

The Cizmar Report

www.LakeShoreHousesForSale.com

November 2010



New Toronto/Mimico Market Watch

Latest 6 Month Recap of Solds - Apr 1/2010 - Sept 30/2010

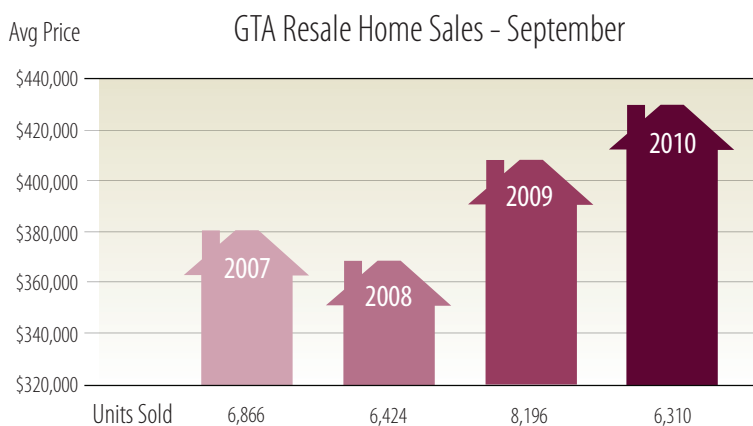
	# sold	avg price	high price	days on market
1.5, 2, 3 storey				
1-2 bedroom	2	398,500	446,000	7
3 bedroom	32	464,534	617,900	18
4 bedroom	3	449,333	513,000	34
5+ bedroom	-	-	-	-
bungalow				
1-2 bedroom	30	379,960	465,000	18
3 bedroom	5	408,980	525,000	13
4+ bedroom	-	-	-	-
semi-detached				
2 bedroom	1	360,000	360,000	47
3 bedroom	7	418,786	490,000	30
4+ bedroom	1	515,000	515,000	31
townhomes				
2 bedroom	7	357,429	406,000	20
3 bedroom	-	-	-	-
4 bedroom	1	1,400,000	1,400,000	79
split level				
2 bedroom	-	-	-	-
3 bedroom	-	-	-	-
4 bedroom	-	-	-	-
total	89			20

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.

Prices up, affordability intact

The average price of a resale home in the GTA was \$427,329 in September, which was up by 5% versus the September 2009 average price of \$406,877. On a year-to-date basis (January thru September), the average price of a GTA resale home is up by 11% versus the comparable period last year. Despite this sizeable price appreciation, resale homes in the GTA remain affordable. Due primarily to the positive impact of low mortgage rates, the share of average household income going toward a mortgage payment on the average priced home in the GTA remains well within accepted lending guidelines. This is precisely why the average home selling price has continued to grow.

A total of 6,310 homes were sold during the month of September, which represented a 23% decline versus September 2009 sales of 8,196 units. However, year-to-date sales (January thru September) still remain 4% ahead of last year's pace and the market remains firmly on track for one of its best year's ever. Sales in the second half of 2010 have been notably slower, representing a balancing out period following record levels of sales in the latter half of 2009 and the first few months of 2010. More normalized sales levels are anticipated in the months ahead once the market has fully digested the hyperactivity noted above.



Message from Milana Cizmar...

Wow can you believe it is November already?

It has been a really busy year for me working on some exciting projects for the business and I am really excited to introduce you to my new website and format!

On the new site, I've integrated opportunities for you to explore the current inventory of homes in our real estate market. In addition to the home search tool, you can instantly download a Free Buyer's Guide or Free Seller's Guide to learn the inside scoop about buying or selling a home in our neighbourhood!

You can also download the latest version of The Cizmar Report, a comprehensive yet concise analysis of the recent market in New Toronto and Mimico.

Please visit www.lakeshorehousesforsale.com and let me know your thoughts.

Until next time,



Your New Toronto/
Mimico REALTOR®!

Milana Cizmar
Broker

416-762-8255





FOR SALE

Renovated to Pefection! \$499K

3 bedroom with designer kitchen, granite counters, centre island, new hardwood floors, porcelain tiles, 2 new baths, 11 foot vaulted ceilings, new furnace, stainless steel appliances, private drive and 50 x 112 foot lot.

Don't neglect your houseplants' special winter needs

Artificial heat, low humidity and reduced light can all make winter a tough time for your houseplants.

Artificial heat/low humidity

Most houseplants have been bred over the years to deal best within a narrow range of temperature and humidity levels. Winter means artificial heat that dries out the air. To compensate for this, you can use a humidifier, which will probably make things humid enough for you, but may not be enough for your plants. One of the easiest ways to provide extra humidity for your houseplants is to mist them a couple times a day. The water will evaporate off the leaves and provide a cloud of higher humidity around the plant.

If you're looking for a lower-maintenance method of providing humidity, try putting water trays underneath the pots. Inside a drip pan (or other shallow pan) put a layer of gravel. Fill the pan with water to a level just beneath the top of the gravel. Now place your plants on the gravel. As the water evaporates, it creates humidity for the plants. Drier air will also cause water to evaporate more quickly

from the soil in your plant pots. Make sure you watch them, and water them more frequently if they need it.



Reduced light

The difference between summer and winter light in many homes is going to be dramatic, and you must allow for this. One of the best ways to deal with a suite that doesn't get much light in the winter is to choose plants that don't require a lot of light. If these plants are kept out of direct sunlight in the summer and moved to the lightest parts of your suite in the winter, they will stay healthy and happy.

If you just can't live without those sun-loving plants, you may have to provide them with artificial light in the winter. If you have overhead fluorescent lights, replacing the tubes with full spectrum tubes and making sure they are left on for at least eight hours a day can provide enough light for many plants. Other sun-loving plants will need more direct light.

You can also purchase plant lamps that are designed to be compact and provide the full spectrum light your plants need. Left on for eight hours a day, they will provide all the light your plants need to survive the dark season.

"Priceless Quotes"

Selected excerpts from "The Gospel of Golf":

"If a lot of people gripped a knife and fork as poorly as they do a golf club, they'd starve to death." - Sam Snead

"Golf appeals to the idiot in us and the child. Just how childlike golf players become is proven by their frequent inability to count past five." - John Updike

"Man blames fate for all other accidents, but feels personally responsible when he makes a hole-in-one." - Bishop Sheen

"If you drink, don't drive. Don't even putt." - Dean Martin

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