

# Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE



www.LakeShoreHousesForSale.com

October 2011

**FOR SALE!**



Quaint and Inviting Two Bedroom with Beautiful Renovations and Original Charm Intact!

- 2 bedrooms
- 2 bathrooms
- 25 x 110 ft lot size
- Charming front sunroom overlooking park
- Open concept throughout
- New kitchen with granite counters and breakfast bar
- Fabulous main floor bath with large custom glass shower
- Walk-out to new deck and backyard
- Porcelain and hardwood floors
- A stones throw from the lake, parks, pool, waterfront trails, schools, library and shops

**\$419,900** .....

## September Rounds Out a Strong Third Quarter

Greater Toronto REALTORS® reported 7,658 transactions through the TorontoMLS® system in September- a 25% increase over September 2010. Sales during the first three quarters of 2011 amounted to 70,588, representing a 2.6% increase compared to the first nine months of 2010. "We have experienced strong growth in sales so far this year, with a much more active summer compared to 2010. However, while sales have been strong, we have continued to experience a shortage of listings, resulting in more competition between home buyers," said TREB President Richard Silver.

Annual sales growth of 25% outstripped a 15% annual growth in new listings in September, so market conditions became tighter and the average selling price continued to grow by close to 10%. "Strong price growth through the first nine months of the year was mitigated to a great degree by low interest rates and rising incomes," said the TREB's Jason Mercer. "As buyers continue to take advantage of the affordable home ownership options in the GTA, we remain on pace for the second best year for sales under the current TREB market area."

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

Last 6 Month Solds from April 1, 2011-September 30, 2011

	# Sold	Average Price	Days on Market
<b>1.5 Storey</b>			
2 Bed	1	\$300k	20
3 Bed	2	\$585k	8
<b>2 &amp; 3 Storey</b>			
2 Bed	4	\$535k	17
3 Bed	21	\$541k	13
4 Bed	2	\$605k	10
<b>Bungalow</b>			
1 Bed	1	\$405k	16
2 Bed	26	\$438k	15
3 Bed	2	\$420k	21
<b>Semi-detached</b>			
2 Bed	3	\$431k	20
3 Bed	5	\$455k	17
4 Bed	2	\$471k	7
<b>Att/Row/Townhouse</b>			
3 Bed	1	\$226k	19
4 Bed	1	\$401k	2
<b>Other/Split level</b>			
5 Bed	2	\$544k	18
<b>Total</b>	<b>73</b>	<b>\$481k</b>	<b>15</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.

SOLD!



## Awaiting your Personal Touch!

- Fabulous curb appeal and location just steps to TTC, shops and restaurants
- Charm and character throughout
- 2 fireplaces
- Enclosed front sunroom for those lazy days
- Stained glass windows
- Finished basement with 3 piece bath
- Double detached garage
- Large deck in backyard
- Fridge, stove, built-in dishwasher, washer and dryer
- Roughed in central vac and alarm system

\$669,900 .....

## Are you ready to get spooked?

Here we are in October getting ready for witches and goblins! Have you decorated your house yet? Are you ready to hand out candy to the cutest and spookiest costumes? This time of year is always fun for those that dress up and like to use a little imagination. You are never too old to have a little fun. So, take some time out to be a kid again and remember how exciting it was to play dress up. It's the only day of the year you can REALLY get away with it!

Have any interesting costumes or stories about some of the best dressed houses in the area? I'd love to hear them and post them on my blog and face book page. Just send me an e-mail at [milana@lakeshorehousesforsale.com](mailto:milana@lakeshorehousesforsale.com) to let me know.

What's new in your Cizmar Report this month? The September sales numbers are out and I'm happy to report a 25% increase in sales since September of last year. This is encouraging news as we often hear conflicting reports in the media. I live and breathe real estate on a daily basis and 2011 has been an exceptional year with all signs pointing to its continuation. If you have been on the fence about whether the timing and market conditions are on your side, I would encourage you to take advantage of an optimistic outlook for the rest of the year and into the spring of 2012.

I know as a seller it can be a little daunting thinking about what to do first when you are thinking of putting your home on the market. You are asking yourself a lot of questions like...should you paint? Should you renovate? How much is my house worth anyways? I'm here to help!

I have a great FREE little E-Book you can instantly download from my website. All you need to do is visit [www.lakeshorehousesforsale.com](http://www.lakeshorehousesforsale.com) under the seller's section and enter your e-mail address to get your copy of my FREE Real Estate Selling Guide and you'll be reading it in a matter of minutes. I cover everything from staging to market conditions and even some checklists to prepare your home for sale. It really pays off to have a plan in place and understand what to do next. Visit [www.lakeshorehousesforsale.com](http://www.lakeshorehousesforsale.com) today and I'll help you get there.

Now go have a spooktacular Halloween!

- Milana Cizmar



Your New Toronto/Mimico Realtor®

# Milana Cizmar

B R O K E R

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