

The Cizmar Report

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September 2010



New Toronto/Mimico Market Watch

Latest 6 Month Recap of Solds - Feb 1/2010 - July 31/2010

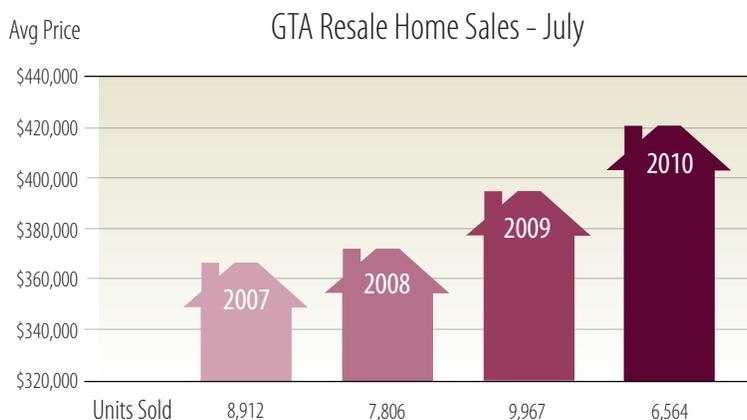
	# sold	avg price	high price	days on market
1.5, 2, 3 storey				
1-2 bedroom	2	469,250	492,500	10
3 bedroom	27	468,007	617,900	16
4 bedroom	7	473,929	778,000	29
5+ bedroom	-	-	-	-
bungalow				
1-2 bedroom	35	379,526	465,000	18
3 bedroom	5	408,980	525,000	13
4+ bedroom	-	-	-	-
semi-detached				
2 bedroom	1	360,000	360,000	47
3 bedroom	7	437,429	517,000	12
4+ bedroom	-	-	-	-
townhomes				
2 bedroom	6	364,667	406,000	14
3 bedroom	1	354,000	354,000	5
4 bedroom	1	1,400,000	1,400,000	79
split level				
2 bedroom	-	-	-	-
3 bedroom	-	-	-	-
4 bedroom	-	-	-	-
total	92			18

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.

Volume soft, prices firm

A total of 6,564 homes were sold in the month of July in the GTA, which represented a 34% decline versus July 2009. Volumes have moderated considerably over the past few months following the record-setting surge through most of the winter and early spring. Total sales through the first seven months of 2010 remain in double digit growth territory, at 12%, versus the comparable period in 2009. The recent decline in the pace of sales reflects the fact that many 2010 buyers decided to act earlier than the typical seasonal norm in order to get ahead of highly anticipated mortgage rate increases and to minimize the impact of the July 1st HST introduction (the HST does apply to many resale-related items although not on purchase price itself).

The average price of a resale home was \$420,482 in July, which was up by a sound 6% versus the July 2009 average price of \$395,414. Over the first seven months of 2010, the average selling price is up by a very respectable 12% versus the comparable period in 2009. Of note, the number of new listings which came onto the market in July dropped to 10,825 which was the lowest level for the month of July since 2002. As a result, there was enough competition in the marketplace between buyers to exert upward pressure on prices. Days on market for the month of July were 33 days, up slightly from the July 2009 figure of 31 days and up more significantly from the June 2010 figure of 27 days. Finally, the price-to-list ratio for July came in at 97%.



Message from Milana Cizmar...

The "Client" vs "Customer" Distinction

Whenever you work with a REALTOR®, you have the opportunity to determine whether you want to be represented as a "Client" or as a "Customer". By opting for "Client" status, you are choosing to contract with a real estate professional and the brokerage they represent, so that they will act in your best interests throughout the duration of your transaction. By choosing "Customer" status, you have agreed that the real estate professional and their brokerage are not required to represent your interests and you are not obligated to work exclusively with them. This distinction has obvious important practical ramifications and is one of the reasons that when you are working with a REALTOR® on the buying side, you should always insist upon a Buyer Agency Agreement. To find out more about this important legal distinction, please feel free to give me a call at anytime.

Your New Toronto/ Mimico REALTOR®!

Milana Cizmar
Broker

416-762-8255



Handling plumbing emergencies

In a plumbing emergency, you'll need to stop the flow of water quickly. Know the location of the shutoff valve for every fixture and appliance, as well as the main shutoff valve for the house, and how they operate.

If the emergency involves a specific fixture or appliance, turn its shutoff valve clockwise to shut off the water to that fixture or appliance only. The valve is usually located underneath a fixture such as a sink or toilet, or behind an appliance, such as a clothes washer, at the point where the water supply pipe connects to it.

If the problem is not with a particular fixture or appliance or if there's no shutoff valve, turn the main shutoff valve clockwise to turn off the water supply to the entire house. It's located inside or outside of your house where the main water supply pipe enters. In cold climates such as ours, it's located inside the foundation wall in the basement or crawl space. If you need a wrench for the valve, be sure to keep a labeled one handy.

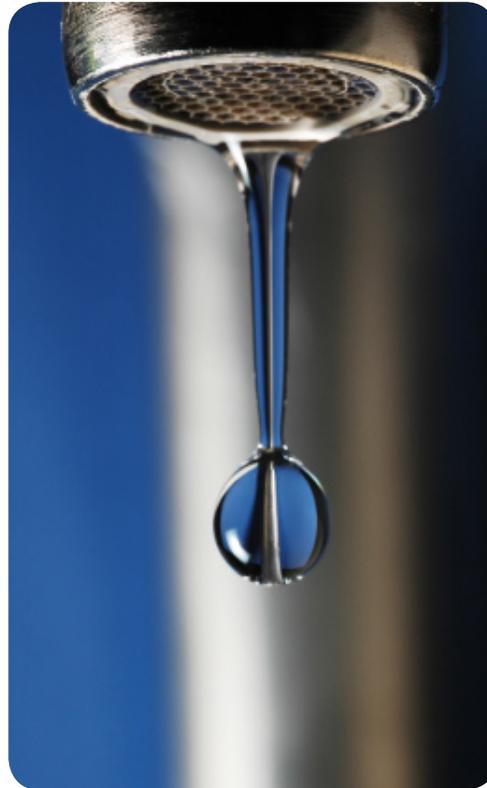
If the main shutoff valve is defective, call your water company; they can send someone out with the tool that's required to shut off the water at the street before it reaches the valve.

Here are the most common plumbing emergencies that you might encounter:

A leaking or broken pipe

- Turn off the main shutoff valve to prevent water damage.

- Make temporary repairs to stop the leak; the pipe will have to be replaced as soon as it's convenient to do so.



An overflowing toilet

- Reach inside the toilet tank, push the tank stopper down into the valve seat, and hold it there.

- Turn off the water at the fixture shutoff valve underneath the main shutoff valve.

- Unclog the toilet using a funnel-cup or closet auger.

A faucet that won't shut off

- Immediately turn off the water at the fixture shutoff valve underneath the sink. If there's no valve there, turn off the main shutoff valve.

- Repair the faucet or, if necessary, replace it.

A steaming hot water faucet

- Open all hot water faucets to relieve the overheated water heater.

- Turn off the gas or electric supply to the heater.

- Let the faucets run until the water is cold (this indicates that the water is no longer overheated).

- Call in a professional to make any necessary repairs to the heater's thermostat and pressure relief valve.

A stopped-up sink

- Shut off any faucet or appliance (such as dishwasher) that's draining into the sink.

- Unclog the sink using a plunger or snake. **DON'T** use a chemical drain cleaner if the blockage is total.

"Priceless Quotes"

"Man is the only animal that blushes. Or needs to." — *Mark Twain*

"Human beings are the only creatures on earth that actually allow their children to come back home." — *Bill Cosby*

"The reason grandparents and grandchildren get along so well is that they have a common enemy!" — *Margaret Mead*

"If the automobile had followed the same development as the computer, a Rolls-Royce would today cost \$100, get a million miles per gallon, and explode once a year killing everyone inside." — *Robert Cringely*

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