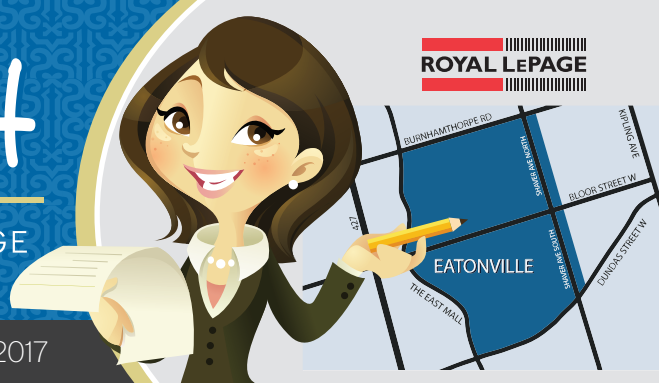


# Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

www.mcizmar.com

July 2017



## More Moderate Price Growth In June

Greater Toronto Area REALTORS® reported 7,974 sales through TREB's MLS® System in June 2017 – down by 37.3 per cent in comparison to June 2016.

The number of new residential listings entered into TREB's MLS® System, at 19,614, was up by 15.9 per cent compared to June 2016. While this annual rate of growth was sizeable, it represented a more moderate annual rate of growth compared to May 2017, when new listings were up by 48.9 per cent year-over-year.

"We are in a period of flux that often follows major government policy announcements pointed at the housing market. On one hand, consumer survey results tell us many households are very interested in purchasing a home in the near future, but some of these would-be buyers seem to be temporarily on the sidelines waiting to see the real impact of the Ontario Fair Housing Plan. On the other hand, we have existing home owners who are listing their home because they feel price growth may have peaked. The end result has been a better supplied market and a moderating annual pace of price growth," said Mr. Syrianos.

Annual growth rates for MLS® HPI benchmark prices have moderated over the past two months, but remain strong. The MLS® HPI composite benchmark price was up by 25.3 per cent on a year-over-year basis in June. June's average selling price for all home types combined for the TREB market area was \$793,915, representing a 6.3 per cent increase compared to the same month in 2016. A better supplied market has certainly been a key factor influencing the moderation in price growth.

"Recent Ipsos survey results suggest that home buying activity in the GTA will remain strong moving forward. The year-over-year dip in home sales we have experienced over the last two months seem to be the result of would-be buyers putting their decision to purchase temporarily on hold while they monitor the impact of the Fair Housing Plan. On the supply side of the market, it certainly looks as though buyers will benefit from more choice in the second half of 2017 compared to the same period in 2016," said Jason Mercer, TREB's Director of Market Analysis and Service Channels.

## *Milana's Market Watch:* Eatonville

Last 6 Month Solds from January 31, 2017 - June 30, 2017

		#Sold	Average Price	Avg DOM
Detached Bungalow	3 bedrooms	17	\$1,143,159	7
Detached Sidesplit	4 bedrooms	1	\$1,011,000	6
Detached 2 Storey	4 bedrooms	5	\$1,634,000	23
	5 bedrooms	2	\$1,959,000	7
Att/Row/Townhouse	3 bedrooms	1	\$852,000	11

TOTAL HOMES SOLD	TOTAL AVG SALE PRICE	TOTAL AVERAGE DOM
26	\$1,284,027	10

# FOR SALE



Looking for a Condo Alternative in New Toronto at an Unbelievable Price? Or how about a project or investment property? The possibilities are endless!

Large Eat-In Kitchen with Walk-Out to Enclosed Sunroom, Good Sized Backyard with Detached Single Car Garage. Large Master Bedroom with Oversized Closet. On a Quiet-Dead End Street! Close to TTC, Shops, Schools, Parks and The Lake! Just Needs Your Personal Touch!

Include; Fridge, Stove, Portable Washer, Dryer, Bistro Set and Bbq. Hot Water Tank is Owned. House and All Appliances Being Sold "As Is" House Needs TLC.

\$489,000 .....

## DID YOU KNOW THAT SMART REAL ESTATE INVESTMENTS CAN CREATE WEALTH FOR YOU AND YOUR FAMILY?

Whether it's your **FIRST HOME** or your **DREAM HOME**, let me show you how to make your next home buying purchase a wealth building strategy.

A lot of my clients come to me needing answers to guide them to making the right buying decisions. I understand you want to know whether or not your **FIRST HOME** or your **DREAM HOME** is actually within reach. I'm here to tell you it is!

With the right information and an expert to guide you to the right decisions **you can live in the house you have only just dreamt about.**

Imagine having the space you've always wanted to entertain family and friends, the gourmet kitchen you've always wanted to inspire your passion for cooking, finally having enough closet and storage space AND having everything neatly and beautifully organized!

If you write down your **WISH LIST** I can help you get there and you can have the confidence knowing we can find your perfect home in **YOUR** price range. If you also need to sell your current home, let's set you up to sell for maximum value by capitalizing on some of **My Signature Wealth Building Secrets.**

Working with clients over the years, I saw a trend in the way we were finding and buying homes that helped them **make money before they even moved in.** There were many areas we touched upon when looking at potential homes and features that created even **greater opportunity for increasing value** in a short time frame. I will walk you through the potential advantages and pitfalls to many homes. This has evolved into my signature strategy of **BUILDING TRUE WEALTH** for my clients. As my past clients have come back to me to buy larger homes and capitalize on their existing homes with great success, many were realizing their dreams of **HOME OWNERSHIP** and were being empowered to find and actually buy their **DREAM HOMES!**

**You could be my next success story! If you are currently in search for your Dream Home or want to make a Really Smart Investment purchasing a home with a wealth building strategy in Etobicoke, I invite you to get in touch with me for a **FREE STRATEGY SESSION.** There is no obligation to you. But by the end of our time together, you'll walk away with the knowledge of knowing what it takes to begin your wealth building journey.**

*-Milana Cizmar*

Your Eatonville Realtor®

*Milana Cizmar*

B R O K E R

416.762.8255

www.mcizmar.com

milana@mcizmar.com

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Royal LePage Real Estate Services Inc. • Brokerage • 2320 Bloor Street West • Toronto, ON • M6S 1P2

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.