

# Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE



www.LakeShoreHousesForSale.com

April 2013

**FOR SALE!**



Newer 3 Bdrm, 3 Bthrm, 3 Stry  
Townhome With Finished Bsmt

Open Concept Layout With Master  
Having Balcony And 5 Pc Ensuite

Hardwoods On Main, Laminate On  
Uppers

Garage Access To Home

Near All Ammenities, Transit,  
Highways

Stainless Steel Fridge, Stove, B/I  
Dw, Washer, Dryer, Elf's, Window  
Coverings, Cac, Gdo & Remote,  
Garage

Move In Condition 10+!!

## Average Price up in March and First Quarter

April 3, 2013 -- Greater Toronto Area REALTORS® reported 7,765 transactions through the TorontoMLS system in March 2013 – down 17 per cent compared to 9,385 transactions in March 2012. While the year-over-year dip in March sales followed the trend that has unfolded since mid-way through 2012, it is also important to note that the Good Friday holiday was in March this year versus April in 2012. Generally speaking, there are fewer sales reported on statutory holidays and weekends.

In the first quarter of 2013, sales amounted to 17,678 – down by 14 per cent compared to Q1 2012.

“Home ownership remains affordable for a household earning the average income in the Greater Toronto Area. There are many willing buyers in the marketplace today. While some households have put their decision to purchase on hold as a result of stricter lending guidelines or the additional Land Transfer Tax in the City

of Toronto, other households simply haven't been able to find the right house due to a shortage of listings in some market segments,” said Toronto Real Estate Board President Ann Hannah.

The average selling price in March was \$519,879 – up by 3.8 per cent compared to March 2012. The average price in Q1 2013 was \$508,066 – up by 3.2 per cent compared to the first quarter of 2012.

“The average selling price and the MLS® Home Price Index Composite Benchmark was up on a year-over-year basis across most home types, especially in the low-rise market segments where supply remains an issue. TREB's average price forecast for 2013 remains at \$515,000, representing a 3.5 per cent annual rate of growth,” said Jason Mercer, TREB's Senior Manager of Market Analysis.

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

Last 6 Month Solds from October 1st, 2012 - March 31st, 2013

	# Sold	Average Price	Days on Market
<b>1.5 Storey</b>			
3 Bed	1	\$399k	35
4 Bed	-	-	-
5 Bed	1	\$580k	4
<b>2 &amp; 3 Storey</b>			
2 Bed	4	\$654k	24
3 Bed	17	\$602k	16
4 Bed	4	\$626k	17
5 Bed	1	\$605k	8
<b>Bungalow</b>			
2 Bed	19	\$465k	19
<b>Semi-detached</b>			
3 Bed	3	\$696k	7
4 Bed	1	\$422k	6
<b>Att/Row/Townhouse</b>			
2 Bed	2	\$256k	34
3 Bed	1	\$310k	8
4 Bed	2	\$580k	42
<b>Total</b>	<b>56</b>	<b>\$516k</b>	<b>18</b>

**\$399,900** .....

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!**



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

Picture Postcard View Of The Toronto Skyline, Lake, Parks And Marinas

Stunning And Unobstructed Views

Fantastic Space, King Sized Bedroom, Renovated Kitchen & Bathrooms

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

Excellent Security And State Of The Art Recreational Facilities

Maintenance Fees Include All Utilities & Fibe Tv

Stainless Steel Fridge, Stove, B/I Dishwasher & Microwave, New Front Load Washer/Dryer, Roller Shades

Porcelain Tile And Laminate Floors

Well Managed Condo Corp. With Fully Funded Reserve Fund

Exclusive 34th Floor Skylounge

\$389,000 .....

## Creating Your Inspiring Home Office

Have you been thinking about working from home and creating a great space for yourself? If so, you are not alone. With more employers making allowances for their employees to work from home, self employed individuals and home based businesses popping up everyday, the trend toward having a home office is here to stay.

Can a home office have a positive impact on the value of your home? You bet. But, there is one caveat, don't spend your resources and money on creating lavish built-ins and turning your home office into an over the top room. If you keep it simple, stylish and multi-functional you will appeal to many buyers and still able to enjoy your home, a balanced life style and hopefully increased productivity!

Read on to find out my top tips for creating a chic home office you just love and inspires you to do your best work.

1. Decide on your must need essentials - don't clutter up the room with things you don't need or won't use. Clutter can have a detrimental effect on your mental state as well as your productivity. Throw out and get rid of items you haven't used in years, donate them or sell them at a garage sale. They are just taking up precious space in your new office.
2. Invest in a few key pieces that you love, whether it is your desk, a beautiful rug or accessories if it is a pleasurable environment you want to return to day after day you will be more inclined to use it and focus when you are working.
3. Invest in a stylish but comfortable ergonomic chair since you will be spending many hours in it and make sure you have a large enough desk that holds your essentials like a computer and phone, so you have everything you need at your fingertips.

To read the rest of this article, visit [www.lakeshorehousesforsale.com](http://www.lakeshorehousesforsale.com) and hopefully this will provide you with a little inspiration to finally tackle that project of redoing your office and doing something good for the value of your home at the same time. For more tips and tricks on improving your home contact [milana@lakeshorehousesforsale.com](mailto:milana@lakeshorehousesforsale.com) or sign up for my monthly newsletter at [www.lakeshorehousesforsale.com](http://www.lakeshorehousesforsale.com)

- *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)

