

# Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE



www.LakeShoreHousesForSale.com

January 2013

**SOLD!**



Bright Stylish Renovation With Charming Front Verandah Tucked Away On A Private Side Street.

Extensively Renovated From Top To Bottom. Gorgeous New Maple Hdwd Flrs, Open Concept Main Flr With Fireplace, Built-In Pantry And Walkout From Kitchen To Large 18X18 Ft Deck. 2 New 4Pc Baths, Master Bdrm With Wall To Wall Closets, Skylight And Walk-Out To Balcony. New Berber Carpet (2012), Porcelain Tiles In Kit (2011), New Windows (2005), Roof (2005), Furnace (2005), New Plumbing,

60 Amp Service In Garage - Makes A Great Workshop!

Include: Fridge, Stove, B/In Dw, B/In Microwave, Washer & Dryer, Electric Fp With Remote, All Eifs, All Window Coverings, Freezer In Bsmt, Electric Hwt (Owned)

## Average Home Price Up Strongly in 2012

January 4, 2013 -- Greater Toronto Area REALTORS® reported 3,690 sales through the TorontoMLS system in December 2012 – down from 4,585 sales in December 2011. Total sales for 2012 amounted to 85,731 –down from 89,096 transactions in 2011.

“The number of transactions in 2012 was quite strong from a historic perspective. We saw strong year-over-year growth in sales in the first half of the year, but this growth was more than offset by sales declines in the second half. Stricter mortgage lending guidelines resulted in some households postponing their purchase of a home. In the City of Toronto, the dip in sales was compounded by the additional Land Transfer Tax, which buyers must pay upfront,” said Toronto Real

Estate Board (TREB) President Ann Hannah.

The average selling price in December 2012 was up by 6.5 per cent year-over-year to \$478,739. The average selling price for 2012 as a whole was up by almost seven per cent to \$497,298.

“Robust annual rates of price growth were reported through most months of 2012. Price growth was strongest for low-rise homes, including singles, semis and townhouses. Despite a dip in sales, market conditions remained tight for these home types with substantial competition between buyers,” said TREB’s Senior Manager of Market Analysis Jason Mercer.

## Milana's Market Watch: New Toronto/Mimico

Last 6 Month Solds from July 1st, 2012 - December 31st, 2012

	# Sold	Average Price	Days on Market
<b>1.5 Storey</b>			
2 Bed	1	\$479k	34
3 Bed	2	\$495k	86
4 Bed	1	\$668k	4
<b>2 &amp; 3 Storey</b>			
2 Bed	2	\$738k	33
3 Bed	19	\$585k	23
4 Bed	3	\$575k	16
5 Bed	2	\$683k	22
6 Bed	1	\$620k	60
<b>Bungalow</b>			
2 Bed	16	\$449k	16
3 Bed	2	\$518k	34
<b>Semi-detached</b>			
3 Bed	2	\$484k	10
<b>Att/Row/Townhouse</b>			
2 Bed	2	\$256k	34
3 Bed	2	\$324k	20
<b>Total</b>	<b>55</b>	<b>\$529k</b>	<b>30</b>

Based on the last 6 month solds as reported by the Toronto Real Estate Board. Property values depend on other variables besides type of housing and number of bedrooms. Overall condition, size, recent updates/upgrades, lot size etc. are all factored into consideration.

# LISTED!



Designers Own Home. Rare Opportunity To Own On This Quiet, Sought After Court Situated In A Beautiful Ravine Setting.

Fabulous, Family Friendly Floorplan Featuring Top Quality Finishes. This Completely Finished Home Exudes Luxury And Warmth And Boasts A Top Of The Line Kitchen, Fabulous Bathrooms With No Detail Spared, Stunning Wainscotting, Numerous Custom Built-In's, An Entertainers Dream In The Lower Level Featuring W/Out To Fabulous Salt Water Pool And Much More.

Inclusions: All Electrical Light Fixtures, All Window Coverings & Rods, Bosch Stove, Amana Fridge, Panasonic Microwave, Basement Danby Fridge, Shed, Fireplace Screens, Hot Tub Wtr(Rental)

'Furnishings Available For Sale'.

\$1,199,000 .....

It's a New Year with a fresh start to new possibilities. How will you make 2013 the year you truly create change, the year you finally take charge of your dreams? Will you start that business you always dreamed of having, run a half marathon or finally get the house of your dreams?

It's always great to have dreams but what about finally making them your reality. Look around you and you'll see plenty of examples of other people living the lives of their dreams. Don't you think it's about time for you? It really isn't as hard as you think. There is some careful planning involved and a lot of persistence but that's half the fun of accomplishing anything in life isn't it?

For example: You dream home is just that, a dream. But is it? You drive by certain neighbourhoods and admire many homes and think "some day". But what is really stopping you? Are you putting it off because you think you can't afford it? Or do you just need some straight facts to actually start making this dream a reality. Don't let any of that stop you. I can help!

There are a few things you can do right now. You may want to just start looking at homes on the Internet to see what they cost...please visit my website [www.lakeshorehousesforsale.com](http://www.lakeshorehousesforsale.com) to see what is currently on the market. I have a simple search tool that shows you all the houses that are available. Or fill out my form for a home search and I can do the heavy lifting for you. If you know the areas you are interested in and the features you want on your wish list, I can send you automatic e-mails of any and all the listings that match your dream home search and even the "new" ones that just come out. Then, you can see if this is truly doable or just a pipedream!

In any case, I would love to put you in your "dream home" this year and can take you from start to finish making the process a whole lot easier and maybe even fun for you! So, what are you waiting for? Take the first step.

- Milana Cizmar

Your New Toronto/Mimico Realtor®

Milana Cizmar

B R O K E R

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