

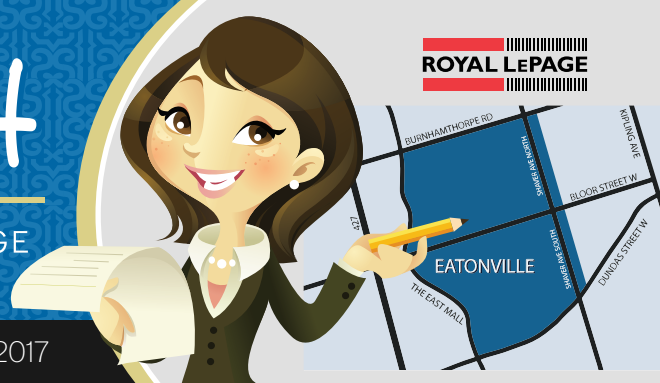
# Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

ROYAL LEPAGE

www.mcizmar.com

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## Tight Market Conditions Continue in March

Toronto Real Estate Board President Larry Cerqua announced that Greater Toronto Area REALTORS® reported 12,077 residential sales through TREB's MLS® System in March 2017. This result represented a 17.7 per cent increase compared to the 10,260 sales reported in March 2016. For the TREB market area as a whole, annual sales growth was strongest for condominium apartments and detached houses.

The number of new listings also increased on a year-over-year basis, at 17,051 – a 15.2 per cent increase compared to March 2016. The strongest growth in new listings was experienced in the detached market segment. While new listings were up strongly compared to last year, the rate new listings growth was still lower than the rate of sales growth. As a result, GTA market conditions continued to tighten.

"It has been encouraging to see that policymakers have not implemented any knee-jerk policies regarding the GTA housing market. Different levels of government are holding consultations with market stakeholders and TREB has participated and will continue to participate in these discussions. Policy makers must remember that it is the interplay between the demand for and supply of listings that influences price growth," said Mr. Cerqua.

Strong competition between buyers continued to cause high levels of price growth in all major market segments. The MLS® Home Price Index (HPI) Composite Benchmark Price was up by 28.6 per cent year-over-year. For the TREB market area as a whole, the average selling price was up by 33.2 per cent, with similar annual rates of growth in the low-rise and condominium apartment segments.

"Annual rates of price growth continued to accelerate in March as growth in sales outstripped growth in listings. A substantial period of months in which listings growth is greater than sales growth will be required to bring the GTA housing market back into balance. As policy makers seek to achieve this balance, it is important that an evidence-based approach is followed," said Jason Mercer, TREB's Director of Market Analysis.

## Milana's Market Watch: Eatonville

Last 6 Month Solds from October 1, 2016 – March 31, 2017

		#Sold	Average Price	Avg DOM
Bungalow	3 bedrooms	18	\$1,027,767	7
Detached Sidesplit	2 bedrooms	1	\$1,161,000	7
Detached 2 Storey	4 bedrooms	5	\$1,665,600	33
	5 bedrooms	2	\$1,959,000	7
		TOTAL HOMES SOLD	TOTAL AVG SALE PRICE	TOTAL AVERAGE DOM
		26	\$1,227,185	12

FOR SALE!



Wonderfully maintained by original owners since 1983! Welcoming and airy living space with sunny kitchen, custom rollout drawers, breakfast area and walk-out to fenced backyard.

All new windows, Roof 2.5 years new, de-icing system on roof & in downspouts, leaf guard installed eavestrough, His and Her closets in Master Bedroom, 3 Pc Bath in Bsmt, Huge Recroom, Utility/Workshop Room combined with Laundry gives plenty of storage space! Attached double car garage with side entrance and GDO. Great curb appeal on a quiet street close to shopping, Go Train, Parks, Schools...Awaits your personal touch.

Include: Fridge, Stove, Front load Washer (2015), Dryer, All Electrical Light Fixtures, Broadloom Where Laid, All Window Coverings, GDO and Remote, Alarm System, Hot Water Tank (Rental)

\$999,000 .....

## READY TO SELL YOUR HOME AND BUILD TRUE WEALTH?

Dear Neighbour,

You've created traditions, laughed, cried, and loved the family and friends that filled the rooms with all that makes a house a home...

**BUT NOW IT'S TIME TO MOVE ON TO THE NEXT ADVENTURE IN YOUR LIFE.**

You're ready to sell your home, and you want to get the best price for your home. I can help.

### MY SIGNATURE "TRUE WEALTH BY DESIGN" SYSTEM FOR GETTING YOU THE RIGHT BUYER FOR MAXIMUM PROFIT:

- Selling your home requires **insider knowledge** to find the hidden value and **strategically position** your home to **sell for maximum price**. This is where you're building upon your True Wealth.
- I tell and create a story around your home. It's not just what I say; it's the way I say it that creates **desire for the right buyers**. I'll make sure your listing stands out from the crowd and **draws the right people to you**, resulting in **more potential offers**.
- I'm known in this industry for bringing a highly professional esthetic and quality to all that I do. **I attract more buyers to your listing for this very reason!**
- With my marketing, compelling photos, feature sheets, website, and social media strategy, your home will be compelling and intriguing enough that **buyers want to book an appointment** and are **EXCITED** to come see **YOUR home**.

If you're ready to build True Wealth, strategically selling your home to the right buyer for maximum profit, call or email to book your No Obligation Strategy Session with me today.

*-Milana Cizmar*

Your Eatonville Realtor®

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Whether you are thinking of selling your home, buying a new one, or are just curious as to real estate values in the neighbourhood, you'll want to make sure you talk to a real estate professional who is knowledgeable and familiar with the area. As a neighbour, I want every home in our neighbourhood to sell for the highest price. Every time that happens, it maintains and increases the value of your home and mine.

I am committed to getting the most value and the highest price for every property I sell. If you are considering a move and would like to know how all of this information directly affects your property, please give me a call.