

# Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE



www.LakeShoreHousesForSale.com

February 2012

**SOLD!**



- Beautiful and Stylish with a Contemporary Feel!
- Hi Quality Upgrades Throughout including Cherry Oak Hardwood Floors, Oak Kitchen Cabinets, Upgraded Granite Counters, Mirrored Backsplash, Built-in Custom Pantry & Stainless Steel Appliances
- Walk to Square One Shops, GO, Transit, Arts Centre. Facilities Include: Indoor Pool, Indoor Outdoor Hot Tubs, Sauna, Steam Room, Virtual Golf, Billiards, Theatre.
- Includes: Stainless Steel Fridge, Stove, Built-in Dishwasher, Microwave, Stackable Washer & Dryer, All Electrical Light Fixtures and Window Coverings.

## Strong Sales/Price Growth Continue in 2012

February 3, 2012 -- Greater Toronto REALTORS® reported 4,567 sales through the TorontoMLS® system in January 2012. This number was 8.8 per cent higher than the 4,199 sales reported in January 2011. Sales growth was strongest for low-rise home types in the regions surrounding the City of Toronto.

"A favourable affordability picture bolstered by very low posted fixed mortgage rates has kept home buyers confident in their ability to achieve the Canadian goal of home ownership," said Toronto Real Estate Board President Richard Silver.

"The buyer pool remains diverse in the GTA

with strong interest in home types across the pricing spectrum," continued Silver.

The average selling price for January 2012 transactions was \$463,534 – up by almost nine per cent compared to January 2011.

"Low inventory levels have kept competition between buyers strong, resulting in robust annual rates of price growth over the last year. Strong price growth is expected to attract more listings. A better supplied market should result in a slower rate of price growth, especially in the second half of 2012," said Jason Mercer, the Toronto Real Estate Board's Senior Manager of Market Analysis.

## Milana's Market Watch: New Toronto/Mimico

Last 6 Month Solds from August 1, 2011 - January 31, 2012

	# Sold	Average Price	Days on Market
<b>1.5 Storey</b>			
3 Bed	5	\$482k	16
4 Bed	1	\$570k	21
<b>2 &amp; 3 Storey</b>			
2 Bed	4	\$446k	13
3 Bed	20	\$515k	16
4 Bed	4	\$559k	9
5 Bed	2	\$498k	21
<b>Bungalow</b>			
1 Bed	-	-	-
2 Bed	19	\$445k	14
3 Bed	3	\$450k	15
<b>Semi-detached</b>			
2 Bed	4	\$357k	6
3 Bed	3	\$375k	55
4 Bed	2	\$440k	7
<b>Att/Row/Townhouse</b>			
3 Bed	1	\$226k	20
<b>Total</b>	<b>68</b>	<b>\$447k</b>	<b>18</b>

Based on the last 6 month solds as reported by the Toronto Real Estate Board. Property values depend on other variables besides type of housing and number of bedrooms. Overall condition, size, recent updates/upgrades, lot size etc. are all factored into consideration.

**\$244,900** .....

SOLD!



- Chic and Stylish with Wonderful Character Details!
- New Windows & Doors
- Renovated Kitchen with Built-in Pantry
- Bamboo Flooring Throughout
- Renovated 5 Piece Bath
- Beautifully Landscaped Backyard
- Fully Fenced & Detached Garage
- Great Location within Walking Distance to Parks, Waterfront Trails, Library, Schools, Pool, Shops, TTC...

## Happy Leap Year!

That's right 2012 is a Leap Year! February 29th doesn't come around that often - but this year it will make an appearance. Every four years, we get an extra day, so in 2012 we will be rounding out the year with 366 days. The extra day, February 29 is the leap day of the leap year.

This year is particularly special. If you look at a 2012 calendar, you will see that February has five Wednesdays. The most recent year in which February comprised of five Wednesdays was in 1984 - it won't be until 2040 that we'll see five Wednesday's again! Speaking of calendars, did you get your 2012 Calendar? If not, I do have a few extra ones available, just send me an e-mail or give me a call and I can get one out to you right away.

We are in the middle of February already! Time seems like it is really flying. We have seen a few brisk sales in the area so far this year. It is definitely a seller's market when there is a low inventory of houses for sale and they are selling in an average of 14 days.

If you have been sitting on the fence or thinking about selling, now is really a good time to get ahead of your competition. I find every year more people are thinking about getting their houses for sale and preparing them for a spring market. In my opinion, the best time to sell is when you do the opposite of everyone else. Think about it, if there are no other houses for sale but yours and it is a seller's market where will the buyer's focus their attention on? The advantages of putting your house on the market are many if you use this strategy and I would be happy to provide you with a more detailed report outlining the reasons why.

In the meantime, don't stop those newsletter subscriptions! If you would like to be kept up to date with the Toronto Real Estate Market, would like free tips on how to prepare your home for sale or add value to it, you need to subscribe to my monthly newsletter and get on the list! Just visit [www.lakeshorehousesforsale.com](http://www.lakeshorehousesforsale.com).

Judy did the same thing last month and is our winner of the Staged to Sell contest. Judy receives a copy of "Staged to Sell (or keep)" Easy Ways to Improve the Value of Your Home by Jean Nayer. Congratulations Judy!

- *Milana Cizmar*

Your New Toronto/Mimico Realtor®

*Milana Cizmar*

B R O K E R

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\$529,900 .....