

HOMeward BOUND NEWSLETTER

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GTA VOLUME CONTINUES TO RECOVER, PRICES REMAIN BUYER FRIENDLY

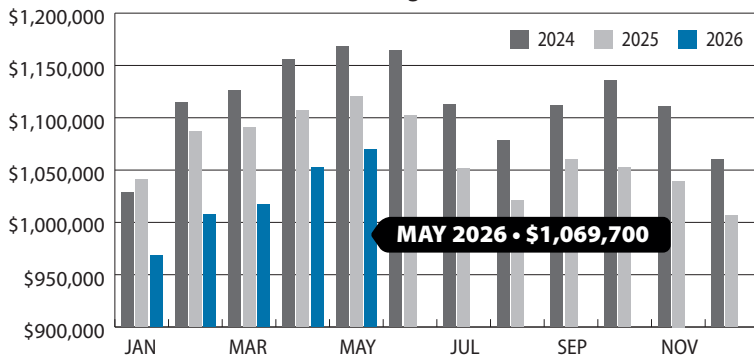
Market Highlights

- May sales of 6,583 units were up by 6.3% versus May 2025 but remained 18.8% below the latest 10-year average for the month (8,108 units)
- Sales are forecast to improve further in the back half of the year and would be further bolstered by positive news on the trade front along with easing of geopolitical tensions and related uncertainty
- The May MLS® Home Price Index Composite benchmark declined by 6.7% year-over-year while the average selling price was also down by 4.6% to \$1,069,700 over the same timeframe
- Declining inventory levels (active listings down by 13.3% versus last year) should see the price trend flatten and ultimately trend upwards in the months ahead

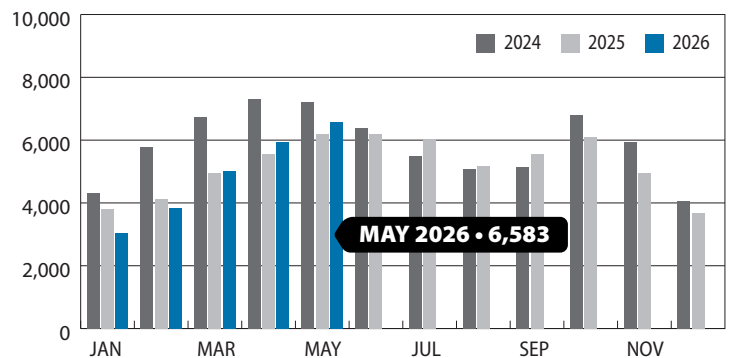
Average Resale Price	May 2026	May 2025
-4.6% <small>year/year</small>	\$1,069,700	\$1,120,716
Resale Home Sales	May 2026	May 2025
+6.3% <small>year/year</small>	6,583	6,195
Active Listings	May 2026	May 2025
-13.3% <small>year/year</small>	26,927	31,047

K0745

GTA Average Resale Price



GTA Resale Home Sales



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A woman with curly grey hair is sitting at a dark desk in a bright office. She is looking to the left with a thoughtful expression, her hand resting on her chin. On the desk in front of her is a laptop, some papers, and a pair of glasses. The background shows a window with a view of a building and a potted plant.

What Homeowners Should Know Before Hiring Contractors

Hiring the right contractor involves more than comparing quotes. Homeowners need to understand contracts, timelines and expectations before starting on a project. Taking time to review the important details helps to prevent misunderstandings and protect homeowners during renovation projects. Here's what to know before hiring a contractor.

The importance of written agreements

A written agreement protects both the homeowner and contractor. Verbal promises can be misunderstood, but written contracts clearly outline the work to be completed, materials to be used, total cost and expected timeline. The agreement should also state who is responsible for permits and inspections. Having everything documented helps prevent disputes and provides proof if disagreements occur later.

Understanding timelines and payment schedules

Knowing how long a project will take helps homeowners plan ahead. Most projects follow stages such as demolition, installation and finishing work. Payment schedules should match these stages, with payments made only after certain work is completed. Avoid paying the full amount upfront, as this increases risk if work is delayed or unfinished.

Verifying licensing and insurance

Before hiring a contractor, homeowners should confirm licensing and insurance. Licensed contractors follow building codes and safety rules. Insurance protects homeowners if accidents or property damage happen during construction. Liability insurance covers damage to property, while workers' compensation protects against injury costs. Checking these details ensures the contractor is qualified and responsible.

Understanding permits and local regulations

Many renovation projects require permits from local authorities before work can begin. These permits ensure that construction follows safety rules and

building codes. Homeowners should confirm whether the contractor will obtain the necessary permits or if they are responsible for doing so. Working without proper permits can lead to fines, delays, or problems when selling the home in the future.

Checking references and past work

Looking at previous projects helps homeowners judge the quality of a contractor's work. Contractors should be willing to provide references or photos of completed jobs. Speaking with past clients can reveal whether the contractor finished work on time, stayed within budget and communicated clearly. This step builds confidence before signing a contract.

Keeping records of changes or disputes

Changes sometimes happen during renovations, such as material upgrades or unexpected repairs. Written change orders should document any updates to cost or timeline before new work begins. Keeping emails, receipts, and notes from conversations creates a record of decisions. Good record-keeping supports clear communication and helps resolve disputes if they arise.

Communicating clearly throughout a project

Clear communication between homeowners and contractors is essential for success. Regular updates help track progress and address problems early. Homeowners should ask questions if something is unclear and confirm important decisions in writing. Strong communication builds trust and keeps the project running smoothly.

Overall, hiring a contractor requires preparation and attention to detail. Written agreements, verified credentials, careful communication and organized records help homeowners protect their investment and ensure renovation projects are completed safely and successfully.



Landscaping 101: A Guide to Upgrading Your Green Space

Landscaping is all about improving your outdoor space to make it more attractive, functional, and enjoyable. From gardens and trees to patios and walkways, thoughtful landscaping can boost curb appeal and even increase a home's value.

One of the biggest benefits of landscaping is creating a strong first impression. A well-maintained yard can make a property more appealing to buyers before they even step inside. Even if you're not planning to sell, upgrading your outdoor space can give you more room to relax, entertain, and enjoy your home.

Costs vary depending on the size of the project and the features you choose. Adding patios, retaining walls, irrigation systems, or water features can raise the budget quickly. Many homeowners spend between 5% and 10% of their home's value on landscaping, though smaller projects can still make a noticeable difference.

Popular landscaping upgrades include:

- Planting trees for shade and privacy
- Adding gardens or flowerbeds
- Improving lawns and greenery
- Installing patios or seating areas
- Adding lighting or walkways
- Installing irrigation systems

"A well-maintained yard can make a property more appealing to buyers before they even step inside."

Before starting, spend time assessing your property and deciding how you want the space to function. Consider sunlight, drainage, privacy, and maintenance needs. Once you've set your goals and budget, you can start planning upgrades or consulting a landscaping professional.



*How to find
a good home
inspector*

A home inspection is one of the most important parts of buying a property. A qualified inspector can uncover hidden issues and help you avoid expensive surprises later. Here's how to find the right one.

Look for experience

Check the inspector's background and training. Ask how long they've been inspecting homes and whether they have experience with properties similar to the one you're buying, such as condos, cottages, or older homes. Since requirements vary across Canada, research is important.

Confirm insurance coverage

A reputable inspector should carry errors and omissions insurance as well as general liability insurance. This protects both you and the inspector if something is missed or an accident occurs during the inspection.

Ask for documentation

Professional inspectors should provide a written contract before the inspection and a detailed report afterward. They should also be willing to provide references and explain their inspection process.

Attend the inspection

If possible, attend the inspection yourself. This gives you the chance to ask questions and learn more about the home's condition and maintenance needs.

Compare recommendations

Ask your real estate agent, friends, or family for referrals, but don't hire the first person suggested. Compare reviews, qualifications, and pricing before making your decision. A thorough inspection can provide peace of mind and help you buy with confidence.

YOUR REFERRALS HELP THE KIDS @SICKKIDS!

While Canadians Face Financial Challenges, SickKids Families Face Even More

Recent data from CMHC shows that consumers entered 2026 with greater financial confidence than a year ago, though a significant amount are still tightening their household budgets to stay on top of rising payments. The survey, which polled more than 4,100 Canadians who completed a mortgage transaction in the 18 months prior to February 2026, found the following:

- **39%** of respondents are concerned about defaulting on their mortgage, down from **53% in 2025**.
- **81%** continue to view homeownership as a sound long-term investment.
- **68%** believe their home's value will increase over the next 12 months.

While many families remain optimistic, financial pressures continue to impact household budgets across the country.

Now imagine facing those same financial concerns while caring for a child receiving treatment at SickKids. For many families, a child's medical diagnosis brings challenges that extend far beyond healthcare. While focused on their child's well-being, parents often face additional expenses that are not fully covered by the hospital or government programs, including travel, parking, accommodations, meals, childcare for siblings,

and lost income from time away from work.

These unexpected costs can quickly add up, creating significant financial strain during an already emotional and difficult time.

This is why community support is so important. Donations help SickKids continue providing world-class care, groundbreaking research, family support programs, and critical resources that help ease the burden on families when they need it most.

Supporting SickKids is about more than funding healthcare, it's about helping families focus on what matters most: their child's recovery.

Together, we can make a meaningful difference by providing hope, support, and relief to families facing some of life's most challenging moments.

As usual, your client referrals are both highly valued and greatly appreciated.



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**Mauro Bucci, Owner/Broker of Record and client must agree to price and terms. Conditions apply.*



FEATURED PROPERTIES

FOR SALE
BUY THIS HOME AND I'LL BUY YOURS*



362
The East Mall
Condominiums

Etobicoke - Move-in Ready
Rare 2 bedroom plus den suite offers a spacious layout and large private balcony.

FOR SALE
BUY THIS HOME AND I'LL BUY YOURS*



COUNTRY LANE


Aurora - Fully Upgraded
Where modern comfort, stylish finishes, and exceptional living come together.

SOLD
YOUR HOME SOLD GUARANTEED OR WE'LL BUY IT*



Stouffville - Bright and Modern
Lovely upgraded Greenpark end-unit townhouse perfect for growing family.

SOLD
YOUR HOME SOLD GUARANTEED OR WE'LL BUY IT*



Lakefront - Mirabella Condos
Breathtaking balcony views with a beautifully designed modern living space.

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Scott McGillivray



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