

# GRIME TEAM UPDATE

## FROM THE *experts*

**GRIME TEAM**  
REAL ESTATE PROFESSIONALS

**ROYAL LEPAGE**  
RCR Realty Brokerage,  
Independently Owned & Operated.



## MARKET UPDATE

Happy Summer and I hope everyone is doing well! **It's been a busy 2023 for the Grime Team so far.** After the pandemic threw the real estate market into turmoil, and way off what we've seen in the past regarding prices and market cycles, it looks like we're getting back to normal. As we all saw in the last two spring markets, we were pulling out of an overinflated market with skyrocketing prices, and multiple offers. Once the prices hit all time highs, many people and families decided to make a move resulting in more inventory.

**Looking at the first 6 months of 2022, compared to 2023, we definitely have seen a change.** The number of homes listed, as well as active listings is down substantially 2022 vs 2023. Normally with lower inventory, the demand for homes in the amazing headwaters area would make house prices rise. **Not the case this year with average sale price down around**

**15% in Orangeville (\$980,000 down to \$826,000), 13.71% in Dufferin (\$1,247,502 down to \$1,076,491), 23% in Caledon (\$1,768,670 down to \$1,357,008).** Buyers have less purchasing power with the rise in interest rates. Gone are the days of free money, but the rise in interest rates was a good thing in my opinion, which slowed down a real estate market that was getting out of control. **Buyers now have more options, can submit offers with conditions, homes in good shape and priced accordingly are having no problem selling.** Entering the summer months, the market will move along steadily with families looking to move before the school year.

Have a great summer everyone and enjoy the great weather!

*Dave*

### OUR CURRENT LISTINGS *showcase*

If you know of anyone looking in our area...  
For more info on any of these listings give us



**518217 County Rd 123,  
Melancthon**  
MLS X5975972  
\$1,399,000.00



**33 Old Carriage Rd,  
East Garafraxa**  
MLS X6158152  
\$1,799,000.00



**3348557 15th Side Road,  
Mono**  
MLS X6213608  
\$1,599,000.00

# GRIME TEAM'S *Summer Recipes*

## AUNT ANNETTE'S MINCE

- 1 pound to 1 & ½ pounds extra lean ground beef
- 2 cups of water
- Dried minced onions
- 3 carrots sliced or grated.
- 2-3 Teaspoons of Bistro Brown
- Gravy Mix (enough to thicken the gravy)

Put the first 4 ingredients into a pot and boil until cooked (20 min). Add bistro and cook for an additional 3 min. Taste and serve with mashed potatoes. Add fresh/frozen green peas. For summer serve with a cob of corn! Simple!

## BILL'S BURGERS

- 1 egg
- 1 teaspoon mustard (regular or Dijon)
- 1tsp Worcestershire sauce
- 1 small onion, finely grated
- 1 clove garlic, minced
- 1/2 teaspoon salt
- 1/2 teaspoon pepper
- 1lb medium ground beef

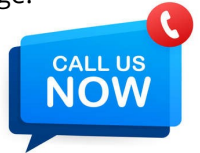
Toppings - Barbecue sauce, mayo, mustard, ketchup, Pickles, Lettuce, Grilled Onions, Grilled Mushrooms, Avocado, Guacamole

## CINDY'S SUMMER PASTA SALAD

- Half bag of small shells pasta
- 1 carrot
- 1 ½ cups frozen peaches & cream corn (or any corn)
- 1 cup Mayo (more if prefer creamy texture)
- Paprika
- 1-2 tbsp sugar (optional)

Boil and cook pasta & drain. Grate carrot into small pieces. Cook the frozen corn in water & drain (either in microwave or stovetop). Once all ingredients have been cooked/drained or grated, mix in large mixing bowl with mayo. If you prefer a sweeter taste, you can sprinkle the sugar 1 tbsp at a time & mix. Once all mixed & you're happy with the taste, sprinkle paprika on top and chill in fridge.

## OUR TEAM HAS *Buyers* LOOKING FOR...

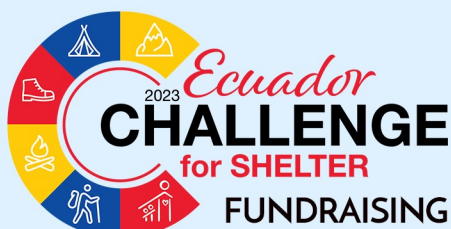


- Something in the [Mono Watermark community](#)
- Home in the [Village Green Subdivision](#) (Mono Amaranth Townline & 5 Sideroad)
- [Detached house in Orangeville](#) w/ garage, newer or updated, not too large (1-2 bdrm works), under \$800k
- [Log or Timber Frame home in Mono](#), w/ property around 3 acres+, 3 bdrm min, around \$1.8m mark.
- Detached home under \$1m in [Orangeville area](#) (in town) [backs onto conservation](#) (Woodvale or Island Court)
- Legal [Orangeville duplex](#) (\$700k-ish)
- Detached [Home w/ lots of garage parking](#), can be in town or rural, \$900k or less (shop/garage that hoists could be installed in, space to accommodate 6 cars).
- Ten Plus [Acreage property with farm or rural zoning](#), with an out building to house two horses and other farm animals. House must have a few upgrades ( Roof, Windows etc) House must have minimum three bedrooms - three bathrooms. Desired areas are Mono, Caledon Or Adalja-Tosorontio. Max budget \$2,000,000
- One plus [Acreage property with good tree coverage and privacy](#). House must have some upgraded with regards to majors and cosmetically. Minimum of three bedrooms and two full baths. Desired areas are Caledon, Mono and Erin

**AND WE'LL FIND BUYERS FOR ANYTHING YOU MAY HAVE TO SELL!!!**



## HELP DAVE & MARGORIE HELP OUR COMMUNITY!



5 Day trek in Ecuador towards one of the highest active volcanoes in the world! Minimum to raise is \$6000 which will fund their local Violence Against Women Shelter as well as national domestic violence prevention programs. **To donate by cash or cheque call us at 519-941-5151 or stop by our office! We appreciate your support!**



**SUPPORT DAVE'S TREK**  
<https://royalpage.myetap.org/fundraiser/ecuador/individual.do?participationRef=1185.0.3046752425>

**Donate today by clicking on their pics or visiting the links!**



**SUPPORT MARGORIE'S TREK**  
<https://royalpage.myetap.org/fundraiser/ecuador/individual.do?participationRef=1185.0.3122224061>

**YOUR REFERRALS ARE...**



**Happy BBQ Season!**

**From all of us at The Grime Team**