

JULY: MORE RECORDS BROKEN

Toronto Real Estate Board (TREB) members reported 8,912 total sales in July, 26 percent ahead of the 7,082 sales recorded in July of 2006, and an all time record for the month.

Furthermore, July makes the fourth month in a row that sales have broken monthly records. "The local resale market is as healthy as it has ever been," said TREB President Donald Bentley. "Not only are we running 13 per cent ahead of last year's January - July total of 52,682, we are running 14 per cent ahead of the seven month total for 2005, which became our best year ever."

While sales have set a blistering pace, prices eased in July, down two per cent to \$366,012 from June's average of \$373,719. "This decline is seasonal in nature," said

the President. "Prices tend to ease in July/August as potential home-buyers and sellers go on holiday." He went on to note that the year-to-date average, at \$373,326, was up five per cent over the same time-frame in 2006.

Breaking down the total, 3,424 sales were reported in TREB's 28 West districts and averaged \$347,978; 1,590 sales were reported in the 14 Central districts and averaged \$470,464; 1,797 sales were reported in the 23 North districts and averaged \$392,360; and 2,101 sales were reported in TREB's 21 East districts and averaged \$293,819.

The Canadian economy is still a major factor in driving the real estate market.

On the local scene, here are the recent results.

There were 177 homes listed in July this year compared with 190 for July in 2006 - a decrease of about 7 per cent.

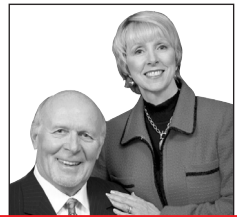
Actual sales for July 2007 were 91 compared with 91 last year and year to July sales were 629 versus 606 in 2006. Sales are still strong

The average price year to July increased to \$353,339 from \$329,566 a year ago. This increase of about 7% shows a strong market in Halton Hills especially compared with the slight decline in prices reported over all districts.

Our local resale real estate market is quite stable. Sales are holding well even in the face of moderate price increases.

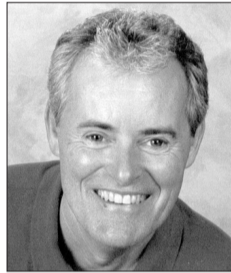
We encourage you to send us your questions and ideas for future articles at john@lynnandjohn.ca or 905 873-0440.

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 480 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).



President - Ext. 2



BRUCE ELMSLIE
Broker of Record***

Wildwood Realty Inc.

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NEW

\$299,900

LOTS OF GOOD SURPRISES!

This charming bungalow has 3 big bedrooms and a long, bright living room, all with 6" random length hardwood flrs. Terrific century feel carries into eat-in kitchen with "Terra Cotta" style tiles and W/O to private fenced yard. Delight your kids and dog! Downstairs, newly renovated rec room, 4th bedroom and 2 pc bath. Pot lights & Berber carpeting. W/O from here to driveway, garage and workshop. Central air/vac. Call Bruce*** or Linda*. WW-1050



WAKE UP AND SMELL THE COUNTRY!!

This beautiful 35 acre property, greenbelt protected, just minutes from Downtown Georgetown and 401 offers a private, natural oasis. Cozy frontage follows branch of 16 Mile Creek opening up to a beautiful, unique, custom built one owner home. 3 bedrooms, 3 bathrooms, gorgeous landscaping, sunrises, sunsets, cultivated fields. Enjoy the property as is now and bring your toys or imagine your Dream Horse farm, market garden business etc. Amazing Value in Halton. \$649,900. Ask for Bruce*** or Linda*. WW-1026



LINDA ELMSLIE
Sales Representative*
Ext. #3



MARGARET OSTRANDER-FLEET
Sales Representative*
Ext. #7



TONY FITZSIMONS
Sales Representative*
Ext. #5



JENNIFER ELMSLIE
Broker**
Ext. #4

DIANE (Fobert) WALSH
Sales Representative*
Ext. #6



\$509,900

NO SPEEDING IN BALLINAFAD!!

We have the recipe for relaxation you've been waiting for! Custom brick home with curb appeal set on lush green acre amongst stately trees. Quality front door entry opens to generous foyer. Long bright living/dining room combo, kitchen and adjoining family room enjoy tranquil views of mature landscaping; a haven for feathered friends. Large master bedroom with adjoining nursery or office, walk-in closet and ensuite bath. Main floor laundry, updated powder room, and of course central air conditioning. Flexible closing available. Asking \$509,900. Call Bruce*** or Linda* to view. WW-1008



CALEDON COUNTRY

One acre, 4 bedrooms, 4 bathrooms, open concept living area - custom kitchen has granite counter tops and top of the line cabinets, gleaming hardwood, Florida room. Stunning lower level completely finished. Natural gas heating. Heated garage. Wonderful setting - Caledon Golf Club location. Call now to see - ask for Bruce***. \$679,000. WW-1037



OPEN HOUSE - SUNDAY, 2-4 PM
11 Craig Cres., Georgetown

PHOTOGENIC!!

Any way you look at it, this pretty brick 2 storey home is a contest winner! Step inside, large entrance foyer, ceramic floors through to huge eat-in kitchen. Modified main floor family room with custom built-in entertainment centre. Master bedroom has full ensuite bath & walkin closet. Fully finished basement has family room and fireplace, games room and 5th bedroom, plus 3 pc bathroom. 50' x 112' lot. Preferred address in Georgetown South. See today. Ask for Linda* or Bruce***! WW-1048



OPEN HOUSE - SUNDAY, 2-4 PM
14 Seedhouse Lane, Georgetown

FABULOUS END UNIT TOWNHOUSE!!

Stunning decor, central air, central vac, easy clean vinyl windows, open concept kitchen/family rooms, dark stained hardwood flooring. Fully equipped kitchen with built-in appliances. Second floor laundry. Master bedroom has beautiful 4 pc ensuite bath and walk-in closet. Finished basement with sliding door W/O to huge sundeck and private yard. Flexible closing - Be Quick!! Make it yours!! Ask for Bruce***. WW-1051



\$399,900

STORE PLUS APARTMENT
HUGE REAR YARD!

Downtown Georgetown, concrete block construction, 3 levels. 1130 sq. ft on store level plus full basement below. Excellent 2 bdrm apt. on upper floor. Huge rear yard. Private parking. First time offered!! \$399,900. Ask for Bruce***. WW-1043



SLOW MOTION LIVING

Give your heart a break in the serenity that comes with this spacious country bungalow. 3 big bedrooms, huge dining room, big bright sun porch. Central air and full basement. Fabulous 1 acre property backing onto horse farm. Call now...\$269,900. Ask for Bruce***. WW-1039



NEW SOLD

MAKE A GRAND ESCAPE TODAY!
AND BRING THE IN-LAWS!

Stunning home on 10.6 acres, close to town. Above grade inlaw suite is a tidy treasure boasting hardwood, FP, gorgeous maple kitchen complete with island and huge pantry. Floor-to-ceiling windows, french doors open to 44' deck, manicured gardens & bubbling pond. Main home is very airy, crisp & modern. Truly "GREAT" 30' long kit/fam room combo. 18' ceiling, 3 sets of French doors onto tranquil wooded yard and private deck. 4 bdms, dormer accents & pot lights everywhere! Asking \$869,000. Call Linda* or Bruce*** for endless list of features. WW-1041



ONE FOR THE MONEY!

Starter home opportunity extraordinary! Really sweet, super clean 2 bedroom, 1 and 1/2 storey home Georgetown's Park area! Cute and simple this home has tons of character! Newer windows, 200 amp service/breaker panel, fabulous little garden shed! One of the prettiest lots (74 x 102 sq ft) in the area with extensive perennial gardens, large shade trees and sitting area. Great little starter home for a couple of single person. Walking distance from downtown shops, library, farmer's market, hospital and fairgrounds. Call Jennifer** or Tony* to see! Asking \$243,900! WW-1049

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When You Purchase Your Home Through Me And You're Not Completely 100% Satisfied For Any Reason ... I'll Sell It For FREE ... It's Just That Simple!!

"QUALITY SERVICE FROM SIGN UP TO SIGN DOWN!!"