

The Cizmar Report

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April 2011



New Toronto/Mimico Market Watch

Latest 6 Month Recap of Solds - Sept 1/2010 - Feb 28/2011

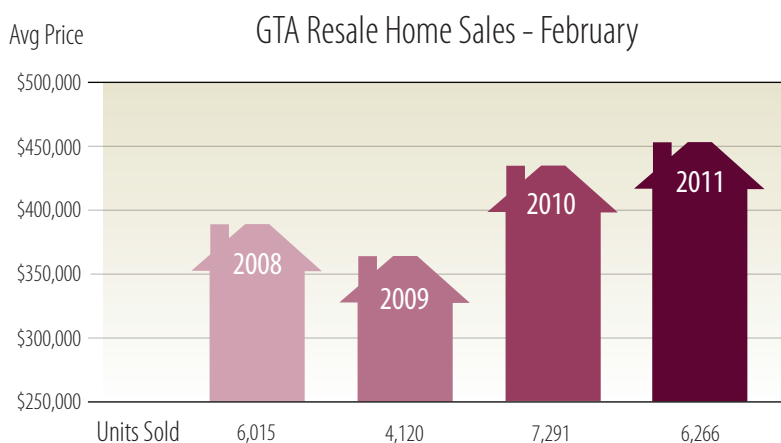
| | # sold | avg price | high price | days on market |
|-------------------------|-----------|-----------|------------|----------------|
| 1.5, 2, 3 storey | | | | |
| 1-2 bedroom | 2 | 322,500 | 351,000 | 7 |
| 3 bedroom | 14 | 450,146 | 639,900 | 18 |
| 4 bedroom | 5 | 503,100 | 606,500 | 39 |
| 5+ bedroom | - | - | - | - |
| bungalow | | | | |
| 1-2 bedroom | 19 | 357,237 | 445,000 | 23 |
| 3 bedroom | 2 | 381,500 | 390,000 | 8 |
| 4+ bedroom | - | - | - | - |
| semi-detached | | | | |
| 2 bedroom | - | - | - | - |
| 3 bedroom | 5 | 434,900 | 495,000 | 13 |
| 4+ bedroom | 1 | 525,000 | 525,000 | 33 |
| townhomes | | | | |
| 2 bedroom | 5 | 347,280 | 359,900 | 32 |
| 3 bedroom | - | - | - | - |
| 4 bedroom | 1 | 386,000 | 386,000 | 24 |
| split level | | | | |
| 2 bedroom | - | - | - | - |
| 3 bedroom | - | - | - | - |
| 4 bedroom | - | - | - | - |
| total | 54 | | | 22 |

Figures are based on the latest 6 months and reflect all MLS® sales as reported by the Toronto Real Estate Board. Property values depend on factors besides housing type and number of bedrooms. Square footage, overall condition, upgrades, lot size and specific location are some of the other key factors involved.

Resale prices remain strong

The average selling price of a resale home in the GTA for the month of February came in at \$454,423. This represented an increase of over five per cent versus the average of \$431,509 reported in February 2010. Resale prices are benefitting from a tightness in the market, as the number of new listings actually fell by 9% in February 2011 (11,538 versus 12,726 in February 2010). Given this somewhat dampened supply, there has been more than enough competition between home buyers to promote continued robust price growth. This trend is likely to continue at least for the next few months.

A total of 6,266 homes were sold during the month of February through the Toronto MLS® system. This result was 14 per cent lower than the record sales reported in February 2010. While not representing a record, February 2011 sales were 50 per cent higher than the number reported in February 2009 during the recession and slightly higher than the average February sales over the previous ten years. Continued improvement in the GTA economy, including growth in jobs and incomes and a declining unemployment rate has kept the demand for home ownership strong.



Message from Milana Cizmar...



Thinking of a renovation project this summer? The Appraisal Institute of Canada offers an online guide (called RENOVA) which helps homeowners calculate the average return on their investment for a renovation project. Choose "bathroom renovation" and plug in an expenditure of, say, \$20,000 into the online calculator and RENOVA niftily tallies a 75 to 100 per cent return. This translates to an added \$15,000 to \$20,000 on the resale value of your home. Kitchens also rank well up the list with a similar 75 to 100 per cent payback. Of course, low-cost improvements that make your home look better are always a good idea. Painting, new wallpaper, and items like new rugs and curtains help to brighten and improve the look of a home, and definitely add value if they are done close to the time of sale.

M. Cizmar

Your New Toronto/
Mimico REALTOR®!

Milana Cizmar
Broker

416-762-8255





SOLD

Fabulous House, Fabulous Street

Classic and elegant with traditional wood trim, leaded glass windows, beautiful gas fireplace plus many original features. Numerous upgrades including roof, electrical, windows, boiler, basement and 4 pc. **\$499,900**

Green plants, clean air

Regardless of how clean our homes are, indoor air pollution exists. The U.S. Government's Environmental Protection Agency (EPA) reported back in 1989 that "sufficient evidence exists to conclude that indoor air pollution represents a major portion of the public's exposure to air pollution, and may pose serious acute and chronic health risks." Since most of us spend more than about 90 percent of our time indoors, indoor air pollution is a greater concern than outdoor air pollution.

Many materials found in today's homes release formaldehyde and other volatile organic chemicals. These materials include synthetic carpet, carpet backing, carpet padding, plywood, paneling, and pressed board.

Researchers have found that common houseplants can remove these contaminants from the air in houses. Plants deliver airborne toxins to the microbes living around their roots. These microbes then break down the toxins.

The most recent research shows that fifteen to twenty plants will actually purify the air in the average energy-efficient home. Considering air filtration systems and manufacturers efforts to reduce toxins in building materials, even a few plants in a house (or condo) would be helpful in purifying the air.



Visit a plant store or greenhouse for advice on which plants would work best in your home.

A huge variety means lots of choices for different exposures and the level of care you're willing to give a plant. Avoid buying plants at discount stores and other stores that don't specialize in plants. Bulk shipments often harbour spider mites, aphids, mealy bugs and other pests that, while not impossible to get rid of, can cause additional problems and may invade other plants you already have.

When you purchase a houseplant, ask what kind of guarantee the merchant offers. Some retailers will allow you to return a plant in thirty days if it dies or doesn't work out. Make sure you understand the kind of care the plant needs, and get details about appropriate watering and fertilizing. While any plant will be a welcome addition to your home, you want to be sure to select plants that are right for the location you have in mind. Unless you have a green thumb, choose plants that are easy to care for as well.

"Priceless Quotes"

"Don't accept your dog's admiration as conclusive evidence that you are wonderful." - *Ann Landers*

"If you don't read the newspaper, you are uninformed. If you do read the newspaper, you are misinformed." - *Mark Twain*

"Santa Claus has the right idea. Visit people only once a year." - *Victor Borge*

"By the time a man is wise enough to watch his step, he's too old to go anywhere." - *Billy Crystal*

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