



Judy Dempsey
Sales Representative

Real Estate Matters

Volume 2 Issue 7 July 2011



This Month's Market Watch

Greater Toronto REALTORS® reported 10,230 home sales through the TorontoMLS® system in June 2011 – up 21 per cent compared to June 2010. This number represented the third best June result on record behind 2007 and 2009. The number of transactions during the first six months of 2011 amounted to 48,189 – down by 4.5 per cent compared to the first half of 2010.

“The strong June result capped off an interesting first half of 2011,” said Toronto Real Estate Board President Richard Silver. “The pace of sales was a bit sluggish at the beginning of the year, but rebounded in May and June. Because of the positive affordability picture, home buyers remained confident in their ability to purchase and pay for a home over the long term.”

The average price for June transactions was \$476,371 – a 9.5 per cent increase over June 2010. Through the first six months of the year, the average selling price was \$467,169 – almost an eight per cent increase compared to the same period in 2010.

“While sales have been strong, we would be on track for a record number of transactions in 2011 if not for the decline in listings so far this year,” said Jason Mercer, the Toronto Real Estate Board’s Senior Manager of Market Analysis. “Tight supply

meant more competition between home buyers and an accelerating annual rate of price growth in the second quarter.”

“Home owners will likely react to the stronger price growth by listing their homes in greater numbers. A better supplied market would result in more moderate price increases,” continued Mercer.

June Market Stats

	June 2010	June 2011	% of Change
Sales	8,442	10,230	(21%)
New Listing	15,086	14,837	(-2%)
Active Listings*	23,923	18,171	(-24%)
Days on Market	27	24	(-11%)

* All figures for single-family dwellings.

Median Price

In June, the median price was \$405,000, from the \$367,750 recorded during June of 2010.

The full Market Watch Report can be found by visiting www.TorontoRealEstateBoard.com

Bathroom Splurges

The bathroom could be your only private oasis. Nothing beats soaking in the bath tub after a long, hard day. So why not splurge a bit to make it really feel like your own private spa? Here's a list of tips that'll make the bathroom your favourite get-away.

Rock the Paint

Paint is by far the easiest and quickest way to instantly transform your bathroom into a spa-like retreat without breaking the bank. To make a big splash, try bright hues like aqua or red. If you're a fan of subtlety, opt for vintage inspired colours instead, like pale pink or deep ochre. But remember to add an eggshell finish, no matter which colour strikes your fancy. It'll stand up

against moisture and make those pesky stains a breeze to clean.

Luxurious Linens

Nothing feels more rich and extravagant than the feel of a soft towel next to your skin right after you've jumped out of the shower. Add that feeling of luxury to your bathroom experience by scouring for the perfect towels. Look for the ones with longer loops since they're softer and absorb more moisture. The heavier the towel, the plusher it feels, so search for the ones over 600 grams. But more important than



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

Office: 905-430-2320
Toll: 888-430-2320
judydempsey@rogers.com



www.JudyDempseyHomes.com



Bathroom Splurges Continued...

weight is the type of fabric the towel is made from. Egyptian or Turkish cotton are your best bets since those fabrics tend to result in the softest feeling towels.

Vintage Feel

If you have a bigger budget to spend on your perfect bathroom, a clawfoot tub gives it an old school spa-like charm. Clawfoot tubs are making a huge comeback and although the ones from yesteryears tend to be heavier and the cast iron tends to get super cold in the winter, it doesn't mean you have to give up on your dream bathroom. Modern acrylic clawfoot tubs are lighter to transport and feel warmer during those brutal Canadian winters when taking a warm bath is the only solution to curing winter blues.

Metal Heads

To add consistency to the bathroom, change the faucets to match the metal on the cabinets, whether it's satin, nickel or bronze. Whatever you do, make sure they're consistent with the look you're going for in the bathroom. Stick with either modern or vintage, depending on the other accessories you've chosen: polished chrome compliments a vintage look whereas brushed nickel is great for a modern look. Consider investing in a large showerhead to enhance your morning shower experience.

Heat Things Up

Heated floors are a perfect way to feel warm and comfortable in the bathroom even if it's -30 degrees outside, so why not splurge? Marble, porcelain and ceramic are ideal for heated floors since they're great heat conductors. Although thicker floors made of stone take longer to transfer heat, they'll also retain warmth for a longer time precisely because of that thickness. Most home owners opt for an open direct system since the system shares the same heating source as your laundry and bath. Generally, if your water heater is 50 gallons or more, it can support the heated floor system and help your bathroom become your favourite room in the house.

Celebrating their Birthday this month



Vonda Michie - July 2nd
Trudy Hunter - July 4th
Milo Duval - July 18th
Terry Duval - July 19th
Jon Manol - July 20th
Matthew Carson - July 20th
Chris Dempsey - July 22nd
Gerry Dempsey - July 24th



Featured Listing



Whitby – Detached 2 Storey all brick 4 bedroom home is close to all amenities. Beautiful backyard oasis surrounded by lush perennial gardens, pond and waterfall. Inside features a renovated eat in kitchen, 4 season vinyl clad sunroom and finished basement with separate workshop, office and studio. Don't miss this!!

For information on this and many other listings visit
www.JudyDempseyHomes.com or
call Judy at 905-430-2320

Recipe of the Month

Mustard Roasted Salmon

Ingredients

- 1 1/4 pound wild salmon, skin removed, cut into 4 pieces
- 2 tablespoons whole grain mustard
- 2 tablespoons 100% pure maple syrup
- 1 clove garlic, minced
- Juice of 1/2 a lemon



Directions

Preheat oven to 400-degrees Fahrenheit. Place salmon pieces on a sheet pan lined with parchment paper. Season with salt and pepper; roast for 10 minutes.

In a small bowl, combine mustard, maple syrup, garlic and lemon juice. After the 10 minutes of cooking, brush salmon with mixture and return to the oven for 5 minutes or until salmon is just cooked through.

Nutrition Information (per serving):

Calories: 240; Total fat: 9 grams; Saturated fat: 1.5 grams; Carbohydrates: 14 grams; Cholesterol: 50 milligrams; Sodium: 125 milligrams; Protein: 25 grams
Total Time: 25 minutes-, prep 10 minutes, cooking 15 min.
Yields 4 pieces

