



The Oakville, Milton  
and District Real Estate Board

## Record Pace Shows Signs of Easing

For the second consecutive month home sales have slowed in the Milton area according to a report released by The Oakville, Milton and District Real Estate Board today.

Figures released showed a drop of 10% in sales for the month of September when compared to the same month last year. Despite this drop home sales for the year were still up over 20% when compared to the first nine months of 2003. "We have seen record breaking sales in the Milton area," said Board president Augy Carnovale, "and the trend we are seeing is a mild correction that indicates a shift to a more balanced market in the GTA. This is something we have been predicting for quite some time." The report also indicated that the inventory of homes available continues to be strong rising by almost 15%, and the President cited this as yet another example of a balancing trend to the Real Estate market. At the same time prices remained stable as the average price rose less than 1% when compared to the previous month while the annual comparison showed a rise of 13.4%. These numbers reflect an overall trend in the Oakville and Milton market areas and are similar to those of the overall Board. "We are confident that the market will continue to be active and, despite this minor correction, we will see a record breaking year for 2004," added Mr. Carnovale.

In other news the Board announced a major increase in the use of its new MLS system VentureMLS, according to its latest report, usage has increased dramatically in the last month. "Our technology committee recently spearheaded an awareness campaign and provided our members with training sessions to help them become more familiar with the system," reported Don Abma, Technology Committee Chair. He went on to say that feedback from those who attended was very positive and had resulted in some very positive suggestions to improve the system even further. "One of the advantages to being the owners of a system is the ability to add enhancements quickly and cost effectively," added Mr. Abma. The sessions were held in combination with a demonstration of some new products developed by Geowarehouse, a web based search engine designed to provide Realtors with property information. Vital information, such as lot size, assessment, legal-descriptions, owners' names, along with some new advanced functions, is being made available in one easy to navigate location. "In order to protect the consumer, Realtors need the ability to verify the property information of the properties they represent and this product allows them to do that," indicated Mr. Carnovale. While a significant number of Realtors took advantage of the courses recently offered the Board President urged all members to familiarize themselves with the latest advances in technology.

The President also reminded members that a 'Call for Candidates' had been issued and he urged members in the Milton area to consider running for a position on the 2005 Board of Directors.

The Oakville, Milton and District Real Estate Board serve Oakville, Milton and the surrounding communities with over 800 members. To find out more about the Realtors in your community visit [www.ondreb.on.ca](http://www.ondreb.on.ca)

# TOUR OF HOMES • TOURER

## Weekend SPOTLIGHT

- on homes -

OPEN HOUSE  
SUN. 2-4 PM  
12 COATES



\$254,900

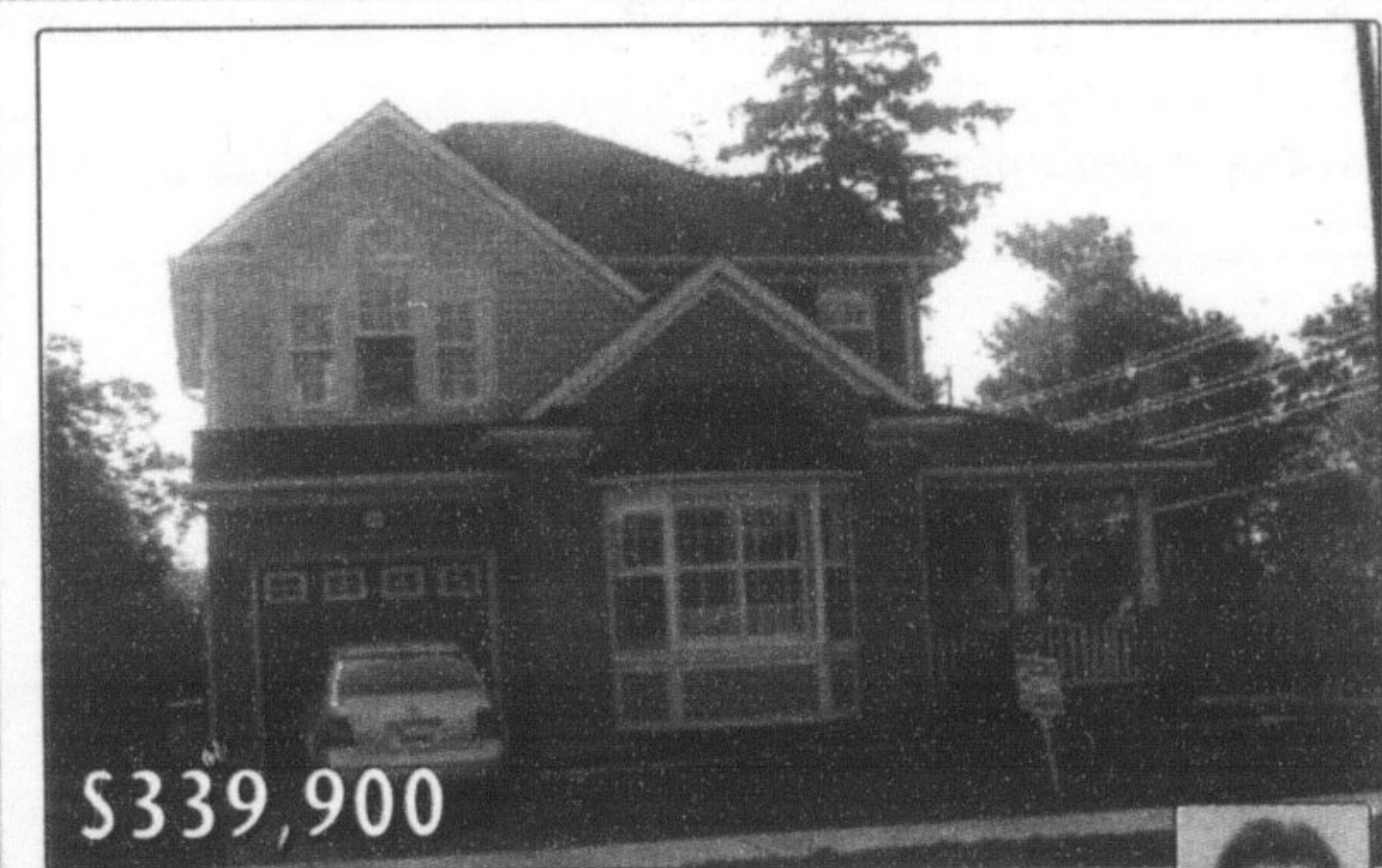
### MAIN STREET VILLAGE, (MAIN & PEARSON)

The Thompson model by Milton Heritage Homes. 6 room 1600 sq ft (as per builder) semi in absolutely immaculate condition. 1 year new. Ensuite bathroom. Walking distance to Rec Centre, GO Station, and proposed shopping center. All appliances included. Perfect starter home in pleasant neighbourhood. Early closing available. Call Jack Murphy for your personal viewing. 905-878-8101. Value priced at \$254,900.



ROYAL LEPAGE REAL ESTATE  
Jack Murphy, Sales Representative, 905-878-8101

ROYAL LEPAGE  
Meadowdale Realty, Broker



\$339,900

**GREAT LOCATION** This beautiful 3 bedroom home has green space on two sides & a large premium lot and many features, like an open concept kitchen and family room with fireplace, California shutters and more. Asking \$339,900. Please call Scott.



RE/MAX BLUE SPRINGS (HALTON) REALTY  
Scott Prior, Assoc. Broker 905-878-7777

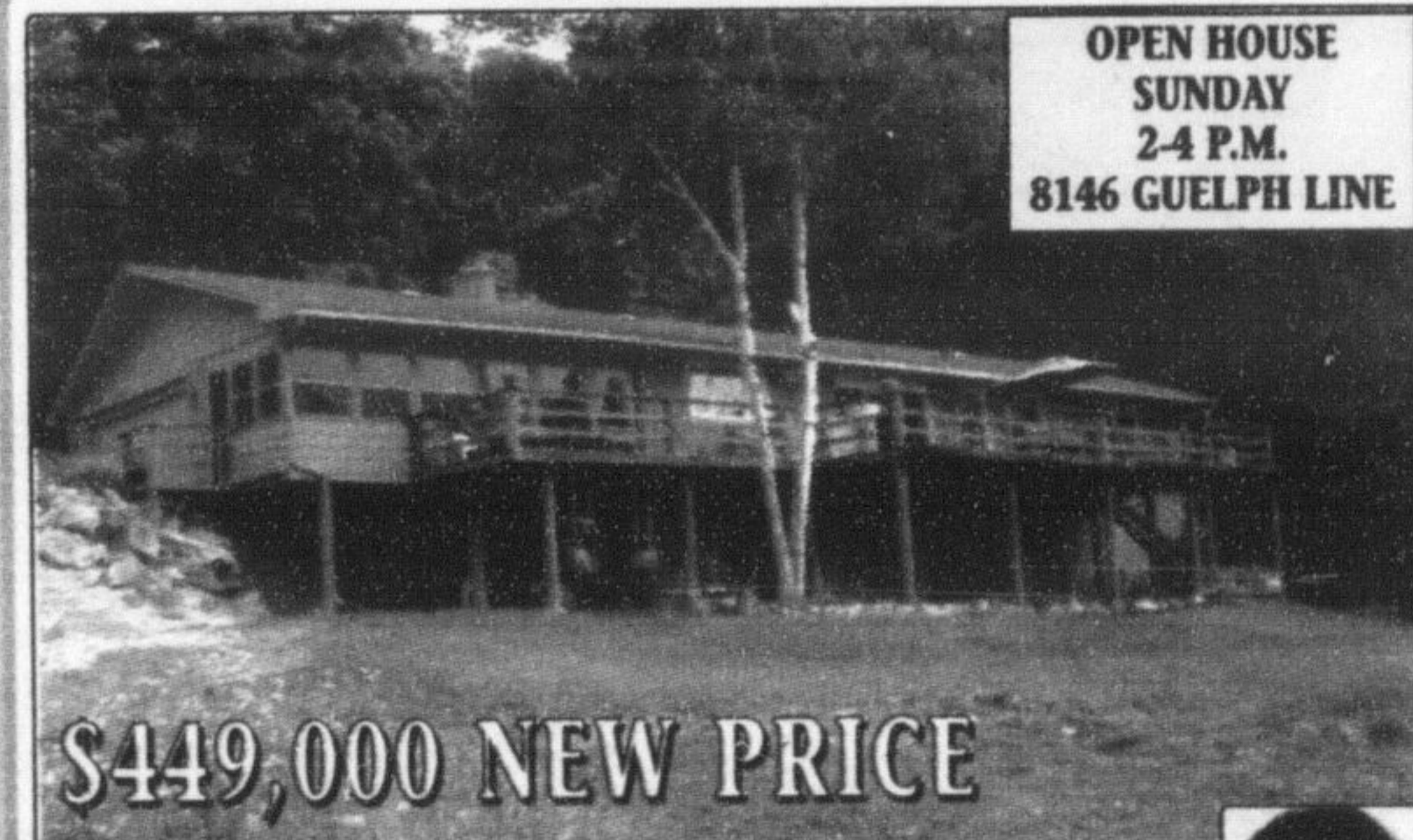
RE/MAX  
Blue Springs (Halton) Realty Inc.

### AREA STATISTICS

Year	2003	2004	% change
# of Sales (Sept.)	38	34	-10%
# of Sales (Y.T.D.)	303	366	+20.8%
Listing Inventory (Board Area)	1,103	1,266	+14.8%
Average Price (Milton Area)	\$237,138	\$268,930	+13.4%

Source: Oakville, Milton and District Real Estate Board.

OPEN HOUSE  
SUNDAY  
2-4 P.M.  
8146 GUELPH LINE



\$449,000 NEW PRICE

### 10 ACRES!

•TUCKED AWAY •Reno'd open concept bi-lvl •3 Br + 1 Bth w/POND & TREED SETTING •Lg Kit w/BI appl's walks out to 1000 sqft deck  
•LRM w/FIREPLACE •Fin lwr Recrm w/FIREPLACE & grade lvl walk out ~ in-law potential •Sun rm, Pine plank flrs, lamiate flrs, crown moulding, C/A, C/V •CAMPBELLVILLE



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OPEN HOUSE  
SUN. 2-4 PM  
PANAROMIC VIEWS OF RATTLESNAKE POINT/MOUNT NEMO



4141 DERRY ROAD ~ MILTON 21+ ACRES



\$1,499,000 NEW PRICE

Panaramic 360 degree views of Toronto skyline, Rattlesnake Point and Mount Nemo! This custom built 5,500 SF, 4 bedroom home is finished top-to-bottom with quality finishes. Open concept with vaulted & high ceilings, hardwood, sunroom, wrap around porch, walk-out from master. Beautifully landscaped with long private drive. A rare opportunity and great family home—views are unbelievable

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Open House coming up? Create Traffic! Call Diane to book your listing in the Friday Weekend Spotlight on Homes. 905-878-2341 X224