

Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

www.LakeShoreHousesForSale.com

October 2013

ROYAL LEPAGE



FOR SALE



Beautiful 4 Br Tucked Away In The City! Artfully Landscaped W/Great Curb Appeal, Extensive Interlocking & In-Ground Pool.

Beautifully Refinished Hrdwd Flrs, Freshly Painted, New BrdIm, Reno'd Kit. ('05), Mod. & Bright Baths, Fab. Fam. Rm Addition ('81) O/L Bckyrd & Pool! Sep. Ent. To Finished Bsmt W/Cozy Rec-Rm + Gas Fp. Lrg Lndry Rm, Plenty Of Storage + Office.

Very Well Cared For Home. Nothing To Do But Move-In!

Steps To Subway, Shops, Restaurants, Etc. In The Earl Haig School District.

Roof ('04), Weeping Tiles + Waterproofing ('03), Tankless Water Heater ('09), Pool Liner '07+More.

Incl: Frdg, Stv, B/I Dw, B/I Micro., Cvac, Cac, Culligan Water Softener, Alrm Sys., Wsh/Dry, Freezer In Bsmt, Elf's & Wndw Cov'S, Excl: Frnt Hall Keyholder

Strong Sales and Price Growth in September

Greater Toronto Area REALTORS® reported 7,411 residential sales through the TorontoMLS system in September 2013, representing a 30 per cent increase compared to 5,687 transactions reported in September 2012. Year-to-date, total residential sales reported through TorontoMLS amounted to 68,907 during the first nine months of 2013 – down by one per cent compared to the same period in 2012.

"It's great news that households have found that the costs of home ownership, including mortgage payments, remain affordable. This is why the third quarter was characterized by renewed growth in home sales in the GTA. We expect to see sales up for the remainder of 2013, as the pent-up demand that resulted from stricter mortgage lending guidelines continues to be satisfied," said Toronto Real Estate Board President Dianne Usher.

The average selling price for September

transactions was \$533,797 – up by 6.5 per cent year-over-year. Through the first three quarters of 2013, the average selling price was \$520,118 – up by over four per cent compared to the first nine months of 2012.

The MLS® Home Price Index composite benchmark for September was up by four per cent year-over-year. The annual rate of growth for the composite benchmark has been accelerating since the spring of 2013.

"The price growth story in September continued to be about strong demand for low-rise home types, coupled with a short supply of listings. Even with slower price growth and month-to-month volatility in the condo apartment market, overall annual price growth has been well above the rate of inflation this year. This scenario will continue to play out 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 April 1st, 2013 - September 30th, 2013

	# Sold	Average Price	Days on Market
2 & 3 Storey			
2 Bed	6	\$549k	31
3 Bed	25	\$650k	13
4 Bed	1	\$560k	67
Bungalow			
1 Bed	1	\$436k	5
2 Bed	25	\$489k	16
3 Bed	3	\$517k	7
Semi-detached			
2 Bed	1	\$625k	12
3 Bed	4	\$574k	13
Att/Row/Townhouse			
3 Bed	1	\$230k	5
Total	67	\$515k	19

\$979,900

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!



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

You've decided to sell your home! When selling, it's important to look at your home from a different perspective...the buyer's perspective.

Tidy up!

When a home appears cluttered, buyers can't "see" the home or its potential. By storing items you don't need or use, your home will feel more inviting to potential buyers. When selling a home, less is more!

Clean up!

A clean home gives the impression that it has been well cared for. Strive to make your home visually and aromatically appealing. Remember: Paint in the can is worth \$20, but it's worth \$1,000 on the wall!

Patch up!

Minor repairs often become major stumbling blocks for potential buyers. Take away those distractions by fixing minor issues before they become major.

The finishing touch!

The little "extras" make a home feel special. Remember, your home is competing with others in your neighborhood. Make your home stand out!

The Home Enhancement Checklist provides you with insight and direction on how to get the most money and quickest sale for your home by making minor changes and repairs. For your FREE copy of The Home Enhancement Checklist call or e-mail me today!

Content provided by Buffini & Company

- *Milana Cizmar*



Your New Toronto/Mimico Realtor®

Milana Cizmar

B R O K E R

416.762.8255

www.LakeShoreHousesForSale.com

milana@lakeshorehousesforsale.com



Royal LePage Real Estate Services Inc. • Brokerage • 2320 Bloor Street West • Toronto, ON • M6S 1P2