

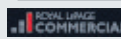


Denise Dilbey
Broker

YOUR REALTOR® FOR LIFE

ROYAL LEPAGE
DIAMOND AWARD
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Direct: 416.919.9802 • denise@link2realestate.ca



Meadowtowne Realty, Brokerage
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HILLSBURGH

ENCHANTING WOODLAND ESTATE

This private oasis in the woods offers a delightful 2 bedroom, 1 bath bungalow for you to celebrate nature all year. The great room creates cheer with its wood finishes, vaulted ceiling, stone fireplace, & walk-out to a deck for expanding leisure activities to the outdoors. The kitchen opens to an entertaining area equipped with oversized windows and loft. Natural stone materials accent the main bath relaxing corner jet tub & separate glass shower. A flagstone walkway is your passage to paradise with a separate log cabin is ideal for those seeking unique office or play space. 3+ car parking, metal roof, carpet-free living and overlooking Lake Roman.

COMING TO MLS SOON



ACTON

BRICK BUNGALOW

This spacious 2+2 bedroom, 2 bathroom raised brick bungalow is nestled on a 54' x 151' lot. A large eat-in Kitchen and open concept living & dining rooms offer spaces for family and friends. The partially finished basement lets you enjoy an additional two [2] bedrooms, 3 pc bathroom, a recreation room, and a laundry/utility room. The large, fenced backyard features a fire pit and lots of greenery with room for you to play. A carport and driveway allow parking for 2+ cars. Equipped with forced air gas furnace and AC. This tenanted income property is within walking distance to Downtown shops, restaurants, GO train/bus & schools. **MLS \$649,000**



GEORGETOWN

PROFESSIONAL OFFICE SPACE

Various bright & spacious office spaces to suit your business & professional needs. Downtown & medical buildings with locations close to GO transit, schools, public parks & more. Each provides easy to clean laminate flooring, pot lights, private 2 pc bath, & kitchenette area. Zoning allows many uses and are ideal for health care, clinic, professional specialty services and various commercial businesses. Each unit provides lots of parking for your staff and customers. Highly visible locations with signage. All serviced with forced air natural gas heating & central air conditioning. Various lease terms and reasonable rates. Units range from 660 SF to 1,600 SF. **MLS Call for details.**



HILLSBURGH

SOLID RETAIL INVESTMENT & STORAGE BUILDINGS

This mixed-use commercial property offers Retail, Office & Residential uses. Ideal for working from home with lots of space for parking & storage. The majestic brick building is equipped with retail space and an operating restaurant. C1 zoning permits studios, beauty spas, day nurseries, businesses, professionals, clinics, chefs & bakery. Just think of what you can do with three additional 5,000+ sq. ft of detached building space. Great for personal storage and commercial income uses on an almost 1-acre lot. Two hydro & natural gas meters. Village setting on paved road. Lots of truck, car, and RV parking. No homes behind and views of nature & municipal services scheduled in the future. **MLS \$1,699,000**



BELFOUNTAIN

COUNTRY ESTATE ON 20+ ACRES

The scenic winding roads lead you to the gates of this private elegant 20+ acre estate with a majestic 8,500+ sq. ft main house & separate coach house, surrounded by rolling hills, gardens & a spring-fed pond. The main house offers your family dramatic living spaces accented with English-inspired fine finishes. The great room features a stone wall and vaulted ceiling — ideal for entertaining family and friends. Many updates, upgrades, and renovations complement the 4+1 bedrooms, 6 bathrooms, and the finished walk-out basement. 2 golf courses, ski and Caledon Mountain Trout Clubs to name a few. Idyllic location close to almost everything. **MLS \$6,389,000**

SEPTEMBER
HALTON HILLS MONTHLY STATISTICS

62 NUMBER OF SALES	141 NEW LISTINGS	27 AVG. DAYS ON MARKET
MEDIAN PRICE SEPTEMBER \$1,012,500		
MEDIAN PRICE YEAR TO DATE		
\$985,000 2021	\$1,170,000 2022	+19% % CHANGE

ROYAL LEPAGE Meadowtowne Realty
ELEVATE | GROW | REFINE

**MARKET UPDATE
ARE YOU WAITING FOR A CRASH OR PRAYING FOR A BOOM?**

Today's fluctuating real estate market needs no introduction. The verdict is still not out on whether the sky is falling like the leaves in October and I'm guessing that regardless of whether you are a buyer or seller, you might think the real estate market is in your favour. Let's get some facts out there to help you understand what's really happening in the real estate market. Prices are changing with headlines predicting the fall of property values have stabilized or continuing to decline even further will be depending on who is talking to the media that day. So, what is really happening out there in the Town of Halton Hills? Just how much have prices fallen and have they hit rock bottom? The fact is property prices are dependent on supply and demand. Even in the Town of Halton Hills, you will see real estate prices vary dramatically by type and by overall location. Yes, we are experiencing longer days on market, but in today's fall market, supply and demand appear to be adjusting to a more balanced real estate market. September real estate sales and property values remained reasonably strong. Year to date numbers and property values increased 19% even though there has around a 20% decline from its peak in February 2022. However, we need to look at all the facts. There are as many properties for sale as the number of expired or cancelled listings. What does this mean? Properties enter the MLS at a price, when not obtained or the days on market seem long, the property MLS listings are cancelled and reentered at a different price in hopes of the Sellers negotiating a sale with willing Buyers. Halton Hills had 93 properties listings since Oct 1st to the date of writing this article. 40 of these properties are actively for sale with 24 pending & sold. The important note is out of these 93 property listings, 29 listings were terminated, cancelled, or suspended. 22 properties reentered the market at lower prices. These numbers represent more than 50% of the sold properties had higher listing prices and were longer on the market than reported in October.

But there is hope and greater opportunities out there for Sellers today. Generally, single detached homes are still yielding higher resale values in Halton Hills. And, although there has been some disappointing economic news, the sky does not appear to be falling in most of our markets. Yet, the fall leaves are turning, and so may the real estate market as we head into the spring of 2023. However, there is a window of opportunities and right now might just be the right time to make a move. What do you think? Let's talk. Denise@link2realestate.ca or direct 416-919-9802.