

Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE



www.LakeShoreHousesForSale.com

September 2011

SOLD!



Beautifully Renovated 4 Bdrm in South Etobicoke!

- 3 bedrooms
- Artfully landscaped
- Elegant fireplace
- Leaded glass windows
- Hardwood floors
- Chic kitchen with centre island
- Cozy master bedroom retreat with 3-piece bath and extra storage
- 3 washrooms
- Finished basement with walk-out to backyard
- Separate side entrance
- Huge 30x192 foot lot
- Double detached garage
- Extra parking in front
- Walk to Mimico GO Station
- Steps to shops, schools, park, library, TTC, highways...

\$489,900

Strong August Home Sales in the GTA

September 7, 2011 -- Greater Toronto REALTORS® reported 7,542 sales through the TorontoMLS® system in August - a 24% increase over August 2010. New listings, at 12,509, were up by 20% compared to August 2010. Market conditions remained tight as sales growth outstripped growth in new listings.

"Home sales in the GTA have stood up well despite a less certain economic outlook," said Toronto Real Estate Board President Richard Silver. "Home sales will be bolstered by low mortgage rates moving forward. The Bank of Canada is expected to be on the

sidelines until the second half of 2012..."

With market conditions remaining tight in the GTA, the average selling price continued to grow strongly in August- up by more than 10% year-over-year to \$451,663.

"We remain on pace for the second best year on record for sales. Approximately 90,000 transactions are expected by the end of December," said TREB's Sr. Manager of Market Analysis Jason Mercer. "Major home ownership costs, including the average monthly mortgage payment, remain affordable despite the strong price growth experienced so far this year."

Milana's Market Watch: New Toronto/Mimico

Last 6 Month Solds from March 1, 2011-August 31, 2011

	# Sold	Average Price	Days on Market
1.5 Storey			
2 bedroom	1	\$300K	20
3 bedroom	2	\$585,250K	8
2 & 3 Storey			
2 bedroom	1	\$610K	3
3 bedroom	12	\$587,299K	15
Bungalow			
1 bedroom	1	\$405K	16
2 bedroom	21	\$419,090K	13
3 bedroom	2	\$419,500K	22
Semi-detached			
2 bedroom	1	\$630K	7
3 bedroom	5	\$407,200K	18
Att/Row/Townhouse			
3 bedroom	1	\$226K	20
4 bedroom	1	\$401,500K	2
Other/Split level			
5 bedroom	1	\$667K	32
Total	49	\$472,091K	15

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!



Classic and Stylish South Etobicoke 3 Bdrm

- 3 bedrooms
- 2 bathrooms
- Crown molding
- Pot lights
- Leaded glass windows
- Beautiful gas fireplace
- Hardwood floors
- Updated kitchen with walk-out to new deck with gazebo canopy and fenced backyard
- California shutters
- Alarm system
- Ductless A/C
- Built-in dishwasher
- Garden shed
- Easy walk to Lake Pool, Rotary Park, waterfront trails, library, schools, shops...
- 26.67 x 112 foot lot
- Mutual driveway with detached garage

\$539,900

Embracing the Season of Change



Wow! Summer flew by this year! The kids are back in school and it's time to get back to a regular routine. I hope you enjoyed your summer and are looking forward to a new season full of possibilities.

Personally, I've always loved the fall. To me, it signifies new beginnings and a renewed sense of promise. In the spirit of these new beginnings, I am pleased to present to you an updated version of our monthly newsletter- "Your Cizmar Report".

The goal of this monthly communication will be to keep you informed of specific, monthly sales in our area as well as to report the latest local market data and conditions. If you are considering buying and/or selling, it is crucial to have relevant, current information on which to base your decisions.

If you would like a more in depth analysis of any of the data presented in this report, or just some advice on your specific Real Estate situation, I encourage you to call or email me using the contact information below. I also welcome you to visit www.LakeShoreHousesForSale.com where you will find many useful Real Estate tools and tips, including a comprehensive search engine that you can use to browse our entire local housing inventory.

Real Estate News You Can Use

You are likely already aware of the recent announcement from Bank of Canada Governor Mark Carney that our benchmark interest rate will remain steady at 1% for the foreseeable future (Probably well into 2012 according to most signals coming from the Bank over the last few weeks).

This news is in sharp contrast to predictions Carney himself made just over 2 months ago when he cited strengthening employment numbers and rising home prices as signals that would likely lead to higher rates this fall. The policy shift is due to continued weakening of the US and European economies along with factors like the dollar's continued strength and worries about Canadian export prices remaining viable in an ever competitive global climate.

So what does this mean locally to our Real Estate market? All signs point to a continuation of strong sales figures through the end of 2011 and into early 2012. The market should continue to provide great opportunities for sellers and now may be the best time to take advantage of the lower rates and higher prices if you are thinking about selling.

Here's to a brand new season full of success! - *Milana Cizmar*

Your New Toronto/Mimico Realtor®

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