

David Maguire*

The Maguire Newsletter
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Reporting on Your Neighbourhood

David Maguire, Sales Representative

Twenty years from now you will be more disappointed by the things that you didn't do than by the ones you did do. So throw off the bowlines. Sail away from the safe harbor. Catch the trade winds in your sails. Explore. Dream. Discover.

Mark Twain



I know that summer living has finally arrived, when the weather is warm enough for me to once again don the Hawaiian shirts, sandals and shorts.

For the main part this past long weekend did have lovely weather, and I sincerely hope you took the advice of Mark Twain, and spent time doing the things you most enjoy in life.

There are a few upcoming events which I would like to share with you. This

coming Saturday, May 26th, my soprano friend Angela van Breemen will be singing at the **3rd Annual Music in May Concert** at Tweedsmuir Presbyterian Church, located at 6 John, Orangeville. Tickets are \$20.00. Angela has been part of the Mark DuBois Studio Singers for several years, and is looking forward to performing. After the Concert, any of those who attended are welcome to pop back to my place for nightcap.

Also coming up is the **Orangeville 2018 Blues and Jazz Festival from June 1 - 3rd**. You can purchase your weekend admission tickets to the Mainstage and Opera House performances in advance by visiting: <https://dufferin.snapd.com/events/view/1156941>



Including service charges and HST, this is a \$15.00 value for only \$10.00!

As in previous years, starting the afternoon of Friday June 2nd, my doors at *The Cave*, will be open to all my good friends, including The **RATs**, which are a group of Blues and Jazz Festival Orangeville

volunteers who keep the festival running flawlessly. During their breaks, they will be stopping for a rest.

Feel free to make my place a place to put your feet up, bring your Cooler Bag, sit back and enjoy the music from my balcony!

Finally, please mark your calendars for the **6th Annual Customer Appreciation Day Pig Roast** on August 19th. Arrive at *The Cave* anytime after 3:00 p.m. There will be great food, music and dancing! Stay tuned for more details in my next newsletter!

With respect to the **Orangeville Real Estate Residential Market**, as I write this newsletter, statistics indicate an
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"Providing my clients with excellent care and attention is as important to me now as 35 years ago when I first launched my career in real estate."



RCR Realty, Brokerage, Independently Owned & Operated

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You will be more disappointed by the things that you didn't do... continued from page 1

average house price of \$545,474, with 78 new listings in the last 28 days. There is upward pressure on the price of entry level homes which are now in the \$425,000.00 range.

Orangeville Statistics - April

	April 2018	April 2017	% Change
# of Active Listings	85	59	44.07%
# of Homes Listed	83	123	-32.52%
# of Sales	53	87	-39.08%
List Price vs. Sale Price Ratio	99%	107%	-7.48%
Average Days on Market	17	8	112.50%
Average Sale Price	\$559,919	\$575,386	-2.69%

Orangeville Statistics - Year to Date

	Jan - April 2018	Jan - April 2017	% Change
# of Homes Listed	255	307	-16.94%
# of Sales	165	239	-30.96%
List Price vs. Sale Price Ratio	99%	106%	-6.60%
Average Days on Market	21	11	90.91%
Average Sale Price	\$528,188	\$555,177	-4.86%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	85
Divided by Sales per Month	53
Months of Inventory	2

There are currently 2 months of inventory on the Market in Orangeville.
In a Buyers Market, there is normally more than 6 months worth of inventory.

April 2018 vs. April 2017

The number of active listings in Orangeville increased by 44.07% in April 2018 vs. April 2017. 40 less listings came on the Toronto Board in April 2018 vs. April 2017, which is a decrease of 32.52%. The number of homes sold decreased by 34 sales. The average days on the market increased from 8 to 17 days. Average sale prices were down by 2.69%.

Year to Date 2018 vs. Year to Date 2017

The number of homes listed in Orangeville, year-to-date decreased from 307 to 255, which is a decrease of 16.94%. The number of homes sold decreased by 74 homes. The average days on the market increased from 11 to 21 days. Average sale prices were down year over year by 4.86%.

Toad Hollow has been up and running now for the last couple of weeks, and it is stocked full of treasures which



I have uncovered during my search. I was particularly pleased to make an acquisition a couple of Sundays ago while at the Aberfoyle Antique Market.

Last year, while at Aberfoyle, I had been admiring a beautiful Puss Without Boots outfitted in a splendid Scottish costume. Since the price was a little rich at about \$200.00, I decided pass on it.



Can you imagine my delight, when this year, this same Pussy Cat was now being sold for \$95.00?

With a little negotiating, the cat was mine for a mere \$75.00. Now christened, Jamie Macpherson, he is giving my lovely dog, Angus, great company. Angus is a full sized stuffed Rough Collie Toy Dog, and lounges daily on my big couch at home.

I also recently acquired a multiple time zone clock which shows 8 major time zones around the world. Originally, all mechanical movements, it would have been too costly to restore.

Fortunately, my friend Joseph remembered he had a box of clocks with quartz movements stored in his basement for the last twenty years. Thanks to his help, I was able to get quartz movements installed in the clocks.



What makes this clock particularly interesting is that it would have been displayed either in a hotel or a train

station in Paris, circa 1880. Now it is proudly mounted in my home on the sailing boats wall.

Feel free to stop by *The Cave* to see my latest acquisitions, to talk about real estate opportunities, or anything else that may be on your mind. I will always be very happy to see you!

To my bride of 34 years, love you, miss you, be home soon. To that son of mine, Brendan, keep your stick on the ice. I love you bud.

Take care out there my friends, please be safe as you enjoy summertime activities.

God Bless,
Wee Davey

Check out my listings!

visit <https://dmaguire.ca> for more details* or call 519-216-0138 or email dmaguire@royallepage.ca

The **Keswick Uptown Centre** is a unique complex which can provide your business with the right amount of space. We have leasing opportunities available for both Simcoe Street and Frederick Street.

Centrally located in Keswick, Ontario, this location is perfect for Medical and Professional Offices, Fitness, Yoga Studio, Health and Wellness Stores.

183 Simcoe Ave (Simcoe/The Queensway)



Multiple Leasing Opportunities
Call David Maguire at 519.216.0318 For Details.

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<https://keswickuptowncentre.ca>



With Your Business Located at the Keswick Uptown Centre you can enjoy lunch and mid-day strolls by the water.



Professional Building.

100/7A-14 Stewart Crt (Centennial Rd & Stewart Court) Orangeville, ON

For Rent / Lease
Price: \$2,450/Gross Lease
MLS#: W4099146

Very Bright Offices. Excellent Parking Available. Utilities Are Billed Separately.

Call David Maguire at 519.216.0318 For Details.



53 Townline, Orangeville, ON L9W 1V3
\$3500.00 per Month, MLS#: W4105506

Immediate Occupancy Available

Excellent Opportunity To Combine Your Business And Residence. Outstanding Corner Lot With Frontage On 2 Major Roadways. Many Uses Allowed Under M1 Zoning. Lot Is Approximately 0.75 Of An Acre With Access From Both Streets. Free Standing Block Garage/ Workshop Approximately 20 X 30 Feet With Hydro. Residence Is Renovated 2-Storey Brick Victorian That Could Also Be Used For Showroom Or Offices.

* Although the information shown is believed to be accurate, no warranties or representations are made of any kind. Call me today to Book an Appointment to see these excellent properties, all ideal as rental properties. Visit my website to learn how rental properties can be a viable investment opportunity compared to the stock market.



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