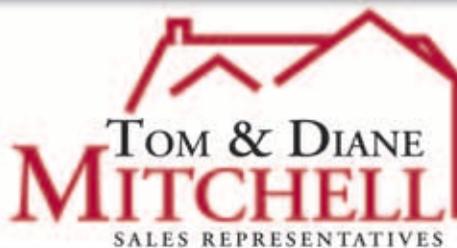


Our Service Will Move You!



York Region Real Estate

Volume 1, Issue 2

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In This Edition

Canadian Residential Real Estate Future is Solid

Mitchell Kids Corner

People Are Talking!

Buyers, Sellers & Referrals

The Mitchell Team

10 Common Decorating Mistakes

Market Watch

Homes for Sale

Buy or Sell with
Tom & Diane Mitchell
and Use this Truck for
FREE*



*Some conditions/restrictions apply. Subject to availability. Available to charities

Canadian Residential Real Estate Future is Solid

OTTAWA, Jan. 23 /CNW/Telbec/ - The Canadian housing market in 2007 set a number of MLS(R) sales records, and the re-sale housing market is expected to remain at near record sales levels in 2008, according to The Canadian Real Estate Association.

Annual residential MLS(R) sales activity totaled 520,747 units in 2007, up 7.6 per cent from 2006 levels. This was the largest annual sales growth since 2002, and the first time transactions via the MLS(R) systems of real estate boards in Canada have surpassed 500,000 units sold in one year.

"The results in 2007 show the strength and the affordability of the Canadian residential market," says CREA President Ann Bosley. "The statistics again show just how different the housing markets are in Canada and the United States. Canadian REALTORS(R) know that Canadian mortgage lenders correctly see that home prices will continue rising. We know there is still strong competition for mortgage business in Canada."

Three key economic ingredients will keep Canada's housing market on a different track from the United States. One is consumer confidence, the second is employment, and third is affordable interest rates.

The Bank of Canada cut interest rates on January 22nd because of weaker prospects for Canadian economic growth in 2008. "Those lower interest rates will also help temper the erosion in housing affordability due to additional home price increases," Bosley added. The Bank of Canada is expected to cut its trend-setting rate again in March.

CREA's Chief Economist Gregory Klump says that the Canadian housing market in 2008 will pull back from the

breakneck pace set in 2007, but this is still forecast to be the second-busiest year on record in almost all provinces, with residential unit sales reaching an estimated 512,705 units.

Average prices for MLS(R) home sales are expected to keep setting records in 2008, although prices will increase more slowly as the market becomes more balanced. In most provinces, the market will nevertheless remain historically tight - with the tightest markets being in Saskatchewan and Manitoba. Nationwide, the average residential price is forecast to increase 5.5 per cent to about \$322,700.

According to CREA's Chief Economist, a larger supply of listings will be one of the balancing influences in 2008. New listings are forecast to rise in all provinces except Alberta, where they're expected to retreat after spiking in late 2007.

"The challenge for the Canadian housing market will be the extent to which employment and consumer confidence may be affected by a slowdown in the U.S. economy," Ann Bosley adds.

"Slower job growth, not massive layoffs, are forecast for Canada in 2008," CREA's Chief Economist Gregory Klump adds. "Consumer confidence may be sideswiped by stock market volatility, and reports that chances of a U.S. economic recession will put the brakes on the Canadian economy. With slower job growth, a low unemployment rate and the absence of widespread layoffs, consumer confidence will bounce back. The domestic economy and the housing market will weather the sub-prime fallout with the help of lower interest rates".

For further information: Gregory Klump, CREA Chief Economist, (613) 237-7111, gklump@crea.ca

- CANADIAN REAL ESTATE ASSOCIATION



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Home Staging Consultation!

www.TheMitchellTeam.com or 905-898-6300

Mitchell Kid's Corner

We are off into our second month of the New Year. And only a month until March break. I am so excited. This year the break is almost three weeks. I am excited to be going on the Habitat for Humanity trip with my school and Jamie will coming home soon for reading week.

Luke's hockey team is now entering the first round of York Simcoe's playoffs. Their first game will be against the Tottenham Tornados. Luke just got over a bad cold but I know he'll play great in the upcoming games. His team in previous seasons has a fantastic record and it would be great to see them win this year. He just got back from his grade 8 grad trip to St. Donat. He said it was really fun. They went snowshoeing and skiing.

Jamie's future is starting quite nicely and its hard to believe she is only 22. She is now a general manager for York region and has recruited many eager and promising managers. One of them is my cousin Isaiah, he is in charge of Barrie. Jamie is doing very well and the company looks upon her greatly. This is a whole new area and this company has given her so many amazing opportunities to be great.

I'm going to get my needles for the trip soon. I have sent in most of my documents and its only 1 month until I'm gone. I'm going for 9 days this year and I can't wait. I have been up every night pretty late working to get the grades I need to get into school. Hopefully these late nights will pay off. It's going to be such a different experience being away from my family.

Anyways speaking of school I have a speech to write for morning meeting.

I'll write again next month.

Megan

People are Talking!

Our sincere thanks...

"Our sincere thanks to The Mitchell Team and their staff. Their confidence and dedication proved that we made the right decision when listing our home. We were happy with their support and services and would highly recommend their team to anyone who is looking at making a move. Again we thank you for everything."

—Joan & Bill Tanton

They kept us informed every step of the way...

"Selling our home was a very stressful time for us. With over a dozen appointments in the first week our home sold in twelve days. The Mitchell team were on top of things. We appreciate your dedication."

— Laura and Jerry Starcevic

...sold in a week for 98% of our asking...

"We were thoroughly impressed with the absolute professionalism and expertise of Tom and his team. To top it off, we sold in a week for 98% of our asking price. Thanks from both of us to the entire Mitchell team!"

—Doug & Meredith Stephens

Congratulations to our Clients who have Recently Bought or Sold!

And a Special Thank You to our Friends for their Referrals

Jackie Coulter
Len & Sophia Bruinse
Tara McFarlane
Heather & Doug Stewart
Jacqueline French

Meet the Award Winning Mitchell Team

Our highly skilled team takes customer service to new levels

Sales Representatives



Sharon LeBlanc
Sales Representative



Nicolette Lesperance
Sales Representative



John Casciato
Sales Representative



Steve Hopkinson
Sales Representative

Customer Service Group



Rhiannon Agostino
Client Care Administrator



Lori Jackson
Business Administrator



Stephanie Chant
Business Administrator

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10 Most Common Decorating Mistakes

Mitchell Team Market Watch

2007 TOTALS

1. Decorating without help. Working with a designer/decorator, using a small percentage of your overall budget will help create a great look for years to come. Design mistakes can be very costly.

2. Don't pick the paint colour before purchasing the most significant items in a room i.e. the sofa, carpet or draperies.

3. Hanging artwork too high!!! The bottom of the artwork should be eight to 10 inches above the top of a piece of furniture. Artwork hung in a hall or stairwell should be hung so the middle of the art is 66 inches off the floor. Less is more do not hang too many pictures on the wall.



4. Purchasing area rugs that are too small for the space. Furniture is supposed to sit on the rug, leaving only 12 to 16 inch border of flooring around the perimeter of the room. Anything smaller will look lost in the room.

5. Improper lighting, have enough light sources in the room. Don't buy a chandelier that is too large or small for the room. Give your table lamps a face lift by replacing old dated lamp shades with new up dated ones.

6. Many rooms may contain too much "stuff" and make the space

appear smaller than it is. Learn to edit a room. "De-Clutter" Choose a theme and purchase fewer larger decorative pieces for display.

7. A big mistake often made by new home owners is purchasing new furniture before measuring the room. When the new furniture arrives it may not even fit through the door or down the stairwell. The furniture should be to scale of the room, not too long, high, wide or small.

8. You may regret making decorating decisions to quickly without exploring all the many options available. Don't furnish a room in a day. Take your time, work within your budget and be creative building the look of a room.

9. Poor furniture placement. You will want the space to look great. Create comfortable, cozy, functional and remember good traffic flow!

10. Not creating a focal point on the exterior of your home. The first thing people should see is the front door. The garage door is the last. Rule of thumb is the garage door a similar colour to the house; paint the front door a complementary colour.

*Written by
Christine Bower, Bower Interiors*

Aurora (N06)	2006	2007
Sales	858	915
Listings	1523	1456
Average Price	\$412,551	\$412,758
% of Asking	98%	98%
Average Days on market	36	33
East Gwillimbury (N15)		
Sales	320	269
Listings	557	523
Average Sales	\$370,353	\$387,729
% of Asking	97%	97%
Average Days on market	43	46
Newmarket (N07)		
Sales	1291	1419
Listings	2009	2043
Average Sales	\$324,972	\$340,270
% of Asking	98%	98%
Average Days on market	32	32
West Gwillimbury (N18)		
Sales	376	428
Listings	714	676
Average Sales	\$276,401	\$299,155
% of Asking	97%	98%
Average Days on market	44	40

December 31, 2007

Free Market Evaluation
www.TheMitchellTeam.com



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HOMES FOR SALE



Luxury Estate Living...

Indulge in luxurious living in this executive home situated on approx. 2.83 acres. Quiet court location, i/g pool, gourmet kit, finished bsmt, 3 gas fp's, marly roof...just to name a few. Show your fussiest buyer...You won't be disappointed!

\$1,490,000

ID#2831



Grand & Gracious...

Luxury rings throughout this grand 5000 sf+ executive home. Situated on 1/2 an acre in prestigious Aurora. Gorgeous, upgraded t/out, 9' clgs, gourmet kit, sep nanny quarters, pro fin bsmt has it all...Beauty beyond compare!

\$949,900

ID#3891



Executive Privilege...

Situated in desirable Stonehaven Estates. Simply gorgeous inside & out...this one will WOW you! Upgraded t/out, gorgeous hardwood flrng, pro fin bsmt, saltwater i/g pool, amazing curb appeal...and so much more!

\$819,900

ID#3901



Enclave of Executive Homes

Luxurious, custom built estate home situated on 2 prem acres amongst an enclave of executive homes. Stunning gourmet kit, beautiful hrdwd flrs and private bckyd oasis & breathtaking vistas. Gorgeous countryside, yet close to all amenities!

\$749,900

ID#4091



Quaint Village of Sharon

Premium estate lot...prof landscaped grounds, 3 car garage, greenhouse kit, spacious master bdrm has 5 pc ens, prof painted t/out, crown mldg, hardwood, upgrd brdlm, huge wrap-around deck, new roof '07.

\$539,900

ID#3851



2 Bedroom Bungalow...

Immaculate & well cared for. Situated in the older part of Aurora, full of character t/out. Nicely landscaped, eat-in kit, liv/din room, fin w/o bsmnt has rec room & workshop. Some upgrd wdws. Backs onto open space!

\$389,900

ID#4111



Meets Needs of Disabled or Elderly

Wheelchair accessible 4 bdrm home with wide doorways. Elevator serves 4 levels. 2nd bdrm has 3 pc accessible bathroom. \$\$\$ spent in upgrades. All this plus a gorgeous updated home with stunning decor!

\$389,900

ID#4121



Beautiful Home on Premium Lot...

Quiet, mature street in family neighbourhood. Great curb appeal, interlock drive/walkway, spacious eat-in kit, w/o to gorgeous sun-filled sunroom! Fin w/o bsmnt, stunning décor...A must see!

\$339,900

ID#3951



Raised Bungalow

The perfect home for 2 families or investment purposes! Raised bungalow, finished walkout bsmt has a 1 bdrm apartment (not retrofit) complete with livingroom, kitchen & 4pc bath. Spacious rooms t/out, new furnace '06.

\$319,900

ID#4041



The One You've Been Waiting For...

Prem lot on quiet cres location in family neighbourhood! Imm, open concept design, beaut reno'd kitchen w/hrdwd flrng, w/o to sunrm, pro fin bsmt has rec room, wrkshp, office, 3 pc bath, gar access. A must see!

\$289,900

ID#4131



Charming Queensville...

Spacious 4 bedroom Century home is filled with yesteryear charm throughout. Quiet, country-like living, eat-in kitchen has walk-out to large 2-tier deck overlooking a/g pool & lrg backyard. New roof '04.

\$269,900

ID#4001



Spacious Condo-Townhouse

Located in family neighbourhood in Aurora! Full of character t/out, cozy eat-in kitchen, spacious family room, master bdrm has 5 pc ensuite & his/her closets. All upgrade windows. Close to all amenities!

\$239,900

ID#4101



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