



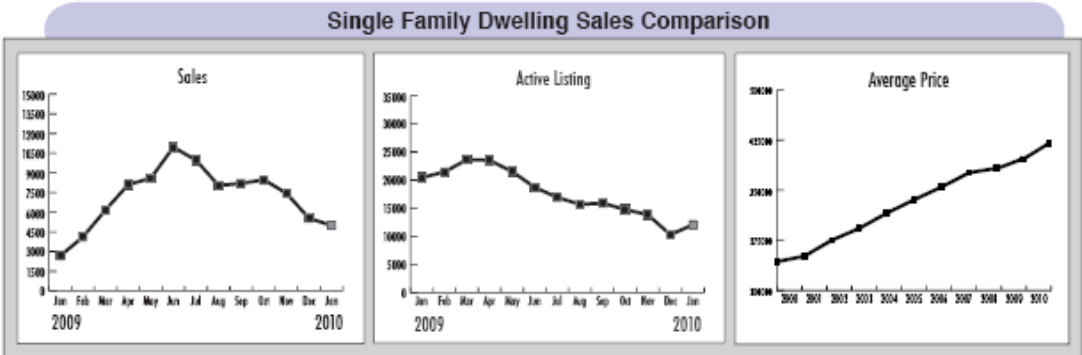
Bosko's journal

Welcome to my March Newsletter!

The real estate market continues to be very busy as we enter the Spring selling season. In this newsletter, I will share what the Canada Mortgage and Housing Corporation (CMHC) and the Toronto Real Estate Board (TREB) are predicting for the year, followed by my commentary on interest rates.

Also, while doing research for this newsletter, I discovered a map of Toronto that shows the 1966 average home price for various MLS districts. I have added the average selling price for 2009 for all of these districts so that you can see the appreciation in value over the past 43 years.

I hope you enjoy the newsletter and please call me if you have any questions about what is happening in this market.



Sincerely,

Bosko Scepanovic



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** Not Intended to Solicit Properties Currently Listed For Sale **

Breakdown
of Price
Ranges
People are
Buying In



Market Outlook for 2010

From the Canadian Mortgage and Housing Corporation:

“With improved balance between supply and demand, the average MLS price is expected to remain close to the last quarter of 2009, for most of 2010 and then rise modestly in 2011.” - Bob Duggan, Chief Economist CMHC

“Canadian housing markets will benefit from improving market conditions and low mortgage rates as well.” - Bob Duggan, Chief Economist CMHC

Housing Stats

Resale Home Sales

2009	149,081 units
2010	171,250 units
2011	175,150 units

2009	\$465,000
2010	\$486,700
2011	\$469,950

Question: Could our market crash in 2010 like the United States market did?

Answer: NO! And for the follow 3 reasons:

- 1) Canadian lending standards remain very conservative.
- 2) Financial institutions have been prudent in their lending.
- 3) Canada’s overall economic fundamentals remain healthy.

-Toronto Real Estate Board

Interest Rates:

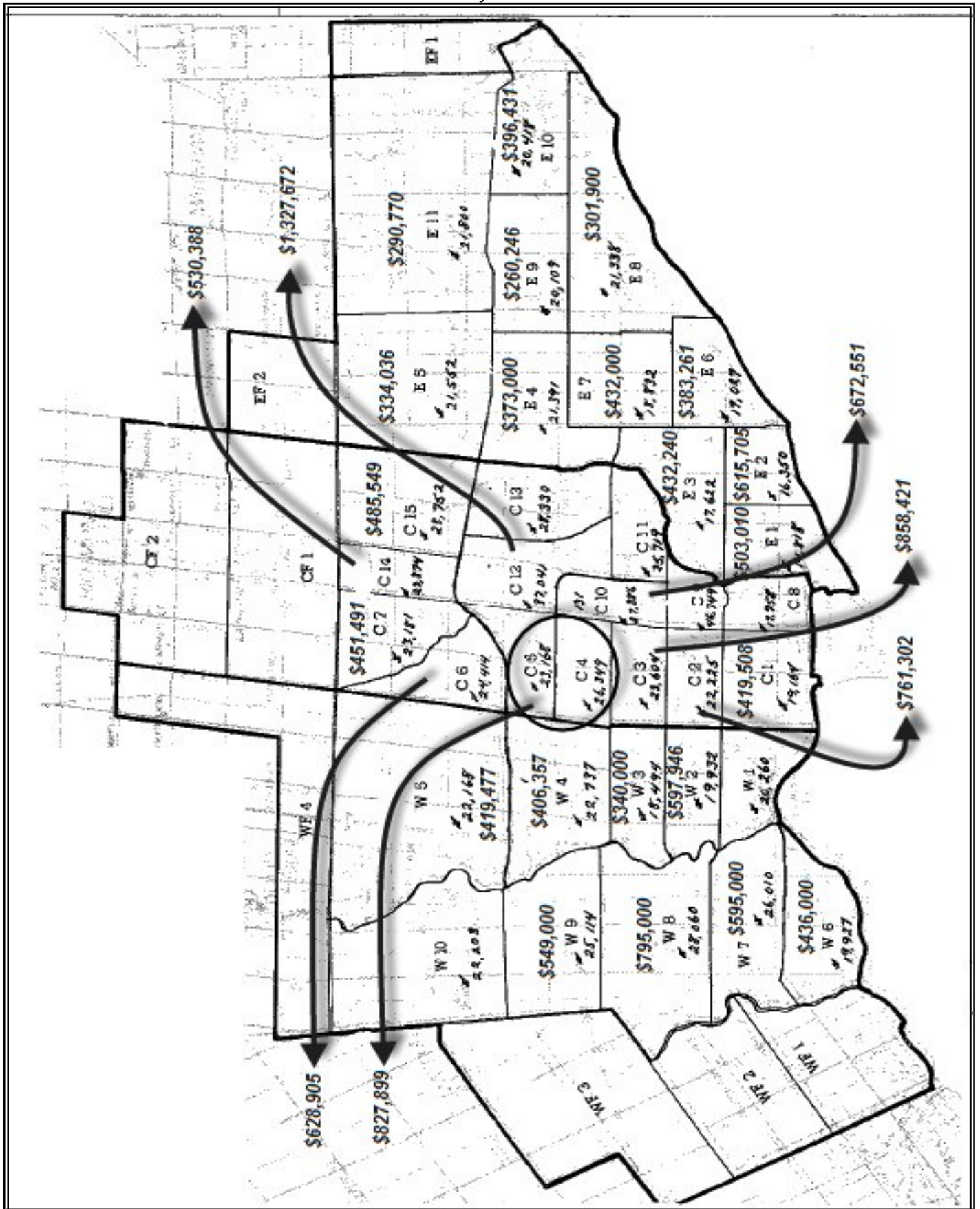
The interest rate market has been stable for the past week. We are seeing more concern about inflation which will cause rates to rise later this year. If you currently have a variable rate mortgage, you must become very clear on your strategy moving forward; i.e. staying variable or locking in to a fixed rate mortgage. The next meeting of the Bank of Canada is April 20, 2010.

1966 Price (handwritten)

VS.

2009 Price (Typed)

By District



Spring Checklist

It has been almost 3 months since you made your personal New Year's Resolutions. Why not commit to making some resolutions for your house. Below is a quick checklist of items you should be focusing on this year.

- Clean out your eaves trough gutters - This is the number one cause of leaks in your basement.
- Foundation Cracks - Walk around your house to check for any cracks in the perimeter walls.
- Lot Grading - Poor grading is when the ground slopes towards the foundation. Ensure all grading slopes away from your foundation.
- Basement - Visually inspect your foundation walls for cracking or water penetration. Look for clumps of white powder called efflorescence. Efflorescence is moisture coming through your foundation.
- Air Quality - Clean your ducts. A professional duct cleaning company will remove the debris and particles that have accumulated and provide you with better quality.
- Humidity - If your doors are sticking or you have moisture on your windows, your humidifier is set too high. The ideal range is between 35 - 40%. High humidity can lead to bacterial growth, mould, fungi and mites. If you get a shock every time you touch metal your humidifier is set too low.
- Have your furnace, fireplace or woodstove inspected every year.
- Check and change the batteries - in your smoke and carbon monoxide detectors. It is now the law to have a detector on every floor of your home.

Take the Quiz!!!

What is the team of Moses Horwitz, Louis Feinberg, and Jerome Horwitz more popularly known as?

Email me at bosko@agentbosko.com with the correct answer for a chance to win!

See An Interesting Home?

No need to wonder about the price. No need to call a high-pressure sales agent who will just make you feel obligated. My computers can send you the information quickly and easily, for any house, listed or sold, anywhere in town.

Just ask me! It's all part of my free No-Obligation Home Finder Service.

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