

Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE



www.LakeShoreHousesForSale.com

March 2012

SOLD!



Great Opportunity!

Attention All Builders!

Land Value Only!

22 x 169.70 Foot Lot for Under \$250K in the City!

Unbelievable Value in a Demand Neighbourhood

Tight Market Pushes the Average Price above \$500K

March 5, 2012 -- Greater Toronto REALTORS® reported 7,032 sales in February 2012 – up 16 per cent compared to February 2011. New listings were also up over the same period, but by a lesser 11 per cent to 12,684. It is important to note that 2012 is a leap year, with one more day in February. Over the first 28 days of February, sales and new listings were up by ten per cent and six per cent respectively.

“With slightly more than two months of inventory in the Toronto Real Estate Board (TREB) market area, on average, it is not surprising that competition between buyers has exerted very strong upward pressure on the average selling price. Price growth will continue to be very strong until the market becomes better supplied,” said Toronto Real Estate Board President Richard Silver.

“It is important to note that both buyers and sellers are aware of current market conditions. This is evidenced by the fact that homes sold, on

average, for 99 per cent of the asking price in February,” continued Silver.

The average selling price in the TREB market area was \$502,508 in February – up 11 per cent compared to February 2011. The Composite MLS® Home Price Index for TREB, which provides a less volatile measure of price growth compared to the average price, was up by 7.3 per cent compared February 2011.

“If tight market conditions continue to result in higher than expected price growth as we move into the spring, expectations for 2012 as a whole will have to be revised upwards,” said Jason Mercer, TREB’s Senior Manager of Market Analysis. “While price growth remains strong, the average selling price remains affordable from a mortgage lending perspective for a household earning the average income in the GTA.”

Milana's Market Watch: New Toronto/Mimico

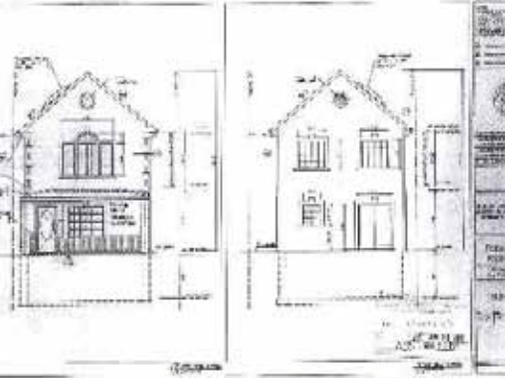
Last 6 Month Solds from September 1, 2011 - February 29, 2012

	# Sold	Average Price	Days on Market
1.5 Storey			
2 Bed	2	\$405k	24
3 Bed	4	\$416k	14
4 Bed	1	\$570k	21
2 & 3 Storey			
2 Bed	4	\$446k	13
3 Bed	18	\$516k	17
4 Bed	3	\$522k	13
5 Bed	3	\$525k	16
Bungalow			
2 Bed	21	\$426k	11
3 Bed	4	\$440k	12
Semi-detached			
2 Bed	4	\$357k	6
3 Bed	6	\$406k	32
4 Bed	2	\$440k	7
Att/Row/Townhouse			
-	-	-	-
Total	72	\$445k	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.

\$239,900

SOLD!



Attention Builders and Contractors
25 x 105 Foot Lot For Sale with
Approved Building Plans and
Permits for a Modern Two Storey
New Build with 3 Bdrms and 2
Baths including 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.

I wish you LUCK this March!

Helping you, your friends, and your family buy or sell a home makes me feel lucky! I appreciate your continued support and hope this March and the rest of the year brings you health, happiness and a dose of good luck!

So far this year has been really lucky in terms of sales in the neighbourhood. For the month of January and February we had brisk house sales with houses selling in an average of 11 days!

We were also really lucky to have such a mild winter. I hope it gave you a head start on your spring projects and getting your houses ready for sale. Are you ready for the spring real estate market? Believe it or not, the spring market is upon us, as the first day of spring is just around the corner!

Traditionally the Toronto Real Estate Market is a very hot market and time when the majority of home owners put their homes up for sale. With interest rates staying at all time lows, home affordability and low mortgage payments are allowing first time home buyers to get into the housing market and current home owners to sell and trade up to bigger homes or different neighbourhoods. We will be seeing open house signs on street corners popping up every Saturday and Sunday afternoon. Don't you want yours to be one of them?

If you have been thinking about selling, now is the time to take action. For more information and tips on preparing your home for sale please visit www.lakeshorehousesforsale.com and sign up for my timely tips newsletter or download a Free copy of my Seller's Guide.

Until next time...

- *Milana Cizmar*



Your New Toronto/Mimico Realtor®

Milana Cizmar

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\$249,000