

# Market Statistics and Trends

Oh, to have a crystal ball. However, because we do not know what the future holds, we will have to make do with the past.

The Toronto Real Estate Board (TREB) publishes market statistics on a regular monthly basis. There are some interesting comparisons between 2006 and 2005.

## GREATER TORONTO AREA (GTA):

First we will look at the whole market for the GTA. Total transactions exceeded 83,000 (83084) in 2006 for only the third time in history. One of the real surprises is that December saw 4,447 sales compared with 4,255 in the previous December.

## LOCAL AREA:

This was not the case in our local area

where December sales were only 25 compared with 45 a year earlier. However, total sales were only slightly down at 908 compared with 934 the previous year – a drop of only 1%.

We had a small increase in December of houses listed on the market from 134 to 153, an increase of 14% which indicates slower turnover.

Although sales activity locally is slightly down, the average selling price for 2006 is up by almost 8% from \$308,697 to \$332,608. We find this somewhat baffling – to have prices go up in a less active market.

What about 2007. We have noticed a surge in activity in the last 10 days or so that is indicative of a busy market. We had over 100 people visit our open house last Sunday and it

was sold that day. We are finding that houses priced under \$500,000 are very popular while sales take much longer as prices approach \$1,000,000 and beyond.

This column reported good news during the last two weeks on the availability of mortgages and an optimistic outlook for mortgage rates through the spring of 2007. So far all indications point to a good real estate market this year.

Next week we will discuss Buyer Agency – what a great advantage it is for a buyer to work exclusively with one real estate salesperson.

We encourage you to send us your questions and ideas for future articles at john@lynnandjohn.ca or 905 873-0440.

REAL  
ESTATE  
CORNER



Lynn and John Drewry

Lynn and John are with Re/Max Realty Specialists Inc., Brokerage, one of the largest Re/Max franchises in Canada with 5 offices and over 450 sales representatives. Lynn and John work and live in Georgetown and have enjoyed a successful business in real estate during the last 12 years. John is a Broker and Chartered Accountant (FCA).



### COUNTRY HOME ON PRIVATE 2 ACRES \$499,900

Well cared for sidesplit nestled on 2 acres. Living room with cathedral ceiling & hardwood floors. Custom designed kitchen with cathedral ceiling, bleached oak cabinets, ceramic floors, breakfast area & walkout to deck & screened-in porch. (15'6" x 11'6"), sunken sunroom with pellet stove, high efficiency windows & ceramic floor. 3 bedrooms, family room with hardwood floors & wood fireplace, office or 4th bedroom. 1-5 pc washroom & 1-3 pc. Double garage/workshop with studio/guest suite. 10 minutes to town of Georgetown. Please call Michele\* or Gord\*\*\* to view.



### FIRST-TIME BUYER'S \$229,500

Spacious 4 level backsplitted semi located at 54 Greenore Cres. in Acton features 3 bedrooms, paved drive, built-in garage with entrance, fenced backyard (backs onto greenspace), living room with walkout to deck, updated 2 pc washroom, large eat-in kitchen, large dining room with new laminate flooring. Fast closing available. \$229,500. Call Barry McNabb\* at 1-888-656-4348



### 3 BEDROOM FAMILY HOME IN TOWN OF ACTON \$299,900

Close to shopping & recreation centre. Brick walkway, paved drive, front porch, foyer with ceramic flooring. Walk-in from garage with gas fireplace (for workshop area). Master bedroom with ensuite, main floor family room, living room with gas fireplace. Eat-in kitchen with ceramic floors & walkout through 8' doors to 20' x 20' (irregular) deck & fenced backyard. Partially finished basement. 3 washrooms. Great family area!



### WELCOME TO ROCKWOOD \$362,500

2 storey family home in quiet neighbourhood. Walk in to mud room from double car garage. Foyer with hardwood floors. Sunken living room, separate dining room with hardwood floors. Bright kitchen with bleached oak cabinets, ceramic floors & breakfast bar open to family room with cathedral ceilings, hardwood floors, gas fireplace & breakfast room with terraced doors to patio & fenced backyard. 3 bedrooms, master bedroom with ensuite & walk-in to finished office/loft area. Central air & central vac. Large landscaped lot. Call Gord\*\*\* or Michele Dawe\*.



### BEAUTIFUL 10 ACRES IN THE HEART OF ROCKWOOD \$289,900

Scenic wooded acreage banking onto the Eramosa River. Access to town sewers & water. Conservation controlled with an area of residential building with approval. A one time opportunity to build your dream home on 10 acres in the village of Rockwood. Call Gord\*\*\* or Michele Dawe\*.



NEW

### ARENA AREA - ACTON \$295,000

3 bedroom family home, walk to arena, schools, shopping, toddler park. Neutral decor. Kitchen has upgraded cupboards with ceramic tile backsplash, upgraded appliances, breakfast bar and 8 foot sliding doors to back yard. M/br w/ensuite and m/bath with oversized tub. Large foyer w/ceramic tile, central air, water softener. Broadloom and ceramic flooring throughout. Large linen/storage cupboard with window above on stair landing. Fast closing available. Call Barry McNabb\* at 1-888-656-4348.



\$599,000

### CENTURY STONE HOME BUILT IN 1840 "THE SQUIRE STRANGE HOUSE"

This historical landmark was originally built in 1840 with a stone addition in the 1860s by Henry Strange for his wife and 14 children. This majestic home sits high on 1.12 acres overlooking the Eramosa River with 100' of river frontage. Centre hall plan, up & down staircase, crown mouldings, 12' baseboards, pine floors, deep sills, 10'10" ceilings, sun room with exposed stone walls, large principal rooms. 8 fireplaces originally heated the home in the 1800's. Italian stone masons were hired to craft the Italian moulding on the ceilings. Call Michele\* or Gord Dawe\*\*\* for the residential & commercial uses of this phenomenal property.



NEW

### ATTENTION FIRST TIME HOME BUYERS!

Well maintained bungalow in established neighbourhood in Acton, close to schools, parks & recreation center. Updated windows, furnace & electrical, central air. Eat-in kitchen with updated vinyl flooring. Spacious living room with bay window, 2 bedrooms, large unfinished basement, 16' x 29' deck with fenced backyard. Mature tree area. Excellent home for first-time home buyers or retired couple. Please call Gord\*\*\* or Michele\* to view.



### SOLID AS A ROCK - CENTURY HOME

2 storey stone house on 1.2 acres backing onto parkland. Bright eat-in kitchen, extra large living & dining room, perfect setting for an old fashioned Christmas, lots of room to entertain. 4 bedrooms & upper floor laundry, ideal for growing family. Historic stone garage & studio, 40 x 60 barn can easily be converted to 3 car garage & workshop. The possibilities are endless for this immaculately kept property. Call Deb Patterson\*.



NEW

### ROCKWOOD BUNGALOW ON LARGE MATURE LOT \$244,900

Large 79.82' x 187.63' mature treed lot backing onto woodland. Well maintained home with walk-up from basement. Stone walkways, covered front porch (16'6" x 8'). 3 bedrooms, living room, eat-in kitchen & sunroom. Updated 4 pc bathroom, windows, steel roof, furnace, 100 amp service. Excellent starter for 1st time buyers or retired couple. Beautiful mature lot. Please call Michele\* or Gord\*\*\* to view.

Town and Country with Gord\*\*, Michele\*, Barry\* and Debbie\*  
"Selling homes in your neighbourhood for 35 years!"



1-888-656-4348

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