

# THE SOUTH RICHVALE REPORT

Hannah Johnson's Real Estate Newsletter | August 2018

## MARKET WATCH

For Detailed  
South Richvale statistics:  
[www.SouthRichvale.info](http://www.SouthRichvale.info)



Latest 6 Month Recap of Solds – Jan 1, 2018 - Jun 30, 2018

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
3 bedroom	7	1,560,571	2,438,000	12
4 bedroom	22	2,265,131	3,700,000	9
5 bedroom	6	3,230,833	4,650,000	23
6 bedroom	1	4,480,000	4,480,000	34
<b>split-level</b>				
4 bedroom	2	2,150,000	2,200,000	17
<b>bungalow</b>				
2 bedroom	1	1,820,000	1,820,000	6
3 bedroom	8	2,541,500	3,100,000	10
4 bedroom	1	3,520,000	3,520,000	50
<b>townhouses</b>				
3 bedroom	2	789,000	830,000	18
<b>Total</b>	<b>50</b>			<b>13</b>

## SALES GROWTH RETURNS TO GTA MARKET

Resale Transactions

Jun 2018

**8,082**

**+2.4%**

year  
year

Jun 2017

**7,893**

### MARKET HIGHLIGHTS

- June volume was up by 2.4% versus last year, with all key segments other than condo apartments showing increases
- Market showing signs of finally digesting the Fair Housing Plan (Apr 2017) and the OSFI stress test requirement (Jan 2018)
- Average GTA home price also increased in June by 2.0% to \$807,871 although the MLS Home Price Index was down by 4.8%
- Prices are expected to continue to increase in the back half of 2018 especially if the number of new listings remains weak

### New Listings

**-18.6%** year  
year

Jun 2018

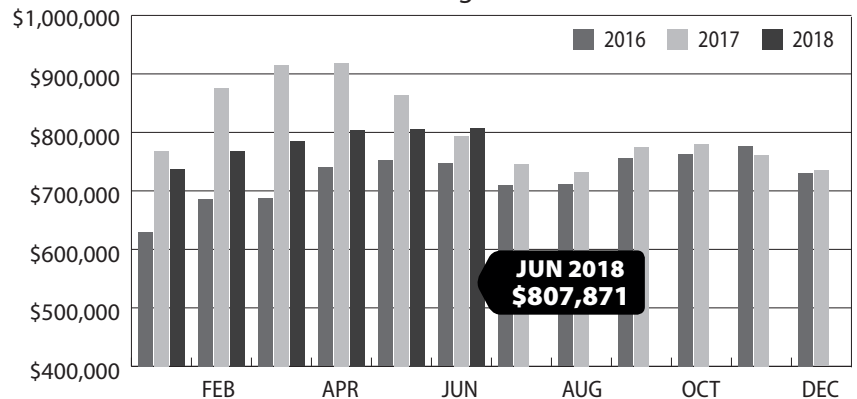
**15,922**

Jun 2017

**19,561**



### GTA Average Resale Price



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## Message from Hannah...

### What Doug Ford has said he would do about housing

Premier Doug Ford has a lot of plans for Ontario, but what has he proposed with regard to housing? Before the June election, Ford told The Globe and Mail he favoured a freer market: "I just don't like the government getting involved. I believe in the market dictating. The market, no matter whether it's the stock market or anything, it will always take care of itself – supply and demand." Ford has also said he wanted to get rid of the 15% foreign buyers' tax and build more affordable, single-family homes on underused land. The Progressive Conservative leader also claimed he would "open a big chunk" of the Greenbelt for development in order to help ease high real estate prices, but he quickly reversed course and said he would leave the Greenbelt intact.

[www.SouthRichvale.info](http://www.SouthRichvale.info) for the rest of your newsletter...

**SOLD****Sold For 117% Of List Price!**

This property was just sold for 117% of the list price! Bright and sunny 4 bedroom, 3 bathroom home. Features a beautiful foyer with hardwood furnishings. Short walk to transit and amenities!

**FOR SALE****Exclusive**

Fabulous 3 bedroom, 4 bathroom townhouse. Master bedroom features walk-in closet and 4-piece ensuite. Newly renovated kitchen means the kids won't go hungry! Backyard overlooks the beautiful Drei River. **Call me today for details!**

**FOR SALE****Newly Renovated!**

Newly renovated from the ground up. 3 bedroom, 3 bathroom + den home in a quiet hamlet. Features updated kitchen with stainless-steel appliances, guest bedroom and separate basement entrance for rental opportunities. **Asking \$789,000.**

**FORGET THE TRENDS – THESE UPGRADES STAND THE TEST OF TIME**

*If you're thinking about upgrading your home, don't just think about what you want now. Think about what a future buyer will like.*

*After all, some design trends come and go (farmhouse sinks, anyone?) while others will remain timeless. So before you start perusing Pinterest for trendy renovation ideas, opt for something that's been tried and tested time and time again. Here are some of the most universally appealing home renovations that stand the test of time.*

**Hardwood Flooring**

Cork might be cool now, but no matter the season, region, or year, hardwood flooring won't go out of style anytime soon. It goes with virtually any type of decor style and it's versatile for all kinds of living, whether you've got a house full of children and pets or you're an empty nester that likes to host. Choose a high-quality hardwood material that's easy to clean and can be refinished after years of wear.

**Marble**

Granite has been all the rage for a while, but marble has proven itself to have more lasting appeal. After all, it's the material most commonly found in Greek and Roman sculptures. You can incorporate marble into your kitchen countertop, or use it as an accent in other parts of the home such as the fireplace.

**Natural Light**

There's not much we can predict about the future, but we can be certain that homeowners will still love natural light. Any renovations that allow you to let in more sunlight will not only improve your mood and well-being, it will also add value and appeal to your home for years to come. If your renovation project involves replacing old windows, consider styles that have clean lines, minimalist shapes, and expansive glass.

**Shaker Cabinet Doors**

Shaker-style cabinets are modern and simple. These doors feature a flat surface with recessed panels, basic hardware, and minimal adornment. And here's a random fact about the origins of this minimalist style: it was developed by the United Society of Believers in Christ's Second Appearing, who were known as the Shakers.

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