



TorontoMLS® Sales and Average Price Up in June

TORONTO - July 6, 2011

“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.”

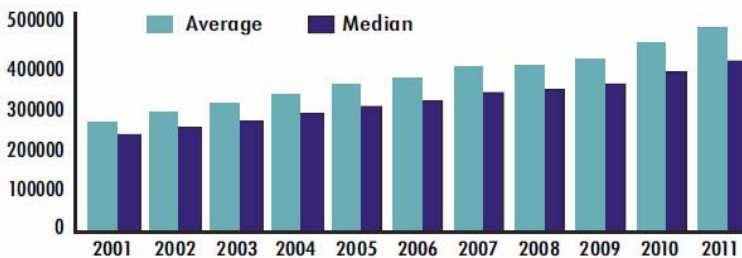
Median Price

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

Annual Average and Median Price



Lawn Care Advice To Combat Blistering Heat

David Bates of the Bates Nursery and Garden Center said he knows the effect the heat has on his nursery greenhouse- and how it affects lawns. "When it gets hot people get frustrated, period. Water is just one of those things," said Bates.



The sweltering weather can cause problems for shrubs, flowers, and grass. Bates said those who water during the heat of the day are making the biggest mistake. "Generally the best time is in the morning hours- 5 am is best," said Bates. "The water you apply

to the lawn will absorb into the ground. If you do it in the middle part of the day, a high percentage of it will evaporate away."

Bates also said watering multiple times each day can help when it's hot. Long water soaks are best because it promotes deep root growth. "Deep infrequent waterings are better to get drought resistant plants as opposed to frequent short term waterings," said Bates.

If the heat continues the way it has in June, it will be a long, hot summer. And though that can't be changed, homeowners can change the way their lawns are prepared for it. "It's a matter of understanding what you're dealing with- and having water available at the times you need it," Bates said.

Bates also added many homeowners make the mistake of cutting their grass too short. That can cause cool season grasses to die in the blistering heat. -- by Jeff Tang

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Welcome New Clients!

Here are some of the new clients who became members of our "Real Estate Family" this past month. Welcome and best wishes!

Anas & Rehab Hanafy

Charles McKenzie (referred by Tricia Miller)

We love giving recognition to our new friends and our wonderful existing clients who are kind enough to refer their friends, family and neighbors to us.

Testimonials

"Donna took the time to fully and intelligently understand my situation and requirements and was able to pick out properties that were both within my budget and the scope of what I was looking for

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Her enthusiastic approach and vibrant personality were a pleasure to deal with. When it came down to the closing, Donna took the matter very seriously and personally, allowing me to benefit from great representation. She is a pitbull.."

Bill Maniatakos

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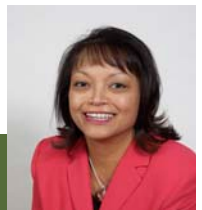
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