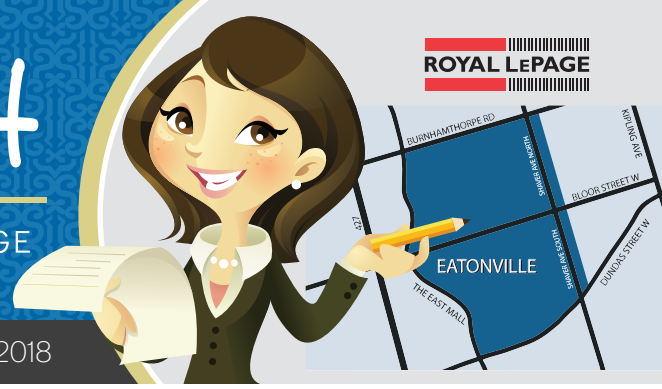


# Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

www.mcizmar.com

February 2018



## GTA REALTORS® Release January Stats

Toronto Real Estate Board President Tim Syrianos announced that Greater Toronto Area REALTORS® reported 4,019 residential transactions through TREB's MLS® System in January 2018. This result was down by 22% compared to a record 5,155 sales reported in January 2017.

The number of new listings entered into TREB's MLS® System amounted to 8,585 – a 17.4 per cent increase compared to 7,314 new listings entered in January 2017. However, it is important to note that the level of new listings was the second lowest for the month of January in the past 10 years.

"TREB released its outlook for 2018 on January 30th. The outlook pointed to a slower start to 2018, especially compared to the record-setting pace experienced a year ago. As we move through the year, expect the pace of home sales to pick up, as the psychological impact of the Fair Housing Plan starts to wane and home buyers find their footing relative to the new OSFI mandated stress test for mortgage approvals through federally regulated lenders," said Mr. Syrianos.

The MLS® Home Price Index Composite Benchmark was up by 5.2% year-over-year. This annual rate of growth was driven by the condominium apartment market segment, with double digit annual growth versus the single-family segment, with prices essentially flat compared to last year. The overall average selling price was down by 4.1% year-over-year to \$736,783. This decline was weighted toward the detached segment of the market. In the City of Toronto, the average selling price was up for all home types except for detached houses.

"It is not surprising that home prices in some market segments were flat to down in January compared to last year. At this time last year, we were in the midst of a housing price spike driven by exceptionally low inventory in the marketplace. It is likely that market conditions will support a return to positive price growth for many home types in the second half of 2018. The condominium apartment segment will be the driver of this price growth," said Jason Mercer, TREB's Director of Market Analysis

## Milana's Market Watch: Eatonville

Last 6 Month Solds from August 1, 2017 - January 31, 2018

		#Sold	Average Price	Avg DOM
Detached Bungalow	3 bedrooms	15	\$904,917	19
Detached 1.5 Storey	3 bedrooms	1	\$821,000	38
Detached Backsplit	3 bedrooms	1	\$1,200,000	21
Detached 2 Storey	4 bedrooms	1	\$2,135,000	6
		<b>TOTAL HOMES SOLD</b>	<b>TOTAL AVG SALE PRICE</b>	<b>TOTAL AVERAGE DOM</b>
		18	\$984,986	19

FOR SALE



Lovingly Maintained, Large 3+1 Br Bungalow in Etobicoke. Parking for 7 Cars! Gardener's Paradise with Perennial Front and Back Yards. Spectacular Hardwood Floors, Open Concept Main Floor with Beautifully Renovated Kitchen & Centre Island. Stainless Steel Appliances. Extra Bedroom in Basement and Recroom for Cozy Family Time. Extensively Updated with Fresh Interior Paint/Garage Door/ Stucco-'17, Waterproofing-'15, Roof-'14, Water Tank/ Softener-'12, Bay Window-'05. Close to Sherway Gardens, Grocery Stores, Ttc at your Doorstep. Pick Your Hwy And Be Down- Or Uptown In 15 Mins!

## Happy February!

Did you know February is the only calendar month to have a length of less than 30 days! It's usually 28 days unless it's a leap year and the only calendar month that can pass without a full Moon (as is the case this year).

Speaking of calendars did you get your 2018 wall calendar yet? If not, I still have some extra ones and can happily drop one off to you. Let me know by sending me an email or give me a call.

We are in the midst of February and time is flying by. We have seen a few brisk sales in the area so far this year with an average days on market of 4!

So, if you have been thinking about selling, now is really a good time to get ahead of your competition or lack thereof. I find every year more people are thinking about getting their houses for sale and preparing them for the spring market. In my professional opinion, the best time to sell is when there is an advantage to you and less competition which is the case as it is today. Think about it, if there are no other houses for sale but yours where do you think the buyer's will gravitate toward? The advantages are many if you use this strategy besides your bottom line and thousands of dollars more in your pocket. I would be happy to provide you with a more detailed report outlining the reasons why. Just let me know.

In the meantime, enjoy our short month and please don't hesitate to ask if you have any questions about the real estate market here in our neighbourhood.

Until next time...

*-Milana Cizmar*

Your Eatonville Realtor®

*Milana Cizmar*

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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.

\$899,900 .....