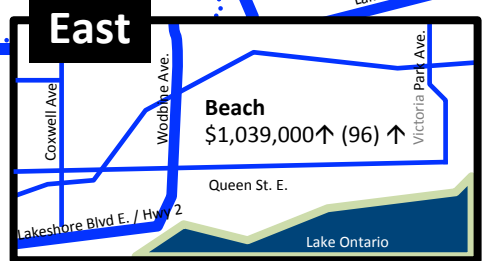
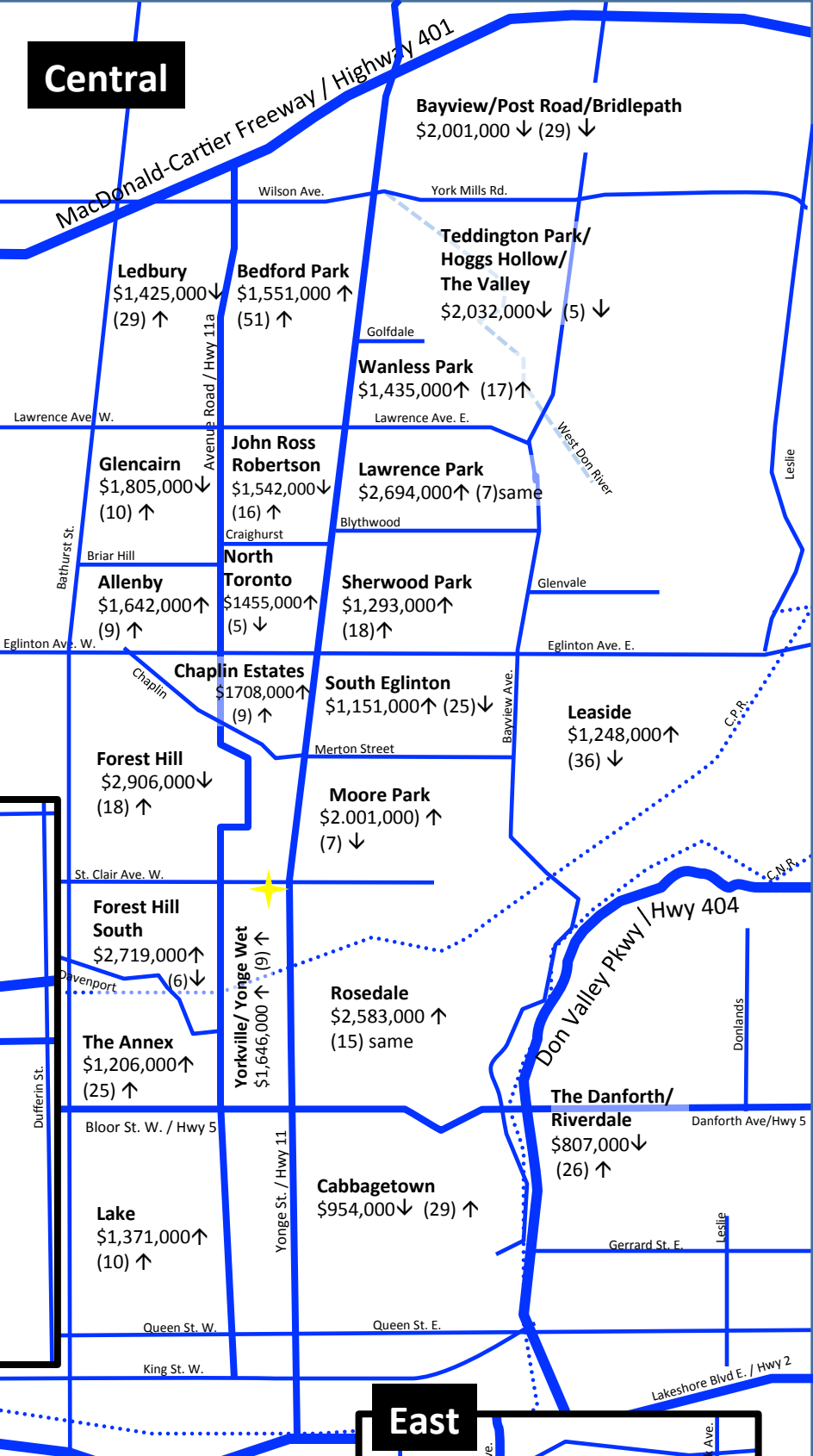


Average Freehold House Prices
 (select Toronto neighbourhoods)
October 1, 2013 to December 31, 2013

Legend
 \$ = Average House Price
 () = Volume of Houses Sold
 ↑ = Change from previous quarter
 ⊕ = Insufficient Sales
 (Average not necessarily accurate. Please contact us for details.)
 ★ = Central Toronto Branch



This map shows average selling prices for specific neighbourhoods. Figures are based upon Toronto Real Estate Board Multiple Listing Service® statistics, and are simply an indication of trends. They should not be applied to a specific home or situation. If you wish to know changes and trends for your neighbourhood or street, please call Barbara or Imre at your convenience. Stay tuned for more.
Royal LePage Real Estate Services Ltd., Broker



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Our strategic services have proven essential for hundreds of buyers and sellers at accomplishing their financial goals and aspirations. Contact us today for efficient and practical help.

WINTER ENERGY SAVING TIPS

Many of us have already encountered a significant amount of winter weather so far this year. But it's never too late to get prepared. Here are a few tips that you can do for this winter to increase your comfort, reduce energy consumption, and save money. And if you decide to sell your house during the winter months, think of it this way; potential buyers are less likely to put an offer in on a house where they can feel drafts passing a window or cold floors under a door.

Maintaining your heating equipment is probably the single biggest energy-saving tip. Studies have shown that dirt and neglect are often top causes for heating system failure in the home. If you have a forced-air system, make sure the air filters are clean and schedule an appointment with an HVAC contractor at least once every 5 years for a health check of your furnace. If you use a wood stove or fireplace, clean the chimney at least once each year to remove creosote deposits. Chimney fires are almost always a result of a dirty chimney and remain one of the leading causes of residential fires. Even gas stoves should be checked to ensure maximum efficiency. Inspect all gas lines from the tank and contact your local fuel provider to have your gas tank pressure tested at least once every ten years.

Most of the heat loss in a house goes out through the doors and windows. And while replacing old windows with newer, more energy-efficient ones is not always in everyone's budget, there are some at-home things you can do to improve your comfort and your lessen your heating bill. Weather stripping and caulking around doors and windows is a semi-permanent solution that still looks good. Have your basement properly insulated, ideally with spray foam insulation, as a gap-fill alternative to fiberglass baton. Use heavy curtains or quilted drapes to help insulate drafty rooms. These are affordable options that are nearly as effective and will keep your warm air in and the cold air out.

Why do all the work yourself? Use the sun – its free! Passive Solar Heating is an extremely efficient and easy way to warm up your house. On clear sunny days, open your curtains wide and let the sun warm up your room. You can increase the temperature in a room as much as five degrees in mid afternoon, and the effect will last throughout most of the day.

Turning down the thermostat even a couple degrees is both economically and environmentally more responsible, and it's the most simple!

Changing your light bulbs to CFL (compact fluorescent lights) is an extremely simple yet surprising effective way of saving both money and energy. The average CFL bulb is 75% more efficient than a standard incandescent bulb and lasts much longer. And with longer winter nights, light are on much longer per day than they are in the summer.

Taking a little preparation will conserve a lot of energy; and getting good at energy conservation helps us all, not to mention saving you considerable amounts of money in home heating costs.

Listing and selling a house takes much time and energy. As professional realtors, we will guide you through this process, every step of the way. Let us take the stress out of selling; after all, helping you is what we do.

***These maps represent the average prices of freehold houses only. If you, or someone you know, would be interested in similar statistics for condominiums, please contact us directly.*

