

Your local real estate & mortgage newsletter
compliments of your realtor®



Hello SUMMER

12 Ways to Welcome Summer Into Your Home when you put it on THE MARKET

Summer has arrived in Style

Create Entertaining Space

Summer has finally arrived, which means we're moving our lives outdoors – gardening in the yard, jumping in the pool, firing up the barbecue, and soaking up the summer sun. Like the change of seasons, it's important to change your home decor to reflect the time of year and refresh the space – both outdoors and indoors to show off at a moment's notice. Here are some ways to welcome the season into your home.

Think summer barbecues, dining under the stars or a place to relax and catch some rays with a book. It's important to dress up each section of the yard with a different function to create the perfect balance between a place to play and eat. Don't forget to add pops of color in flowers, table linens or even a piece of artwork to soften the look of the space and actually attract the eye to that particular section.

Welcome Potential Buyers

If you have a front yard, make sure the door stands out with a colorful coat of paint. Plant flowers with contrasting colors to create personality. Add a decorative wreath and new welcome mat as a way to say welcome!

Spring for a Water Feature

Many homeowners opt to install a water feature in their home in the front yard, back yard or even inside. The sound of water is calming and can be a way to drain out any unwanted neighborhood sounds.



If putting your house on the market is part of your summer plans, we have a list of ideas for you to make it appeal to all home buyers + its BBQ time!

P2



This is the year to be green and go green with Pantone's "Greenery" designer colour of 2017 + 10 things that will better your mowing experience!

P3



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Welcome to the Summer Edition of the RE/MAX Real Estate Update

I'm here to inform and enlighten with this newsletter designed to keep you abreast of the current goings-on in the Saskatoon & area real estate market.

Here you'll find valuable data, tips and points of interest that will help you better understand your options and make wiser decisions when it comes to buying, selling or renting a home in our great city.

My goal in creating this newsletter is to share my insight and knowledge with you, and to continually update with information that's both timely and useful.



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Stay on Top of Landscaping

Speaking of water, keep the lawn and flowers watered daily to sustain their green, healthy look. A well-kept landscape tips off buyers and guests that the entire home is well maintained.

Prep the Deck or Patio

A deck or patio can be a positive feature when selling a home. Fix any minor repairs that are needed and dress it up with a seating area, a few potted flowers and maybe even a fire pit.

Keep up with Clean-up

Outdoor spaces should be cleaned at least once a year to remove any dirt or deep stains on the home's exterior, plus Wash windows inside and out. It's imperative that garbage and clutter be removed.

Provide a cool breeze

A home should stay at a comfortable temperature, so check you air conditioning equipment to avoid a melt down. If you're selling a home, having a cool home can get buyers to linger longer.

Change textiles

The presence of a heavy blanket or furry pillow in a room in the summer heat can make a person start to sweat. Exchange heavy fabrics for breezier ones.

Play up White in the Home

White symbolizes purity, innocence, wholeness and completion. Use items that you have or create a serene white room complete with different textures and distressed finishes.

Embrace Nature

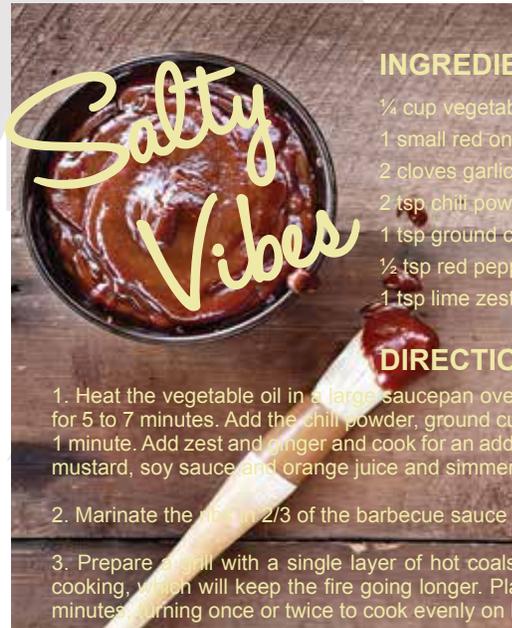
Display summer flowers and beach finds such as shells and driftwood around the home. Neutral earth tones can update a look and cherish the colors found in nature.

Inject a Summertime Theme

What does summer mean to you? Use that answer to introduce a theme into the home. Some go-to themes are sailing, the beach, sea creatures, hiking, travel or even topical or tribal prints.

Breathe in Summer Scents

Swap out bold, rustic scents for ones that smell like summer – including citrus, or fruity mixtures to use as an air freshener, candles or even bath soap.



INGREDIENTS

- ¼ cup vegetable oil
- 1 small red onion, diced (1 cup)
- 2 cloves garlic, minced
- 2 tsp chili powder
- 1 tsp ground cumin
- ½ tsp red pepper flakes
- 1 tsp lime zest
- 1 Tbsp finely grated ginger
- ⅓ cup cider vinegar
- ½ cup tomato paste
- ½ cup honey
- 2 Tbsp Dijon mustard
- ⅓ cup soy sauce
- ¼ cup orange juice
- 4 racks country ribs (8 to 10 lbs)

DIRECTIONS

1. Heat the vegetable oil in a large saucepan over medium-low heat, and saute the onions and garlic for 5 to 7 minutes. Add the chili powder, ground cumin and red pepper flakes and continue cooking for 1 minute. Add zest and ginger and cook for an additional minute. Add the vinegar, tomato paste, honey, mustard, soy sauce and orange juice and simmer uncovered on low heat for 15 minutes, until thick.
2. Marinate the ribs in 2/3 of the barbecue sauce for a few hours or overnight in the refrigerator.
3. Prepare a grill with a single layer of hot coals and then add a few more coals 5 minutes before cooking, which will keep the fire going longer. Place the ribs on the grill and cook for about 25 to 30 minutes, turning once or twice to cook evenly on both sides. Brush with the marinade as needed.

Let's talk BBQ cravings

The arrival of summer means your BBQ is no longer buried under three feet of snow. So now that you've found it again - we consulted for some handy tips on giving your BBQ a summer tuneup. Here's a step-by-step primer that will have you up and grilling in no time!

Break it out After a season in hibernation (all-season grillers, you still need to follow these tips) it's a good idea to inspect the BBQ for any damage and wear and tear. Take off the cover and have a good look. You'll want to make sure that it is in full working order before your first grill of the season. You'll also want to make sure that it's clear of any little friends that may have made it a home for the winter!

Clean it Once satisfied with the inspection, give your BBQ a thorough cleaning, starting with the outside working your way inside. Use a stainless steel cleaner made for this purpose and remember to rub in the direction of the grain.

Inspect it Look for any loose, rusty, or missing screws and nuts and replace. Inspect all the fuel fittings and hoses for leaks and tighten any loose connections. If you think you have a

leak, use a mixture of dishwasher liquid and water and apply to the connection and check for bubbling. It's important that you NEVER use a lighter!

The Grill Grates You'll want to give your grates a thorough scrub with a wire brush to remove dirt and debris. New grill grates should be washed with dish detergent to remove any residual manufacturing chemicals or oils, or they can be run through the dish washer.

Fire it up Preheat your outdoor grill before each use, for at least 10 minutes to medium heat. Then you'll want to season your grates using olive oil on a clean rag or use a piece of fat from your steak held with a pair of tongues for this purpose to save your fingers. You'll want to avoid anything salty like bacon fat.

A perfect summer day is when the sun is shining, the breeze is blowing, the birds are singing and the lawn mower is broken.

THE TIME TO GO GREEN IS NOW!

“GREENERY” is the Pantone designer colour of 2017

Green is back in every shade from spring to emerald. It's easy to introduce just by bringing some outdoors in - try jade plants, fig trees, succulents or anything that thrives in your area.

Another easy step is bright new pillows, or a statement rug. If you're feeling adventurous, paint a place that will be a smile-inducing surprise, like the inside of a closet, a door, or your powder room.



10

things to know about **MOWING**

1

Overlap each row you cut by a few inches so you don't miss any spots.

2

Battery-powered mowers are quiet and lightweight, and they can be just as powerful as standard mowers-no gas or oil required.

3

Avoid trimming the grass too short. Doing so stunts root growth and allows sun-hungry weeds to flourish. While ideal lengths vary by season and species of grass, three inches is a good rule of thumb. Use the highest cut setting your mower allows.

4

Change directions each time you mow to prevent the grass from looking like its striped. Alternatively, try an elongated spiral. Start in the middle of the lawn and work your way out.

5

A dull, worn-out blade will rip the grass making the tips turn brown.

6

Mow weekly from spring through early fall, cutting no more than the top third each time.

7

Gas mower air filters accumulate dust and dirt with every use, so replace the filter every spring or according to your mower's manual.

8

To sharpen a mower's blades, turn off the power and take out the battery (if it has one). Remove the blade and run a metal file over the edges.

9

Instead of bagging grass clippings, let them fall to the ground in order to add nutrients to the soil.

10

Mow when grass is dry for a cleaner clump-free cut.



Saskatoon Monthly (5 yrs) Real Estate Statistics

	Total Listings					Total Sales					Residential Avg. Sales Price				
	2013	2014	2015	2016	2017	2013	2014	2015	2016	2017	2013	2014	2015	2016	2017
Jan	848	958	1078	984	1042	298	331	255	232	249	\$335,168	\$353,561	\$358,645	\$354,105	\$341,806
Feb	771	910	953	1116	926	365	393	306	304	311	\$329,726	\$349,092	\$362,394	\$331,679	\$337,855
Mar	934	1165	1348	1231	620	480	518	466	425	229	\$336,068	\$354,084	\$339,921	\$347,441	\$342,100
Apr	1204	1324	1449	1432	860	582	611	556	502	314	\$353,315	\$352,656	\$351,641	\$343,672	\$361,329
May	1356	1453	1514	1516	858	572	679	606	524	317	\$355,405	\$356,843	\$363,297	\$353,197	\$354,010
Jun	1172	1372	1529	1345		614	721	605	547		\$348,328	\$361,770	\$365,440	\$354,038	
Jul	1197	1423	1451	1152		620	568	567	499		\$341,866	\$364,386	\$361,128	\$367,455	
Aug	1125	1126	1259	1279		517	532	448	506		\$343,594	\$352,810	\$353,317	\$352,478	
Sep	1138	1338	1167	1146		475	606	484	446		\$342,983	\$354,818	\$334,971	\$353,704	
Oct	1040	1124	1096	1016		514	519	409	420		\$345,928	\$363,037	\$354,137	\$344,299	
Nov	739	865	909	966		405	394	379	310		\$347,201	\$360,153	\$360,340	\$350,212	
Dec	494	519	613	571		260	278	271	245		\$341,065	\$346,197	\$352,417	\$342,617	

As a valued recipient of this newsletter, compliments of your REALTOR®, you have been entered into a draw for 3 prizes as follows:

1 x \$50.00 Home Depot Gift Certificate

2 x \$25.00 Gasthaus Restaurant Gift Certificate @ German Cultural Centre



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May I take this opportunity to say

THANK YOU!

*for your business, your trust,
and your thoughtfulness in passing on my
name. I love being able to assist others and
promise to always provide great
quality and service!*

www.agentleslie.com

Take in Saskatoon this Summer!

SASKTEL SASKATCHEWAN JAZZ FESTIVAL

Date(s) June 23, 2017 - July 02, 2017
Location Various venues throughout Saskatoon
Contact 306.652.4700 or 1.800.638.1211
Website www.saskjazz.com

OPTIMIST CANADA DAY CELEBRATIONS

Date(s) July 01, 2017
Location Diefenbaker Park
Contact 306-653-0971
Website www.optimistcanadadaysaskatoon.com

SASKATOON SUMMER PLAYERS PRESENTS SPAMALOT

Date(s) July 02, 2017 - July 09, 2017
Location Persephone Theatre
Contact 306-384-7727
Website saskatoonsummerplayers.ca/

SHAKESPEARE ON THE SASKATCHEWAN

Date(s) July 05, 2017 - August 20, 2017
Location Big white tents off Spadina Crescent
Contact 306.652.9100
Time Recurring daily
Website www.shakespeareonthesaskatchewan.com

PRAIRIELAND JUNIOR AG SHOWCASE (BEEF/DAIRY/SHEEP)

Date(s) July 05, 2017 - July 10, 2017
Location Saskatoon Prairieland Park Ag Centre
Contact 306.931.7149 or 1.888.931.9333
Website: www.saskatoonex.com/juniorag/

RE/MAX®

Saskatoon Shines



2ND AVENUE SIDEWALK SALE

Date(s) July 06, 2017 - July 08, 2017
Location 2nd Avenue
Contact 306-665-2001
Website dtnyxe.ca/events/

PION-ERA

Date(s) July 08, 2017 - July 09, 2017
Location Western Development Museum
Contact 306.931.1910 or 1.800.363.6345
Website www.wdm.ca/stoon/pionera.htm

5K FOAM FEST CANADA'S #1 FUN RUN

Date(s) July 08, 2017
Location John Arcand Fiddle Fest Inc.
Contact 888-817-6784
Website www.5kfoamfest.ca

PETS IN THE PARK

Date(s) July 09, 2017
Location Kiwanis Memorial Park
Contact 306-938-7800
Website petsinthepark.ca



A TASTE OF SASKATCHEWAN

Date(s) July 11, 2017 - July 16, 2017
Location Kiwanis Park
Contact 306-975-3175
Website www.tasteofsaskatchewan.ca

NASCAR PINTY'S SERIES

Date(s) July 26, 2017
Location Wyant Group Raceway - North of Saskatoon off Highway #12
Contact: 306-956-3212
Website www.autoclearingmotorspeedway.ca

POTASHCORP FRINGE THEATRE AND STREET FESTIVAL

Date(s) August 03, 2017 - August 12, 2017
Location Broadway District
Contact: 306-664-2239
Website www.potashcorpfringe.ca