

Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

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March 2013



LISTED!



Fabulous Home For Urban Professional On A Lovely Private Lot, Minutes To The City!

Front Porch Looks Out On Quiet Tree Lined Street!

Open Concept Floor Plan-Perfect For Entertaining. Amazing Backyard With Custom Wood Shed, Mature Trees And Fully Fenced.

Cozy Recreation Room With 3Pc-Opportunity For Separate Living Quarters With Side Door Entrance! Newer Laminate Flooring And Doors 2010. Shows Beautifully. Dont Miss It!

All Electric Light Fixtures, All Blinds And Window Coverings (Ex Living) Existing Fridge And Stove (07) Existing Dishwasher(09) Existing Front Loading Washer And Dryer(09) Custom Wood Shed, New Doors (2010) Furnace (95)Air Conditioning Unit

\$479,000

Price Growth Continues in February

March 5, 2013 -- Greater Toronto Area (GTA) REALTORS® reported 5,759 sales through the TorontoMLS system in February 2013 – a decline of 15 per cent in comparison to February 2012. It should be noted that 2012 was a leap year with one extra day in February. A 28 day year-over-year sales comparison resulted in a lesser decline of 10.5 per cent. The average selling price for February 2013 was \$510,580 – up two per cent in comparison to February 2012.

“The share of sales and dollar volume accounted for by luxury detached homes in the City of Toronto was lower this February compared to last. This contributed to a more modest pace of overall average price growth for the GTA as a whole,” said Toronto Real Estate Board (TREB) President Ann Hannah.

“Stricter mortgage lending guidelines that precluded government backed mortgages on homes sold for over one million dollars and

the City of Toronto’s additional upfront land transfer tax arguably played a role in the slower pace of luxury detached home sales,” added Ms. Hannah.

The MLS® HPI Composite Benchmark price covering all major home types eliminates fluctuations in price growth due to changes in sales mix. The Composite Benchmark price was up by more than three per cent on a year-over-year basis in February.

“We will undoubtedly experience some volatility in price growth for some market segments in 2013. However, months of inventory in the low-rise market segment will remain low, resulting in average price growth above three per cent for the TREB market area this year. Our current average price forecast is \$515,000 for all home types combined in 2013,” said Jason Mercer, TREB’s Senior Manager of Market Analysis.

Milana's Market Watch: New Toronto/Mimico

Last 6 Month Solds from September 1st, 2012 - February 28th, 2013

	# Sold	Average Price	Days on Market
1.5 Storey			
3 Bed	1	\$399k	35
4 Bed	1	\$668k	4
5 Bed	1	\$580k	4
2 & 3 Storey			
2 Bed	3	\$632k	28
3 Bed	17	\$585k	13
4 Bed	3	\$575k	16
5 Bed	2	\$668k	11
6 Bed	-	-	-
Bungalow			
2 Bed	15	\$452k	17
3 Bed	-	-	-
Semi-detached			
3 Bed	3	\$600k	42
Att/Row/Townhouse			
2 Bed	2	\$256k	34
3 Bed	1	\$339k	22
Total	49	\$519k	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.

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

\$389,000

Do you ever wonder about the houses "For Sale" in the neighbourhood that just don't seem to be selling? You wonder what is wrong with those houses because other houses in the area have sold within a few weeks and yet there is one or two that still have a "For Sale" sign on the lawn?

Believe it or not, the answer is very simple, even though you could have the best stager in the business, the most beautiful curb appeal and the best brochures on the block - if you're asking price is too high it all doesn't matter! Don't get caught up in wanting more money than your neighbour got just because you want it.

One of the most important elements to remember when selling your home is pricing it right for the market and the only way to do that, is by consulting an experienced real estate professional. When you work with an experienced real estate professional, they will do a thorough analysis of what similar homes sold for recently in the area. The analysis serves as your blueprint in order to effectively price your home for sale and is really the best indicator of what buyers are actually paying for homes. You've heard about market value before and the buyers that are paying for houses that have sold in the neighbourhood are determining market value for your home. Want to find out what your home's asking price should be? Call or e-mail me today.

Thanks to the current demand for quality real estate opportunities, I get to speak to and assist many people at this time of year. Assisting people is my specialty and is the most gratifying part of my work! I count myself lucky because I enjoy heartfelt "thanks" from friends and clients and am humbled by your loyal support through repeat business and referrals.

If there is something I can do for you, your friends or family, please don't hesitate to call. Should you or someone you know ever need assistance or a fast answer to an important real estate question, you can always count on me to respond quickly and wholeheartedly.

- Milana Cizmar

Your New Toronto/Mimico Realtor®

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