

Market Watch

by Fabe Fedrigo, Manager



With all the negative news from the U.S. housing market, the Canadian Real Estate Association has released its Canadian Housing Forecast for 2008. It's a very interesting and positive read.

Annual residential MLS® sales activity totaled 520,747 units in 2007, up 7.6 per cent from 2006 levels. This was the largest annual sales growth since 2002, and the first time transactions via the MLS® systems of real estate boards in Canada have surpassed 500,000 units sold in one year.

"The results in 2007 show the strength and the affordability of the Canadian residential market," says CREA President Ann Bosley. "The statistics again show just how different

the housing markets are in Canada and the United States. Canadian REALTORS® know that Canadian mortgage lenders correctly see that home prices will continue rising. We know there is still strong competition for mortgage business in Canada."

Three key economic ingredients will keep Canada's housing market on a different track from the United States. One is consumer confidence, the second is employment, and third is affordable interest rates. The Bank of Canada cut interest rates on January 22nd because of weaker prospects for Canadian economic growth in 2008. "Those lower interest rates will also help temper the erosion in housing affordability due to additional home price increases," Bosley added. The Bank of Canada is expected to cut its trend-setting rate again in March.

CREA'S Chief Economist Gregory Klump says that the Canadian housing market in 2008 will

pull back from the breakneck pace set in 2007, but this is still forecast to be the second-busiest year on record in almost all provinces, with residential unit sales reaching an estimated 512,705 units.

Average prices for MLS® home sales are expected to keep setting records in 2008, although prices will increase more slowly as the market becomes more balanced. According to CREA's chief Economist, a larger supply of listings will be one of the balancing influences in 2008.

"The challenge for the Canadian housing market will be the extent to which employment and consumer confidence may be affected by a slowdown in the U.S. economy," Ann Bosley adds.

The full report is available at www.crea.ca

Fabe Fedrigo is the manager of the Milton office of Prudential Town Centre Realty Inc.

One of Ontario's largest privately owned real estate brokerages, the company has over 250 sales associates and staff working from 12 locations including Niagara region, Oakville, Milton, Bronte, Burlington, Mississauga, Toronto Region (GTA), Kingston, Brockville, Iroquois, Merrickville, and Ottawa (the National Capital Region).

Mr. Fedrigo can be reached by email at fedrigo@prutcr.com or by calling our Milton location: 905-878-9100.

Please note that the information provided above is for illustrative purposes only. Anyone considering a real estate transaction should consult a real estate professional prior to entering into any contractual agreement whether it is written or verbal.

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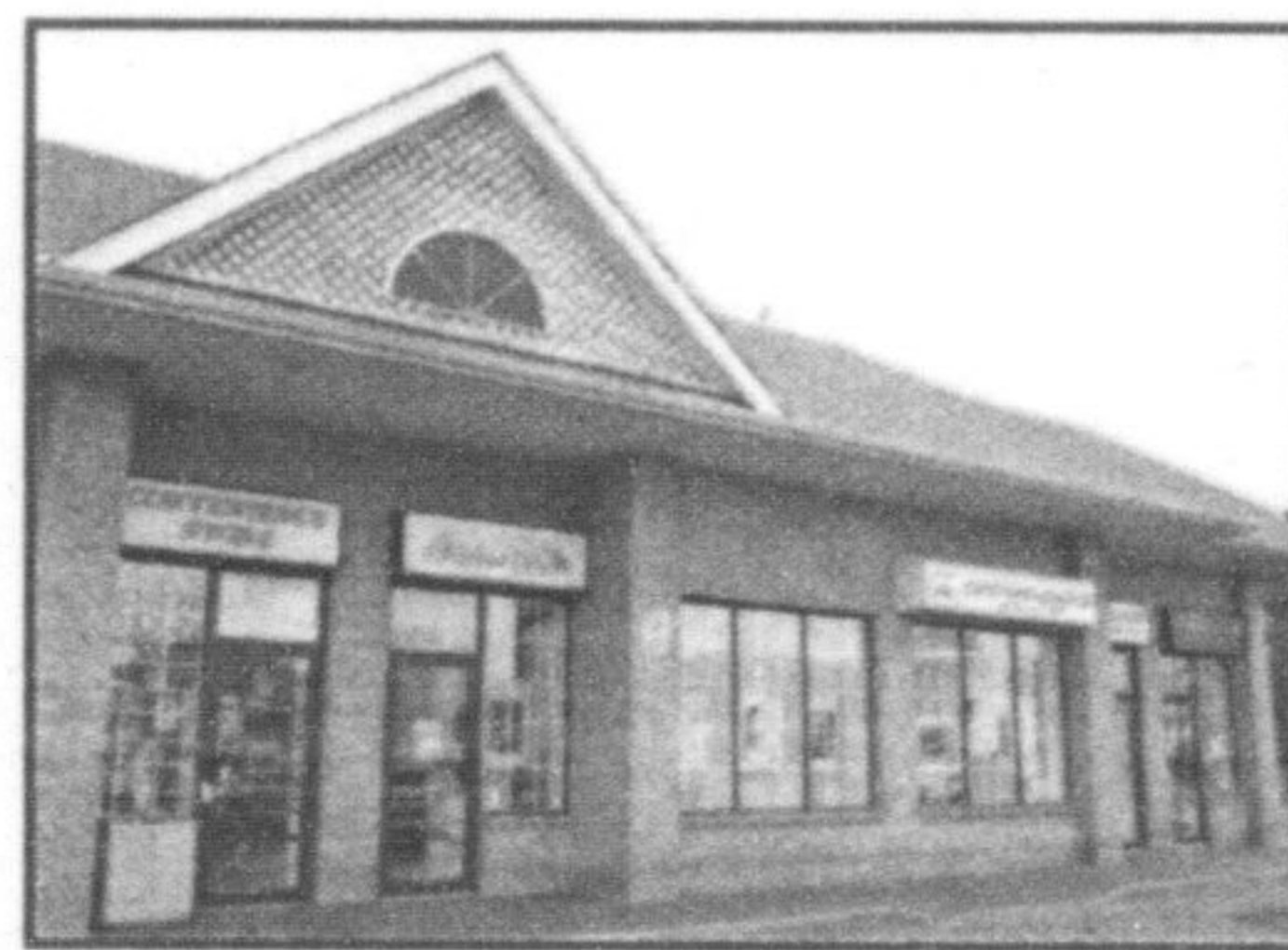
NEW

OPEN HOUSE:
SUN. FEB. 24TH 2-4PM
660 ELLIOTT CRES

55' X 120' LOT
\$359,900

Wow... lovely home on huge private lot with double garage, main lvl fam rm w/fireplace for \$359,900! Updated windows/doors/roof/C air. Amazing backyard & lots of parking! See photos at mls.ca/#1092324 or email Donna for detailed Feature Sheet.

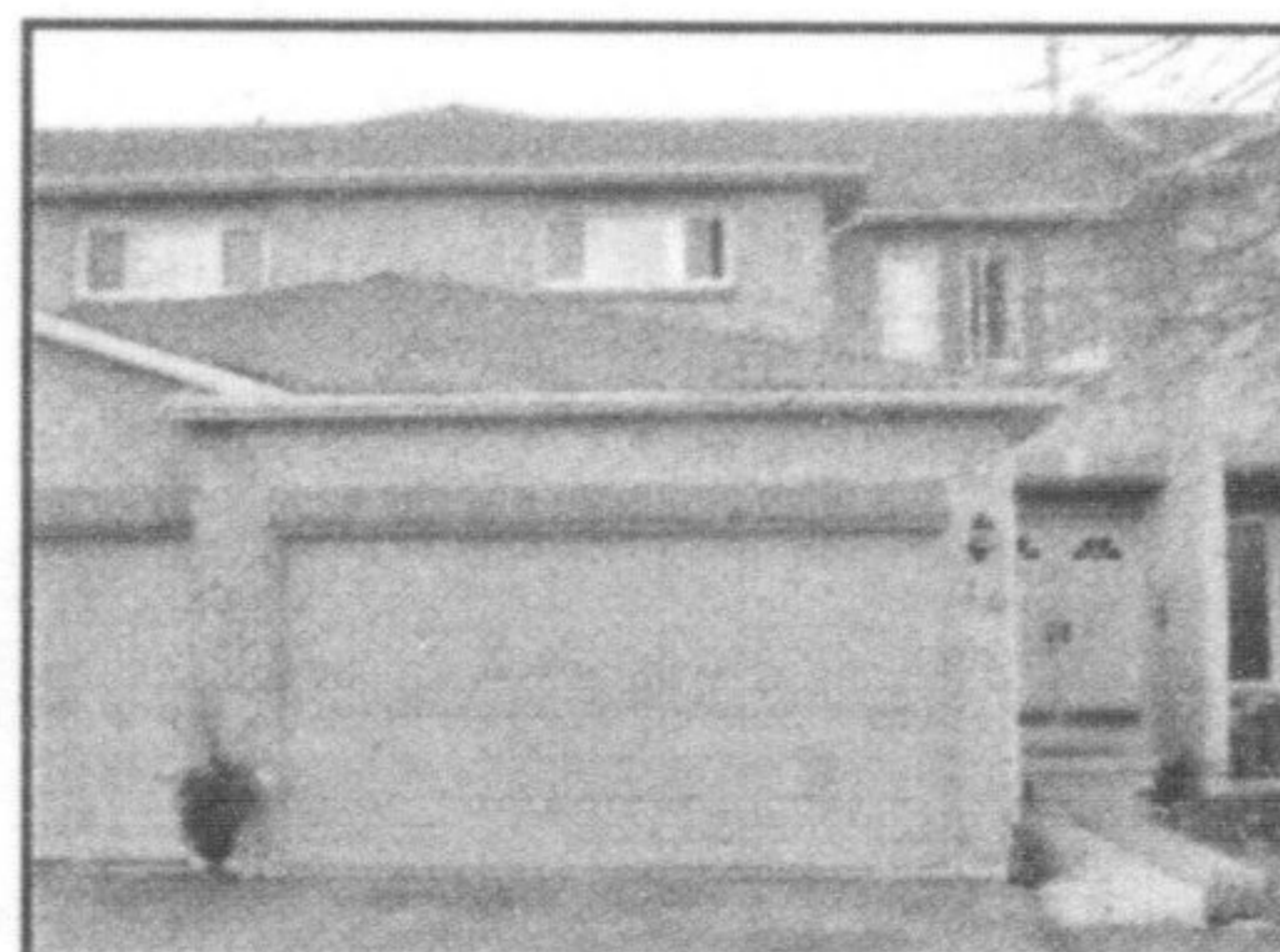
Donna Stark 905-878-9100
donnastark@xplornet.com



SUCCESSFUL BUSINESS FOR SALE
\$129,000

Incredible opportunity, Upper Glen Abbey location, high class ladies' beauty spa, 9 years established business, 1,500 client database turn key operation. Call Catherine today.

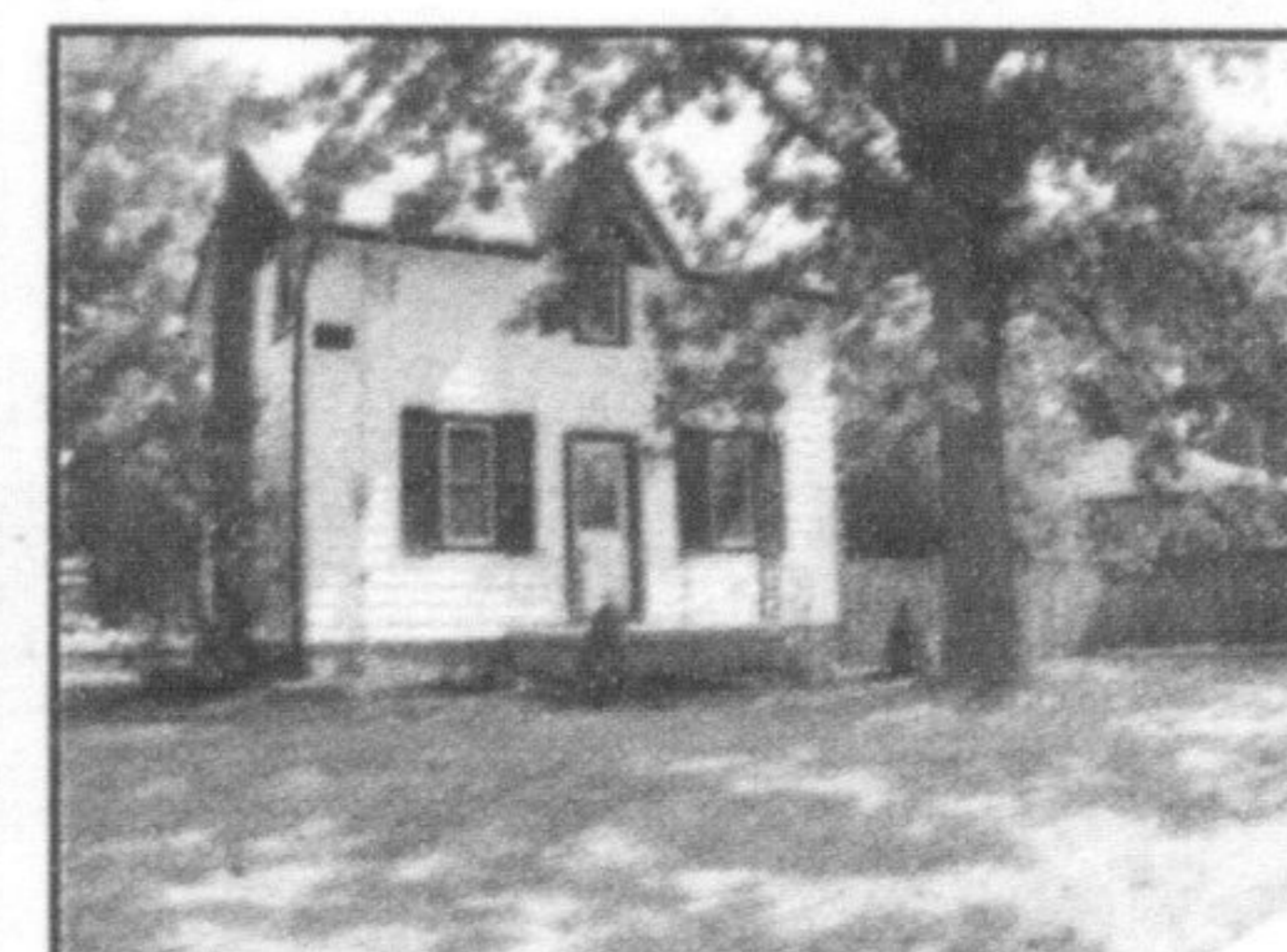
Catherine Garant 905-338-6550
info@catherinegarant.com



**FIRST TIME HOME BUYERS...
LOOK NO FURTHER!**
\$239,900

Old Brampton. 3 bdrm, 2 1/2 bath, C/TH. Double door entry, main flr family rm w/fireplace, 5 appliances, mbdm w/wi/closet & ensuite, rec. room & fenced yard.

Joe Taglieri 905-878-9100
jtaglieri@prutcr.com



WALK TO EVERYTHING!
\$277,500

Recently renovated, huge lot, updated baths. For more information on this property call toll free 1-877-817-4928 and enter ID#2008 or visit us at www.domenicmanchisi.com for more photos.

Domenic Manchisi 905-878-9100
domenic@domenicmanchisi.com



4 + 1 BEDROOMS
\$309,000

Situated on 55' x 120' lot. Eat-in kitchen w/wo to pool-sized yard. Close to 401/407, schools & parks. For more information on this property call toll free 1-877-817-4928 and enter ID#2005 or visit us at www.domenicmanchisi.com for more photos.

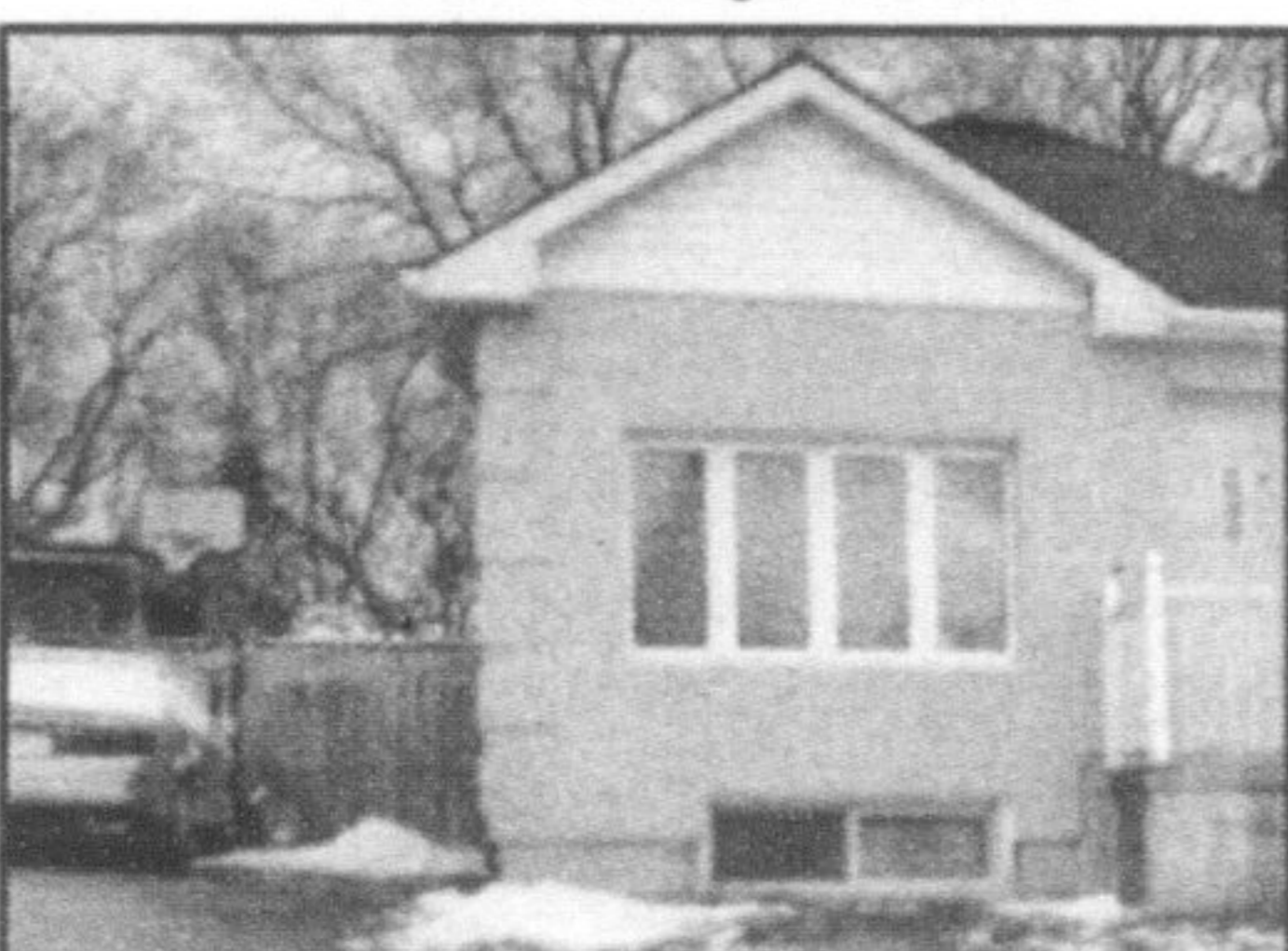
Domenic Manchisi 905-878-9100
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GORGEOUS HOLLYBROOK MODEL
\$404,900

Open concept floor plan offers 2000 sqft. Sep dining rm, large family size kitch, fully fenced yard w/deck & gazebo. Spacious upper level w/balcony off 4th bedroom. Lrg master w/4p ensuite. For more information on this property, call toll free 1-877-817-4928 and enter ID#2003.

Domenic Manchisi 905-878-9100
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GOOD INVESTMENT PROPERTY
\$324,900

Lot size 32X125, recent upgrades include furnace, windows, doors, electrical and plumbing. Live on main level, in-law suite in basement. Close to lake, shopping, schools and promenade, listed at 324,900.00 and close to Dixie Value Mall. Call Joan Hollings for more info.

Joan Hollings 905-878-9100
or 1-800-480-2982



FABULOUS LINK HOME - OAKVILLE
\$385,900

Meticulously upgraded home with hardwood, granite, ceramics, and more! Just move in and enjoy! Call Fabe Fedrigo at 905-338-6550 for a personal preview!

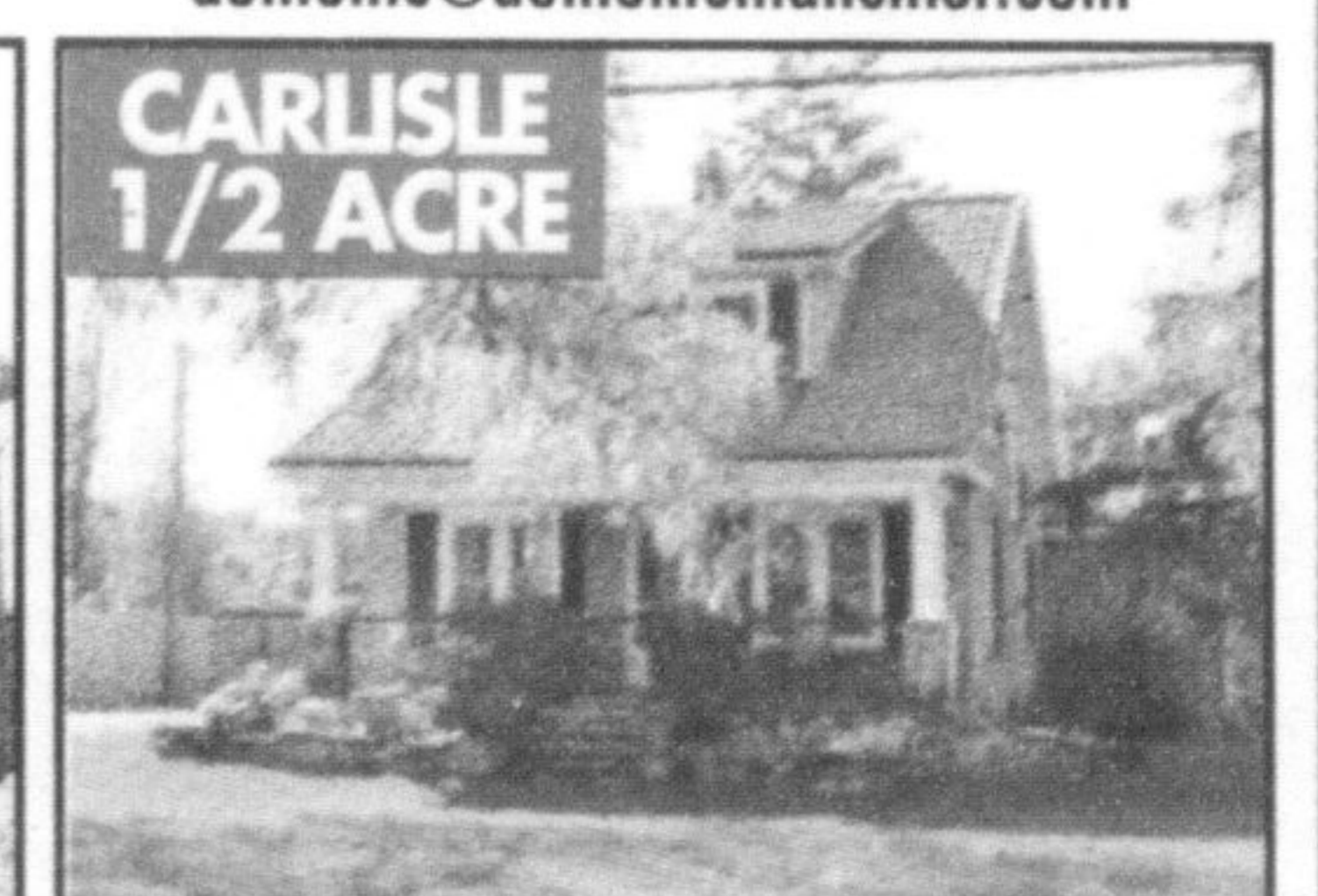
Fabe Fedrigo 905-302-5718
ffedrigo@prutcr.com



PREMIUM CORNER LOT
\$469,900

Stunning all brick home offers thousands spent on upgrades, approx. 3000 sq. ft., cathedral ceilings, potlights, lrg kitch w/bk bar, extensive landscaping shows like a model home! For more information on this property call toll free 1-877-817-4928 and enter ID#2001 or visit us at www.domenicmanchisi.com for more photos.

Domenic Manchisi 905-878-9100
domenic@domenicmanchisi.com



CARLISLE 1/2 ACRE
SEPARATE WORKSHOP w/OFFICE
\$539,500

1/2 acre lot in Carlisle. Prof. renovated top to bottom incl. Hanover kitchen w/ granite/porcelain hardwood, all 4 baths, all windows, tile roof, furnace. Fabulous great rm addition w/ wall-to-wall brick FP. Gorgeous yard w/huge deck/patio. Home oozes quality & character. Extra photos and virtual tour at www.realtor.com/oakville/donnastark

Donna Stark 905-878-9100
donnastark@xplornet.com



STUNNING BUNGALOW
\$499,900

Located on a quiet street, spacious open concept design features hwdw floors throughout, 9ft ceilings, sep din rm, den, gorgeous kitch w/bk bar overlooks liv rm, gas fireplace, fenced yard w/stone patio. Huge master w/w/o to yard, w/ closet & 4 pc ensuite. For more information on this property call toll free 1-877-817-4928 and enter ID#2002 or visit us at www.domenicmanchisi.com for more photos.

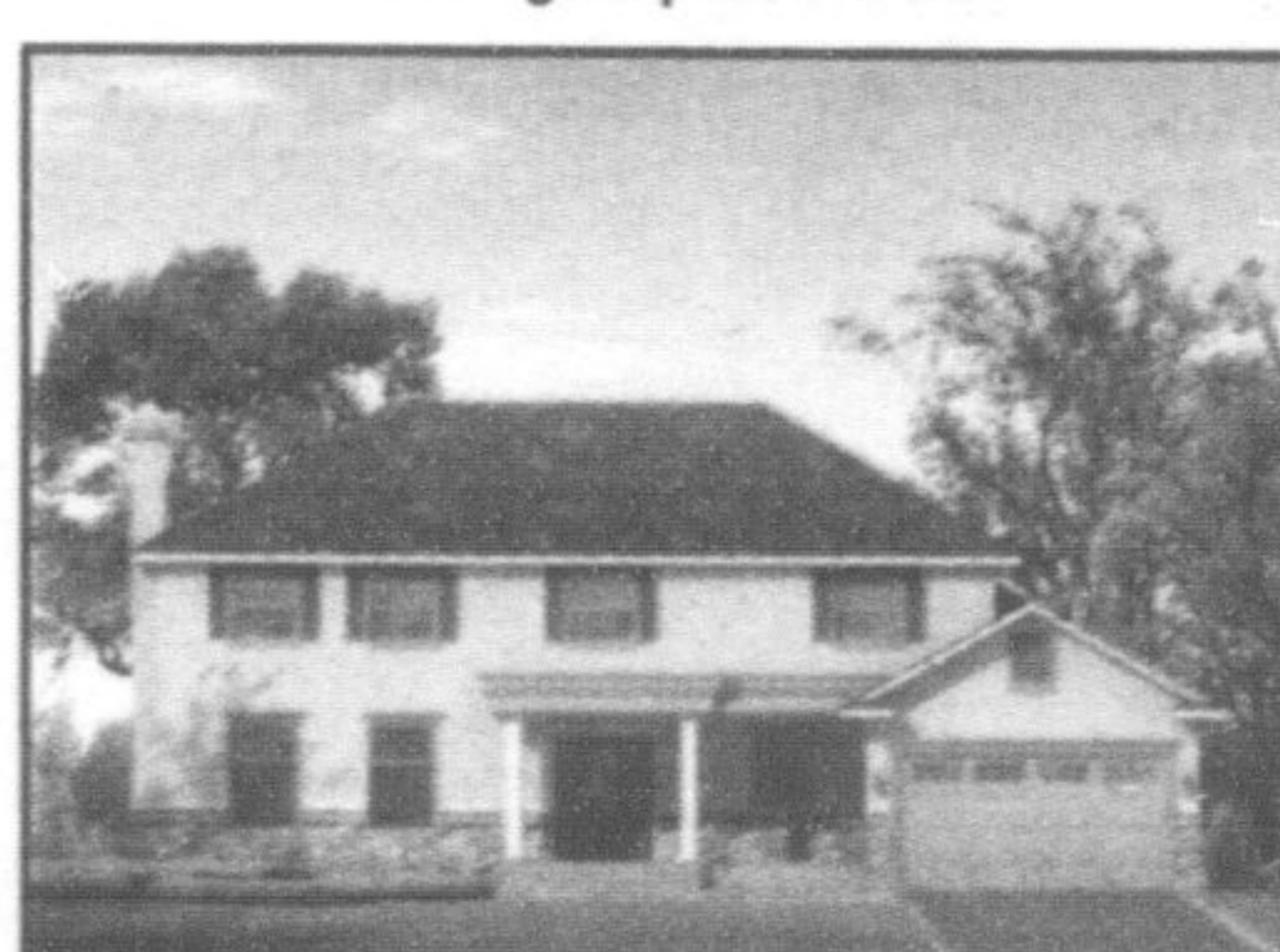
Domenic Manchisi 905-878-9100
domenic@domenicmanchisi.com



8 WESLEY AVE. TH #8, PORT CREDIT
\$578,800.

Walk to the lake, gorgeous "New York Style" Brownstone townhome, gleaming hardwoods T/O, State of the art bathrooms, huge open concept main floor, 2 way fireplace, C/air, double tandem garage.

Catherine Garant 905-878-9100
info@catherinegarant.com



SW OAKVILLE - CB HOME!
\$1,098,000

Four bedroom 3000 SF home on 75' x 148' lot to be built by Sharon Homes in wonderful Southwest Oakville neighbourhood. Call Fabe Fedrigo for brochure and floor plans.

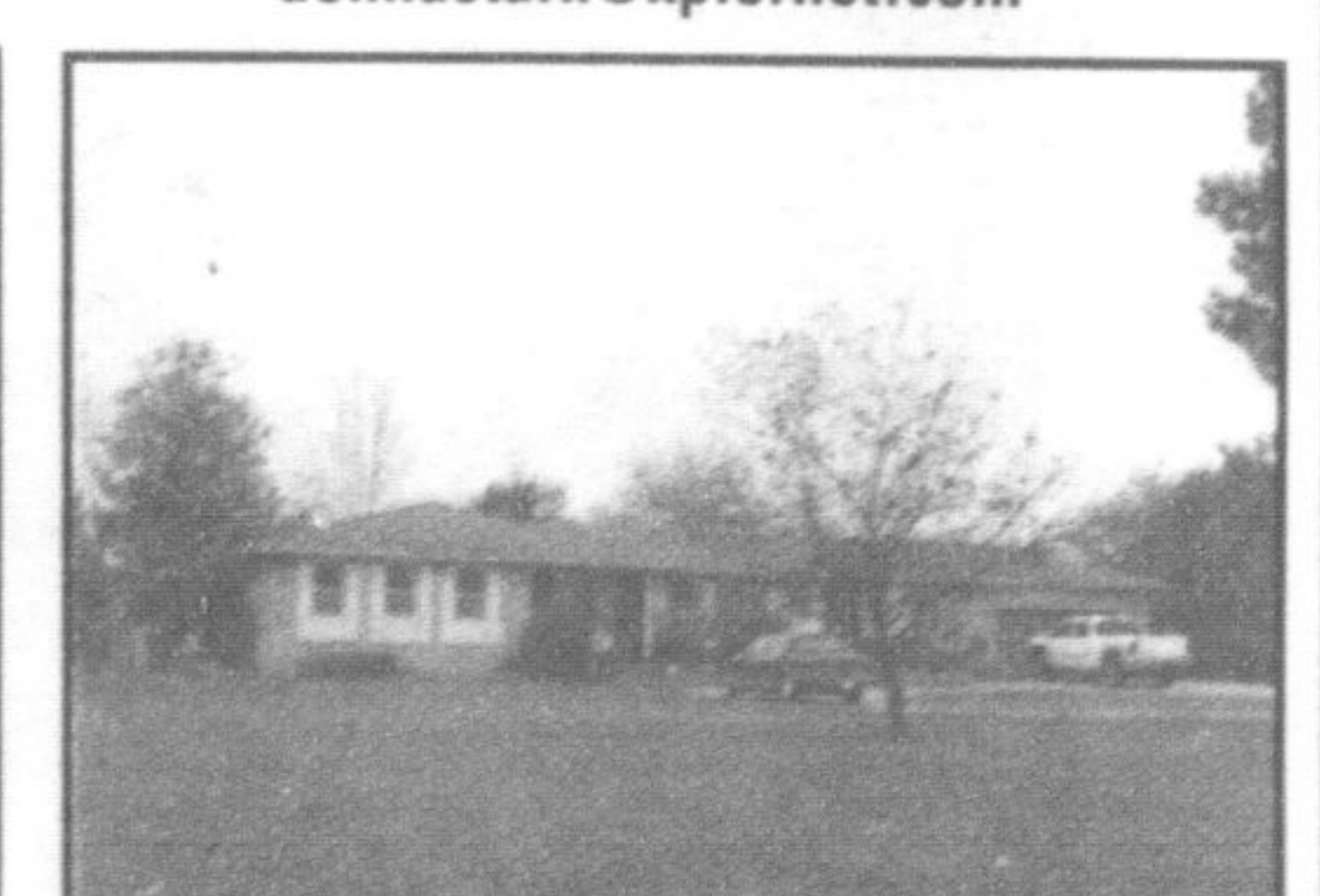
Fabe Fedrigo 905-302-5718
ffedrigo@prutcr.com



ESTATE-LIKE PROPERTY
\$1,150,000

Location, size, and finishes this home has it all! Irregular 160' deep lot on quiet court backing onto woods. Five bedrooms, 7 bathrooms, and 4 fireplaces. Inside you'll love the combination of granite, exotic hardwood, slate and the finished basement. Call Fabe today for a personal preview.

Fabe Fedrigo 905-302-5718
ffedrigo@prutcr.com



FABULOUS HORSE FARM
\$1,599,000

Turn-key boarding facility with 80+ box stalls. Fantastic 5/8 training track. Large bungalow with finished lower level and separate entrance. 48 beautiful acres.

Diane Carway 905-878-9100
1-800-480-2982