

# Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE



www.LakeShoreHousesForSale.com

September 2013

## AVAILABLE



Large Bright 2 Bdrm 2 Bath.

Walkout To Large Private Balcony & One Of The Best Southwest Views Overlooking Golf Course.

Award Winning Grounds & Well Run Building With Fabulous Amenities.

Close To Hwys, Steps To TTC & 10 Min Bus To Subway.

Open Concept Dining Rm And Cool Sunken Living Rm, New Laminate Floors Thruout, Updated Eat-In Kitchen, 2X4Pc Updated Baths, Great Sized Mster Bdrm With 4 Pc Ensuite And Double Closet.

All New Windows (2012). Maint. Fee Covers Everything Except For Phone!

Incl: Existing Fridge, Stove, Washer & Dryer (All 'As Is'), All Electrical Light Fixtures & Window Coverings

\$274,500 .....

## August 2013 Sales and Average Price Up Over 2012

September 5, 2013 -- Greater Toronto Area REALTORS® reported 7,569 residential transactions through the TorontoMLS system in August 2013. This represented a 21 per cent increase compared to 6,249 sales in August 2012.

"Sales were up strongly this past August for all major home types compared to last year. Many households have accounted for the added costs brought on by stricter mortgage lending guidelines and have reactivated their search for a home. These households have found that a diversity of affordable ownership options exist throughout the GTA," said Toronto Real Estate Board President Dianne Usher.

The average selling price for August 2013 was \$503,094 – up by almost 5.5 per cent compared to the average of \$477,170 in August 2012. The MLS® Home Price Index (HPI) composite benchmark was up by 3.7 per cent over the same period.

"Despite an increase in borrowing costs during the spring and summer, an average priced home in the GTA has remained affordable for a household earning an average income. With this in mind, tight market conditions are expected to promote continued price growth through the remainder of 2013," said Jason Mercer, TREB's Senior Manager of Market Analysis.

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

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

	# Sold	Average Price	Days on Market
<b>1.5 Storey</b>			
2 Bed	1	\$719k	9
<b>2 &amp; 3 Storey</b>			
2 Bed	5	\$561k	35
3 Bed	25	\$636k	15
4 Bed	2	\$670k	44
<b>Bungalow</b>			
1 Bed	1	\$436k	5
2 Bed	28	\$494k	15
3 Bed	2	\$452k	6
4 Bed	1	\$425k	73
<b>Semi-detached</b>			
2 Bed	1	\$625k	12
3 Bed	4	\$574k	13
4 Bed	1	\$422k	6
<b>Att/Row/Townhouse</b>			
3 Bed	2	\$417k	17
<b>Total</b>	<b>73</b>	<b>\$536k</b>	<b>21</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!**



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.

Most Windows (2004), Roof (2003), Updated Wiring (2012) 200Amp Circuit Breakers (No Knob And Tube), Sliding Glass Doors (2012), New Deck (2012), Privacy Fence (2013).

Include: Fridge, Stove, Dw, Washer, Dryer, All Efs, All Window Coverings, Garden Shed.

\$544,900 .....

## Why you should work with an Accredited Buyer Representative



You are thinking about buying a larger house in Etobicoke and some of the neighbourhoods you are interested in are Mimico, New Toronto, Alderwood and Eatonville. You have been perusing the public mls site almost every day, but there are a few houses in these areas with sold signs on them that you didn't even see on mls? What is going on? Are you seeing the whole picture of the current real estate market?

The short answer. Probably not! When you are actively looking for a home it is always a good idea to work with an Accredited Buyer Representative (ABR®) who is focused and working entirely for you. Believe it or not, some of the best properties that sell quickly may not even make it to the public mls site (also known as realtor.ca) so you could be missing some of the best houses that fit your particular search criteria.

Within the last year, I received my Accredited Buyer Representative ABR® designation awarded by the Real Estate Buyer's Agent Council (REBAC) of the National Association of Realtors (NAR) rest assured when you work with me to find a home, you know I have taken special training that focuses on serving your exclusive needs. My goal is to help guide you successfully through what could be a complicated transaction.

Working with my buyer clients, I can help you define what you want and need in a home, help you learn about important market information, find the home that best meets your wants and needs, formulate your offer, develop your negotiation strategy and keep track of all the details throughout the entire transaction from closing and beyond.

If you are interested in making that move, I have a 36 page comprehensive guide to buying a home. It will walk you through the process in 10 easy to follow steps, including self assessment tools, worksheets and checklists. For your free copy, please contact me today!

- *Milana Cizmar*

Your New Toronto/Mimico Realtor®

*Milana Cizmar*

B R O K E R

416.762.8255

www.LakeShoreHousesForSale.com

milana@lakeshorehousesforsale.com

