

The chart above shows the average resale home prices in the GTA, month by month, for the last few years. It's interesting to note that 2011 prices are higher than ever! June 2011 house prices were 9.5% higher than the prices in June 2010. For many, this is a great time to SELL! You may want to cash in the equity in your home and down-size to a smaller home; as some economists are calling for prices to drop slightly next year.

For the latest market information, and/or help selling your home, Call Derek!



Next Edition Autumn 2011 >>>

Questions or Comments?

The information in this newsletter was written, designed and created by Derek Dunphy, REALTOR® Sales Representative at Johnson Associates Real Estate Ltd., Brokerage.

Comments and questions can be sent to:
Derek@CallDerek.ca.

The Dunphy Kids

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Summer 2011

An Insight into the Georgetown Ontario Real Estate Market. Provided by Derek Dunphy, REALTOR®

CallDerek.ca
the newsletter

current topics >>>

Mortgage Rates on the Rise... But When?

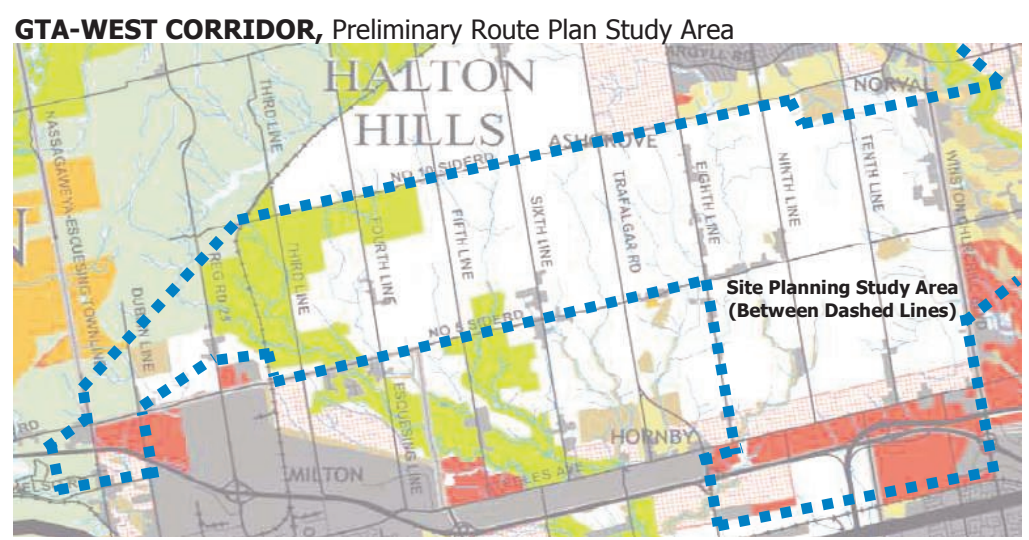
In early July, several prominent Canadian banking institutions released statements proclaiming that mortgage rates would begin to rise earlier than first anticipated, then raised rates by 15 basis points. Two weeks later the banks lowered their rate by 15 basis points.

The banks' mortgage rate is largely based on the Bank of Canada's key lending rate to financial institutions, which currently sits at 1% (up from a record low .25% a little while ago). Economists predict that rates will increase, but the question is when? The latest statement by the BoC governor Mark Carney raised concerns about international financial turbulence; keeping rates low in Canada stimulates growth, and helps to alleviate potential downward pressure on the economy.

New Highway Coming to Town?!? GTA-West Corridor Planning Underway

Many Halton Hills residents were surprised to hear that the Ontario Ministry of Transportation (MTO) is planning a new highway that will connect the north end of the City of Vaughn to the north-east corner of the Town of Milton; cutting right through the south end of our fair town.

The GTA-West Corridor was initially conceived as part of the 2006 Study Places To Grow, which lays out the province's strategy to support growth in our region to 2031 and beyond. It was not until recently however that the MTO released its GTA-West Planning and Environmental Study Assessment Area map, pictured below. Many residents within the study area were surprised at the proposed route, and are worried about the effect on their property values, and ability to improve their land. The province may request that the town limit building permits within the study area while the 5-7 year study is done. For more information check out the website: GTA-West.com



This certificate entitles the bearer to a confidential, no obligation, FREE Market Evaluation*

A home's value should be monitored regularly, just like your other investments!

A home evaluation will assess the value of your house in today's real estate market. It considers the size of your house and property, the upgrades that have been added both inside and outside, as well as comparable house sales in the neighbourhood; in conjunction with current price trends.

To redeem this certificate, call Derek Dunphy at Johnson Associates Real Estate Ltd., Brokerage

Office: (905)877-5165. Email: Derek@CallDerek.ca. Website: FreeMarketEvaluations.ca

*A home evaluation is an opinion of current market value; and should not be considered a formal appraisal. This offer is not meant to solicit any person that is currently under contract to sell their home with a real estate brokerage.

Derek Dunphy
REALTOR®
Sales Representative

247 Guelph Street
Georgetown, ON.
L7G4A8

(905)877-5165
Office Phone

Johnson Associates
REAL ESTATE LTD., BROKERAGE

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Derek Dunphy
Salesperson, REALTOR®
Johnson Associates Real Estate Ltd.
Your Community Agent

500 New Jobs at New Distribution Centre

Halton Hills council gave unanimous 100 per cent approval to a zoning amendment that would make way for a gigantic distribution centre in the heart of the 401 Corridor, at last Monday's council meeting in Halton Hills.

First Gulf is putting together a 95-acre property fronting on Steeles Ave. and Fifth Line for a American-based occupant that wants an around the clock distribution centre. The project involves putting up a 1.4 million sq. ft. (133,000 sq. m) warehouse and adding 500 to 600 employees. The facility would have a total of 188 loading docks, 650 trailer waiting spaces, 24 tractor waiting spaces and 1,334 motor vehicle parking spaces in all.



It would stir up \$25 - \$50 million in development charges (DCs) for Halton Region, The Town of Halton Hills, and both school boards (DCs are used for infrastructure upgrades like roads), hundreds of thousands of dollars in planning and building fees for permits, and \$3.5-4 million in yearly taxes.

"Let's clean the red carpets ... because it means that much to us to have this company come in and feel welcome," uttered Ward 2 Councillor Bryan Lewis, who takes care of the area. Lewis mentioned First Gulf has given him "comfort" with their answers regarding noise, building design, outdoor storage, and other residents' thoughts and worries. He asked First Gulf, who had representatives sitting in the public gallery, take back a message to its future tenant, "We are a very willing council."

family fun >>> Sudoku



The goal in Sudoku is to use all of the digits (1 through 9) only once, in each of the sections of nine spaces, as well as using all of the digits (1 through 9) only once, in each line and row of the entire puzzle...

Have fun!

3	9				2			6
	5			8	6			
2								3
	3		7					
		1		6		8		
					1		9	
4								7
			4	3			5	
8			6				3	2

House Prices Falling...

One Economist's Prediction for 2012 and Beyond



For years now, many economists have been predicting the inevitable burst of Canada's "Housing Bubble"; saying that a severe and sudden market correction is on the way. They expect interest rates to sky-rocket and home prices to come crashing down. To date that has not happened. Interest rates have staying remarkably low, and house prices have continued to climb (see rear of newsletter). On July 7th, CIBC Economist Benjamin Bal announced that he too expects house prices to fall...

Like all things, the price of real estate depends on two things: Supply and Demand. When demand is high and supply is low, prices rise. When supply is high and demand is steady, prices drop. When supply is high and demand is dropping, prices drop hard!

On July 7th, 2011 CIBC economist Benjamin Bal released a report predicting that interest rates will continue to increase over the next five years. The effect will be a rise in the mortgage payments of Canadians; and as such a person's mortgage will become a greater and greater percentage of their income, and housing will become less affordable. Those who are most susceptible to rate increases will sell their homes. Then, as rates continue to rise and more Canadians can't afford to pay, more homes will come on the market; all while home prices are dropping.

Bal predicts however that mortgage rates will rise gradually, not quickly. He also predicts that many Canadians who are vulnerable and hold variable rate mortgages, will jump to five-year fixed mortgages (stabilizing their payments). Ball also mentions that Canadians, generally speaking, do not default on their mortgages very often. According to Bal, even the riskiest group of mortgage holders (those who own less than 20% of their home and have the highest debt service ratios), have historically defaulted at a rate of much less than 1%.

All of these factors combined will cause prices to drop slowly over the next five years, not sharply, until peoples average income increases to a level that makes housing affordable once again.

ask the experts >>>

Q: When would a "Power of Attorney" be necessary?

A: If the signer is not available...

In a relation to a real estate transaction, a Power of Attorney can be used to transfer a person's authority to sign a binding document, to another trusted person who acts on their behalf, if they are not able to sign on their own. This may be done if a person is ill or traveling. Note a POA cannot be used to secure financing on a home. Please consult your REALTOR® or Lawyer to help with the paperwork, to insure it is done properly.



Great NEW Home for Sale in the Glen...

Live amongst million dollar homes in prestigious Meadows in the Glen.. Asking only \$849,000 - Save over \$150000 from the builders' prices!

This 2070sq.ft. home has many luxurious up-grades like hardwood floors, granite countertops, a glass shower enclosure, built-in stainless steel appliances, 10' ceilings, 2 fireplaces, and much more...

Situated on a HUGE 163' deep pie-shaped lot that is 72' at the front and 153' at the rear. For a private showing contact Derek Dunphy, Sales-person at 905-877-5165 or visit CallDerek.ca for a virtual tour.

Truly Spectacular Custom Built Bungalow For Sale

Looking for a really great home for your growing family? This 4100 square foot home was lovingly built with great attention to detail on 3 acres. The home boasts marble flooring, granite countertops, hardwood flooring, 10' ceilings, built-in appliances, a walk-in pantry, absolutely incredible woodworking, as so much more... Asking price is \$1,399,000. 13850 32nd Sideroad is located in the beautiful hamlet of Ballinafad, just a few minutes north of Georgetown.

For more information and a virtual tour of this home, go to the website CallDerek.ca.

