Durham**.



### Feed the Need in Durham

is a non-profit, charitable organization that is fighting to end hunger right here in Durham Region. Thousands of local people rely on food banks and soup kitchens to get the food necessary to sustain life. Feed the Need in Durham serves the majority of these people through our member agencies located in neighbourhoods across the Region. We believe that the right to food is the right to life. If you would like to join us on Red day either to volunteer or make a donation, contact me 905-430-2320.

**Give Where You Live**

## Market Watch for March 2011

Greater Toronto REALTORS® reported 9,262 transactions through the TorontoMLS® system in March 2011, representing the second best March result on record. The number of transactions was 11 per cent lower than the record result reported in March 2010.

The average selling price for March 2011 was up five percent year-over-year to \$456,147. Market conditions were tighter in March compared to last year. With more competition between buyers, we have seen a strong but sustainable rate of price growth," said Jason Mercer, TREB's Manager of Market Analysis.

March Market Stats			
	March 2010	March 2011	% of Change
Sales	10,430	9,262	(-11%)
New Listing	18,914	15,313	(-19%)
Active Listings*	18,684	16,616	(-11%)
Days on Market	20	23	(15%)

\* All figures for single-family dwellings.

TERM	BANK RATE
1 YEAR	3.5%
2 YEAR	3.75%
3 YEAR	4.35%
4 YEAR	5.14%
5 YEAR	5.44%
Prime	3.00%
Variable	2.85%

\*\*\*Certain conditions may apply and rates are subject to change without notice\*\*\*

For more information go to [www.torontorealestateboard.com](http://www.torontorealestateboard.com)

### *Your complimentary Current Market Analysis*

As my valued clients I am always happy to provide you with a yearly comparable market analysis of your property. So please do not hesitate to call. I will be happy to assess the current market value of your home and talk about any Real Estate queries you may have. It's always a pleasure!

Contact me @ 905.430.2320 or [judydempsey@rogers.com](mailto:judydempsey@rogers.com)

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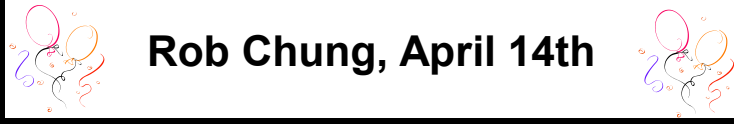
## Featured Listing



**Oshawa** – Detached 2 Storey 4 bedroom home. Finished from top to bottom. Vaulted ceilings in family room. Dream basement with pot lights and wet bar. Beautifully landscaped with large deck for entertaining. Double garage & double driveway.

For information on this and many other listings visit  
[www.JudyDempseyHomes.com](http://www.JudyDempseyHomes.com) or  
 call Judy at 905-430-2320

## Celebrating their Birthday this month ....



**Rob Chung, April 14th**

## This Month's Testimonial

I can not thank you enough for everything that you have done for me. You have done such an amazing job. From how organized and on the ball you were I knew you were going to be top notch. That's why I didn't need to interview any other agent. You not only met my expectations you exceeded them. You were always available for me, whether it be phone calls or going to see many, many houses. I can't tell you what it meant to me to know that you believed in the value of my home and truly went to bat for me. In not the best time of the year to be listing a house I believe I did very well thanks to you. As for the buying of my new home well you know how that went. Seeing more than 100 houses I am sure you felt like "is she every going to buy a house?" So for me to be away and you to keep working hard to find me something; that hard work paid off for both of us. I again thank you from the bottom of my heart. You made a "stressful situation" seem not so bad. I would work with you again in an instant and I would also highly recommend you to anybody considering selling their home. All I can say is THANKS so much for a job well done. Take care **Tammy**

## House hunting goes Mobile

The Canadian real estate market is always at the forefront in adopting new technologies. Recently, the Canada Real Estate Association (CREA) issued a press release highlighting its latest home buying and selling innovation—a new Mobile App.



REALTOR.ca is the most visited real estate website in Canada, listing, on average, approximately 350,000 properties at any time. The new Mobile App brings this feature-rich website to the mobile world.

CREA had announced earlier in November the release of this App for Windows mobile phones. However, that announcement was taken lightly as the "Windows Phone" operating system just arrived in Canada a few weeks before, so unfortunately almost nobody has Windows based mobile phones.

Over 95% of smart phones in Canada are Android, iPhone or Blackberry devices. The introduction of the new REALTOR.ca Mobile App for the iPhone and Blackberry platforms shows that CREA mean business.

"This free application brings Apple iPhone users the features and functionality of the REALTOR.ca website, as well as some interesting device-specific features," said CREA president Georges Pahud. "Consumers today expect portable information and REALTORS® across Canada are happy to be providing this service."

The free REALTOR.ca App is provided at no cost to consumers by Canada's 100,000 REALTORS® and more than 100 real estate Boards and Associations.

The App provides users with the features and functionality of the REALTOR.ca website and takes advantage of Apple iPhone device features, such as using the handheld's GPS technology for the following features:

- **Properties Near Me** – get up-to-date property information, photos and driving directions
- **New Listings Near Me** – recent listings in the area you're visiting
- **Open Houses Near Me** – find open houses near your present location
- **My Agent** – Contact either your agent(s), or the listing agent for more information about a specific property
- **Property Search** – search for houses and properties across Canada, and connect with REALTORS® to view, buy or sell a property
- **Personalized settings** – set default language, unit of measure, how properties are displayed, and search radius for "Near Me" searches
- **Interactive BING mapping** – embedded to allow focus on specific neighbourhoods.
- **Scheduled Open Houses** can be added to the device's calendar.