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TOM & DIANE MITCHELL

SALES REPRESENTATIVES

York Region Real Estate

Volume 1, Issue 11

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Buy or Sell with
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*Some conditions/restrictions apply.
Subject to availability. Available to charities

Market Watch - May 2009 Housing Sales Increases for the Second Month in a Row

For the second month in a row, the Canadian housing market has recorded an increasing number of sales in most areas around the country.

“Conditions in the resale housing market have improved markedly this Spring,” according to TREB President Maureen O’Neill. “Home purchases have increased as households have taken advantage of low interest rates and slightly lower home prices.” While April sales remained lower than last year, the housing market gained momentum on a month-over-month basis.

May 6, 2009: Greater Toronto REALTORS® reported 8,107 sales in April, down 7% from April 2008. While April sales remained lower than last year, the housing market gained momentum on a month-over-month basis. The seasonally adjusted annual rate of sales in April, at 80,900, was up 26% from March and up two-thirds compared to January’s ten-year low.

The average price for April transactions was \$385,641, down 3% from last year.

Aurora - N06

The average price is down 5% over 2008 from \$430,994 to \$408,904. The average days on market has gone up from 34 days to 45 days. Sales volume is up 20% over April of last year.

Newmarket - N07

The average price is down 3% over 2008 from \$343,239 to \$332,891. The average days on market has gone up from 34 days to 49 days. Sales volume is up 6% over April of last year.

East Gwillimbury - N15

The average price is down 12% over 2008 from \$405,938 to \$354,500. The average days on market has risen slightly from 46 days to 50 days. Sales volume is down 12% over April of last year.

Bradford/West Gwillimbury - N18

The average price is down 8% over 2008 from \$308,378 to \$284,225. The average days on market has risen marginally from 44 days to 48 days over 2008.



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Mitchell Kid's Corner

Wow, just a few more weeks and school is out. I can hardly wait. I just have to get through the exams. I'm going to be working with Jamie-Lee and Megan painting this summer. I'm looking forward to making some spending money. I love sports and this summer I'm playing ball hockey and lacrosse. Last night our ball hockey team won. My lacrosse team is struggling to win a game. Hoping we have a better game this weekend. Hockey tryouts just finished and I'm really looking forward to hockey season in September. Coach Dan already has 3 tournaments lined up for us.

It's great to have my sister Megan home from university She had a great first year. She found a really neat place to move into with four girlfriends for her second year. She's very busy with her painting business, up and out the door before 8:00 am every day. It's Megan's 19th birthday on June 1st....HAPPY BIRTHDAY!

Jamie-Lee is busy with her painting business as well. She is planning to go to Europe to do her international MBA in January. She is looking into several universities that offer semesters in different countries. Sounds like a blast to me.

I love summer and spending time at the beach. I'm hoping we can do a few days at the beach this summer.... Wasaga, Sauble, Sherkston.... I love them all. My Uncle Derek has a cottage and his beach is awesome as well. You can walk way out and still be at your waist.

If you happen to see my Nanny and Papa MacDonald wish them a happy anniversary. They are celebrating their 56th wedding anniversary on June 5th. Now that's a lot of years!

Have a great day!

Luke Mitchell

SEMINARS

First Home Seminar

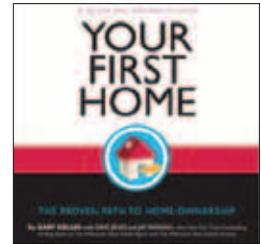
In this seminar you will learn: • When is the right time to buy? • How to come up with the down payment? • Understanding the mortgage qualification process • How to assemble your home buying team....and much more.

Date: Tuesday, June 9th

Time: 7:00pm - 9:00pm

Location: Newmarket Public Library

To Register call **905-898-6300** or email at admin@themitchellteam.com



Millionaire Real Estate Investor Seminar

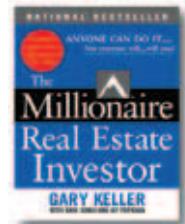
Based on the *New York Times* best seller, *The Millionaire Real Estate Investor*, **The Workshop** reveals proven and tested models to help you build a real estate investment portfolio**.

Date: Tuesday, June 23rd

Time: 7:00pm - 9:00pm

Location: Newmarket Public Library

To Register call **905-898-6300** or email at admin@themitchellteam.com



Meet the Award Winning Mitchell Team

Our highly skilled team takes customer service to new levels

Sales Team



Tom Mitchell*



Nicolette Lesperance*



Christine Burns*

Support Team



Diane Mitchell*
Office Manager



Stephanie Mulvina
Client Care Administrator



Lori Jackson
Business Administrator



Lee Palmateer*



Jennifer Mitchell*



Rita Nordine
Marketing



Chris Bower
Interior Designer



Don MacDonald
Courier

* Sales Representative

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Homeowners in line for 15% Rebate on Home Renovations

In an effort to stimulate the sagging economy, the Government of Canada recently introduced a new Tax Rebate on home renovations done in 2009. Following the recent announcement of the Home Renovation Tax Credit (HRTC), tax taxpayers can claim 15% of their home improvement bills for work done between January 27, 2009 to February 1, 2010.

The tax credit, which is available for homes or cottages owners, is effective immediately. Taxpayers can claim renovations on their 2009 tax returns on costs over \$1,000, but not exceeding \$10,000 for a total tax break of \$1,350 maximum.

Eligibility for the HRTC will be family based. A family will be allowed a single credit that may be shared within the family. If two or more families share the ownership of an eligible dwelling, each family will be eligible for their own separate credit (i.e. each up to \$1,350) that will be calculated on their respective eligible expenditures.

If you own a home and a cottage, eligible expenditures incurred for both properties will normally qualify for the HRTC. However the maximum amount you can claim in respect of the HRTC is \$10,000 per family.

The list of eligible expenses for the tax credit includes:

- renovating kitchens, bathrooms or basements
- new carpeting or flooring

For more information about the HRTC program please visit:

<http://www.cra-arc.gc.ca/gncy/bdgt/2009/fqhmrnvtm-eng.html>

- building additions, decks, or retaining walls
- installing furnaces or water heaters
- interior and exterior painting
- driveway resurfacing

Home furniture, appliances, tools, home cleaning and routine maintenance are excluded.

The home renovation program would appear to involve considerably less red tape than some existing initiatives that encourage investment in the home. Programs that involve rebates for investment in the energy efficiency of a house, for example, require a government auditor to approve the changes made to a home to ensure energy efficiencies have been realized.

The HRTC, however, requires homeowners to apply for the tax credit directly on their income-tax returns. The only demand is that the taxpayer save the appropriate receipts in case of a future audit by Revenue Canada.

Also on the home front, the government will put an extra \$300 million over two years into energy retrofits, raise the amount first-time homebuyers can borrow from their RRSPs to \$25,000, and provide up to \$750 in tax relief to help with their purchases.

The federal government said the incentive will provide about \$3 billion in tax relief to some 4.6 million families.

Mitchell Team Market Watch

Aurora - N06		
	2008	2009
Sales	80	101
Listings	198	160
Average Price	\$468,544	\$408,147
% of Asking	98%	97%
Avg Days on Market	26	38
East Gwillimbury - N15		
Sales	26	23
Listings	55	37
Average Price	\$454,069	\$414,848
% of Asking	98%	96%
Avg Days on Market	32	38
Newmarket - N07		
Sales	124	132
Listings	262	188
Average Price	\$340,019	\$327,783
% of Asking	98%	97%
Avg Days on Market	29	49
West Gwillimbury - N18		
Sales	46	39
Listings	90	58
Average Price	\$291,352	\$306,733
% of Asking	98%	97%
Avg Days on Market	34	44

YTD April 30, 2009

Student Works Painting

Hi my name is Megan Mitchell I am currently enrolled at McMaster University in the business program. I am running a Franchise with Student Works Painting. I am offering professional painting services at unbeatable prices.

*-Interior and exterior
-Both residential and commercial
-3 Yr Guarantee!*

Make sure you take advantage of the one year only 15% tax credit available on painting services.

To contact me:

E-mail: meganatstudentworks@hotmail.com or Cell: 289-338-5198

Our Service Will Move You!



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SALES REPRESENTATIVES

Additional Photos Online www.TheMitchellTeam.com



Premium Pie Lot...

Exec home in prestigious Glenway Estates. Majestic foyer w/granite flrg & hdwd flrg t/out. 3 f/p's, Gorgeous eat-in kit boasts granite counters, crown mldng + w/o to deck. Mbr w/5pc ens., prof fin w/o bsmt offers rec/games rm & kit (perfect for in-law suite or nanny's quarters).

\$529,900

ID#5421



King City Bungalow...

Fabulous 3 bedroom bungalow w/south facing lot. Large eat-in family kit, perfect for entertaining. Prof. finished basement, with 3-piece bath and potential laundry/kitchen area. Minutes from GO, close to schools, parks. Please call Christine Burns, 416-795-4527 for more info or to view.

\$476,900

ID#5521



Premium Lot...

Bright & beautiful executive home on premium lot backing onto park in prestigious Glenway Estates. Just steps to schools, buses + close to shops & entertainment. Eat-in kit w/w/o to deck, f/r offers f/p, mbr w/4pc ens. Fab 2nd flr Indry. Perfect for a growing family! 10+

\$469,900

ID#5441



Executive Family Living...

Beautiful & spacious all brick home offering a family sized kitchen with lrg pantry, b/i appl's & w/o to deck. Sunken l/r w/crown mldng & bow wdwd. Formal D/r. Main flr den w/French doors. F/r w/f/p. Extravagantly finished master ensuite. Rec rm. Elegance & comfort! 10+

\$469,900

ID#5511



Prestigious Glenway Estates...

Spectacular Residence w/spacious layout, eat-in kit w/breakfast bar, b/i appl's & w/o to lrg deck. F/r w/woodburning f/p. Mbr w/5pc ens. w/sep shower & soaker tub. Updated baths, main flr pot ltg '08. Interlock '07. Prof fin bsmt w/rec rm. Fully fenced yard w/mature trees & hedges.

\$439,500

ID#5451



Tree-lined St. in Older Aurora...

Move in and enjoy this 3 bdrm bung w/w/o bsmt. Lrg private lot w/interlock patio. Crown mldg & hdwd in lr/dr. Rec rm w/w/o & F/P. Bsmt offers addn'l bdrm & office. Fabulous Aurora Location Close To Golf Club. Walk To Yonge st, Schools, Parks, Shops, Restaurants & Buses.

\$429,900

ID#5401



College Manor Beauty...

Fab detached brick residence in College Manor. Nicely landscaped, interlock walkway & private backyard. Spacious Eat-in kit w/w/o. Main flr offers sunken l/r, formal d/r, f/r with wood burning f/p. Indry rm w/garage access. Unspoiled bsmt. Family community. Mins to 404. 10++

\$389,900

ID#5501



Leslie Valley Gem...

Newer home in mature, desirable area of town. 9' dgs & hdwd on main flr. Spacious kit w/ceramics, b/i desk & w/o. f/r w/gas f/p. master offers 5pc ens w/sep shower & whirlpool tub. Part fin bsmt w/rec rm. Dbl car garage. Fully fenced yard. Just Move In!!

\$399,900

ID#5291



Pride of Ownership...

Lovingly updated this fab home offers a reno'd kit open to the f/r w/cath. ceiling & gas f/p. Spac. sunroom w/w/o to lrg deck & hot tub plus vry priv. backyard. Mbr w/newer 5pc semi ens w/sep shwr & whrpl tub. Lrg rec rm w/dry bar & elec. f/p. Steps to restaurants, schools & mall.

\$374,900

ID#5411



Beautiful Semi-Detached...

This 2 storey semi in College Manor offers strip hdwd t/out, L/r offers gas f/p, oak staircase, eat-in kit w/breakfast bar & pantry, b/i dw & w/o to lrg crvd deck & patio, fully fenced bckyrd backs onto Pickering College. 4 spac bdrms, 2nd flr Indry, mbr w/ 3pc ens. On quiet cres.

\$315,000

ID#5531



Perfect Family Home...

Beautifully updated home close to parks, schools + close to trendy downtown & fairy lake! Galley style kit. Rec room w/pot ltng. Fully fenced bckyrd backs onto open space! Mostly upgraded wdws. Mature tree lined street w/great curb appeal. No disappointments. Come & see!!

\$269,900

ID#5491



Wow! Fabulous Townhome...

Just move into this spectacular 3 lvl T.H. L/r & D/r w/hdwd. Crown mldng in D/r. Eat-in kit w/b/i appl's.. F/r w/electric f/p & w/o to patio. Mbr w/newly reno 4pc semi ens. Furnace '08. Quiet Cres. Fully fenced backyard '08. Backs Onto Park. Close to Yonge St. Love At First Sight!!

\$259,900

ID#5471


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