

# HILLS TEAM.COM



905-873-2718

People first. Performance Counts.

John Hill\* Glenda Hughes\* Matthew Hill\*  
Christopher Stewart\* Anita Huggins\*  
\*SALES REPRESENTATIVE \*\*BROKER



**OPEN HOUSE SUNDAY 2-4 PM**

**RAVINE PROPERTY**  
**96 ARBORGLLEN DRIVE, GEORGETOWN**  
Located in the Prestigious Arbor Glen neighbourhood with 4 bedrooms and over 3000 square feet of finished living space. Walk out from the basement to treed ravine!  
**\$1,275,000 OnTheRavine.ca**

**OPEN HOUSE SATURDAY 2-4 PM**

**RARE BUNGALOW IN DESIRED NEIGHBOURHOOD!**  
**1 COSTIGAN COURT**  
Beautifully maintained, updated & appointed bungalow. Cathedral ceilings, open concept with 3 main floor bedrooms. Finished on both levels with distinction. Landscaped premium lot!  
**\$999,900 GeorgetownBungalow.ca**

**FULLY FINISHED WITH FIVE BEDROOMS!**  
**1227 ROBSON CRESCENT, MILTON**  
There's room for everyone in this family functional home. Spacious and bright on all levels. Lower level with separate living area.  
**\$815,000 MiltonHome4U.com**

**NEW PRICE \$569,900**

**PENTHOUSE VIEWS: ROSSEAU UNIT**  
**20 MCFARLANE DRIVE UNIT # 1706**  
The layout of this rarely offered Rosseau unit; especially the open concept living/ dining area make it a convenient and spacious choice for those who enjoy large gatherings & entertaining. Enjoy Executive living lifestyle on the 17th floor with 2 bedrooms and 2 bathrooms.  
**Hillsteam.ca**

**OFFICE SPACE FOR LEASE: 106 GUELPH STREET**  
Market Your Business & Take Advantage Of Maximum Exposure At This Prime Georgetown Location. 5 Bright And Spacious Offices In This Main Floor Professional Office Building. Foyer & Reception Area Is Generous In Size. Kitchen Area Included. Perfect For Lawyers Accountants, Consultants, Health Professionals  
**\$2,750 HillsTeam.com**

**\$432,000**

**79 QUARRY DRIVE, ORANGEVILLE**  
Versatile living space in this semi detached home with legal apartment. 1 bedroom on the upper level, 2 bedrooms on the lower level. Walkout to deck & mature backyard from upper level. Indoor access to garage.

**The Hills Team Listing Advantage:**

- Unique & Comprehensive Marketing Plan
- Complimentary Appraisal of Value
- Professional Staging
- Professional Photos, Video & Virtual Tour of Home

**If you are a Serious Seller we have a Serious Buyer for your Home in the Park!**

# HALTON HILLS MARKET WATCH

ADVERTORIAL

**FOR SALE \$1,049,000**  
**14016 ARGYLL ROAD**

**FOR SALE \$849,900**  
**6 FLAMINGO COURT**

**FOR SALE \$1,019,900**  
**50 APPLE BLOSSOM**

**FOR SALE \$965,900**  
**19 STEWARTTOWN ROAD**

**FOR SALE \$629,900**  
**19 WINDSOR ROAD**

**FOR LEASE \$2650+/month**  
**38 COTSWOLD COURT**

**A never before seen year...**

The real estate market in Halton Hills has always been a non-typical Housing Market, just like the rest of the GTA - we have always been in a bubble because families WANT to live here. Over the last decade we have seen housing prices rise a steady 5%-7% annually indicating a very healthy and balanced marketplace, not a Buyer's Market and not a Seller's Market. For the most part, Buyer's could negotiate purchase price and conditions and Seller's were expected to accept an offer between 95% to 98% of asking. Everyone was happy, Buyer's felt that they paid fair market value and Seller's felt that they received what their home was worth. Average days on market were 2-4 weeks. Then 2017 happened, buyers became panicked due to lack of inventory and were losing out on homes numerous times because they went into multiple offer situations with 10 (or more) Buyer's

bidding on a specific property and homes selling for 112% (or more) of asking with NO CONDITIONS.

With more than 25 years of Real Estate Sales Experience in Halton Hills, we asked Dave Krause, the Patriarch of the Krause Family Team at Re/Max what his best advice would be for Sellers and Buyer's in this marketplace. He said, "It's great that Buyers can negotiate again, I think that is why our market declined so drastically, Buyer's just got tired of their lost purchasing power and Sellers need to keep in mind that if they are selling AND buying they are doing so in the same market. The only time a Seller needs to wish they sold in April 2017 is if they are cashing out for retirement or another reason. A balanced market allows us to be able to work FOR our Buyers and look after them. April was just ridiculous, I felt bad for buyers then".

**SOLD**

**KRAUSE FAMILY** krausefamily.ca  
**905.877.5211** 23 MOUNTAINVIEW ROAD S., GEORGETOWN  
Darren Krause SALES PERSON | Dave Krause SALES PERSON | Melissa Krause SALES PERSON | Mike Krause SALES PERSON

**YOUR HOME TOWN TEAM SINCE 1992**

