

Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

www.LakeShoreHousesForSale.com

December 2011

ROYAL LEPAGE



SOLD!



- Beautiful Perennial Gardens with Water Fountain!
- Lovingly Maintained with Newly Renovated Basement
- Charming and Sunfilled 3 Bedroom in Rockcliffe-Smythe Neighbourhood
- New Broadloom and Gas Fireplace
- Quiet Dead End Street, Close to TTC, Schools, Parks...
- 240V Insulated Detached Garage with 12x16ft Attached Workshop,
- Walk-out to Patio and Gardens from Dining Room

\$369,900

Home Sales, Prices, and 'Affordability' Remain on the Rise

Greater Toronto REALTORS® reported 7,092 residential transactions through the Toronto MLS system in November- up 11% in comparison to November 2010. At the same time, the number of new listings was up by 14% in comparison to last year, and the average sale price was up 10% to \$480,421.

"We have seen strong annual sales growth through the 2011 fall market. The increase in transactions has been broad-based, with strong growth across (most) home types throughout the GTA," said TREB President Richard Silver. "The market has also become better supplied...new listings

growth (is growing faster than) sales. As this trend continues into 2012, we will see more balanced market conditions."

"Despite strong price growth this year, real estate remains affordable in the GTA," said Jason Mercer, TREB's Senior Manager of Market Analysis. "The correct method of assessing affordability is to consider the share of the average household's income that is dedicated to (owning a home). Currently, this share remains in line with generally accepted lending guidelines. Given this positive affordability picture, average price growth is forecast to continue in 2012..."

Milana's Market Watch: New Toronto/Mimico

Last 6 Month Solds from June 1, 2011 - November 30, 2011

	# Sold	Average Price	Days on Market
1.5 Storey			
3 Bed	1	\$375k	13
2 & 3 Storey			
2 Bed	9	\$432k	8
3 Bed	27	\$504k	14
4 Bed	4	\$543k	8
Bungalow			
1 Bed	1	\$405k	16
2 Bed	23	\$441k	15
3 Bed	2	\$478k	9
Semi-detached			
2 Bed	3	\$452k	6
3 Bed	3	\$383k	55
4 Bed	2	\$449k	7
Att/Row/Townhouse			
3 Bed	1	\$239k	20
4 Bed	2	\$554k	6
Other/Split level			
5 Bed	2	\$498k	20
Total	80	\$443k	14

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.

SOLD!



- Cute Starter Home in New Toronto!
- Not Many Around at This Price!
- Enclosed Sunporch
- 3 Bedrooms
- Detached Garage
- Eat-in Kitchen
- All on a Quiet Dead End Street
- Close to TTC, Shops, Schools, Parks, Waterfront...

\$239,900

A Special Thank You (And a Giveaway!)

The magic of the holiday season lies in the opportunity to say "Thank You"!

As our year comes to a close and we are busily preparing for the holidays, I would like to take the time to thank all of you who read my newsletter and who have supported me throughout this past year. From my past clients, to those who referred new clients, to the many of you who visited my open houses and my website "Thank You!" It was a very busy year and I couldn't be busy without You!



So, in honour of the season and the spirit of giving I invite you to enter a little contest I am running.

Please visit www.lakeshorehousesforsale.com from now until January 31st, 2012 and subscribe to my newsletter for your chance to win a copy of "Staged to Sell (or keep)" Easy Ways to Improve the Value of Your Home by Jean Nayar. This is a fantastic resource for anyone who wants to add value to their home. Many of the improvements cost very little to do and some are even FREE! An easy read filled with photos of inspiring rooms, this is a must have for your personal library.

Subscribing to the newsletter is my monthly promise to keep you in "the know" with anything Real Estate related! I know your time is precious, so I'll give you quick and easy tips to increase the value of your home while saving you money. From buyer and seller secrets to special promotions and offerings available exclusively to you for being on the list. So, what are you waiting for? Get on the list!

May the Spirit of this Peaceful Season Touch Your Heart and Bring You Joy.

See you in 2012! - *Milana Cizmar*

Your New Toronto/Mimico Realtor®

Milana Cizmar

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