

# The Cizmar Report

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May 2011



## New Toronto/Mimico Market Watch

Latest 6 Month Recap of Solds - **Oct 1/2010 - Mar 31/2011**

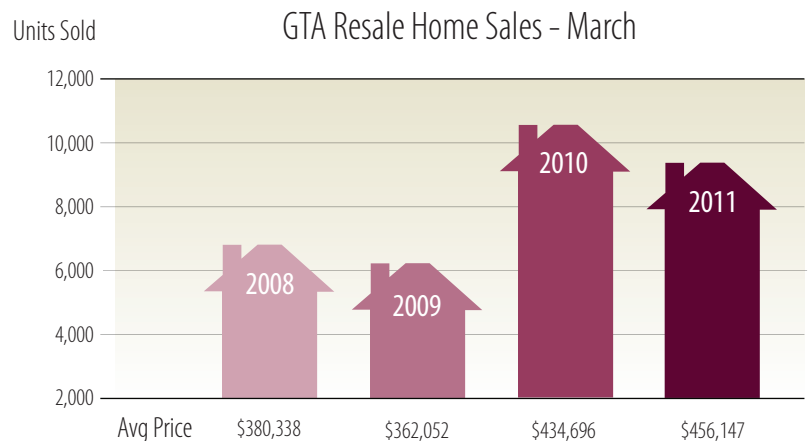
	# sold	avg price	high price	days on market
<b>1.5, 2, 3 storey</b>				
1-2 bedroom	1	294,000	294,000	6
3 bedroom	14	458,725	639,900	17
4 bedroom	5	503,100	606,500	39
5+ bedroom	1	715,500	715,500	1
<b>bungalow</b>				
1-2 bedroom	20	367,025	445,000	20
3 bedroom	2	381,500	390,000	8
4+ bedroom	-	-	-	-
<b>semi-detached</b>				
2 bedroom	-	-	-	-
3 bedroom	4	419,250	495,000	11
4+ bedroom	1	525,000	525,000	33
<b>townhomes</b>				
2 bedroom	9	361,656	382,500	22
3 bedroom	-	-	-	-
4 bedroom	1	386,000	386,000	24
<b>split level</b>				
2 bedroom	-	-	-	-
3 bedroom	-	-	-	-
4 bedroom	-	-	-	-
<b>total</b>	<b>58</b>			<b>20</b>

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.

## Strong volume trend, price growth

A total of 9,262 transactions were recorded during the month of March through the TorontoMLS® system, representing the second best March result on record. The number of transactions was 11% lower than the all-time record which was established one year ago in March 2010. The overall strong volume trend is a function of a solid affordability picture and of improving economic conditions both in the GTA and nationally. Unseasonably poor weather during the month of March likely curtailed this volume performance to a degree, and augurs well for the months ahead.

The average selling price of a resale home in the GTA for the month of March came in at \$456,147, which represented a high water mark in the history of the Toronto Real Estate Board. Resale price growth was 5% versus March 2010 when the average price came in at \$434,696. Tight market conditions (active listings down by 11% versus year ago; new listings down by 19% versus year ago) caused more competition between buyers. Given the current level of affordability, it is judged that this strong level of price growth will be sustainable during the months ahead.



## Message from Milana Cizmar...



The month of May has finally arrived which marks, among other things, the peak portion of the Spring real estate market. Looking back at the past ten years of the GTA resale home market, the month of May has ranked as the single top month with an index of 132 (meaning May sales have been 32% higher than the average month over the past decade). This year we should witness an even higher spike in sales for May given our unseasonably long winter which cut into sales activity during the early part of the key Spring market. May also heralds one of the most important days of the year: Mother's Day! Where would we be without the kindness, patience and wisdom of mothers everywhere? So here's one big salute to all you wonderful mothers and my wish for all good things in the year ahead! Until next time, take care!

## Your New Toronto/ Mimico REALTOR®!

### Milana Cizmar Broker

## 416-762-8255





**SOLD**

**Detached 2 Storey, 3 Bedroom**

Classic charmer in New Toronto with elegant and traditional wood trim, leaded glass windows, beautiful gas fireplace plus fabulous original details. Landscaped perennial garden. Finished basement plus new 4 piece bath.

## Challenging the urban painting myth

The spring selling market is fully open us. If you're preparing your home for resale, forget the urban myth that painting it pale and neutral is the way to go. Prospective buyers visit many properties; to get noticed distinguish yours from the rest with colour.

The simplest way to inject colour and liven up your home is to paint it the right combination of colours. Colour evokes emotional responses, and the decision to buy is almost always an emotional one made within the first ten minutes of entering your house. It's how the buyer feels about your space, not the listed features, that will clinch the deal.

An open concept design presents some decorating challenges. Large, open areas need one central colour and the colour needs to be

neutral. You can still breathe life into the room with the use of the accent colours.



Accent colours look great on one or two walls. They help define each area, as well as inject drama. Begin with your living room by painting

one wall an accent colour based on the colour of your furniture. This will serve as a backdrop. Select another rich tone and paint one wall in the dining area, again to define the area as a separate space. If your kitchen and dining area connect, carry the dining room accent colour into the kitchen but only if it works with the cabinets.

Since bedrooms and bathrooms are enclosed spaces, you can wrap the entire room in one colour. Consider using an intense colour in the powder room; it will be hidden when the door is closed.

*This article was contributed by Sylvia O'Brien, colour consultant and creative director of Colour Theory, a Toronto-based firm that helps homeowners find the perfect colour of paint and other building materials for their living and working spaces. Please visit her online at [www.colourtheory.net](http://www.colourtheory.net)*

### "Priceless Quotes"



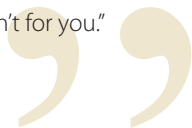
**Some of life's basic truths:**

"He who laughs last, thinks slowest."

"Bills travel through the mail at twice the speed of cheques."

"Always borrow money from a pessimist – they don't expect it back."

"If at first you don't succeed, then skydiving isn't for you."



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