

# Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

www.LakeShoreHousesForSale.com

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ROYAL LEPAGE



## LISTED!



If You Are Looking For The Perfect View And Great Space - Look No Further

Picture Postcard Views Of The Toronto Skyline, Lake And Parks From All Rooms, Unobstructed Views, Beautiful Sunrises, Fantastic Space, King Sized Bedroom, Renovated Kitchen And Bathrooms

Direct Access To 110 Acres Of Parkland, Marinas, Lake And Miles Of Waterfront Trails

Great Access To Downtown, Airport And Major Highways

Excellent Security And Recreational Facilities

Stainless Steel Fridge, Stove, B/I Dishwasher & Microwave, New Front Load Washer/Dryer, Roller Shades, Upgraded Carpet In Bdrm, Laminate Floors, Well Managed Condo Corp W/Fully Funded Reserve Fund, Renovated 34th Floor Skylounge

**\$395,000** .....

## Positive Start to 2013

February 5, 2013 -- Greater Toronto Area REALTORS® reported 4,375 transactions through the TorontoMLS system in January 2013. This number represented a slight decline compared to 4,432 transactions reported in January 2012.

"The January sales figures represent a good start to 2013. While the number of transactions was down slightly compared to last year, the rate of decline was much less than what was experienced in the second half of 2012. This suggests that some buyers, who put their decision to purchase on hold last year due to stricter mortgage lending guidelines, are once again becoming active in the market," said Toronto Real Estate Board (TREB) President Ann Hannah.

"It is interesting to note that sales were up for many home types in the GTA regions surrounding

the City of Toronto. This is due, at least in part, to the additional upfront land transfer tax in the City of Toronto," added Ms. Hannah.

The average selling price for January 2013 sales was \$482,648 – up by 4.3 per cent compared to \$462,655 in January 2012. The MLS® Home Price Index (HPI) Composite Benchmark price was up by 3.8 per cent over the same period.

"There will be enough competition between buyers in the marketplace to prompt continued growth in home prices in 2013. Expect annual average price growth in the three to five per cent range this year," said Jason Mercer, TREB's Senior Manager of Market Analysis.

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

Last 6 Month Solds from August 1st, 2012 - January 31st, 2013

	# Sold	Average Price	Days on Market
<b>1.5 Storey</b>			
3 Bed	1	\$399k	35
4 Bed	1	\$668k	4
5 Bed	1	\$580k	4
<b>2 &amp; 3 Storey</b>			
2 Bed	2	\$738k	33
3 Bed	17	\$580k	14
4 Bed	3	\$575k	16
5 Bed	2	\$683k	22
6 Bed	-	-	-
<b>Bungalow</b>			
2 Bed	16	\$446k	17
3 Bed	-	-	-
<b>Semi-detached</b>			
3 Bed	2	\$600k	14
<b>Att/Row/Townhouse</b>			
2 Bed	2	\$256k	34
3 Bed	1	\$339k	22
<b>Total</b>	<b>48</b>	<b>\$533k</b>	<b>20</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.

# SOLD!



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

Extensively Renovated From Top To Bottom. Gorgeous New Maple Hdw'd 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)

## Should you take on major renovations in order to sell your home?

If you're thinking about selling your home, you may be thinking of making some improvements before you put it on the market. This is the right way to be thinking, as your goal is to have a house that shows well, appeals to a large pool of buyers and also nets you the biggest return on your investment. My only word of caution though is to be mindful of major renovations vs. smaller home improvements you take on.

A brand new kitchen renovation may appeal to a lot of buyers but will you recoup the money you spent on the renovation and more once you sell your home? The answer may very well be "probably not". So stick with what works and has been proven time and time again to yield the biggest return on your investment when preparing your property for sale.

- Paint
- Make repairs
- De-clutter
- Plant flowers
- Improve lighting

If you are interested in doing a major renovation do it for your own personal enjoyment, not part of your plan in getting your home ready for sale. Want more ideas for preparing your house for sale? Visit [www.lakeshorehousesforsale.com](http://www.lakeshorehousesforsale.com) and instantly download your Free Copy of My Step by Step Plan for Selling Your Home Fast for Top Dollar or sign up for my monthly newsletter for even more great tips and insight into buying or selling your home.

Are you curious about the current market value of your home, or wondering what other homes in the neighbourhood are selling for? Give me a call. I'll do my best to provide you with the help or information you need.

- Milana Cizmar

Your New Toronto/Mimico Realtor®

**Milana Cizmar**

B R O K E R

**416.762.8255**

[www.LakeShoreHousesForSale.com](http://www.LakeShoreHousesForSale.com)

[milana@lakeshorehousesforsale.com](mailto:milana@lakeshorehousesforsale.com)

