

Realty in Review™

Compliments of Stafford Scarlett



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Welcome Home!

Whether you've just recently moved into a new place, or whether you've been there for a while but feel your home is still missing that "homey" ambiance, you'll want to consider these four easy ways to introduce the missing vibe into your living space.

1. Prioritize comfort. A home is meant to be lived in, so while all-white carpeting paired with snow-white furniture looks great in a decorating magazine, would you and your family truly be able to relax in that environment? Unless you're currently staging your home for sale, focus on styles, colours, and fabrics you feel comfortable living in.

2. Go with the flow. A comfortable home includes a floorplan that "flows". That means ensuring enough space on the

floors to comfortably navigate through each room, and creating open, clean spaces on tables, benches, and counters.

3. Lighten up. Lights do more than just illuminate. They can create different moods for different areas of your home, whether you're directing accent lighting toward a specific point of interest, adding focus to a reading nook, or introducing sparkle to your dining room with a chandelier.

4. Invite nature in. Welcome live plants, cut flowers, and wood and stone features to your home. Bringing in elements of nature encourages a calming, grounded indoor environment.

Of course, if you've been thinking more about how to move out of your home than how to settle into it, please call — it's a great time of year to check out your options!

Welcome to the sunny, fresh month of May, our well-deserved reward for making it through the winter slush and the spring showers!

If you're ready to check out what's blooming in the housing market, simply call today and together we'll review the latest real estate listings, home value changes, and market updates!

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MARKET UPDATE - TORONTO REGIONAL REAL ESTATE BOARD

April 2023 statistics courtesy of TRREB

2023 | 2022
\$852,142 | **\$807,538**
Average Sales Price

2023 | 2022
8,491 | **7,448**
Average Sales Activity

2023 | 2022
23 DAYS | **24 DAYS**
Average Days on Market



Detached Home
\$1,049,300
(Average Price)
3,960 SALES



Semi-Detached
\$852,669
(Average Price)
813 SALES



Townhouse
\$676,802
(Average Price)
1,395 SALES



Condo Apartment
\$617,419
(Average Price)
2,219 SALES

Ready for Anything!



If living in Canada has taught us anything, it's to be ready for extreme weather events and the accompanying electrical inconveniences. Be prepared — be that homeowner who doesn't get fazed by the occasional blackout (or two)!

While we often associate major weather events with the winter, spring and summer storms can be just as damaging. Exactly a year ago this

month, for example, a highly damaging windstorm blew through parts of Ontario and Quebec. The long-weekend

Avoid opening your fridge and freezer to “see if everything’s still cold”

storm resulted in peak wind gusts, tornadoes, downed power lines and

widespread power outages.

While you can't change the course of Mother Nature, here are some steps you can follow should a storm result in a power outage.

- 1.** First, check your circuit breaker to make sure it's indeed a widespread power outage, and not just your own overloaded electrical circuit. Have a look outside and check with neighbours to see if their power is also out.
- 2.** Keep flashlights and batteries handy, and make sure everyone in the household knows where they are.
- 3.** Unplug your computer, TV, and large appliances so that when the power does come back on, you won't risk damage due to the sudden power surge.
- 4.** Avoid opening your fridge and freezer to “see if everything's still cold”. It will be for a while, assuming you avoid opening the doors! In fact, according to the Centers for Disease Control and Prevention (CDC), if doors stay closed, food will stay safe for up to four hours in a refrigerator, up to 24 hours in a half-full freezer, and up to 48 hours in a full freezer. If the power has been out for four hours and you have access to bags of ice and a cooler, the CDC suggests putting refrigerated perishable foods in the cooler. If the temperature of any perishable food warms up above 40 degrees Fahrenheit (4.4 degrees Celsius) they recommend throwing it out.

Today's Homeowner Tip:

Use Your Coconut!

Coconut oil is not only a delicious option for cooking many foods, but it also lends itself to a number of other household uses. Here are just a few.

- 1. Indoors:** Remove skid marks from linoleum floors and crayon from walls, condition your wood cutting boards, polish stainless steel appliances, and unsqueak door hinges with coconut oil.
- 2. Outdoors:** According to the US Department of Agriculture, coconut oil applied to the skin is better than DEET at repelling blood-sucking insects like mosquitoes, ticks, biting flies and bed bugs. It also provides effective relief from sunburns!



6 Steps to a Clear View

April showers bring May ... spotty windows! Here are six smart tips to achieve sparkling, streak-free windows.

1. Clean your window frames before cleaning the glass. Sweep, vacuum, and/or wipe dirt away from window frames before tackling the glass.

2. Be generous with the glass cleaner.

Use a store-bought window spray or make your own. There are lots of “recipes” for homemade window cleaners, including the combination of two cups of water, half a cup of vinegar and a quarter cup of rubbing alcohol in a spray bottle, or equal amounts of warm water and vinegar, along with a squirt of dishwashing liquid.

3. Work from top to bottom. Spray the top of the window and let gravity take the cleaning solution down to the area you’ll tackle next.

4. Wash windows on a cloudy day.

Avoid washing windows in direct sunlight as the window cleaner will dry before you have a chance to wipe it off, leaving you with streaky glass.

5. Consider using a squeegee. A rubber-bladed squeegee will quickly



and thoroughly remove all the water and result in a streak-free view.

6. Shine at the finish line. What you use to dry your windows makes a big difference. For example, paper towels are efficient and absorbent, but the cost can add up if you’re using them to dry all your windows. In addition, paper towels can leave lint and fibres all over your clean glass surfaces. Invest in reusable microfibre cloths instead, for a clean and cost-effective shine.

Quote of the Month:

***“Know yourself.
Don’t accept your
dog’s admiration
as conclusive
evidence that you
are wonderful.”***

~

Ann Landers



Title Insurance

What is title insurance, and how can it benefit a homeowner?

First, it’s important to know that the ownership of a property is legally referred to as title, while the physical legal document used to confirm the ownership rights to the property is called a deed. When a property owner signs over a deed,

that person transfers ownership of the property, and the title is registered in a government land registration system.

During the closing process, a buyer’s real estate lawyer may suggest the buyer purchase title insurance. While not a requirement, title insurance provides protection against unknown

title defects that might prevent you from having clear ownership of your property, and therefore your ability to sell, mortgage or lease it in the future. It can protect you from existing liens against the property’s title (including unpaid utilities, mortgages, taxes, or condo/strata maintenance fees), encroachment issues, title fraud, errors in surveys and public records, and other title-related issues.

Many buyers purchase title insurance before the property closes, however homebuyers can purchase it at any time while they own the property, whether through their lawyer, their own insurance broker, or through a title insurance company. It’s a one-time purchase, insuring the home for as long as the homeowner owns the property.

Like any insurance, you hope you’ll never actually have to use this one, but for a one-time fee, title insurance can certainly provide property owners with many years of peace of mind by protecting them against losses related to the property’s title or ownership.



Home Cooking:

Roasted Veggie & Chickpea Curry

INGREDIENTS:

- 3 c. butternut squash, cubed
- 2 c. cauliflower florets
- 1 Tbsp. olive oil
- 1 tsp. each, salt & pepper
- 2 Tbsp. coconut oil
- 1 red onion, chopped
- 3 garlic cloves, minced
- 1 tsp. fresh ginger, minced
- 1 Tbsp. curry powder
- 1 tsp. ground cumin
- ¼ tsp. turmeric
- ¼ tsp. hot chilli powder
- 1 can (796 ml.) chopped tomatoes
- 1 can (400 ml.) coconut milk
- 1 can (540 ml.) chickpeas
- ½ bunch fresh coriander, chopped

DIRECTIONS:

1. Preheat oven to 400°F.
2. On a large baking tray, combine squash, cauliflower, olive oil, salt, and pepper. Bake for 30 minutes or until vegetables are tender, stirring halfway.
3. In a large pot, melt coconut oil and add chopped onion. Fry until aromatic, then stir in garlic and ginger, cooking for a minute or two.
4. Mix in curry powder, cumin, turmeric, and chilli powder, then stir in tomatoes and coconut milk. Cook for about 10 minutes, then add chickpeas and simmer for an additional 10 minutes. Season with more salt and hot chilli powder to taste, if desired.
5. Stir in the roasted vegetables, then sprinkle with fresh coriander just before serving. Serve with basmati rice or toasted naan bread.

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Agent's Corner



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*Your referrals
are always
appreciated.*

*Thank you for
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confidence.*

~
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