

a message from Susan Sterbinsky ...

Revitalize your hibernating home with simple suggestions! If you're thinking of selling, spring is an opportune time to 'refresh' your home. The following are some helpful hints to get you started:

1. Make small repairs. If you're not handy, hire someone.
2. Update your home with wallpaper. Big, bold patterns, particularly two or more together, are popular. Put different prints on different walls within the same color palette, or cover a single wall to make a simpler statement.
3. Interior rugs are also a huge hit these days. They seem to be a focal point in decor these days. This is a really neat and easy trend to tap into this spring.
4. Paint still provides for a quick and easy 'refresh'. Bold stripes and stripes of all kinds are very popular this year.
5. Pillows allow for an easy update. Patterns and textures never go out of style; play with sizes - particularly within the same shapes.

To acquire a better understanding of the current value of your home, or to discuss your many options, please call me at **416-234-2424**. I am always available to provide you with unbiased, knowledgeable advice about the real estate market, at **no cost or obligation**.

Sincerely,

Susan Sterbinsky
Susan Sterbinsky

The Kensington Market Watch

Latest 12 Month Recap of Solds
April 2013 - March 2014

10 Old Mill Tr	# sold	avg price	high price	days on market
700 - 1100 sq. ft.				
2 Bed, 2 Bath	1	\$510,000	\$510,000	47
1100 - 1500 sq. ft.				
2 Bed, 2 Bath	1	\$565,000	\$565,000	38
2 + Bed, 2 Bath	1	\$870,000	\$870,000	30
1500 - 2000 sq. ft.				
2 + Bed, 3 Bath	1	\$789,000	\$789,000	22
Total	4			



arriveathome.ca

Susan Sterbinsky B.A.

Best Mortgage Interest Rates

1 - Year Fixed **2.69%** 1 - Year Variable **N/A**

3 - Year Fixed **2.74%** 3 - Year Variable **2.45%**

5 - Year Fixed **2.79%** 5 - Year Variable **2.30%**

Rates Updated April, 2014

ratehub Connecting you to Canada's best mortgage rates



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Not intended to solicit buyers or sellers under contract with a brokerage. Statistics courtesy of the TREB. Copyright © 2014 Bradford Direct Inc. 416-789-7411 www.bradforddirect.com B6003

THE KENSINGTON MARKET

Update



Susan Sterbinsky
arriveathome.ca



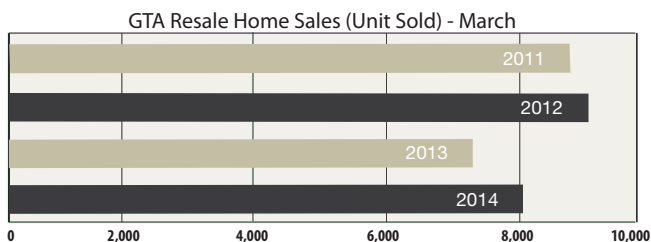
Sutton's Highest Achievement in Sales

Sales and Average Price Up in March

Toronto Real Estate Board President Dianne Usher announced that Greater Toronto Area REALTORS® reported strong year-over-year increases in TorontoMLS home sales and the average selling price in March 2014. Home ownership affordability, backstopped by low borrowing costs, continued to be a key factor underlying this growth.

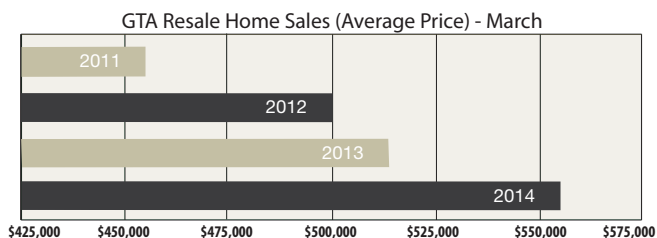
A total of 8,081 sales were reported in March 2014 – up by 7.2 per cent in comparison to March 2013. Sales growth was much stronger in March compared to the first two months of the first quarter. Sales for Q1 as a whole were up by three per cent compared to the first three months of 2013.

“Sales activity in the GTA accelerated last month. Compared to last year, a greater number of buyers found affordable home ownership options, as evidenced by sales growth for all major home types. Against this backdrop, however, overall inventory at the end of March remained lower than last year. This means competition between buyers increased, which is why the average selling price continued to climb,” said Ms. Usher.



The average selling price for March 2014 sales was \$557,684 – an increase of almost eight per cent compared to the average reported for March 2013. The average price for the first quarter of 2014 was up by 8.5 per cent year-over-year.

“With borrowing costs remaining low, and in fact declining, strong home ownership demand will continue to butt up against a constrained supply of listings. Strong price growth will be the result for the remainder of 2014. If the pace of price growth experienced in the first quarter is sustained, TREB may revise its outlook for the average selling price,” said Jason Mercer, TREB’s Senior Manager of Market Analysis.



THE KINGSWAY'S FINEST - 1678 ft!

Award-winning, low-rise condominium residence at The Old Mill! Rarely available, spacious corner suite! Exceptional space and flow - shows beautifully! \$849,000