

Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

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July 2013

ROYAL LEPAGE



SOLD!



Country Setting In The City! Combine Beautiful Old World Charm With Modern Updates.

Maple Hdwd Flrs, Rich Wood Accents, Trim & Doors.

Decorative Landscaping With Charming Front Verandah.

Modern Kitchen With Granite Counters & Built-In Pantry,

2 Fireplaces, Walk-Out From Dining Room To Large Deck With Privacy Fence.

Modern 4Pc Bath, Master Bedroom With Elegant Fireplace, Large Closet & Wall Of Windows Overlooking The Tree Lined St.

Come See This Special Home.

\$544,900

Low-Rise Market Conditions Remain Tight in June

July 4, 2013 -- Greater Toronto Area REALTORS® reported 9,061 sales through the TorontoMLS system in June 2013 - down by less than one per cent compared to June 2012. Over the same period, new listings were down by a greater rate than sales, suggesting market conditions became tighter.

"The sales picture in the GTA improved markedly in the second quarter of 2013. While the number of transactions was still down compared to 2012, rates of decline were substantially improved compared to the first quarter," said Toronto Real Estate Board President Dianne Usher.

"As a growing number of homebuyers, many of whom put their purchase on hold due to stricter lending guidelines, now reactivate their search, the expectation is for renewed growth in home sales in the second half of 2013," added Ms.

Usher. The average selling price in June was up by 4.7 per cent year-over-year to \$531,374. In line with the 2013 norm, June price growth was driven by the single-detached and semi-detached market segments, particularly in the City of Toronto. Over the same time period, average condominium apartment selling prices remained in line with 2012 levels.

"The short supply of low-rise home types in many parts of the GTA relative to the number of households looking to buy continued to prompt strong upward pressure on selling prices of singles and semis," said Jason Mercer, TREB's Senior Manager of Market Analysis. "We have also seen enough buyers in the better-supplied condo apartment market to provide support for selling prices at current levels."

Milana's Market Watch: New Toronto/Mimico

Last 6 Month Solds from January 1st, 2013 - June 30th, 2013

	# Sold	Average Price	Days on Market
1.5 Storey			
2 Bed	1	\$719k	9
5 Bed	1	\$580k	4
2 & 3 Storey			
2 Bed	2	\$475k	14
3 Bed	18	\$628k	11
4 Bed	2	\$670k	44
5 Bed	1	\$605k	8
Bungalow			
2 Bed	24	\$482k	12
6 Bed	1	\$502k	6
Semi-detached			
2 Bed	1	\$625k	12
3 Bed	5	\$595k	33
4 Bed	1	\$422k	6
Att/Row/Townhouse			
3 Bed	1	\$310k	8
4 Bed	1	\$525k	26
Total	59	\$549k	15

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!



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)

\$429,900

To Sell or Not to Sell in the Summer?

You have been toying with the idea of selling your house and have made various upgrades and repairs to your home. You have your eye on a great house that just came out on the market and if you move quickly you can buy it. It has everything you have ever wanted on your wish list but you are wondering...it's the middle of summer, is this really a good time to sell my house?

Historically the summer months have always been slower months in the real estate market but the past few years have seen healthy sales with the help of the continued low mortgage rates. If you have been following my newsletters, you know the low rise market remains tight and it all boils down to supply and demand. If there is a healthy supply of homes for sale on the market many buyers have choice and do not feel the need to rush into purchasing a home. Conversely when there are a low amount of homes on the market for sale, the demand rises from buyers and house prices slowly creep up. If your home is the only one like it on the block or even better in the neighbourhood you are in a very favorable position to selling it quickly at the price point you want, regardless of whether it is summer or not.

Sales are still brisk right now, many buyer's are looking for homes and have a need to close in the next few months, also there are many buyer's with families that have a need to be settled into their new home before the school year begins.

If you want to give your house the best chance at selling quickly now, take advantage of the summer months and create some stunning curb appeal. You will easily get noticed and add value to your home if your gardens are in full bloom, you have a beautifully manicured lawn, attractive front entry and can create appeal to buyers who see themselves lazily hanging out in the backyard, bbq'ing for family and friends or growing the garden of their dreams they have always wanted to.

Summer is also a great time to extend your living space by creating outdoor living areas. You can get really creative with outdoor patio furniture on your deck complete with rugs and potted plants or even have a hammock swinging from the trees in a corner of the backyard. If you purchased your house thinking of the features it would give you in the summer a buyer will see that too. So let's get creative and give your house the best advantage this summer and even if you are not thinking of selling you can still create some great spaces, add value to your home and enjoy it all at the same time.

Looking for more inspiration or interested in knowing what a home like yours is valued at today? Give me a call or drop me a line and I will be happy to provide you with more information to set you up for success!

Until next time...

- Milana Cizmar

Your New Toronto/Mimico Realtor®

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