

# Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE



www.LakeShoreHousesForSale.com

June 2012

**SOLD!**



- A Rare Find On The Waterfront
- Wraparound Terrace Offering The Best Views On The Waterfront
- This Unit Is Virtually Sitting Atop The Water
- Spectacular & Panoramic Views Of The Downtown Skyline, Lake Ontario, Humber Bay Parks, Etobicoke & Mimico Marinas
- Acres Of Parkland & Waterfront Trails At Your Doorstep
- State of The Art Recreation Centre With Modern Gym & Tennis Courts Offer Resort Style Feel
- This One Bedroom Is Ready For Your Personal Touches

## Strong Sales and Price Growth in May

June 5, 2012 -- Greater Toronto REALTORS® reported 10,850 transactions through the TorontoMLS system in May 2012 – an 11 per cent increase over the 9,766 sales in May 2011. Sales growth was strongest in the '905' regions surrounding the City of Toronto.

“Sales growth in the '905' area code was stronger than growth in the City of Toronto across all major home types. While lower average prices are certainly one factor that has contributed to this trend, recent polling also suggests that the City of Toronto's land transfer tax has also prompted many households to look outside of the City for their ownership housing needs,” said Toronto Real Estate Board (TREB) President Richard Silver.

New listings were up substantially on a year-over-year basis in May – rising by more than 20 per cent to 19,177.

The average price for May 2012 sales was \$516,787, representing an annual increase of 6.5 per cent compared to \$485,362 in May 2011. Price growth continued to be driven by the low-rise market segment.

“Strong competition between buyers seeking to purchase low-rise home types drove strong price growth in May. However, if new listings continue to grow at the pace they did in May for the remainder of 2012, the annual rate of price growth should begin to moderate on a sustained basis,” said Jason Mercer, TREB's Senior Manager of Market Analysis.

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

Last 6 Month Solds from December 1, 2011 - May 31, 2012

	# Sold	Average Price	Days on Market
<b>1.5 Storey</b>			
2 Bed	4	\$448k	18
3 Bed	4	\$476k	13
4 Bed	-	-	-
<b>2 &amp; 3 Storey</b>			
2 Bed	1	\$506k	5
3 Bed	17	\$577k	12
4 Bed	1	\$660k	2
5 Bed	2	\$630k	5
<b>Bungalow</b>			
2 Bed	19	\$454k	10
3 Bed	3	\$388k	12
<b>Semi-detached</b>			
2 Bed	1	\$362k	14
3 Bed	4	\$440k	7
4 Bed	-	-	-
<b>Att/Row/Townhouse</b>			
2 Bed	1	\$335k	7
<b>Total</b>	<b>57</b>	<b>\$480k</b>	<b>9</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.

**\$419,000** .....

FOR SALE!



Bright and Open Concept 1 Bdrm + Den in the Heart of Islington Village, Modern Kitchen with Breakfast Bar, Walk-Out to Balcony and One of The Best Unobstructed Views Overlooking the Park! Good Sized Master Bedroom with Double Closet. Ensuite Laundry, Parking and Locker! All the Modern Conveniences in a Well Run Building and a Quick Walk To the Subway, Restaurants and Shops. This Unit Will Not Last Long at this Price!

Includes: Fridge, Stove, Built-In Microwave, Built-In Dishwasher, Washer, Dryer, All Electrical Light Fixtures, Window Blinds and Broadloom Where Attached.

\$256,900 .....

## Summer is a wonderful time to market a home

Here we are in the midst of our summertime market! Did you know summer is a wonderful time to market a home? Many families love to buy during this season so they can make the move at the end of the school year, and staging a home during this season is so easy. Most buyers drive by a home BEFORE deciding whether or not it's worth seeing on the inside. Make a stellar first impression with a lush green lawn and fresh flowers for great curb appeal.

Now what about the inside? The prep work on the interior of your home is really where you will get the biggest and highest return on your investment when you are ready to sell. Many clients ask me which fix ups and improvements they should do BEFORE they are ready to put their homes on the market. You would be surprised by some of the answers as they may not always be what you think. So, if you have been thinking of selling your home but are a little overwhelmed with where to start and which projects to take on please, give me a call or send me an e-mail and let me help you. I have some really great resources I can send you to get you started in the right direction. Having helped numerous sellers with a plan of action, I work with a team of experts and can help take away the confusion, overwhelm and even handle many of the daunting tasks for you.

Having seen strong sales and price growth in May, it is predicted this growth will continue throughout the summer. We are still in a Seller's Market here in New Toronto and Mimico with such a low inventory of homes available for sale. A Seller's Market is always the best time to finally make that move you have been contemplating. Take advantage of this now, there may never be a better time.

In the meantime, I hope summer brings you great times with family and friends and some private times for relaxing and daydreaming about the future. Thanks so much for checking out this month's newsletter. Whether you are thinking of buying or selling your home, or are just curious about real estate values in your neighbourhood, you'll want to make sure you talk to a real estate professional who is knowledgeable and familiar with the area. I invite you to call me at 416-762-8255 for the most up-to-date market information about New Toronto or Mimico.

Until next time...

- *Milana Cizmar*

Your New Toronto/Mimico Realtor®

*Milana Cizmar*

B R O K E R

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