

ANDREA MORRISON'S MARKET NEWS

"REFERRALS ARE ALWAYS WELCOME!"

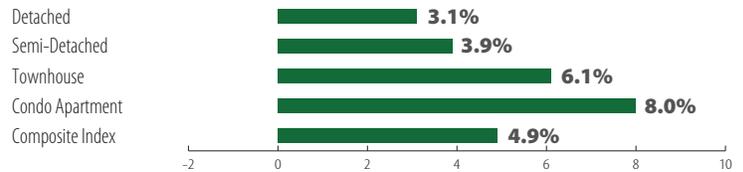


GTA MARKET CONTINUES ITS COMEBACK IN AUGUST

MARKET HIGHLIGHTS

- August sales of 7,711 units were up by 13.4% versus August 2018, bringing year-to-date volume growth to 11.5%
- Despite solid growth in 2019, the market is not yet back to its record levels of 2016 and the first quarter of 2017
- August average price of \$792,611 was up by 3.2% versus last year, while the overall MLS® Home Price Index Composite Benchmark was up by 4.9%
- Active listings were down by 11.2% versus last year, increasing market tightness across-the-board

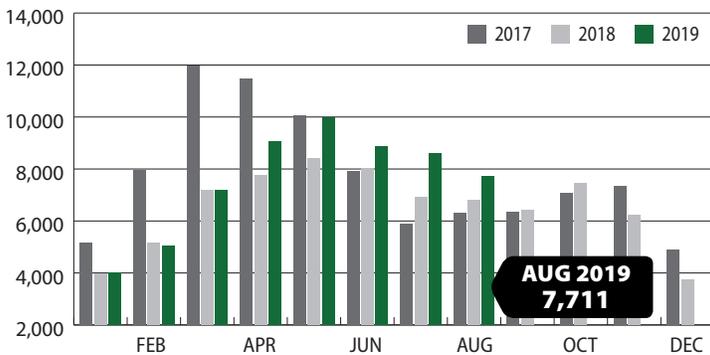
MLS® Home Price Index by Segment



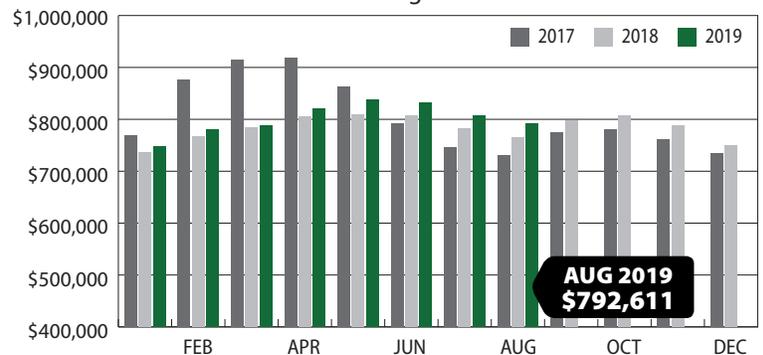
Resale Home Sales

	Aug 2019	Aug 2018
+13.4% <small>year / year</small>	7,711	6,797

GTA Resale Home Sales



GTA Average Resale Price



for more detailed GTA statistics: ANDREAMORRISON.INFO



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EVERYTHING YOU NEED TO KNOW ABOUT ACCESSIBLE HOUSING



These days it takes more than granite countertops, open concept kitchens, and modern appliances to impress homebuyers. With an aging baby-boomer population and a growing number of individuals who are disabled, more and more Canadians are seeking accessible housing. They want homes with accessible design elements such as wheelchair ramps, pocket doors, wide hallways, large barrier-free showers, floors free of level differences, wheelchair stair lifts, and roll-under sinks.

According to the 2017 Canadian Survey on Disability, an estimated one in five Canadians (or 6.2 million) who were 15 or older had one or more disabilities that limited them in their daily activities. With an aging population, it's projected that this number will rise over the next several years.

However, as it currently stands, the majority of homes aren't built with accessibility in mind. Certain barriers can make a house unliveable, like steps leading up to the front door, carpeting that makes it difficult to move around, and doorways that just aren't wide enough. In fact, aging homeowners find they have to spend money on accessibility modifications in order to make their home more liveable—or they have to move out altogether.

What makes a house accessible?

Mobility needs vary among individuals. What is considered accessible to one person may be an impediment to another person. Jeffrey Kerr, author of *Barrier Free Real Estate: Achieving Freedom at Home*, offers one of the best definitions of a barrier-free, accessible home. It is a house or condo “where anyone with a mobility challenge—for example a child in a wheelchair; an adult with vision problems, or a senior with a walker—can live comfortably and safely” without their movements being restricted by the home's layout or design.

Why is demand for accessible housing growing?

There are a variety of factors that contribute to Canada's growing need for accessible housing. Namely, we have an aging baby boomer population combined with a short supply of assisted living facilities and retirement homes and an even shorter supply of housing that meets people's needs. As demographics evolve, so do consumer needs, which means there is currently a large market out there for accessible housing.

What are some examples of accessibility modifications?

There are changes that can make a home more accessible, such as new bathrooms that feature grab bars, roll-in showers, and handheld shower faucets; lower kitchen countertops; under-sink clearance; additional turnaround space for wheelchairs; chair glides for easy access up and down the stairs; door knobs with lever handles; and driveways that are smooth and unobstructed.

Even if you don't need these accessibility features, making some of these modifications to your home may be a great investment opportunity if you decide to sell in the future. It opens up your pool of potential buyers to include populations that need accessible housing, which is only going to grow over the years.

How does one look for accessible housing?

Work with a real estate agent to find a home that will suit your needs. Let your agent know what mobility features you are looking for and look for listings that seem like they might fit the bill. Visit the homes in person and pay attention to any issues when it comes to maneuvering the space. Keep an open mind, as there may be ways to modify the house so that it is more suitable to your needs.

WHAT THE FUTURE OF CONDO ELEVATORS COULD LOOK LIKE

Whether you love them or hate them, elevators are a necessary part of condo living. As buildings get taller and taller, elevator manufacturers have been forced to innovate to keep up with modern-day needs. In 1857, Otis Elevator invented the first passenger elevator in a five-storey building in New York City. This innovation ultimately paved the way for the rise - literally - of skyscrapers across the world and changed the face of urban landscapes forever.

Despite the fact that elevators can now take us as high as 163 storeys (in the Burj Khalifa, the world's tallest building), the technology hasn't evolved much since they were first invented. Today's elevators are still heavily dependent on the original system of cables and pulleys, leaving the door wide open for major innovations. Here's how elevator manufacturers have been thinking outside the box.

Elevators that go sideways

ThyssenKrupp is currently working on a ropeless, magnetic elevator called the Multi that uses motors on tracks instead of cables and pulleys. The tracks can rotate, which makes this design a game-changer as it will allow passengers to travel side to side, diagonally, as well as up and down, both inside and outside of a building. Multi can also accommodate multiple cars in the same elevator shaft with algorithms ensuring cars never collide or get in the way of each other. This saves on real estate space, energy, and reduces wait times during rush hour traffic. This system is undergoing tests in Rottweil, Germany, and it's expected that it will receive certification for Canada as early as mid-2022.

Elevators that go up really, really fast

In 2016, Mitsubishi Electric set a record with the NexWay system, which can travel as fast as 73.8 kilometres per hour. To compare, the high-speed elevators in the CN Tower only goes 22 kilometres per hour. The NexWay elevators were installed in the Shanghai Tower, garnering multiple Guinness World Records for being the world's fastest elevator, the tallest elevator in a building, and the fastest double-deck elevator. It takes only a minute to go from the basement level to the observation deck on the 121st floor. Plus, thanks to the vibration resistance technology and the pressurized cabin,



passengers don't have to worry about their ears popping.

Elevators with no buttons

Imagine entering an elevator only to find there are absolutely no buttons to press. It's not a mistake; instead it's an efficient way to get multiple passengers where they need to go faster. Instead of stepping inside the elevator and pressing a button, you must select which floor you want to go to before you enter the elevator. There is a touch-screen panel where you select which floor you want to go to, then it assigns you a letter, to which you must head towards the lettered elevator indicated on the panel. You board the elevator and it automatically takes you to the floor you requested.

This system may be confusing for first-timers, but it's incredibly efficient because it analyzes which car is closest to you, which direction it's going, how many people are waiting on what floors, and gathers all this information to ensure that you get in a car as fast as possible with the least amount of stops on the way. This destination dispatch system has rolled out across modern office buildings in the country, so it won't be long before they start appearing in residential condos.

To My Valued Clients

Just about everybody knows that in order to save energy, you need to turn the lights out in rooms that aren't being used, cut back on dishwasher use, and even use a programmable thermostat. That said, there are literally dozens of other "less obvious" things you can do to slash your home's energy bill. Here are just a couple that you may want to consider.

Use an Attic Fan – Attic fans cut down on the amount of hot air and help cool your home faster without having to rely so much on your air conditioner.

Clean Your Refrigerator Coils Often – Filthy coils force your refrigerator to work harder than necessary. On average, try to keep a coil cleaning schedule of once every three months to ensure they're kept clean.

Lower the Temperature on Your Hot Water Heater – You don't need piping hot water every time you turn on the faucet or run a bath. The hotter the water temperature, the more energy that is needed.

Use Smart Strip Surge Protectors – Your laptop, TV, microwave, and other small appliances and electronics use up energy even when they're not in use if they're still plugged in. Smart strip surge protectors will solve this problem instantly.

Use Insulating Paint – This will create an added insulation layer to help reduce your energy use by helping to make your home more energy efficient.

Use Motion Sensors for Your Lighting – Motion sensors installed around the perimeter of your home will allow you to save energy by keeping lights off when not needed and turning them on when the presence of an individual is detected.

As usual, your client referrals are both highly valued and greatly appreciated. Until next time, take care!

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Pearls of Wisdom



"Two things are infinite: the universe and human stupidity; and I'm not sure about the universe."

– **Albert Einstein**

"The road to success is always under construction." – **Lily Tomlin**

"If you die in an elevator, make sure to press the UP button." – **Sam Levenson**

"Did you know that dolphins are so smart that within a few months of captivity, they can get people to stand on the very edge of the pool and throw them fish?" – **Unknown**