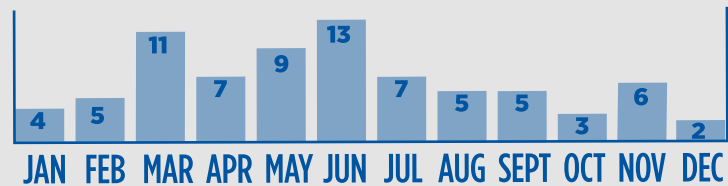
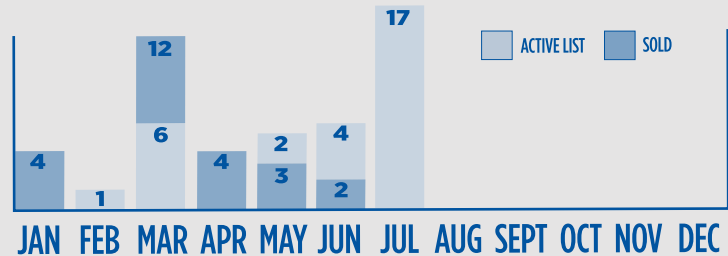


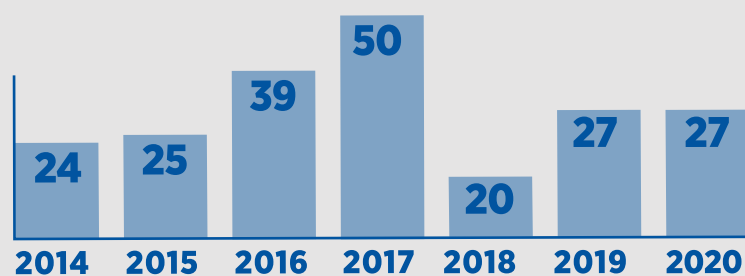
## 2019 CLEARVIEW SALES



## 2020 CLEARVIEW SALES & INVENTORY



## YEAR TO DATE SALES TO JUNE 30



## CLEARVIEW LISTINGS As of July 1st, 2020

1266 WINTERBOURNE DRIVE	BASEMENT	1850	1421 WILL SCARLETT DRIVE	DETACHED	1,275,000
1398 CLEARVIEW DRIVE	DETACHED	3000	1472 GIBSON DRIVE	DETACHED	1,290,000
1323 GREENIAUS DRIVE	DETACHED	4000	2417 WYNTEN WAY	DETACHED	1,299,000
1332 EDDIE SHAIN DRIVE	DETACHED	4200	1275 SIR DAVID DRIVE	DETACHED	1,388,888
			2899 ARLINGTON DRIVE	DETACHED	1,429,000
2578 ADDINGHAM CRESCENT	LINK HOME	879,000	1231 GREENWOOD CRESCENT	DETACHED	1,449,800
2371 SPRINGFIELD CRESCENT	TOWN HOUSE	885,000	1181 JEFF DRIVE	DETACHED	1,480,000
1343 HAZEL MCCLEARY DRIVE	LINK HOME	929,900	2531 WYNTEN WAY	DETACHED	1,499,999
1460 PRINCE JOHN CIRCLE	LINK HOME	948,000	1375 CHEDBORO CRESCENT	DETACHED	1,599,900

## WHERE THEY SOLD

June 2020

RENTAL

\$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

\$1,500-\$1,550,000

\$1,550-\$1,600,000



JULY 2020 | VOL. 25 #6

RE/MAX

# Clearview

MARKET WATCH | Sheridan Gardens & Sherwood Heights Subdivisions

## 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

TITLE INSURANCE  
DOES IT DELIVER ON ITS PROMISE?

OUR LISTINGS  
SOME CURRENT LISTINGS  
HOME SEARCH  
UPCOMING LISTINGS

THE NUMBER OF HOMES SOLD IN CLEARVIEW BY GEORGE KLOET & BRENDA APEL



## LACK OF INVENTORY PUSHING RESALE PRICES UPWARD

**July 2020.** Although the government restrictions imposed on Canadians in an effort to control the spread of the Covid 19 virus has changed the way we live and interact, the real estate market since mid March is somewhat difficult to understand.

From the early days of school and non essential business closures, the real estate market appeared to follow suit. Although not many sellers removed their listing from the market, new listings became scarce. Some of the homes on MLS in April and May were the same ones that were already listed in March. For about a month, activity was almost nonexistent. Oddly enough, buyers were still calling. How do we show homes in this Covid 19 restrictive environment? Safety for all involved was paramount and protocols put in place. There was just one sale in May.

Early in June, as the government began to permit some businesses to phase back into operation, it was clear that the world we knew had changed. Masks became common and even mandatory in places. Government deadlines for

taxes and licenses were discretionary. You could drive with expired plates.

Sellers were now beginning to call as well. One thing became clear in the GTA and in many parts of Ontario...homes that did sell often received multiple offers. New price points were established. The list price of many homes coming onto the market in June was significantly higher than what they were a month or so earlier. And many are selling. Several home owners, who discovered that they could do their work from home also discovered that they did not need to stay in the GTA. Rural communities saw a noticeable improvement in activity in May and June. Here in Clearview, 17 properties were on MLS on July 1. It is not unusual to see 4 or 5 showings per day on any new listing. Now has our supply caught up with the demand or will we continue on this trend?

This could be the start of a resurgent market. Brenda and I are but a phone call away.

**KLOET**  
YOUR CLEARVIEW REALTORS  
**APEL**

RE/MAX Realty Enterprises Inc. Brokerage  
1697 Lakeshore Road West  
Mississauga Ontario  
L5J 1J4

905-855-2200



**BRENDA APEL**  
Broker  
416-518-5222  
Brenda@BrendaApel.com  
BrendaApel.com

**GEORGE KLOET**  
Sales Representative  
416-845-8145  
george@georgekloet.com  
georgekloet.com

**KLOET**  
YOUR CLEARVIEW REALTORS  
**APEL**

RE/MAX Realty Enterprises Inc. Brokerage  
1697 Lakeshore Road West  
Mississauga Ontario  
L5J 1J4

905-855-2200

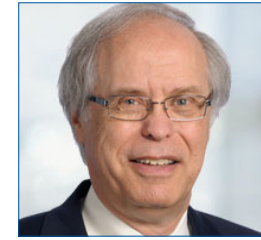


**BRENDA APEL**  
Broker  
416-518-5222  
Brenda@BrendaApel.com  
BrendaApel.com

**GEORGE KLOET**  
Sales Representative  
416-845-8145  
george@georgekloet.com  
georgekloet.com



# ALARM BELLS ARE RAISED OVER NEW COVID-19 LEGAL CLAUSES IN REAL ESTATE PURCHASE AND SALE DEALS



**Written by Bob Aaron**

A respected real estate lawyer has sounded the alarm against using untested COVID-19 clauses in property transactions.

Sidney Troister is a partner at Toronto's Torkin Manes LLP, and is widely regarded as one of Ontario's leading real estate lawyers.

Last week, Troister and his law partner Aaron English distributed an e-bulletin cautioning against the use of these clauses.

The first clause they say "raises a number of issues and questions" provides for an extension of closing if the buyer's lender, or the local land registry office, should cease operations. If the delay exceeds a particular date, the clause allows either party to terminate the transaction.

Jeffrey Lem, Ontario's director of titles, has stated that the land registration system will not be closing. As well, there is no basis to expect that the banks will "cease operations."

Troister and English warn that giving either party the right to terminate could allow a dishonest or insincere party to use the clause as an excuse for ending a transaction that otherwise should not be cancelled.

Another clause concerning the lawyers states that if there is a delay in registration of the title documents, the closing will be extended past the scheduled date to the "next possible date," and there will be a trust closing where funds and keys may be exchanged.

The Torkin Manes bulletin notes that this clause does not specify how the closing will take place or what would be involved in such a complex arrangement. Under this clause, a buyer would be in the purchased property paying expenses but the seller would not get his money to pay off the mortgage.

**Bob Aaron is a Toronto real estate lawyer and frequent speaker to groups of home buyers and real estate agents. He can be reached by email at [bob@aaron.ca](mailto:bob@aaron.ca), phone 416-364-9366 or fax 416-364-3818.**



**2578 Addingham Crescent, Oakville**  
Gem tucked away in Clearview. 3Beds, 3Baths, End unit with a walk-out basement. Bonus Family Room and entry from Garage. Updated Baths!



**1343 Hazel McCleary Dr, Oakville**  
Fresh hardwoods, paint, kitchen, stairs, basement, lights. A delight to show! 3 large Beds, 4 Baths, updated basement. Just move in and enjoy!



**2560 Eglinton Av.W #503, Mississauga**  
Upgraded One bedroom one bath close to Credit Valley hospital in a popular newer building. Close to all amenities shopping, transit, schools, highways.



A prince was put under a spell so that he could speak only one word each year. If he didn't speak for two years, the following year he could speak two words and so on.

One day, he fell in love with a beautiful lady. He refrained from speaking for two whole years so he could call her "my darling." But then he wanted to tell her he loved her, so he waited three more years. At the end of these five years, he wanted to ask her to marry him, so he waited another four years.

Finally, as the ninth year of silence ended, he led the lady to the most romantic place in the kingdom and said, "My darling, I love you! Will you marry me?"

And the lady said, "Pardon?"

## 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 once or twice a month with details of all properties SOLD in the last 15 or 30 days.**

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



**For every real estate sale, a donation to the Children's Miracle Network in your name**

*For any concerns or suggestions in Ward 3, please contact your local and regional councilors*

## YOUR TOWN OF OAKVILLE & HALTON REGIONAL WARD #3 COUNCILORS



**Janet Haslett-Theall**  
289-837-3923  
[janet.haslett-theall@oakville.ca](mailto:janet.haslett-theall@oakville.ca)



**Dave Gittings**  
416-859-2662  
[dave.gittings@oakville.ca](mailto:dave.gittings@oakville.ca)