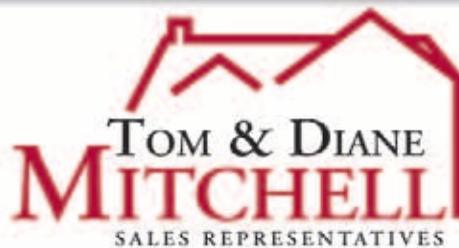


Our Service Will Move You!



York Region Real Estate

Volume 1, Issue 8

Volume 1, Issue 8

In This Edition:

The Real Estate Economy – There is a Gift in the SHIFT

Mitchell Kids Corner

People Are Talking

Buyers, Sellers & Referrals

The Mitchell Team

Top 10 Resolutions for 2009

Safety Tips for Fireplaces and Woodstoves

Mitchell Team Market Watch
Homes For Sale

Buy or Sell with

Tom & Diane Mitchell
and Use this Truck for

FREE*



*Some conditions/restrictions apply.
Subject to availability. Available to charities

The Real Estate Economy – There is a Gift in the SHIFT

According to CREA - Canadian Real Estate Association, 2007 was a record year in Canada for number of units sold through the MLS system. In 2008 CREA predicted a decrease in sales volume over 2007 of 12% and a further 3% in 2009 over 2008 sales volume. CREA Chief Economist Gregory Klump says it's a reflection of a weakened consumer confidence brought on by financial turmoil in the world economy.

According to CREA President Calvin Lindberg, the Canadian real estate economy cannot be compared with the US for a number of reasons.

In Canada the vast majority of mortgages are insured, which is not the case in the US.

First time buyers in Canada are subject to credit criteria, without exception, compared to subprime lending practices in the US where mortgage funding was given to almost anyone who applied.

In 2008 the Canadian Bankers Association reported a record low of less than 1% in mortgage arrears compared with more than 25% of subprime loans in default in the US.

There is little evidence of speculative buying in Canada. Canadians generally live in the home they buy. In the US they witnessed much speculative buying.

The bottom line is the Canadian real estate economy was not artificially driven by bad lending practices and the long term fundamentals are solid. While our real estate economy is in a shifting market and is affected by the economic growth we are nowhere near the chaos being experienced in the US housing market.

There is a *Gift in the SHIFT*. It's an excellent time for first time buyers to get into the market, with home prices down and interest rates at record lows, buyers get more for their money. This is also a great market to move-up in. Although you have to sell for less than you might have them same time last year the homes at the upper end have also come down and the percentage difference is in favour of the move-up buyer.

The Mitchell Team researches the market weekly and has put together weekly **BEST BUY** Lists targeted to first time buyers, move-up buyers and investors. Call us or email us to receive our weekly Best Buy Lists.

We want to thank our family, friends and clients for their trust and allowing us to serve their real estate needs for the past 23 years. We look forward to serving you and your referrals in the coming year.

Wishing you and your family health and happiness in 2009.

Tom & Diane


KELLER WILLIAMS
ADVANTAGE REALTY, BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

1271 GORHAM ST. #7, NEWMARKET, ON L3Y 8Y7 905-898-6300

Find Out More About Our Complimentary
Home Staging Consultation!

Go to www.TheMitchellTeam.com or Call 905-898-6300

Mitchell Kid's Corner

Happy New Year to you and your family. My name is Luke and it's officially my turn to take on Mitchell Kids Corner, which has been a family tradition for over 13 years.

2008 was an action packed year for the Mitchell Family. On the education front, I started high school, Megan graduated from grade 12 and started university and Jamie-Lee graduated from Western.

On the home front my Mom and Dad celebrated their 26 wedding anniversary. My Nanny and Papa MacDonald celebrated their 55th anniversary and my Nanny Mitchell celebrated her 78th birthday in September.

Each of us Mitchell Kids had a great 2008 and here are just a few of the highlights;

I played lacrosse and although we didn't win the championship I really enjoyed playing. I started high school this year and I am having a great time. I really like the high school atmosphere and independence. My hockey team started the season strong but fell into a bit of a slump. We seem to be back on track with 10 games without a loss. We are now preparing for the playoffs. Go Redmen Go!

Megan played soccer this and her team and finished 2nd overall. She also worked all summer for Jamie-Lee managing a painting crew. My parents were very proud of Megan when she graduated from high school on the honour roll. Megan is really enjoying university life – but hates the homework. She has been coming home from university to visit the family and catch up on her sleep. When she's home she loves to spend time with her friends and take a horseback riding lesson when ever she can.

Jamie-Lee graduated from Western in the spring of 08. Last year Jamie-Lee was a regional manager overseeing a number of students running their painting businesses as well as running her own business. She had a great year. In the summer she was given the opportunity to attend the 2008 Beijing Olympics. It was the experience of a lifetime. Jamie-Lee has decided to do some travelling before making any career decisions and what the future holds for her. Jamie Lee surprised us by coming home for a week to spend Christmas with us. My Mom was thrilled.

We had a great time during Christmas holidays spending time with family and friends. My family enjoyed 2008 and are looking forward to a great 2009.

I hope you and your family GREAT 2009!
Luke Mitchell

People are Talking!

Hi Tom!

We are writing a quick note to express our appreciation for your efforts in selling our home! Your advice, strategy and marketing approach worked very well and we were able to get multiple offers in a tough market. Your staff was always professional and helpful, and we would be quite prepared to recommend your office to anyone looking for great realty service! Many thanks!

Steve & Jane - Newmarket

Our house sold in 2 days...

We were very pleased with the results we got from the Mitchell team. Our house sold in 2 days, for more than asking price. The staff were friendly and helpful, and well-informed. We would recommend the Mitchell team to anyone looking for a smooth house sale.

Jodi and Paul Hayboe

Thanks again for everything...

We were really pleased with the professionalism, courteous service and prompt attention displayed by all of your staff during the process of selling our home. When we decided to list we never even dreamed that our house would sell in less than one week for almost the asking price. Ray and I were in shock and found it difficult to believe that it was actually sold. We would certainly highly recommend The Mitchell Team to anyone who is thinking of moving and wanting to sell their home. Thanks again for everything.

Mary & Ray Shannon

Congratulations to our Clients who have Recently Bought or Sold!

And a Special Thank You to our Friends for their Referrals

Doug & Jennifer Alsop

Joe Delzotti & Boja Defreitas

Carla Reynolds

Mike & Marni Amos

Adam & Kylie Ann Doerner

Reid & Katrina Savelli

Lina Arnott

Mary Fellin

Wendy Svistunenko

Hugh & Carol Bolsby

Bradley Goodwin & Trish Hills

Bob & Joyce Taylor

Travis & Jodie Carleton

Dan & Kelly Jean

Jean & Wilf Wilhelm

Gord & Irene Deegan

Dale Leith

Todd & Carol Wright

Meet the Award Winning Mitchell Team

Our highly skilled team takes customer service to new levels

Sales Associates



**Sharon
LeBlanc**
Sales Representative



**Nicolette
Lesperance**
Sales Representative

Customer Service Group



Lori Jackson
Business
Administrator



**Stephanie
Mulvina**
Client Care
Administrator

Complimentary Home Staging Consultation
905-898-6300

Top 10 Resolutions for 2009

1. Do something you love and that you do best everyday.
2. Do something just for you everyday.
3. Give yourself credit & a pat on the back When you deserve it.
4. Strive to learn something new everyday.
5. Create a budget and stick to it.
6. Examine your debt and work with a professional to improve your financial situation.
7. Listen more than you talk.
8. Read voraciously to continue to learn & grow.
9. Take up a new hobby or activity this year.
10. Take yourself a little less seriously.



Safety Tips for Fireplaces and Woodstoves

Fireplaces are warm and cozy, but they are also responsible for about 36% of all residential fires. Prevent trouble by following these tips.

Choose the right wood.

Use well-seasoned firewood that has been dried for six months to a year. Logs that are soft or moist can burn off creosote, a residue that can build up in chimneys and is the leading cause of chimney fires.

Weed out color.

Newspaper and magazine ink contains chemicals that contribute to buildup in chimneys.

Close the screen.

Never let a fire burn without a sturdy screen in front of it to prevent flying sparks from catching on something flammable.

Schedule an inspection.

Fireplaces and wood stoves should be inspected annually by a certified professional for obstructions and creosote buildup.

Not all wood is created equal.

Denser woods, such as oak, birch, and maple cost more, but burn longer and hotter.

Pillar to Post



Mitchell Team Market Watch

Aurora - N06	2007	2008
Sales	62	29
Listings	72	92
Average Price	\$428,065	\$447,234
% of Asking	98%	96%
Avg Days on Market	31	56
East Gwillimbury - N15		
Sales	15	10
Listings	22	26
Average Price	\$445,337	\$407,100
% of Asking	98%	96%
Avg Days on Market	48	37
Newmarket - N07		
Sales	109	60
Listings	89	139
Average Price	\$338,942	\$318,122
% of Asking	98%	97%
Avg Days on Market	39	49
West Gwillimbury - N18		
Sales	25	22
Listings	43	50
Average Price	\$323,840	\$282,227
% of Asking	97%	96%
Avg Days on Market	36	59

January 2009

Free Market Evaluation
www.TheMitchellTeam.com

Our Service Will Move You!



HOMES FOR SALE



Enclave of Executive Homes...

Luxurious, estate home in Prestigious St. Andrews On The Hill. Gorg gourmet Eat-in kit w/custom cabinetry, gran cntrs, b/i gourmet stainless steel appl's, 6 burner stove top & dbl oven. Spac prcpl rms, 3 f/p's. Prof fin w/o bsmt w/terrific rec & games rm. Too much to list!! Shows like A Dream!!

\$869,000

ID#4901



Great Location! Approx 6 Acres...

Well main 5 bdrm home nestled on a gorgeous lot w/mature trees! Spac prcpl rms. Eat-in kit w/ceramics & w/o balcony. 2 wood f/p's, Mbr w/2pc ens, w/i closet & w/o to balcony. Bsmt w/rec rm, kit & wine cellar! Mostly updated wdws. New Shingles '07. Easy access to Hwys 9 & 400. Close to Cardinal Golf & Country Club!

\$690,000

ID#4741



Prestigious Court Location...

Showstopper! 3+1 bdrm Stone & Brick Bung located btwn Beacon Hall & Magna Centre. Gorg gorg kit w/granite cntrs, cntr isl w/brkfst bar & b/i table, stove top range, b/i dbl oven & 3 way f/p opens to f/r. 9 ft cng's, hdwd flrg. Fin bsmt w/add bdrm, rec rm, den & wine cellar. Stunning Inside & Out!!

\$574,900

ID#4941



Sought-After Executive Neighbourhood

Grand Cypress Model in Ballantrae Golf & Country Club! 9'clgs on mn flr, Eat-in kit w/41" upper cbntry w/crwn mldg, lrg maple pantry, cntr ilsnd & b/i appls. Mbr w/4pc ens. & w/i closet, f/r w/gas f/p & w/o covered porch. Premium Lot. Fabulous Layout.

\$479,900

ID#4871



Premium Pie Lot w/ I/G Pool...

Delightful 4 Bdrm, Walk To Schools + Close To Shops & Restaurants! Upd Eat-Kit ('08) W/Marble Cntrs & W/O To Deck. Fam. Rm W/Cntr Wd Burn F/P & W/O To Deck. Mbr W/5Pc Ensuite, Fab Feat's Such As Drk Hdwd Strip Flrg, Lrg 2 Tier Cedar Deck W/Hot Tub, Shingles '07, All Wshrms Newly Reno'd & So Much More!

\$459,900

ID#5071



WOW...Simply Gorgeous...

Impeccable home in Glenway Estates. Ren'd eat-in kit '08 w/gorg granite cntrs & bksplsh + w/o to lrg deck. F/r w/wood f/p w/glass doors. Mbr w/4pc ens & w/i closet. Unspoiled bsmt. Private, fully fenced Prem Lot! Tons of updates. No Disappointments!!

\$429,900

ID#5021



Stunning Century Home...

Completely reno'd & refurb to its former glory. All wiring & plumb updt'd. Gorg grmt kit boasts lux Brazilian granite cntrs/bkfst bar & hdwd flrg. l/r w/cozy woodburning f/p & b/i bookshelves. Det dbl garage. A real treasure in the heart of town, you don't want to miss out on this one!!

\$399,900

ID#5041



Fabulous Bungalow...

Location, Location, Location!! 3 bdrm brick bung in desirable neighbourhood close to schools, parks, hwys, shopping & restaurants! Formal l/r & d/r feature gleaming strip hdwd flrg & crown moulding. Eat-in kit w/ceramic bksplsh & inoleum flrg. Shows Immaculate!

\$325,000

ID#4951



Gem in High Demand Area...

Fab all brick freehold townhome! Spac Layout!! Eat-in kit offers b/i dw, ceramics & w/o to balcony. Comb l/d rm w/lam flrg & pot lighting. Mbr features w/i closet + 4pc ens w/sep shower & whirlpool tub. Unspoiled w/o bsmt. Close to schools, shopping & hwy.

\$318,900

ID#5011



Wow! Fabulous Family Home...

Calling all bungalow lovers. Move in ready with w/o bsmt. *Prime location* Beaut hrdwd flrg, Fresh paint w/neutral décor + new broadloom. Pella wndws t/out, Crown mldng in l/r, Eat-in Kit, Rec rm + add bdrm. Huge lot for all your plans & dreams! Exudes Charm & Character!

\$299,900

ID#5061



Amazing Investment Potential...

Perfect for 2 families or investment purposes!! Mature family neighbourhood close to schools. Fin w/o bsmt w/1 bdrm apt (not retrofit) w/LR, kit & 4pc. Spac rms t/out, new furnace'06. Easy access to hwy. Nice shed w/electricity - Great for a workshop!

\$289,900

ID#4041



Great Starter..

Lovely semi in family neighbourhood, fabulous location! Walk to shops, restaurants, parks & schools. Hdwd flrd t/out!! Eat-in kitchen with b/i d/w, ceramic bksplsh & laminate flrg. Mbr w/dbl closet. Part fin bsmt w/spacious rec room & wkshop. Close to buses & hwys for commuting!

\$219,000

ID#4981



KELLER WILLIAMS
ADVANTAGE REALTY, BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

1271 GORHAM ST. #7, NEWMARKET, ON L3Y 8Y7 905-898-6300

905-898-6300

www.TheMitchellTeam.com