

Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

www.LakeShoreHousesForSale.com

May 2012

ROYAL LEPAGE



SOLD!



- Fabulous Unit With Panoramic 4 Season Views Of Park, Lake And Marinas From Floor To Ceiling Windows
- If You Like A Low Floor With Open Views To Lake, Marinas, Park, Landscaped Lawns And Nature-Then This Is For You
- Preferred South-West Exposure With Great Light And Unobstructed Views
- Closest Building To The Lake
- Acres Of Parkland, Marinas And Waterfront Trails At Your Doorstep
- Great Access To Downtown, Airport & Major Highways

\$370,000

Market Remains Tight with Sales Up in April

May 3, 2012 -- Greater Toronto REALTORS® reported 10,350 transactions through the TorontoMLS system in April 2012. This level of sales was 18 per cent higher than the 8,778 firm deals reported in April 2011. The strongest sales growth was reported in the single-detached market segment, with transactions of this home type up by 22 per cent compared to a year ago.

"Interest in single-detached homes has been very high, both in the City of Toronto and surrounding regions. Growth in single-detached listings has not kept up with demand, which means competition between buyers in this market segment increased. With this in mind, it was no surprise that the strongest annual price increase was also experienced in the single-detached segment," said Toronto Real Estate Board President, Richard Silver.

The average price for April 2012 transactions was \$517,556 – up 8.5 per cent compared to April 2011. While price growth was strongest for single-detached homes, the better-supplied condominium apartment segment experienced a more moderate annual rate of price growth, at four per cent.

"Monthly mortgage payments remain affordable for home buyers in the Greater Toronto Area. While interest rates are generally expected to increase over the next two years, the extent and timing of rate hikes has been thrown into question by slower than expected economic growth in the first quarter of this year. On net, borrowing costs are expected to remain a positive factor influencing home sales through 2012," said Jason Mercer, TREB's Senior Manager of Market Analysis.

Milana's Market Watch: New Toronto/Mimico

Last 6 Month Solds from November 1, 2011 - April 30, 2012

	# Sold	Average Price	Days on Market
1.5 Storey			
2 Bed	4	\$448k	18
3 Bed	5	\$460k	12
4 Bed	1	\$570k	21
2 & 3 Storey			
2 Bed	4	\$446k	12
3 Bed	15	\$574k	12
4 Bed	2	\$554k	13
5 Bed	2	\$630k	5
Bungalow			
2 Bed	21	\$432k	11
3 Bed	5	\$424k	11
Semi-detached			
2 Bed	2	\$356k	9
3 Bed	6	\$406k	32
4 Bed	-	-	-
Att/Row/Townhouse			
2 Bed	1	\$335k	7
Total	68	\$470k	13

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.

SOLD!



Bright and Open Concept 3
Bedroom Semi with Beautiful
Hardwood Floors, Long Private
Drive and Detached Garage,
Many New Updates Including
Professionally Finished Basement
with 3 Piece Bath, Furnace (05),
Roof and A/C (06), Extra Insulation
In Attic (06), Driveway and Front
Walkway Repaved (08) and More!
Come See This Very Charming
House Offering Comfort and Low
Maintenance In a Great Family
Oriented Neighbourhood, Close to
Schools, Parks, TTC...

\$454,900

Have you been on the fence about whether to sell your home right now?

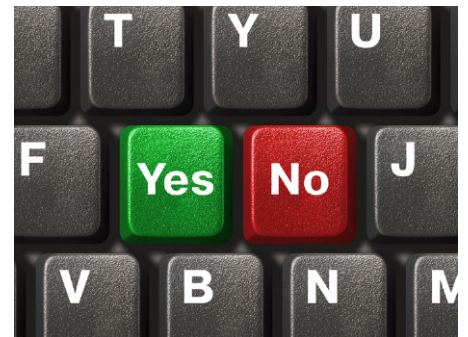
With interest rates at unprecedented all time lows I'm sure you have been hearing all the excitement and buzz about real estate right now. From bidding wars to bully offers and sellers getting way more than asking prices for their homes, you may be thinking this is the best time to get the highest return on your investment.

But, are you hearing the right information? How do you know where to turn and how to get the straight facts about what is REALLY happening? A lot of the information reported by the media is far from the truth!

As a real estate broker selling houses for the past 16 years, I have a wealth of knowledge and experience to help you navigate the truths! I can give you the insider knowledge you need to know about property value vs. market value, how to know which fix-ups and improvements to do on your home that will give you the biggest return on your investment and how to prepare your home for sale so you have buyers really excited about bringing you an offer, plus lots more!

I have prepared a special report called "The 5 Mistakes Smart Sellers Make" that you can have for free by calling me at 416-762-8255 or sending me an e-mail.

In the report, I explain some of the misconceptions sellers make about selling their homes in a hot market. If you have been thinking about selling, this report can get you started in the right direction! In the mean time, take care and I look forward to helping you reach your home ownership goals!



- *Milana Cizmar*

Your New Toronto/Mimico Realtor®

Milana Cizmar

B R O K E R

416.762.8255

www.LakeShoreHousesForSale.com

milana@lakeshorehousesforsale.com



Royal LePage Real Estate Services Inc. • Brokerage • 2320 Bloor Street West • Toronto, ON • M6S 1P2