

Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

www.LakeShoreHousesForSale.com

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ROYAL LEPAGE



SOLD!



- 3 Bedroom stunner with bright open spaces
- Nostalgic front verandah
- Renovated 4-piece bath
- Sunlit kitchen with walk-out to deck
- Parking for 2 cars off laneway
- Fabulous location on a family oriented street just steps to the park, TTC, schools, shopping, library...

\$499,900

Second-Best Year on Record for Sales

Greater Toronto REALTORS® reported 4,718 transactions through the TorontoMLS® system in December 2011 as the GTA capped off the second-best sales year on record. Total sales for 2011 were up 4% compared to 2010. "Low borrowing costs kept Buyers confident in their ability to comfortably cover their mortgage payments along with other major housing costs," said TREB's Richard Silver. "If Buyers had not been constrained by a shortage of listings over the past year, we (may have seen) a new sales record in the GTA," added Silver.

Average sale price in December was \$451,436 – up 4 % compared to

December 2010. For all of 2011, the average selling price was \$465,412, an increase of 8% in comparison to the average of \$431,276 in 2010. "Inventory remained below the pre-recession norm in 2011...tight market conditions meant substantial competition between Buyers and strong upward pressure on prices," said TREB Senior Manager Jason Mercer. "(Our) baseline forecast for 2012 is for an average price of \$485,000, representing a more moderate 4% annual rate of price growth. This baseline view is subject to a heightened degree of risk given the uncertain global economic outlook."

Milana's Market Watch: New Toronto/Mimico

Last 6 Month Solds from July 1, 2011 - December 31, 2011

	# Sold	Average Price	Days on Market
1.5 Storey			
2 Bed	1	\$300k	20
3 Bed	4	\$505k	19
2 & 3 Storey			
2 Bed	5	\$462k	12
3 Bed	21	\$508k	16
4 Bed	3	\$570k	9
5 Bed	2	\$498k	20
Bungalow			
1 Bed	1	\$405k	16
2 Bed	23	\$443k	12
3 Bed	2	\$478k	9
Semi-detached			
2 Bed	2	\$345k	2
3 Bed	3	\$375k	55
4 Bed	2	\$440k	6
Att/Row/Townhouse			
3 Bed	1	\$226k	20
Total	70	\$464k	15

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.

FOR SALE!



Attention Builders and Contractors!

- 25 x 105 foot lot for sale with approved building plans
- Permits for a modern two storey new build with 3 bdrms and 2 baths
- Plans include master bedroom with walk-in closet and ensuite
- Great location on a quiet dead end street
- Close to TTC, shops, schools, parks, etc.
- Many new builds selling for over \$500K in the area.

\$249,000

Happy New Year!

Wow! The holidays just flew by? Where did they go? It seemed like yesterday, I was madly scrambling to get the last of the “perfect” Christmas presents, visiting clients, dropping off calendars and wrapping presents! Phew!

After that was all done it was time for some relaxation and family get togethers. It seemed like every day there was someone to visit and more food to eat. It was Great! I hope you had some wonderful moments and memories to cherish as well, however you spent your holidays.

Now it's time to get down to business. Here we are in 2012 and I'm ready to start a New Year! Are you?

It seems the market has started off with a little bang. We are starting to see new listings on the market every day. I have a new one that is great for a builder, contractor or handyman. It is a 25x105 Ft Lot for only \$249K. Where can you get a deal like that in the City?

I'll keep you posted as to new listings as they come out and you can always sign up to get automatic e-mails of any new listings in the area. Just visit my website at www.lakeshorehousesforsale.com and fill out my simple form. Instead of searching the Internet yourself, let me do the work for you. I'm on top of the real estate market and can help you fine tune what your needs are.

In the meantime don't forget the contest I am running until January 31st if you subscribe to my newsletter you will have an entry to win a copy of “Staged to Sell (or keep)” Easy Ways to Improve the Value of Your Home by Jean Nayar.”

Subscribing to the newsletter is my monthly promise to keep you in “the know” with anything Real Estate related that matters to you! I know your time is precious so I'll give you quick real estate market updates, buyer and seller's tips and helpful resources for you to add value to your home or help you add value to your portfolio so you can buy a new home!

So, what are you waiting for? Subscribe today! And Happy 2012!

- *Milana Cizmar*

Your New Toronto/Mimico Realtor®

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