

Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

www.LakeShoreHousesForSale.com

November 2012



SOLD!



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

Average Price Up in October, Despite Fewer Sales

November 3, 2012 -- Greater Toronto Area REALTORS® reported 6,896 transactions through the TorontoMLS system in October 2012 – a decrease of 7.1 per cent compared to October 2011. There were two more business days in October 2012 versus October 2011. On a per business day basis, transactions were down by 15.6 per cent.*

“Sales have decreased in the second half of this year compared to 2011, especially since the onset of stricter mortgage lending guidelines at the beginning of July. The prospect of higher monthly mortgage payments due to the reduced maximum amortization period has prompted some households to delay their home purchase,” said Toronto Real Estate Board (TREB) President Ann Hannah.

The average selling price for October transactions was \$503,479 – up 6.2 per cent compared to October 2011. The MLS® Home Price Index composite benchmark price, which allows for an apples-to-apples comparison in terms of home attributes, was up by 5.1 per cent.

“We continue to see price increases well above the rate of inflation. Active listings have remained low from a historic perspective, so substantial competition between buyers still exists, especially for low-rise homes,” said Jason Mercer, TREB’s Senior Manager of Market Analysis.

“It should be noted, however, that the annual rate of price increase has been edging lower over the past few months as the market has gradually become better supplied,” continued Mercer.

*NOTE: The majority of transactions are entered into the TorontoMLS system on business days. There was a mismatch of two business days in September and October of 2012 compared to the same months last year. This is why sales on a per business day basis were noted in releases dealing with these months. The business day anomaly between the two months has now balanced out.

Milana's Market Watch: New Toronto/Mimico

Last 6 Month Solds from May 1, 2012 - October 31st, 2012

	# Sold	Average Price	Days on Market
1.5 Storey			
2 Bed	2	\$665k	21
3 Bed	1	\$590k	137
4 Bed	2	\$612k	16
2 & 3 Storey			
2 Bed	1	\$470k	48
3 Bed	19	\$573k	16
4 Bed	2	\$530k	15
5 Bed	2	\$683k	22
6 Bed	1	\$620k	60
Bungalow			
2 Bed	15	\$470k	11
3 Bed	3	\$558k	25
Semi-detached			
3 Bed	3	\$473k	8
Att/Row/Townhouse			
2 Bed	2	\$256k	34
3 Bed	2	\$647k	40
Total	55	\$550k	35

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!



Exceptionally Well Maintained And Cared For Raised Bungalow On A Rare 86X164 Ft Lot!

Immaculate Hardwood Flrs Thruout, Bright Updated Eat-In Kitchen, Heated Sunroom Addition Overlooks Picturesque Backyard With Walk-Out To Deck And Well Loved Perennial Gdns.

Updated Main Flr 3Pc Bath With Convenient Oversized Shower And Laundry Chute!

Large Rec-Rm With Fireplace, Quality Laminate Thruout, 2Pc Bath And Extra Office/Den With Sep. Side Entrance.

Quiet Friendly Street Tucked Away In The City.

Includes: Fridge, Built-In Oven, Built-In Dw, Range Hood And Cooktop, Microwave, Front End Load Washer & Dryer, All Electrical Light Fixtures, All Window Coverings, Garden Shed, Bsmt Fridge, Gdo And Remote. Hwt (Rental)

\$519,900

November 2012

Since I've been back from vacation, I've had time to catch my breath and take in the change of season. The weather is cooler, the leaves have fallen and the trees are almost bare. I have also noticed a lot of "For Sale" signs out there. Have you noticed them too and wondering if the market is indeed slowing down?

I find at this time of year it is more imperative than ever to price your home "right" and have it staged properly when you go on the market. With the change of the season and thoughts turning towards Christmas the window of opportunity to sell your home can be shorter. Savvy buyers who are serious about buying a home right now are educated as to the market and real estate values. They are prepared to wait until the right house comes along for the right price. If you run the risk of over-pricing your home and not taking the time to stage and prepare it to appeal to the emotions of many buyers, you may just end up helping your competition sell their homes and overexpose your own in the process. Don't do this to yourself, as it will only hurt your bottom line!

The key is to appeal to buyers now with a warm and inviting home they can picture themselves in. I have many proven results for cozying up and preparing homes for sale in the colder months, from adding throws and pillows to living room sofas, to showcasing a beautiful fireplace and adding rich colours to any room.

For details on how I show and SELL the properties I list, I invite you to give me a call or visit my website for lots of helpful information. I can take you from "For Sale" to "Sold" in no time. Even with a slowing market.

If you are thinking toward the future and planning for a sale in 2013, please count me in. I can help you with a focused and organized plan for your home sale that will pay dividends for you in the year ahead.

Until next time...

- *Milana Cizmar*

Your New Toronto/Mimico Realtor®

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