

Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

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December 2012

ROYAL LEPAGE



LISTED!



Bright Stylish Renovation With Charming Front Verandah Tucked Away On A Private Side Street.

Extensively Renovated From Top To Bottom. Gorgeous New Maple Hdwd Flrs, Open Concept Main Flr With Fireplace, Built-In Pantry And Walkout From Kitchen To Large 18X18 Ft Deck. 2 New 4Pc Baths, Master Bdrm With Wall To Wall Closets, Skylight And Walk-Out To Balcony. New Berber Carpet (2012), Porcelain Tiles In Kit (2011), New Windows (2005), Roof (2005), Furnace (2005), New Plumbing,

60 Amp Service In Garage - Makes A Great Workshop!

Include: Fridge, Stove, B/In Dw, B/In Microwave, Washer & Dryer, Electric Fp With Remote, All Elfs, All Window Coverings, Freezer In Bsmt, Electric Hwt (Owned)

\$429,900

Sales Dip in November while Selling Prices Increase

December 5, 2012 -- Greater Toronto Area REALTORS® reported 5,793 sales in November 2012 -- down by 16 per cent compared to November 2011.

"Transactions have been down on a year-over-year basis since June, after being up substantially in the last half of 2011 and the first half of 2012. Some buyers pulled forward their decision to purchase, which has impacted sales levels in the second half of 2012," said Toronto Real Estate Board (TREB) President Ann Hannah.

"Stricter mortgage lending guidelines, including a reduced maximum amortization period and a purchase price ceiling of one-million dollars for government insured mortgages, have prompted some buyers to move to the sidelines. This situation has been exacerbated in the City of Toronto because the additional upfront Land Transfer Tax takes money away from buyers that otherwise could be used for a larger down payment," continued Hannah.

The average selling price was up by 1.6 per cent annually to \$485,328. The MLS® Home Price Index (MLS® HPI) Composite Benchmark was up by 4.6 per cent compared to last year.

"The moderate annual rate of price growth compared to previous months was largely due to a different mix in detached home sales this year compared to last, particularly in the City of Toronto. The share of detached homes that sold for over one-million dollars was down substantially, which influenced the overall average price," said Jason Mercer, TREB's Senior Manager of Market Analysis.

"The MLS® HPI detached benchmark price, which tracks the price for a home with the same attributes over time, was up by almost six per cent in Toronto, suggesting that market conditions for low-rise homes remain quite tight despite a changing mix of sales," added Mercer.

Milana's Market Watch: New Toronto/Mimico

Last 6 Month Solds from June 1st, 2012 - November 30th, 2012

	# Sold	Average Price	Days on Market
1.5 Storey			
2 Bed	2	\$665k	21
3 Bed	2	\$495k	86
4 Bed	2	\$612k	16
2 & 3 Storey			
2 Bed	2	\$630k	34
3 Bed	18	\$588k	17
4 Bed	5	\$568k	25
5 Bed	2	\$683k	22
6 Bed	1	\$620k	60
Bungalow			
2 Bed	16	\$443k	18
3 Bed	3	\$451k	21
Semi-detached			
3 Bed	2	\$484k	10
Att/Row/Townhouse			
2 Bed	1	\$220k	56
3 Bed	2	\$324k	20
Total	58	\$522k	31

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.

LISTED!



Designers Own Home. Rare Opportunity To Own On This Quiet, Sought After Court Situated In A Beautiful Ravine Setting.

Fabulous, Family Friendly Floorplan Featuring Top Quality Finishes. This Completely Finished Home Exudes Luxury And Warmth And Boasts A Top Of The Line Kitchen, Fabulous Bathrooms With No Detail Spared, Stunning Wainscoting, Numerous Custom Built-In's, An Entertainers Dream In The Lower Level Featuring W/Out To Fabulous Salt Water Pool And Much More.

Inclusions: All Electrical Light Fixtures, All Window Coverings & Rods, Bosch Stove, Amana Fridge, Panasonic Microwave, Basement Danby Fridge, Shed, Fireplace Screens, Hot Tub Wtr(Rental)

'Furnishings Available For Sale'.

\$1,249,000.....

The magic of the holiday season lies in the opportunity to say "Thank You"!

As 2012 comes to a close and we prepare for the holidays, I would like to take the time to thank all of you who read my newsletter and have supported me throughout the years. From past clients, to those who refer new clients, to the many of you who visit at my open houses and my website "Thank You!"

Savvy buyers know the holidays can be a great time to buy a home in Etobicoke. Savvy sellers will heed the following advice on showing and selling their Etobicoke homes during the holiday season.

If you decorate for the holidays, keep it simple. Too many decorations can make your home look cluttered, which is a buyer turn-off. Plus, you don't want decorations detracting from or hiding features that might help sell your home, like a fireplace or a great view.

Make sure your home is welcoming to and comfortable for buyers – that is, brightly lit and at a comfortable temperature. Buyers don't like darkness and at this time of year there's more of it, so lighten up. Also, if buyers are too cold, they won't want to spend much time in your home.

Finally, work with a real estate representative who can help you target the kind of motivated buyers who are out looking for a home in Etobicoke during the holiday season. I would be delighted to assist you, call or e-mail me for more holiday buying and selling tips!

May the Spirit of this Peaceful Season Touch Your Heart and Bring You Joy.

See you in 2013!

- Milana Cizmar



Your New Toronto/Mimico Realtor®

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