

# Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE



www.LakeShoreHousesForSale.com

May 2013

**FOR SALE!**



Quaint And Inviting 2 Bedroom With Charming Front Verandah, Enclosed Sunroom And Extra Den!

Bright Updated Kitchen With Breakfast Bar, Sunken Master Bedroom Overlooks Fenced In Backyard.

Walk-Out To Two-Tiered Deck, Perennial Gardens & Lilac Trees.

Hardwood Floors, Separate Entrance To Basement With Extra Kitchen, Bedroom And 4 Pc Bath.

Great Location, Close To The Lake, Parks, TTC, GO Train, Waterfront Trails, Schools, Shops...

2 Fridges, 1 Gas Stove, 1 Electric Stove, B/In Dw, Front Load Washer & Gas Dryer, 2 Jacuzzi Tubs With Jets, Coat Rack In Living Rm, All Elf's, All Window Coverings, Garden Shed, Hwt (Rental)

## Market Conditions Promote Price Growth in April

May 3, 2013 -- Greater Toronto Area REALTORS® reported 9,811 sales through the TorontoMLS system in April 2013, representing a dip of two per cent in comparison to 10,021 transactions in April 2012. Both new listings during the month and active listings at the end of April were up on a year-over-year basis.

"Despite the headwinds we have experienced in the housing market this year, April sales came in quite strong in comparison to last year. As we move through the spring and into the second half of 2013, the demand for home ownership should continue to firm-up relative to last year," said Toronto Real Estate Board President Ann Hannah.

"It has been almost a year since the federal government enacted stricter mortgage lending guidelines. It is realistic to surmise that some households, who originally put their decision to purchase on hold, are once again looking to buy," continued Ms. Hannah.

The average selling price for April 2013 transactions was \$526,335 – up by two per cent in comparison to April 2012. The MLS® HPI Composite Benchmark Price was up by 2.9 per cent.

"The condominium apartment segment in the City of Toronto was a key driver of price growth in April, with both the average selling price and the MLS HPI apartment index up on a year-over-year basis. The improved condo sales picture, with Toronto sales down by only one per cent compared to last year, suggests that interest in condo ownership may be improving," said Jason Mercer, TREB's Senior Manager of Market Analysis.

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

Last 6 Month Solds from November 1st, 2012 - April 30th, 2013

	# Sold	Average Price	Days on Market
<b>1.5 Storey</b>			
2 Bed	1	\$719k	9
5 Bed	1	\$580k	4
<b>2 &amp; 3 Storey</b>			
2 Bed	3	\$545k	24
3 Bed	10	\$632k	16
4 Bed	1	\$780k	21
5 Bed	1	\$605k	8
<b>Bungalow</b>			
2 Bed	18	\$476k	14
4 Bed	1	\$409k	4
<b>Semi-detached</b>			
3 Bed	2	\$595k	60
4 Bed	1	\$422k	6
<b>Att/Row/Townhouse</b>			
3 Bed	1	\$310k	8
4 Bed	1	\$525k	26
<b>Total</b>	<b>41</b>	<b>\$550k</b>	<b>17</b>

\$429,900 .....

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!**



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.

Move In Condition 10+!!

## Your To-Do Checklist Before You List Your Home For Sale

Thinking about selling your home? There are a myriad of things to think about and tackle before you put your home on the open market. Here are my top 5 to-do's:

1. Know what it will cost you: Take a good look at your finances and budget money for moving costs, a lawyer to close the sale of the property, commission and possible penalties you may need to pay to discharge your mortgage. If you are also purchasing another property, factor in your closing costs for the new home as well, this could include land transfer tax, moving expenses etc. If you are unsure of all costs associated with buying or selling, please give me a call, send me an e-mail or download a copy of my Buyer or Seller Guides from [www.lakeshorehousesforsale.com](http://www.lakeshorehousesforsale.com)

2. Do you know how much your home is worth? If not, it's time for a Comparative Market Analysis: A Comparative Market Analysis is a professional assessment from a real estate professional that takes a look at what homes similar to yours recently sold for in the neighbourhood and will help you determine a reasonable price range for your home.

3. Take a good look at your home through the eyes of a buyer: Try to remove yourself from the emotional side of your home and look at it with fresh eyes as if for the first time. What would a stranger see when they walk into your home? What would they be critical about, that you have lived with for years? Gather this information and make your list of major or minor improvements to make. If you are unsure what these could be, again, a professional such as myself can point them out and help you determine a realistic time frame for preparing your home for sale.

4. Tackle your home's curb appeal from the outside: You've probably heard this many times before that first impressions are everything. A buyer will determine within seconds of viewing your home on the outside whether they want to step inside. Help create that "Wow" first impression by tidying up your gardens, invest in a new mailbox, porch lights or house numbers and choose some tasteful accessories or flowers to create an inviting entranceway.

5. Work with a professional: Take the guesswork out of everything you need to do and consult the help of a qualified real estate professional who has the experience and track record to bring the right buyers to your home and get you serious offers. If you choose me, I will be honoured to show you the way. For more information and tips please visit [www.lakeshorehousesforsale.com](http://www.lakeshorehousesforsale.com) or call me at **416-762-8255** to get started today!

- Milana Cizmar

Your New Toronto/Mimico Realtor®

**Milana Cizmar**

B R O K E R

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\$399,900 .....

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