

## Property price increases

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prices only marginally affected purchases, which declined by almost 2 per cent in the first quarter. "We understand that the market activity has increased dramatically in April and May, however," Jackson observed. Sales to-listings ratio was the highest in the country at 40.5 per cent.

Oakville, Ont., which numbers scores of Toronto commuters among its residents, retained the distinction of having the highest average \$75,666. Here two out of every 10 homes have price tags of more than \$100,000, which inflates the average. Most sell for between \$55,000 and \$65,000, according to Margaret Edghill, Oakville Real Estate Board president.

The next highest average prices were found in Calgary at \$72,251, followed by Edmonton at \$67,670. Toronto and Vancouver were also well above the national average at \$65,169 and \$64,188 respectively.

Trois-Rivieres in Quebec, where average house prices were \$30,971. Orillia, Ont. at \$32,000, and Moose Jaw, Sask. at \$33,951, appear to be the municipalities with the lowest average prices in the nation.

The 48,000-member Canadian Real Estate Association is an organization of 98 real estate boards across the nation and 10 provincial real estate associations and others, who have a direct interest and involvement in the real estate vocation in Canada.

### Ontario

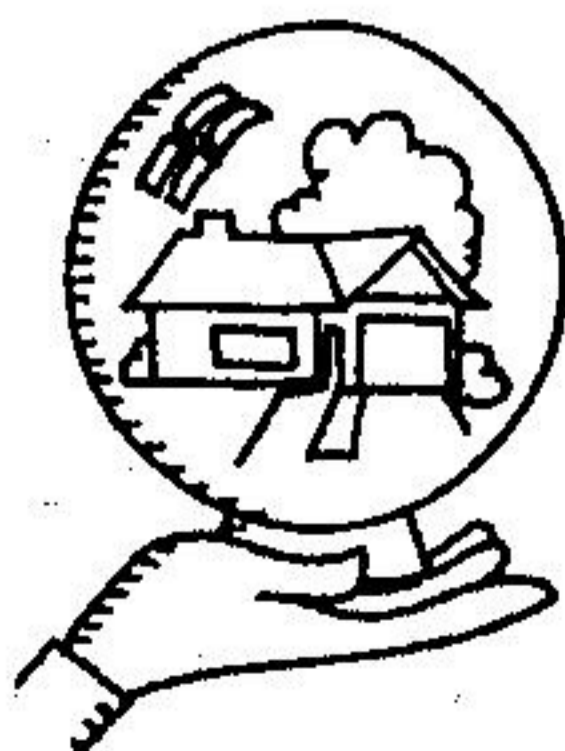
A total of \$926 million worth of properties were sold through MLS during the first three months of 1978, 2.3 per cent above the comparable 1977 value of \$905 million. Unit sales in the same period were 16,478 in 1978 compared with 16,565 in 1977, a decline of 0.5 per cent.

The average sale price of properties sold through MLS during the first three months of 1978 was \$56,213, 2.8 per cent higher than the comparable 1977 average price of \$54,656. By comparing the first quarter 1978 with the fourth quarter 1977 (\$54,802) the actual increase in property prices during 1978 was 2.6 per cent.

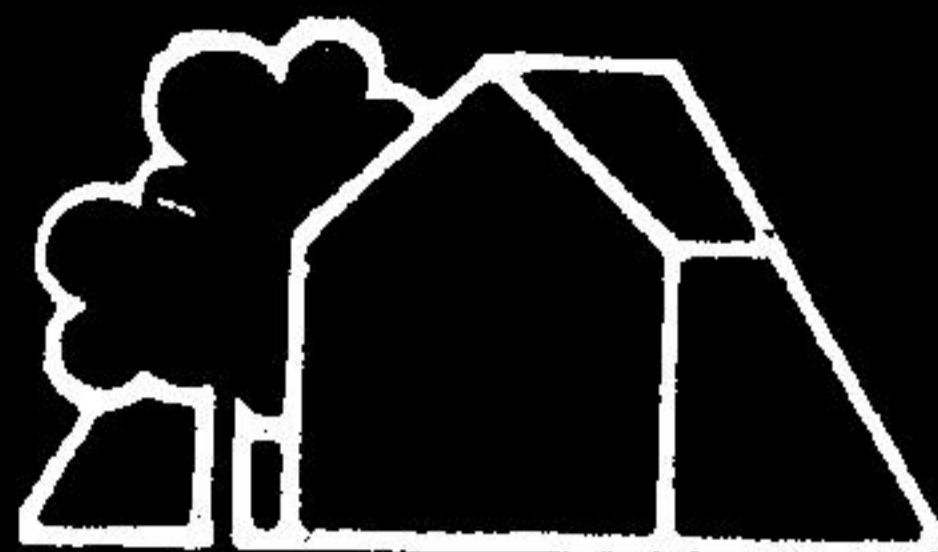
There were 59,688 properties listed for sale during the first three months of 1978, 6.0 per cent more than the comparable 1977 total of 56,311.

The sales-to-listings ratio averaged 27.6 per cent during the first three months of 1978 the lowest level ever recorded in Ontario.

## Look Ahead



To That House  
In Your Future



# Saxe

Stephen P. Saxe Limited Realtor

877-2219 or 453-1111 TORONTO  
LINE



### First Time Buyers' Alternative

Three bedroom home with separate dining, living and kitchen plus an income producing 3 bedroom apartment. Call Rozetta.



### Investment Income!

Well then here it is. Rent one apartment and live in the other to make it easier on your pocketbook. This home has 2 apartments, 2-4 piece baths, and is located close to all amenities. Call John Caton for more details. \$56,900.



### The Best Place To Spend Summer

... is in this immaculate, 3 bedroom, family room with sliding door walkout, finished recreation room, beautifully landscaped, concrete pool with liner, diving board, all equipment, single car garage, paved drive on quiet Court. Call Tom Cooper.



### Recreation Room Surprise

Colonial decorated rec room with rustic fieldstone fireplace, 3 bedrooms, formal living room, broadloom, eat-in kitchen, super child's bedroom, fenced yard, detached garage, paved drive. Call Robin Fischer.



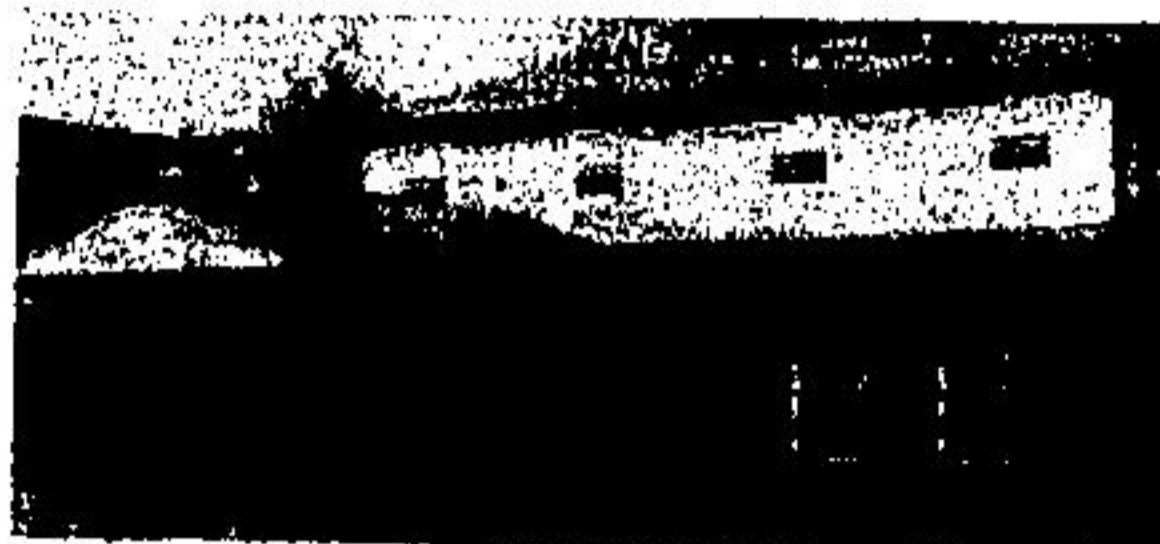
### \$39,900 — Detached Home

3 bedroom, eat-in kitchen, nice large yard. Great for the handyman. Call Robin Fischer.



### \$50,900!!!

Where else can you get — 3 bedrooms, main floor family room, eat-in kitchen, garage and overlooking "greenery". Inquire for more information. Call Rozetta Stolp.



### TALL PINE ESTATES CUSTOM HOME FINISH 9 HAROLD STREET

A favorite plan... adaptable to any family situation... this home offers exceptional "curb appeal" as well as a host of well thought out interior amenities. The large rectangular kitchen projects to the rear greatly increasing wall and window areas, adding to cupboard space and overall brightness of the room. A curving oak staircase leads to the four bedroom upper level. Features finished family room with fireplace, ground floor family room. Call Robin Fischer for your personal inspection.



### Entertaining Ideas

If first impressions count then this 3,000 square foot brick and cedar bungalow is a must for you. Features are indoor pool, attached 30 x 50 red cedar extension, stone fireplace floor to ceiling, 4 bedrooms, sauna, professionally finished recreation room. For appointments call John Caton.

### \$4,000 Down — Excellent Mortgaging

... to qualified purchaser, cozy 3 bedroom townhouse in Acton. Call Robin Fischer for all the extras.

### "Campers — Take A Look"

10 acres with a small cabin and a bit of brush at rear of property. Call Norm Sinclair for more details.

### Orangeville Tired of City Life?

Then this location is just right for you. Five minutes to town and shopping plaza, large lot for gardening. Priced at \$52,900. Call John Caton for all details.

### Country Bungalow \$87,500

Just 10 minutes north of 401 south of Acton, we have a three bedroom bungalow on 1 1/2 acres. There's a ground floor family room with fireplace and walkout, a combination living-dining room, eat-in kitchen and finished rec room. Call Don McMillan for more details 864-2435.

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