

# Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

www.LakeShoreHousesForSale.com

October 2012

ROYAL LEPAGE



**SOLD!**



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

**\$479,600** .....

## Strong Average Price Growth in September

October 3, 2012 -- Greater Toronto Area (GTA) REALTORS® reported 5,879 transactions through the TorontoMLS system in September 2012. The average selling price for these transactions was \$503,662, representing an increase of more than 8.5 per cent compared to last year.

The number of transactions was down by 21 per cent in comparison to September 2011. However, it is important to note that there were two fewer working days in September 2012 compared to September 2011. The majority of transactions are entered on working days. On a per working day basis, sales were down by 12.5 per cent year-over-year.

"While sales have been lower due to stricter mortgage lending guidelines, we continue to see substantial competition between buyers. The months of inventory trend remains low from a historic perspective, which explains the strong price increases we are experiencing," said

Toronto Real Estate Board (TREB) President Ann Hannah.

September average selling prices were up compared to last year for all major home types. Price growth was strongest in the City of Toronto, including for condominium apartments with eight per cent year-over-year growth. All benchmark home types included in the MLS® Home Price Index (MLS® HPI) experienced year-over-year price increases, with substantially stronger increases for low-rise home types.

"Barring a major change to the consensus economic outlook, home price growth is expected to continue through 2013. Based on inventory levels, price growth will be strongest for low-rise home types, including single-detached and semi-detached houses and town homes," said TREB's Senior Manager of Market Analysis, Jason Mercer.

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

Last 6 Month Solds from April 1, 2012 - September 30th, 2012

	# Sold	Average Price	Days on Market
<b>1.5 Storey</b>			
2 Bed	3	\$623k	21
3 Bed	2	\$613k	73
4 Bed	2	\$612k	16
<b>2 &amp; 3 Storey</b>			
2 Bed	2	\$586k	28
3 Bed	16	\$568k	17
4 Bed	1	\$480k	18
5 Bed	2	\$683k	22
6 Bed	1	\$620k	60
<b>Bungalow</b>			
2 Bed	20	\$464k	10
3 Bed	3	\$558k	25
<b>Semi-detached</b>			
3 Bed	2	\$464k	8
<b>Att/Row/Townhouse</b>			
2 Bed	1	\$335k	7
3 Bed	2	\$324k	20
<b>Total</b>	<b>57</b>	<b>\$534k</b>	<b>25</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.

# FOR SALE!



Looking For A Large Family Home In Mimico? This Is It!

Solid Brick 2 Storey With Private Drive, Recently Updated With Extensive Interlock Stones, Rare B/I Garage With Entry Into House,

Updated Stone Steps Greet You At The Front Entrance. Large Open Concept Mn Flr, 2Pc Powder Rm, Bright Kit W/Ceramic Flr & W/O To Deck & Beautiful Grdns. Large Master W/3Pc Ensuite & His/Her Closets.

Fshd Bsmt W/Sep Ent, Rec-Rm, Fireplace, 3Pc Bath And Walk-Out To Backyard.

Great Location Close To Lake, TTC, Schools, Parks, Shopping..

Include Fridge, Stove, Washer, Dryer, All Electrical Light Fixtures, All Window Coverings, Bbq ,Hot Water Tank(Owned), Forced Air Gas Hi-Eff Furnace(2006), Freezer And Mini Fridge In Bsmt

\$599,900 .....

Into the first month of the season, and I am really getting back into the full swing of fall. I know I'm not the only one feeling the shift in the energy do you feel it too? It feels like a bit of excitement mixed with the unknown as we enter into the last months of 2012.

I really love this time of year though as the leaves have turned colour, the air is crisp and the gardens are in full bloom and some look the best they have ever looked! It's also a fun time to decorate our homes for Thanksgiving and Hallowe'en and add a little fun and creativity to your personal style. What will you be doing to add some creativity to your house this year?

Have you also thought about some of the home improvement projects you are going to undertake next year? Will you be concentrating on the inside or the outside? Recently I received a question from a reader, who is thinking about selling their home but didn't want to spend a lot of money on fixing it up. They wanted to know if there are certain improvements they could do that would be inexpensive but would still increase the value of their home when it went for sale.

My answer, there are many improvements one can undertake that are very inexpensive and if you have a plan in place ahead of time, you can either hire out tasks or simply handle them yourself and be ready to go on the market in no time. I recently posted an article on my blog about the Top 12 Home Improvements for sellers along with their anticipated return on investment. Most of the projects can be handled for under \$1000 and are very easy to handle yourself. Please visit [www.lakeshorehousesforsale.com](http://www.lakeshorehousesforsale.com) for more information and let me know if you have a specific question and I'll try to address it here, in the next issue of Your Cizmar Report!

Until next time...

- Milana Cizmar

Your New Toronto/Mimico Realtor®

**Milana Cizmar**

B R O K E R

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