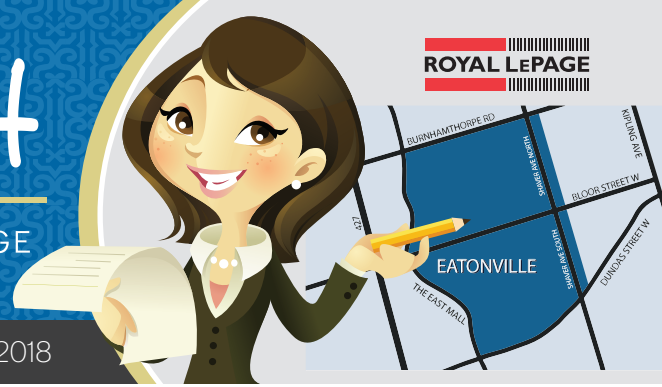


Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE



www.mcizmar.com

March 2018

GTA REALTORS® Release February Stats

Toronto Real Estate Board President Tim Syrianos announced that Greater Toronto Area REALTORS® reported 5,175 residential transactions through TREB's MLS® System in February 2018. This result was down 34.9 percent compared to the record 7,955 sales reported in February 2017.

The number of new listings entered into TREB's MLS® System totaled 10,520, a 7.3 per cent increase compared to the 9,801 new listings entered in February 2017. However, the level of new listings remained below the average for the month of February for the previous 10 years.

"When TREB released its Outlook for 2018, the forecast anticipated a slow start to the year compared to the historically high sales count reported in the winter and early spring of 2017. Prospective home buyers are still coming to terms with the psychological impact of the Fair Housing Plan, and some have also had to reevaluate their plans due to the new OFSI-mandated mortgage stress test guidelines and generally higher borrowing costs," said Mr. Syrianos.

The MLS® Home Price Index Composite Benchmark was up by 3.2 per cent on a year-over-year basis for the TREB market area as a whole. This growth was driven by the apartment and townhouse market segments, with annual benchmark price increases of 18.8 per cent and 7.5 per cent respectively. Single-family detached and attached benchmark prices were down slightly compared to February 2017. The overall average selling price for February sales was down 12.4% year-over-year to \$767,818. However, putting aside the price spike reported in the first quarter of 2017, it is important to note that February's average price remained 12 per cent higher than the average reported for February 2016, which represents an annualized increase well above the rate of inflation for the past two years.

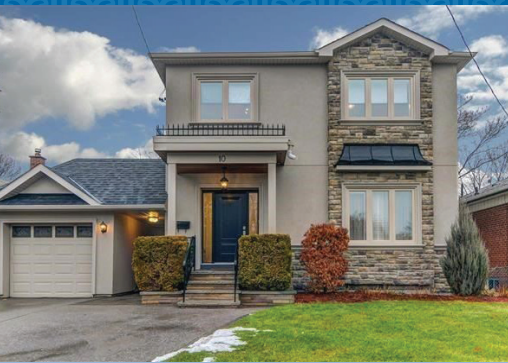
"As we move further into the spring and summer months, growth in sales and selling prices is expected to pick up relative to last year. Expect stronger price growth to continue in the comparatively more affordable townhouse and condominium apartment segments. This being said, listings supply will likely remain below average in many neighbourhoods in the GTA, which, over the long-term, could further hamper affordability," said Jason Mercer, TREB's Director of Market Analysis.

Milana's Market Watch: Eatonville

Last 6 Month Solds from September 1, 2017 - February 28, 2018

		#Sold	Average Price	Avg DOM
Detached Bungalow	3 bedrooms	13	\$906,615	21
Detached 1.5 Storey	3 bedrooms	1	\$821,000	38
Detached 2 Storey	4 bedrooms	1	\$2,135,000	6
		TOTAL HOMES SOLD	TOTAL AVG SALE PRICE	TOTAL AVERAGE DOM
		15	\$982,800	21

FOR SALE



Custom Built Quality Home. An Entertainer's Dream and Spacious Family Home! Chef's Kitchen with 8' Granite Island, Abundant Storage & Counter Space. Open Plan Main Floor with Living & Family Room. Gas Fireplace. W/O To Rear Lawn and Patios. Extra Wide Upper/Lower Oak Staircases, Hrdwd Flrs, 9 Ft Ceilings & Crown Moulding (Main Flr). Side Entrance To Bsmt with Large Rec Room, 5th Bed, Bath, Laundry & Storage. Established Neighbourhood with Excellent Schools, Parks & Trails.

\$1,685,000.....

Thinking of Selling Your Home? Preparation is Key!

Placing your home on the market requires objectivity and a specific amount of preparation. I always say the behind the scenes time and preparation pays huge dividends when it comes to selling your home. Do not underestimate a well laid out plan and professional at your side.

With my proven track record selling homes for over 21 years, I will handle the details and guide you through the whole process to make it the smoothest and most successful transition possible. You won't even have to lift a finger if you don't want to.

- I help you appreciate the impression your home will make on potential buyers.
- Define the right improvements you need to undertake to sell your home fast and for the maximum amount of money.
- Outline suggested interior and exterior preparations for cleaning, repair and organization.
- De-clutter and depersonalize your space to achieve the broadest appeal.
- Connect you to the right professionals to handle preparing your home for sale such as painters, cleaners, contractors, home stagers and more!

You only get one chance to make a first impression why leave anything to chance? Interested in learning how I can alleviate some of your stress and concerns about selling your Eatonville home? Call me today and we can sit down for a complimentary assessment of your home and in the process figure out your next best steps!

Until next time,

-Milana Cizmar

Your Eatonville Realtor®

Milana Cizmar

B R O K E R

416.762.8255

www.mcizmar.com
milana@mcizmar.com






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.