

Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

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September 2012

ROYAL LEPAGE



FOR SALE!



Fabulous Barclay Terrace 2Bdrm + Solarium Corner Unit W/Balcony!

Recently Reno'd To Create A Beautiful Open Space (1396 Sq.Ft)

Brazilian Cherry Engineered Hdwd Flrs

Bright Designer Kitchen W/Granite Counters, Stone Backsplash & 4 S/S Appliances

Custom 4 Pc Bath With Airjet Self Cleaning Jacuzzi Tub, Marble Sink & Marble Flrs, 2 Frpl, W/In Closet Off Master, Ensuite Lndry, Locker & 1 Prkg Spot Right Across From The Elevator.

Resort Like Amenities Include: 24 Hr Security, Salt Water Pool, Billiards Rm, Library, Theatre, Party Rm, Tennis Courts, Walk To Subway, Restaurants, Shops.

Include: S/S Fridge, Stove, B/I Convection Oven, B/I Dw, W & Dr, All Elfs, Window Coverings, Pax Wardrobe System And Mirror In W/ In Closet

Low-Rise Home Sales Drive August Price Growth

September 6, 2012 -- Greater Toronto Area (GTA) REALTORS® reported 6,418 sales through the TorontoMLS system in August 2012, representing a year-over-decline of almost 12.5 per cent compared to 7,330 sales reported in August 2011. The number of new listings reported in August was down by 5.5 per cent compared to the same period in 2011.

"Residential transactions were down in August compared to last year. Stricter mortgage lending guidelines, which came into effect in July, arguably played a role. In the City of Toronto, the additional impact of relatively higher home prices coupled with the upfront cost associated with the City's Land Transfer Tax led to a stronger annual decline in sales compared to the rest of the GTA," said Toronto Real Estate Board (TREB) President Ann Hannah.

The average selling price for August 2012 transactions was \$479,095 – up by almost 6.5

per cent compared to August 2011. The annual rate of price growth was driven by the low-rise home segment in the City of Toronto, including single-detached homes with an average annual price increase of 15 per cent. The MLS® Home Price Index (MLS® HPI)* composite index, which allows for an apples-to-apples comparison of benchmark home prices from one year to the next, was up by 6.3 per cent year-over-year.

"While sales were down year-over-year in the GTA, so too were new listings. As a result, market conditions remained quite tight with substantial competition between buyers in the low-rise market segment," said Jason Mercer, TREB's Senior Manager of Market Analysis. "The trends for sales and new listings are moving somewhat in synch, suggesting that the relationship between sales and listings will continue to promote price growth moving forward."

Milana's Market Watch: New Toronto/Mimico

Last 6 Month Solds from March 1, 2012 - August 31st, 2012

	# Sold	Average Price	Days on Market
1.5 Storey			
2 Bed	4	\$578k	17
3 Bed	2	\$613k	73
4 Bed	1	\$556k	27
2 & 3 Storey			
2 Bed	3	\$559k	20
3 Bed	20	\$579k	15
4 Bed	2	\$570k	9
5 Bed	1	\$680k	1
6 Bed	-	-	-
Bungalow			
2 Bed	20	\$467k	11
3 Bed	4	\$509k	21
Semi-detached			
3 Bed	2	\$464k	8
Att/Row/Townhouse			
2 Bed	2	\$321k	13
3 Bed	-	-	-
Total	61	\$534k	20

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.

\$479,600

FOR SALE!



Upscale Waterfront Resort Style Living

Excellent Open Floor Plan With Views Overlooking Park, Lake & Downtown Skyline

Zen Style With Cool Factor Renovated & Expanded Kitchen Updated Bath

Fantastic Complex On The Lake With Tennis Courts, Bbq Area, Malibu Club Recreation/Social Centre With Modern Gym

Acres Of Parkland, Marinas & Waterfront Trails At Your Doorstep

Easy Access To Downtown, Airport & Major Highways

Excellent Security & Amenities. Fridge, Stove, B/I Dw, Washer, Dryer, Elf's Window Coverings

Imported Italian Stone Floor In Kitchen & Halls

High Gloss Kitchen Cabinets

Textured Tuscan Wall Finishes

\$338,000

How was your summer?

Did you have the chance to get away, spend leisurely time with family and friends or did you manage to knock off some of those projects for the house? Summer is a great time and reminder for us all to try to just enjoy life at a slower pace.

But, with the turn of a new season, is it back to business? The kids have returned to school and there is a sense of routine once again. If you haven't noticed, we are already in the midst of a busy fall real estate market. With every change in the season, there are new opportunities and this fall is no exception as we see sales have been brisk and buyers are once again actively taking notice of the houses for sale in New Toronto and Mimico.

Fall is also a really great time to showcase a home for sale, with gardens in full bloom and lush green lawns it's not hard to give your house some fabulous curb appeal. I have had numerous clients fall in LOVE with their homes just from the outside before they have even walked through the front door. If you take a little time to create that great first impression, the next house could be yours. Invest in a new colourful welcome mat and create a cozy ambience for buyers when they visit your home. Sometimes, it's really the little things that can make a big difference.

If you would like more tips and inspiration for how to spruce up your home for sale, I invite you to call or e-mail me anytime, or come on over to the blog and visit me there. I always have lots of ideas and great information to help get you on your way to SOLD!



Until next time...

- Milana Cizmar

Your New Toronto/Mimico Realtor®

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