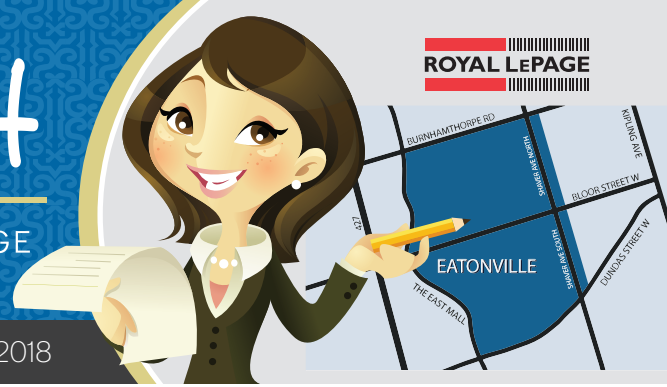


Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

www.mcizmar.com

August 2018



GTA REALTORS® Release July Stats

Toronto Real Estate Board President Garry Bhaura announced strong growth in the number of home sales and the average selling price reported by Greater Toronto Area REALTORS® in July 2018.

"Home sales result in substantial spin-off benefits to the economy, so the positive results over the last two months are encouraging. However, no one will argue that housing supply remains an issue. The new provincial government and candidates for the upcoming municipal elections need to concentrate on policies focused on enhancing the supply of housing and reducing the upfront tax burden represented by land transfer taxes, province-wide and additionally in the City of Toronto," said Mr. Bhaura.

Residential sales reported through TREB's MLS® System for July 2018 amounted to 6,961 – up 18.6 per cent compared to July 2017. Over the same period, the average selling price was up by 4.8 per cent to \$782,129, including a moderate increase for detached home types. New listings in July 2018 were down by 1.8 per cent year-over-year.

Preliminary seasonal adjustment pointed to strong month-over-month increases of 6.6 per cent and 3.1 per cent respectively for sales and average price. Seasonally adjusted sales were at the highest level for 2018 and the seasonally adjusted average price reached the highest level since May 2017.

The MLS® Home Price Index (HPI) Composite Benchmark for July 2018 was down slightly compared to July 2017. However, the annual growth rate looks to be trending toward positive territory in the near future.

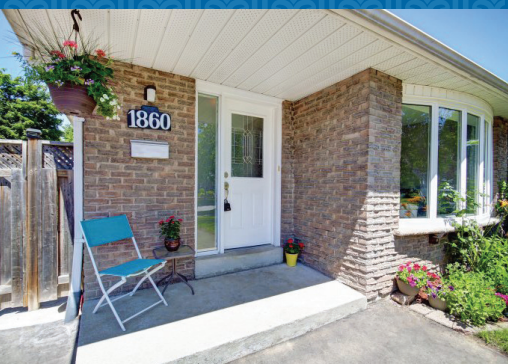
"We have certainly experienced an increase in demand for ownership housing so far this summer. It appears that some people who initially moved to the sidelines due to the psychological impact of the Fair Housing Plan and changes to mortgage lending guidelines have re-entered the market. Home buyers in the GTA recognize that ownership housing is a quality long-term investment," said Jason Mercer, TREB's Director of Market Analysis.

Milana's Market Watch: Eatonville

Last 6 Month Solds from February 1, 2018 - July 31, 2018

		#Sold	Average Price	Avg DOM
Detached Bungalow	3 bedrooms	9	\$982,361	17
	4 bedrooms	2	\$1,303,000	9
Detached 1.5 Storey	3 bedrooms	1	\$1,100,000	8
	4 bedrooms	1	\$1,550,000	7
Detached 2 Storey	3 bedrooms	1	\$1,082,000	7
	4 bedrooms	4	\$1,809,700	19
	5 bedrooms	1	\$1,575,000	8
		TOTAL HOMES SOLD	TOTAL AVG SALE PRICE	TOTAL AVERAGE DOM
		19	\$1,262,792	15

FOR SALE



First Time Buyer's Dream!
Bright and Open Floor Plan
with Hardwood Flrs, Newly
Renovated Kitchen with
Granite Counter, Stainless Steel
Appliances and Walk-out to
Backyard, New Brdln Thruout,
Fabulous Finished Bsmt includes
Wet Bar, Recroom, Play Room,
2 Pc Bath & Laundry. Bonus
Crawl Space for Extra Storage!
Fully Fenced Backyard Oasis
with Garden Shed. Many
Upgrades Thru the Years
include Updated Windows,
Furnace and AC(2010), Roof
(2011), New Laminate in
Recroom, Wonderful Family
Friendly Neighbourhood Close
to Schools, Parks, Lake, Hwys,
TTC, Shopping, ...

Include: SS Fridge, Stove, B/I
DW, Microwave, Washer & Dryer,
All Window Coverings, All Light
Fixtures, Bar Fridge and Chest
Freezer in Bsmt. HWT (Rental)

\$659,900

How Are You Enjoying Your Summer?

Summer is a great time to make the most of getting together and enjoying some of the more rewarding things we've been working towards all year, like family time, entertaining and relaxing amidst the full glory of nature!

It's also nice to get around to different neighbourhoods and see the pride of home ownership that seems to show so well at this time of year. The next thing you know, people are chatting about their favorite places to live, work and socialize. If you're among them, please remember I'm always available to help you, your family and friends, whenever you're ready to look ahead to the best possible move for your future.

In terms of sales activity in Eatonville we are still experiencing low inventory levels. In the month of July only 19 houses sold in the neighbourhood which helped push our average price up to \$1,262,792. This is good news for you if you are contemplating selling. Less competition means more money in your pocket. If you would like to know what your home is worth in today's market, I invite you to schedule an appointment for me to come by and review your home and provide you with some sound guidance. I will also review which fix-ups and repairs to do that will give you the best return on your investment. It might seem daunting to think of selling your home because there are so many things to do but with my Signature Selling System and team of experts, we can get it all done for you with the least amount of stress, with the best results! It's so easy when you have a plan and know the exact steps to take.

Thanks so much for checking out this month's newsletter. I hope you enjoy your summer and whether you are thinking of buying or selling your home, or are just curious about real estate values in this or any neighbourhood make sure to speak with an expert who knows the values, is knowledgeable and very experienced selling homes in the area. I invite you to call me or email me anytime for the most up-to-date market information.

Until next time...

-Milana Cizmar

Your Eatonville Realtor®

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Whether you are thinking of selling your home, buying a new one, or are just curious as to real estate values in the neighbourhood, you'll want to make sure you talk to a real estate professional who is knowledgeable and familiar with the area. As a neighbour, I want every home in our neighbourhood to sell for the highest price. Every time that happens, it maintains and increases the value of your home and mine.

I am committed to getting the most value and the highest price for every property I sell. If you are considering a move and would like to know how all of this information directly affects your property, please give me a call.