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Real Estate Matters

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Mistakes to Avoid When Hiring a Painting Contractor.

Having your house painted this summer can improve the appearance, help protect the wood and add resale value. However, since hiring a painter can cost several thousand dollars, it's essential to choose the right contractor. Here are some pitfalls to avoid:

- **Taking the first one who comes along.** Do some research. Ask friends and family who they used. Get some names, then check their credentials. Make sure they have insurance and proper business licenses, and can provide references in your area.
- **Ignoring the warning signs.** Pay attention to whether they call you back promptly, keep appointments on time, have a professional attitude, answer your questions clearly without losing patience, seem to have lots of work (as opposed to being desperate for projects), and make you feel confident you can trust them. If any warning bells go off, choose somebody else.
- **Accepting a vague estimate.** Be sure to get three detailed written estimates. Don't settle for a price without knowing what's included. The estimate should indicate areas to be painted, sanding, repairs, taping,

type of paint, cleanup, time involved, size of crew, etc.

- **Going with cheap paint.** Sure, you can save money, but the result won't look as good or last as long—so you'll end up investing in a new paint job much sooner.



Do some research about which paint brands and types of paint are best, and make sure your contractor uses them. See if it would be cheaper to buy the paint yourself and just have the contractor do the work.

- **Forgetting to include clean-up.** Make sure your contract includes removing tape, putting landscaping back in order, removing refuse, etc.
- **Not insisting on a warranty.** Choose a contractor who stands behind his work. Ask about follow-up. A good painter should be willing to come back a week later to do touch-ups and deal with any concerns, at no charge.

For more information this please feel free to contact me 905-430-2320 or judydempsey@rogers.com

Market Statistics for July

July Sales and Average Price Up Compared to 2010 Toronto, August 4, 2011 — Greater Toronto REALTORS® reported 7,922 transactions through the TorontoMLS® system in July 2011, representing a 23 % increase over July 2010. Total sales through the first seven months of this year amounted to 55,863 – down by 1.3 per cent compared to the same period in 2010. After adjusting for seasonal fluctuations, the July figure continued to point to an annual sales result close to 90,000 – in line with results from the previous six months.

"Strong home sales continued in July, with a substantial rebound over last summer's slow-down brought about by higher mortgage rates, new lending guidelines and misconceptions about the HST. The greatest rebound was seen in the condominium apartment segment in the City of Toronto," said Toronto Real Estate Board President Richard Silver. "If the current pace of sales holds up, we could see the second best year on record under the current TREB market area."

The average selling price in July was \$459,122 – up by almost ten per cent compared to the July 2010 average of \$418,675.

"Tight market conditions have boosted the annual rate of price growth this year. However, the listings situation is starting to improve. A better supplied market later this year and into 2012 would lead to a more sustainable rate of price growth," said Jason Mercer, TREB's Senior Manager of Market Analysis.

Sales & Average Price By Major Home Type July 2011

	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	923	2850	3773	\$ 691,175.00	\$ 528,813.00	\$ 568,532.00
Yr./Yr. % Change	12%	28%	24%	12%	10%	10%
Semi Detached	320	521	841	\$ 500,796.00	\$ 371,366.00	\$ 420,614.00
Yr./Yr. % Change	15%	22%	19%	6%	11%	8%
Townhouse	349	815	1164	\$ 402,902.00	\$ 339,373.00	\$ 358,421.00
Yr./Yr. % Change	16%	16%	16%	11%	11%	11%
Condo Apt	1452	534	1986	\$ 353,189.00	\$ 275,702.00	\$ 332,354.00
Yr./Yr. % Change	32%	23%	30%	6%	10%	8%

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This Month's Recipe

Mango and Peach Salsa



The sweet taste of mangos and peaches combine with onions and garlic in this easy salsa recipe. Try it with chips for a light snack, or add to a vegetable burrito for an unusual twist.

Ingredients:

- 2 mangos, peeled and chopped
- 2 fresh peaches, peeled and chopped
- 1 sweet onion, diced
- 1 medium tomato, diced (optional)
- 2 cloves garlic
- 2 tbsp chopped fresh cilantro
- juice of one lime
- dash salt and pepper

Preparation:

Combine all ingredients and chill. If you have a food processor, you can process all the ingredients in chunks, rather than dicing and chopping. Chill before serving.

Makes four servings of mango salsa. Nutritional information: Calories per serving: 105, Fat: 0.5 g Vitamin A 25%, Vitamin C 64%, Calcium 3%, Iron 2%

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 judy-dempsey@rogers.com

Celebrating their Birthday this month



- Sam Sebastian – Aug 8th
- Julie Page – Aug 14th
- Susan Ann Goldie – Aug 15th
- Barb Dempsey – Aug 18th
- James Hume – Aug 21st
- Patrick Fry – Aug 24th



Featured Listing



Whitby – Detached Bungalow with large mature treed 50x150ft lot and large shed with hydro perfect for the hobby person. Gazebo and garden shed, fenced with 2 decks. Beautifully Finished Basement With Bedroom, Family Room & Gas Fireplace, 3Pc. Bathroom And Kitchenette, Above Grade Windows & Separate Entrance. Quiet Mature Area. Great location.

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

This Month's Testimonial

We met Judy at an open house. Being first time home buyers we wanted to ``get a feel of what was out there`` . Judy was so good with us. She patiently waited for many months until we were ready to buy our first home. We were so in-experienced and afraid really, but Judy took us under her wing and helped us see that yes it is a big decision, but that it didn't have to be so scary and overwhelming; rather that purchasing your first home should be exciting! She was very knowledgeable and was always a phone call away to view a house. That's something that we really liked. If ever there was a house that came on the market that we wanted to see, Judy was always a phone call away to view it, and most times she would schedule the viewing within the next two hours or so. It was great!

In the beginning what my husband and I wanted in a house were two different things, but Judy was up for taking a look at very different types of houses, until we narrowed it down to what we really liked. In the end, what we ended up getting wasn't what any of us thought we wanted, but we love it and don't regret a thing!! We will definitely work with Judy again! Thanks Judy!

Kyle and Danielle Ritchie

