

Milton Market at Record Pace in 2005



MICHELE GABOURY
OMDREB President

Once again the Oakville, Milton and District Real Estate Board (OMDREB) has released its monthly report showing strong gains in both the number of homes sold and the number of homes coming on to the market. The report indicated that sales of homes in the Milton area had increased by almost 60% when compared to the same month a year earlier and over 25% in annual totals when compared to 2004 (see below for details). While the Board does not release statistics on the number of homes listed in individual areas, new listings rose by 17.9% in the Board's overall trading area when compared to the same month in last year and 10.6% in an annual comparison. "As predicted, sales in Milton continue to trend strongly upward," said Michele Gaboury, Board President for 2005, "and with the level of new construction in the area buyers have plenty of options." Mrs. Gaboury went further and explained that these factors had once again contributed to another month with a healthy inventory for the entire Board trad-

ing area that was at a level 13.6% higher than the same period in 2004. While activity remains high, the overall balance in the marketplace has allowed prices in the GTA to remain stable with average prices rising 6.9% in the Milton area and only 2.9% in the overall Board trading area when compared to a year ago. In fact, the average price in Milton had actually dropped in comparison to the previous month, from \$288,557 to \$287,748, thus maintaining a stabilizing trend which, as the Board President explained, would continue to allow the Real Estate market to flourish. "As we have said before, a balanced market allows both buyers and sellers to benefit," said Michele, "and having a win/win situation is always healthy for those buying and selling Real Estate. It is what every REALTOR® wants to have happen in every transaction they're involved in."

In conjunction with the release of this month's report Mrs. Gaboury announced that the Ontario Real Estate Association (OREA), which represents all REALTORS® in the Province, had donated \$100,000US to help in the Katrina Hurricane Relief effort, providing another example of how REALTORS® care. "Organized Real Estate has always demonstrated a real willingness to step in and

help when help is needed," explained Michele. She went further, saying that the backbone of the industry is the volunteers who provide the necessary input at every level, from the National, Provincial and Community level. Michele explained that every Real Estate Board in the country, as well as the Canadian Real Estate Association (CREA) and each Provincial Association, is run by REALTORS® who volunteer their time to ensure that every REALTOR® continues to benefit from the latest tools and the most up to date information. "Volunteers have, over the years, made a tremendous contribution to the healthy state of our business and their input will continue to be an integral part of the future," said Michele. She added that OMDREB had recently put out a call to its members to consider running for election this year to provide their knowledge and expertise to the future of the industry. "Volunteering brings with it many rewards," said Michele, "and I know that those who have given their time in the past have come away with lifelong friendships as well as countless fond memories of their experiences." Michele urged those who had a desire to learn and forge new relationships to consider giving back, to the business they have a vested interest in, by volunteering.

The Oakville, Milton and District Real Estate Board serve Oakville, Milton and the surrounding communities with over 900 members. To find out more about the REALTORS® in your community and how you can benefit from the array of services a REALTOR® provides visit www.omidreb.on.ca.

Year	2004	2005	% change
# of Sales (Sept)	34	54	+58.8%
# of Sales (Y.T.D)	366	458	+25.1%
Listing Inventory (Board Area)	1,266	1,439	+13.6%
Average Price (Milton Area)	\$268,930	\$287,748	+6.9%

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

YOUR REGIONAL REAL ESTATE PAGE

OPEN HOUSE
SUN OCT 23 2-4PM
2681 LOWER BASE LINE

WELCOME TO THE COUNTRY

AL VOLPE
Sales Representative
(905) 842-7000

This bungalow offers you 1 acre with 2 car garage, inground pool with pool house, sauna, shower and change room. Granite kitchen and wall to wall granite bathrooms. Home has 3 bedrooms with finished basement, granite walkways and much more.

RE/MAX aboutourne

NEW PRICE

LOCATION! LOCATION!

PAT RIDEOUT
Sales Representative
905-878-8101

Great three bedroom bungalow just minutes from Milton and Burlington. Enjoy the view of the escarpment through newer vinyl windows. Finished basement with oak bar, wood stove, guest bedroom & 3pc bath. Air conditioned for your summer enjoyment. Eat-in kitchen has upgraded oak cabinets and a B/I microwave. Oversize double garage and extra long interlock driveway. Don't delay - call Pat for a personal tour. **\$407,900.**

ROYAL LEPAGE
Meadowtowne Realty, Broker
INDEPENDENTLY OWNED AND OPERATED

ANGIE ARMSTRONG
Sales Representative
905-878-8101

121 & 123 TREMAINE RD

40 x 40 building zoned commercial for autobody repair or furniture refinishing on main level, 2 Plus 1 room legal bedroom apt on second floor zoned res. Potential to convert to Res. Duplex, Future development area with escarpment views. As is Excellent price for investor only **\$250,000.00**

ROYAL LEPAGE
Meadowtowne Realty, Broker
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\$474,900

LIZ CRIGHTON
Sales Rep.
(905) 877-5211
1-800-834-5516

ERIN 10 ACRE COUNTRY HOME

Come for a drive in the country, see the fall colours and buy this privately tucked away home surrounded by trees, woods, pond and stream. This warm and comfortable log and wood home with open concept design, has been meticulously cared for over its 25 year life. Don't just drive by, you really need to get inside this one to appreciate the size, and quality. You will want to walk the grounds. MLS#X727895 307-05

RE/MAX REAL ESTATE CENTRE

\$279,900

COUNTRY HOME ON 1.18 ACRE LOT

Feast Your Eyes oOn this beautiful property all completely fenced and private. Room for a Large Family in this 2 storey home, with a second kitchen upstairs, eat-in Kitchen on main level and a walk-out from the basement. Newer drilled well and newer oil tank. Wheelchair accessible at front of house. Lots of lovely gardens and creative art work to enjoy...MLS#X751799 363-05

\$275,000

COMPLETELY RENOVATED HOME, OUTSTANDING SHOP!!

Wonderful 3 bedroom maintenance free home on great lot with two double driveways, one being on a quiet side street, and loads of parking. Outstanding shop 20'x40' with two loading doors and 100 amp service. Super clean and well kept home ready to move right in featuring central air, newer high efficiency gas furnace, gleaming maple hardwood floors, newer windows, gas stove, main floor laundry and 2 washrooms. Worth the drive to Hillsburgh. MLS#X703822 250-05

\$330,000

BIG BUNGALOW, PERFECT LOCATION

All brick bungalow with a new roof being installed Canada Day! This totally private setting in the hamlet of Ballinafad is walking distance to everything, Park, Community Centre, Post Office and Shops. The home is bright, spacious and well maintained with great lot. Home occupation in garage (on its own septic system). Huge paved driveway, lots of parking. Separate entrance to the basement. (was at one time an apt.). Shop 6.11 x 3.86 MLS#X704819 252-05

DIANE BAGNELL
Sales Representative
905-878-8101

WANTED GENTLEMAN FARMER

Scenic 35 Acres located on quiet country road Minutes to 401 and airport. This very pretty property features a well maintained very charming farm house with a large four season sun porch, open plan kitchen, pine plank flooring, large bank barn, driveway, coverall, separate 2 car garage workable fields in hay and 2 ponds. Property is very suitable for horses. Make your dream come true. To view please call Diane 905-878-8101. **\$789,900.**

ROYAL LEPAGE
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OPEN HOUSE
SAT. & SUN.
2-4 PM
755 MacKenzie Dr., Milton

NEW LISTING 1ST AD

DORSET PARK GEM \$299,900

WOW! This renovated 4 bedroom home on a 55' x 110' lot backs onto park and has an amazing SOLARIUM KITCHEN ADDITION. Maple floors throughout main level. Updated kitchen, bathrooms, replaced doors & windows. Professionally painted and partially renovated basement.

KIM COULTER
Sales Rep.
1-866-865-8262

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Meadowtowne Realty
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Call **KIM COULTER*** at 905-877-8262 or toll free at 1-866-865-8262

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This page appears in the Milton Champion (circulation 21,000), The Independent & Free Press (circulation 25,065) and Oakville Today (circulation 27,000). For booking information, call Diane Wolstenholme at 905-878-2341 ext. 210 or email dianew@miltoncanadianchampion.com.