

NEWS & INFORMATION



FROM
The Oakville, Milton
and District Real Estate Board

Milton market shows solid growth



MICHELLE GABOURY
OMDREB President

According to The Oakville, Milton and District Real Estate Board, MLS sales in the Milton area have increased by more than 20% in both monthly and year to date figures when compared to the same period in 2004. At the same time, the number of homes coming on to the market in the Board's overall trading area increased by 7.1% thus allowing the trend to a more balanced market to continue (see below for details). "The level of activity we are seeing in the Milton area is growing at a healthy

pace," said Michele Gaboury, Board President for 2005, "but as we have said for some time now the scales are continuing to tip toward a more evenly balance market." Mrs. Gaboury pointed to the fact that the change in average price for the first two months of 2005 when compared to last year was 7.8% as evidence that; while sales had increased, inventory remained strong enough to relieve any pressures on prices. The report showed that the inventory of homes in the Board's trading area had in fact increased by 10.7% in comparison to 2004. The President indicated that members in the Milton area had a unique opportunity to develop new business in the growth areas of this wonderful community. "The exposure that resale homes receive by being marketed by a member of the Oakville, Milton and District Real Estate Board is tremendous," she said. She also cited several other advantages that using a local member of the Board would bring to buyers and sellers. These included the fact that a local Realtor can bring a lot of expertise about the community and that can be a huge advantage when setting the price of your home. There are also the networking opportunities members have, that allow those Realtors, who are members of OMDREB, to effectively work together to bring about a successful sale. "Very often it is these long standing relationships that can bridge the gap between a willing buyer and a willing seller and help them reach a mutually beneficial agreement," said Mrs. Gaboury. While Michele acknowledged the right to an individual's choice of Realtor, she encouraged Milton residents, especially in those newly established areas, to seriously consider using a local member to market their home.

The Board announced that it had donated over \$4,000 to the Red Cross for Tsunami Relief as a result of a call to members to help out in this massive relief effort. "We are proud of this tremendous response," said Michele "because it demonstrates that Realtors do care." She also indicated that her organization will be partnering with others in the community to create a long term plan to provide shelter for those affected by the disaster. Board representatives are presently in discussions with Habitat for Humanity to create a plan to provide long term facilities in the near future. While no specifics were announced, all those involved were busy reviewing ideas that would be used to raise money for this effort. "I am confident that Realtors in this community will come together, as they have in the past, and help those in need," said Mrs. Gaboury, "it has been a long tradition of this Board and its members and I know it will continue."

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.omidreb.on.ca

Year	2004	2005	% change
# of Sales (Feb.)	30	37	+23.0%
# of Sales (Y.T.D)	55	67	+21.8%
Listing Inventory (Board Area)	993	1,100	+10.7%
Average Price (Milton Area)	\$249,705	\$269,219	+7.8%

Source: Oakville, Milton and District Real Estate Board
The above figures represent entire Board Trading Area.

TOUR OF HOMES Weekend SPOTLIGHT -on homes-

OPEN HOUSE SUNDAY MARCH 13, 2-4 PM
527 CLOVER PARK CRES.

\$359,000

SUNNY DECK AND POOL. This well cared for 4 bedroom home on a quiet crescent has had a recent kitchen upgrade and beautiful hardwood on the entire main floor. Great home for a growing family with main floor family room, large rec. room and workshop.

RE/MAX REAL ESTATE CENTRE
PATRICK BATTY, Sales Rep. 905-878-7777

NEW LISTING **OPEN HOUSE SUNDAY MARCH 13, 2-4 PM**
532 CAVERHILL CRESCENT

SPACIOUS 3 BDRM LINDSAY MODEL. Built by Mattamy Homes. Eat-in kitchen, walkout, sunken fam. room, custom built gas fireplace, MBR ensuite, walk-in closet. Tastefully decorated, custom cornice work on main level. Fenced yard. Park across the street. Do come in, you will be delighted at what you see.

RE/MAX REAL ESTATE CENTRE
TERESA MILLS-HALL, Sales Rep. 905-878-7777

OPEN HOUSE SUNDAY MARCH 13, 1-4 PM
1030 ZIMMERMAN CRES

\$459,900

BEAUTIFUL SUNDIAL HOME, 2500 sq ft on a 41'x 110' lot. This lovely home is just waiting for you to move in. The main floor has hardwood and angled ceramics throughout, an eat-in kitchen with upgraded cabinets and pantry, a w/o to the backyard and open to the greatroom w/ fireplace. There are four large bedrooms upstairs a master ensuite w/ jacuzzi and his/her closets measuring 5x10. This home is also R2000 w/ upgraded windows, furnace etc. save \$\$\$ on heating and cooling bills. Too many upgrades to mention come and see for yourself

RE/MAX REALTY SPECIALISTS
LOUISE CREW-HANSFORD, Sales Rep. 905-272-3434 or 1-866-675-3434

OPEN HOUSE SATURDAY MARCH 12, 1-4 PM
1079 WOODWARD AVE

\$386,900

REDUCED! REDUCED! Lovely 2674 sq. ft., 4 bedroom house with 2 bedroom ensuite 5 and 4 piece, 9 ft. ceiling with ceramic in kitchen and walk out to patio, under 2 year old with double garage.
\$390,500. NEW PRICE \$386,900.

HOMELIFE/MIRACLE REALTY LTD
RANJEV KUMAR BATTA, Salesperson, 416-747-9777

OPEN HOUSE SATURDAY 2-4

\$324,900

616 ARMSTRONG BLVD. - Great features of this fantastic 1800 sq/ft detached Mattamy incl: Ceramics galore, Laminate Floors, Mirrored Closets, Upgraded Maple Kitchen, Family room w/gas fireplace, basement lookout windows, horizontal blinds, mirrored closets, gorgeous master ensuite w/soaker tub, double car driveway, walking distance to schools and public transportation.

RE/MAX REALTY SPECIALISTS INC.
RANEEN DHADLI, SALES REP. 905-272-3434

Open House Sun. 2-4 p.m.

Kathy Duschl
Sales Representative

642 TRUDEAU DR. Its appeal is real. This bright, family-perfect home offers 4 large bedrooms, a luxurious ensuite, open concept family room/kitchen design, gas fireplace, central air, fenced back yard & more!
\$369,900. Please call Kathy Duschl.

905-333-3500
RE/MAX Garden City Realty Inc.

www.remax-gc.com/kathyduschl

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