

The Dianna Mandzuk Team

March 2009



Can you feel it?

Have you noticed? The days are getting longer and there are more temperate days than freezing cold ones. We are noticing more listings coming on the MLS system daily – all are sure signs that spring, and the spring market, are upon us!

So, if you're curious about how the market is doing, or where it's likely to be going, just give us a call or send us an e-mail. We'd be happy to update you on the latest activity and trends, and answer any questions you may have.

FEBRUARY MARKET WATCH

The average selling price of a home increased slightly to \$263,899 from \$257,095 last month but is -2.8% lower than the \$271,408 reported from the same time last year.

While the economic downturn has been tough on Durham Region; current mortgage rates, housing prices and new government incentives have made it more affordable than ever to purchase a home. In January, the Canadian Real Estate Association ranked Oshawa 7 out of the top 10 Canadian cities where average house prices were UP from the national and major market average selling prices!

See page 3 for more information.



Team Member Profile

Judy Dempsey

Sales Representative &
Licensed Assistant to
Dianna Mandzuk*

Judy Dempsey has over 20 years experience in the sales industry. This experience has provided Judy with strong analytical skills as well as an innate ability to ensure all the details in a transaction are taken care of. Add to this her enthusiasm and drive which makes Judy a real estate professional who believes in giving her clients the best in care!

Judy, her husband and son have lived in Durham Region for the past 18 years and believe in a strong sense of community. Judy is a supporter and past volunteer for Durham Region's YWCA Y Wish Shelter for Women.

When Judy is not out with clients or networking with peers in the industry, she enjoys golfing, movies, reading & spending time with family & friends!

judy@dmandzuk.ca



Auction update & call for donations!

With the official auction less than two months away, I need your help now more than ever!

On March 23rd, I, along with my fellow nominees, met for an auction update and meet & greet.



Above, left to right, are Joe Tilly, CTV News, Dianna Mandzuk, RE/Max Spirit, Sandy Hawley, Ontario Jockeys Associations, Terry Johnston, CKDO Morning Show & Tracy Marshall of the UOIT/Durham College.

Thanks to the generous support of many of my business associates, I already have many fabulous auction items, but I still need more!

Remember, your donation of an item for the auction or cash is eligible for a tax receipt.

Knowing that you are helping to make a difference for the lives of people within our own community is a feeling like no other – it's priceless!

If you are interested in attending this star-studded event, I have a limited number of tickets available for \$100 each. Please call my office for more details!

The community needs our help! What a great way to make a difference!

10 Home Maintenance Tips for Spring

If you're like most people, your home is your most important investment. A regular schedule of seasonal maintenance can help you protect that investment for years to come.

This spring, use this short checklist of simple inspections and repairs that can help put a stop to the most common and costly problems before they occur.

- ❑ Check your furnace, air exchanger and air conditioner filters, and clean or replace them if needed.
- ❑ Check and clean your range hood filters on a monthly basis.
- ❑ Make sure all indoor and outdoor vents (intake, exhaust and forced air) are clear of debris.
- ❑ From the ground or any overlooking windows, check your roof for missing or damaged shingles. Have any damage repaired.
- ❑ Check the condition of caulking around windows and doors. Replace as necessary.
- ❑ Test ground fault circuit interrupter(s) on electrical outlets each month by pushing the test button, which should cause the reset button to pop up.
- ❑ Consult your hot water tank owner's manual and follow its recommendations for testing the temperature and pressure relief valve to ensure it isn't stuck. If you are unsure, consult a plumber.
- ❑ Shut down and clean the furnace humidifier, and close the furnace humidifier damper on units with central air conditioning.
- ❑ Have your fireplace or woodstove and chimney cleaned and serviced as needed.

For additional tips, please visit our website at www.dmandzuk.ca and click on the "For Sellers" link on the left, where you will find important information for not only Sellers, but homeowners in general.

Article courtesy of [CMHC](#) March 2009.

Dianna's Creamy Crab & Red Pepper Spread for Crackers

A great appetizer! A sure party favourite!

- 2 green onions, sliced & finely chopped
- 1 brick of cream cheese
- 1 can drained crabmeat
- ½ shredded old cheese
- ½ cup finely chopped red pepper
- 1 tbsp Dijon mustard

Mix all ingredients together and serve with crackers!



Did you know?

Income Taxes are due April 30th!!

Don't miss out on the following tax saving ideas:

- Income splitting with your spouse/partner or children.
- Investing in the child tax benefit payments in your children's names.
- Deducting safety deposit box fees.
- The first \$3,000 of certain scholarships and bursaries are not taxable.
- Lunch programs and after school programs qualify as day care expenses. Certain sports schools and camps also qualify as day care.
- There is a new credit that you may not be aware of, it's on Line 315 of your return and it's the Caregiver Credit. If you are a caregiver of a relative who lived with you and who is over 18 and dependant on you because of an infirmity, you may qualify.

Always seek professional financial advice if you have any questions regarding your income tax return. These tips are for information purposes only and not intended to replace professional council.

FEATURED PROPERTY



130 Robert Adams Dr., Courtice **\$344,900!**

Gorgeous 4+1 bedroom brick Halminen-built home in "White Cliffe Estates" Courtice. Spacious front foyer with ceramic floors & crown mouldings. Separate formal living room with sunken family room warmed by a gas fireplace. Bright sunny eat-in kitchen with wall-to-wall pantry. 2 walkouts to a 2-tiered deck with covered trellis area & decorative fish pond surrounded by extensive landscaping. Finished basement with large 3-piece, 5th bedroom & bright rec room with pine cabinet built-ins & new berber (09). Convenient main floor laundry & garage access. Shows well!

For more details, please call or visit www.dmandzuk.ca/2020.htm

DRAR Housing Report • February 2009

Overview

The Durham MLS Statistics provided are compiled by the Durham Region Association of REALTORS and are based on total home sales. The statistics reflect selling prices for various property types within the Durham Region. These statistics are for information purposes only.

AREA	NAME	AVG. SELL \$	SINGLE DETACHED	SEMI-DETACHED	CONDO/TOWNHOUSE	CONDO APT.	LINK	ATTACHED ROW
E12	S. Pickering	236,333	267,000	-	198,000	-	-	-
E13	N. Pickering	309,422	396,182	275,833	192,408	214,571	-	235,036
E14	Ajax	306,416	333,695	252,250	194,750	168,000	252,500	255,077
E15	Whitby	280,601	307,779	252,000	204,667	162,450	226,500	232,108
E16	Oshawa	203,366	224,201	159,818	101,650	159,883	192,375	156,333
E17	Bowmanville/Courtice	240,602	258,852	180,667	181,500	-	220,641	198,799
E18	Whitevale/Claremont	370,000	370,000	-	-	-	-	-
E19	N. Whitby/N. Oshawa	303,580	315,929	-	-	-	-	238,750
E20	Newcastle/North	346,212	346,212	-	-	-	-	-
E21	Scugog	289,062	292,148	215,000	-	-	-	-

Members of the Durham Region Association of REALTORS® (DRAR) recorded 507 sales of single family homes in February, up from 350 sold in January.

"In a slow market, transactions tend to take longer because of negotiations between the parties involved. Realistic pricing is the key to the sale of any home, and in this market, it's even more important."

*- Debbie Dawson,
DRAR President*

The **Dianna Mandzuk Team** consists of Dianna Mandzuk*, Heather Cowie*, Deanna Timleck*, Kimberley Bound* & Judy Dempsey*

Support staff consists of Paula Kennedy (Office Manager/Photographer/Webmaster) & Colleen Miller* (Licensed Administrator).



* Sales Representatives

Dianna Mandzuk

- Sales Representative
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- Canadian Staging Professional

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*Call The
Dianna Mandzuk Team
for all your Real Estate
Needs...
The Results Will Move
You!*

Preview – April Issue

- Steps to Becoming a Homeowner
- Home Renovation Tax Credit
- March Market Statistics
- Team Member Profile –

Paula Kennedy

If you do not wish to receive any future mail or e-mail communications from us, you may contact us to have your name removed from our distribution lists. Send an e-mail to: info@dmandzuk.ca with the subject line "REMOVE" or mail us at the address on the left of this page.

The first quarter of 2009 is coming to a close, and although things might have gotten off to a somewhat rocky start in the market, we are certainly seeing a lot of activity with listings and sales.

We are excited to be involved in the "Mr/Ms Community Living Fundraiser and are looking forward to the Gala event in May. Please watch the website for updates and details!

Is now the right time for you to sell or buy? Give us a call to discuss the best options for YOU!

Help us be more **GREEN!** If you received this in the mail, did you know you can receive our monthly newsletter by email instead? Sign up at www.dmandzuk.ca
Don't forget to tell your family and friends about it too!

In this month's newsletter

- Community Living Auction Update
- Spring Home Maintenance Tips
- Income Tax Tips
- February Durham Region Market Statistics
- Team Member Profile –

Judy Dempsey

Did you know?



We have a **Youtube** channel where you can view videos of our listings! We're also on **Facebook!** You can access both from links on our website at [www.dmandzuk.ca!](http://www.dmandzuk.ca)

facebook

Not intended to solicit properties already listed for sale nor Buyers signed under a Buyer's Agency Agreement. E. & O.E.



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