

MARKET WATCH | Sheridan Gardens & Sherwood Heights Subdivisions

# Clearview

## WHAT'S INSIDE

### WHERE THEY SOLD

CHECK OUT THE HOMES SOLD LAST MONTH, INVENTORY OF HOMES FOR SALE AND HOW WE ARE DOING COMPARED TO THE LAST 7 YEARS

### OUR LISTINGS

SOME CURRENT LISTINGS  
HOME SEARCH | UPCOMING LISTINGS

### NEW FURNACE

LEASE OR BUY? PROS AND CONS



NUMBER OF HOMES SOLD IN CLEARVIEW BY THE KLOET - APEL GROUP "YOUR LOCAL REALTORS"

## LIKE GROUND HOG DAY - NO CLEAR CONSENSUS of 2019 RESALE MARKET

February 2019. A variety of experts have spoken and most have concluded that what you see is probably what you will get for the next 12 months. The insane market that saw the average GTA/OAKVILLE resale price escalate about 25% over an 18-month period that began in January of 2016, come to a resounding halt in April of 2017. Since then, the resale market values have glided back down slowly. No one knew where the hard bottom was. The spongy bottom kept moving well into 2018. The recorded sale price in late 2018 looked very similar to those back in 2016. Gone were the multiple offers of 2017 that saw buyers with bags of money outbidding other buyers at \$50-\$100,000 increments. 2018 sales volume dropped by 35%. The community of Clearview clearly experienced the largest swing in resale values in the last 2 years. The contributing factors are definitely location and the quality of the schools in our neighbourhood.

Then in October we saw a slight glimmer of optimism. It continued through December.

The Oakville Real Estate board posted this report. "The average sale price in Oakville increased in December 2018 compared to 2017, a change of 7.38%. Even though total sales in both Oakville and Milton took a large tumble in 2018 vs 2017,

overall pricing in the OMDREB trading areas have held their own year over year," states OMDREB President Oliver Matas. "The decrease in sales is largely due to the Mortgage stress test and increased mortgage rates, among other things put in place," claims Matas. "Now is the time to fix these items before they completely strangle the market. We would like these numbers to look different in 2019. "

Canada Mortgage and Housing Corporation reported, "Ontario's housing market saw dampened activity in 2018. Existing home sales and starts will post a partial recovery in 2019. Buyers are expected to re-enter the market on the strength of stronger than expected job growth and immigration before the downward trend in starts and sales resumes in 2020. Another positive sign for a strong market in 2019 is an increased rate of immigration into Canada. Statistics Canada estimates there will be as many as 330,000 newcomers to Canada in 2019 and of course, they'll need somewhere to live. Since many will settle in metropolitan cities, it's safe to assume affordability will continue to be a hot topic in 2019.

KLOET \* APEL, your Clearview Realtors, know the market and how to get the most for your property. Let us show you how. For all your real estate needs, do not hesitate to call.



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# Rent Vs Own: Your Guide To Buying A Furnace

Some of the biggest takeaways when trying to decide if you should Rent vs Own is to remember that you will eventually be paying more money for your furnace if you rent.

Rental agreements are long-term, and even though the monthly payments may appear lower, the payments go on for an extended period of time. Often you end up paying double what you'd be paying had you purchased the furnace outright. The interest on a loan financed through a leasing company is often in the 10-15% range while a home line of credit at your bank could be as low as 4%.

We are not suggesting that peace of mind has no value. If you feel that lower payments make more sense for you at this time, financing a furnace is a great option to keep your expenses down and still maintain great comfort in your home.

But a contract is a contract and there are consequences if you need to break the contract. What happens if you need to sell in a year or so? Buyers are not interested in assuming rental equipment. For Buyers, assuming that \$150-\$250 monthly payment on rental equipment becomes a negative factor in qualifying for the mortgage they need to buy your home. On more than one occasion, "buying out" the rental equipment contract became the sticking point in an otherwise amicable purchase.

So, bottom line, Interview a few reputable local heating contractors. HAMCO Heating & Cooling Ltd. has been serving Hamilton and the surrounding area for over 70 years! We're fully committed to providing the best quality service for all our customers on every service call and installation. Consider all financial and personal aspects when deciding if you should rent or own a furnace,



## Interested In Clearview Resale Values?

**I have two email distribution lists for Clearview residents:**

**NEW MLS POSTINGS LIST** Receive details of every new property listed on MLS within hours of when that property is posted on MLS.

**SOLD POSTING LIST** Receive a report of properties SOLD at mid-month and then a final report of all properties SOLD in the entire month.

Kindly reply to: [george@georgekloet.com](mailto:george@georgekloet.com) and indicate that you wish to be added to these lists.

**Send reply to [george@georgekloet.com](mailto:george@georgekloet.com)**





**2143 VILLAGE SQUIRE LANE \$837,450**

Charming two story 3-bedroom home on a premium corner lot in WESTMOUNT. Spacious eat-in kitchen with walkout to yard. Master bedroom with private 4-piece ensuite. Curl up with a great book in front of the gas fireplace in the front room. Main floor powder room. Unspoiled basement. Direct door into the garage.



**355 RATHBURN RD E 1004**

Two Bedroom Condo In The Well Kept Royale Grande High Rise. Tenth Floor. Open Balcony With Panoramic View Over The City To The Toronto Skyline. Freshly Painted. Modern Passage Doors. Laminate Floors. Energy Efficient Windows And Patio Door.



**2780 HUNTINGDON TRAIL**

One of the largest link homes in Clearview. 1780 square feet. Two Fireplaces. Unique mid level family room. Hardwood floors throughout. Finished lower level. Retractable awning over the back yard deck.



**BLUELINE HOME SERVICES**

*Interior and exterior*  
Tyler Kloet  
416-801-3157

**JP MECHANICAL SERVICES**

*Residential Plumbing*  
*New install and repairs*  
John Pavao 416-561-9259

**GCH WATERPROOFING**

*Basement leak repair*  
Glenn Hoyes  
416-931-4847

**CLASSIC CARPENTRY**

*Kitchens - Washrooms*  
*Home renovations*  
Paul Groot 416-277-4410

**SOLUS**

*Electrical & Renovations Inc*  
*Residential electrical & renovations*  
Lee Funk 416-261-2704

**MORTGAGE BROKER**

*Refinancing, New purchase,*  
*Private lenders*  
Angelo Gervasio 416-897-1997

**FRASER HUNTER CARPENTRY**

*Interior & Exterior*  
*Home improvements*  
Fraser Hunter 905-599-0627

**PERFECT ELECTRIC**

*Residential & commercial electrical*  
Paul Strzelec  
416-806-9113

*Interested in promoting your business here? Email [george@georgekloet.com](mailto:george@georgekloet.com)*

**SOLD!**

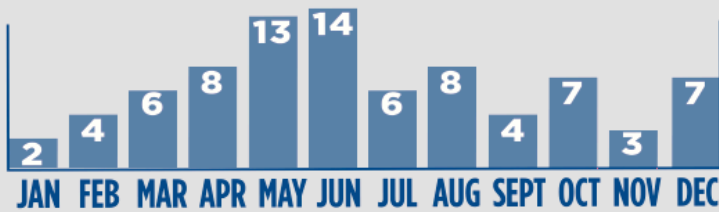
Gorgeous raised bungalow on a large 60 x 150 foot lot. Renovated and tastefully decorated throughout. Updated kitchen, built-in appliances. Hardwood floors. Separate entrance to the basement. Custom built bar and recreation room. Heated in-ground swimming pool and pool Cabana. Sprinkler system. Covered Florida sun porch. Flexible closing.

**1267 Kensington Park Rd.**





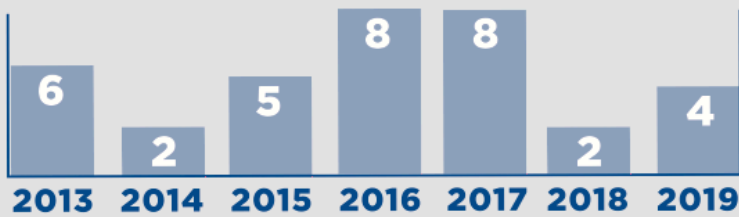
## 2018 CLEARVIEW SALES



## 2019 CLEARVIEW SALES & INVENTORY



## YEAR TO DATE SALES TO JAN 31



## WHERE THEY SOLD

Jan 2018

RENTAL	SALES
\$550-\$600,000	
\$600-\$650,000	
\$650-\$700,000	
\$700-\$750,000	
\$750-\$800,000	
\$800-\$850,000	
\$850-\$900,000	
\$900-\$950,000	
\$950-\$1,000,000	
\$1,000-\$1,050,000	
\$1,050-\$1,100,000	
\$1,100-\$1,150,000	
\$1,150-\$1,200,000	
\$1,200-\$1,250,000	
\$1,250-\$1,300,000	
\$1,300-\$1,350,000	
\$1,350-\$1,400,000	
\$1,400-\$1,450,000	
\$1,450-\$1,500,000	

## DAVE GITTINGS

TOWN OF OAKVILLE, TOWN COUNSELLOR, WARD 3

dgittings@oakville.ca | 905-844-5513  
For any concerns or suggestions in Ward 3, please contact the Town of Oakville and Halton Region Councillor Dave Gittings

*Keeping You Informed!*



## CLEARVIEW LISTINGS Feb 1, 2019

1181 Jonathan Drive	Detached	3,000
1509 Clearview Drive	Detached	3,300
1162 Lambton Drive	Detached	3,300
1200 Greenwood Crescent	Detached	3,500
2564 Addingham Crescent	Link	753,000
1101 Beechnut Road	Semi	829,000

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