

# Milton real estate sales leads the "GTA"



By Fabe Fedrigo,  
Manager Milton  
Branch,  
Prudential Town  
Centre Realty

Ground hogs, robins, tulips, garden nurseries and homes sellers all love the warmer weather. The signposts of Spring put a definite bounce in the step of home buyers across the Greater Toronto Area (GTA).

May sales activity was up 7.9 percent in Oakville, Toronto up almost 2 percent, Burlington is down 8.8 percent with Milton leading the way with an extraordinary 37 percent increase over the same period last year. Not only are sales rising in Milton, but the sales to listing ratio has been increasing. This is a strong indicator of the market's ability to absorb new listing inventory. In fact at the end of May, the absorption rate for Milton is 1.97 months which means that the current inventory will be sold out in about 2 months if no new listings were to come onto the market.

time last year.

There is no doubt that this level of sales activity within the Milton market has been sparked by the greater affordability of homes as a result of moderating prices and record low mortgage rates. This is a truly an extremely affordable and attractive time for first time buyers, move up buyers and investors to take positive action.

Prudential Town Centre Realty is also enjoying exciting volume growth and success. On a year to date basis sales are up 39 percent over last year. Our growth is attributed to the strong representation of our Milton well experienced and capable sales representatives. We would like to congratulate Domenic and Jody Manchisi and their team members. In 2008 the Manchisi Team was the number one team within Canada for Prudential. We have many top performers and award winners in our Milton office, including Donna Stark, Chris & Andrea Seventikidis and the Garant Team. They all continue to grow their respective lists of satisfied clients by providing exceptional service and innovative marketing techniques. New additions to our Prudential office include Joe Pecharich (a well respected and experienced salesperson in Milton and area) along with Joe Taglieri and Karen Collins have had significant impact in our business growth and market share.

## Greater GTA Area 2009 Year To Date Median Price Trend

Location	Jan	Feb	Mar	Apr	May
Oakville	\$382,500	\$381,000	\$381,000	\$405,000	\$415,000
Milton	\$309,000	\$304,250	\$302,500	\$310,000	\$315,000
Burlington	\$304,377	\$300,382	\$305,474	\$308,796	\$318,710
Toronto East	\$258,000	\$266,000	\$267,000	\$270,000	\$276,000
Toronto Central	\$352,875	\$350,000	\$349,000	\$352,000	\$356,000
Toronto West*	\$299,472	\$295,075	\$318,239	\$332,567	\$333,400

\* Excludes Halton & Brampton Regions

The chart confirms that the median price is on an upward trend in every area within the GTA since the beginning of the year. Also the gap between this year and last year is narrowing. Milton is certainly the "Hot Market" in and around the GTA.

Most notable is Milton annual sales activity. It is 21.0 percent ahead of this time last year. May sales alone jumped a healthy 37.0 percent. This robust market is being driven by the healthy sales demand for detached 2 storey homes which have posted a 54.3 percent jump over last year at this time. Townhomes are the second most popular housing style with buyers this year. Freehold townhomes sales are up 48.6 percent, while condominium town houses recorded an increase of 37.3 percent ahead of last year. Semi-detached homes have also been a popular style with buyers moving up a healthy 26.4 percent over this

Prudential Town Centre Realty is owned by Brokers Allan Bain & Michael Stothers and is an independently operated franchise of Prudential Real Estate Affiliates.

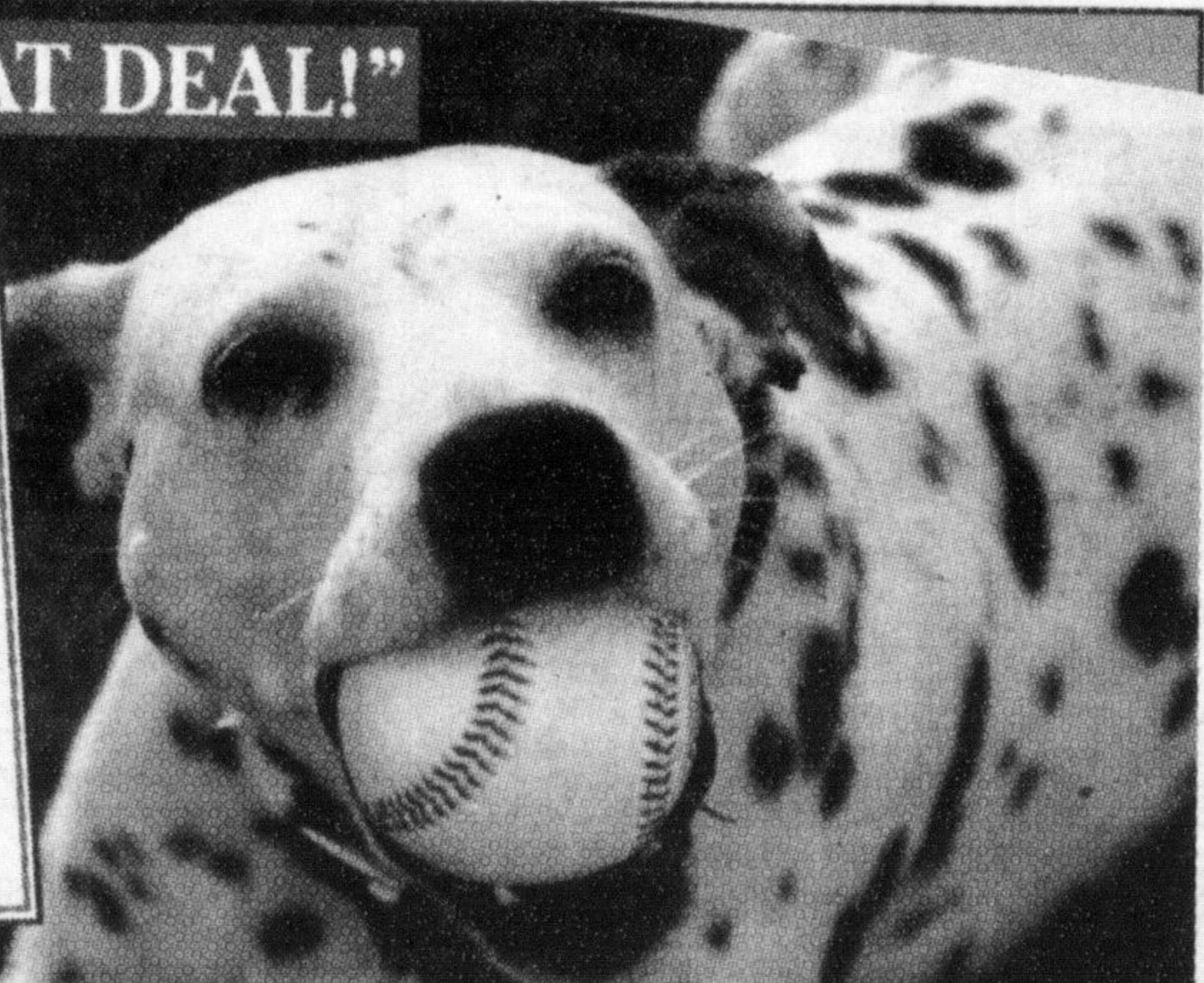
Prudential Town Centre Realty has over 225 sales associates and staff working from 10 locations across Ontario including Niagara, Brant/Burlington, Oakville, Milton, Mississauga, the GTA, Kingston, Brockville/Iroquois, Merrickville/Kemptville, and Ottawa. If you are interested in becoming one of our valued clients please call Mr. Bain or Mr. Stothers at 905-338-6550 or contact one of sales representatives.

Marketing Statistics were compiled by data obtained from TREB (Toronto Real Estate Board) and by OMDREB (the Oakville Milton & District Real Estate Board). They should never be used when making a decision regarding the selling or buying of property. We strongly recommend that you consult a real estate professional regarding your specific situation.

## "I CAUGHT A GREAT DEAL!"

Pete's owners just found the deal of a lifetime and it was so easy. They simply picked up their newspaper, browsed through the Best Homes Real Estate Section and there it was, the perfect house with a home theatre in the basement large enough to hold the big screen TV they had always wanted. Now Sam can watch the baseball game in style.

The Canadian Champion  
**Best Homes**



# The Power of Prudential



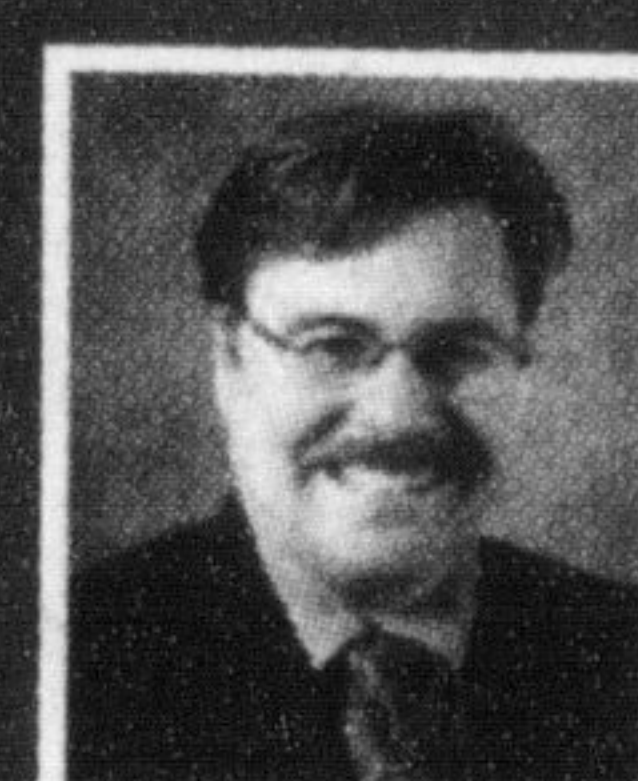
KAREN COLLINS\*



FABE FEDRIGO\*  
Manager



CATHERINE GARANT\*



GREG GARANT\*\*



JOAN HOLLINGS\*



JOE PECHARICH\*\*



DONNA STARK\*



JOE TAGLIERI\*

13RE • CANADIAN CHAMPION Wednesday, June 10, 2009  
... Broker of Record ... Sales Representative



SOLD

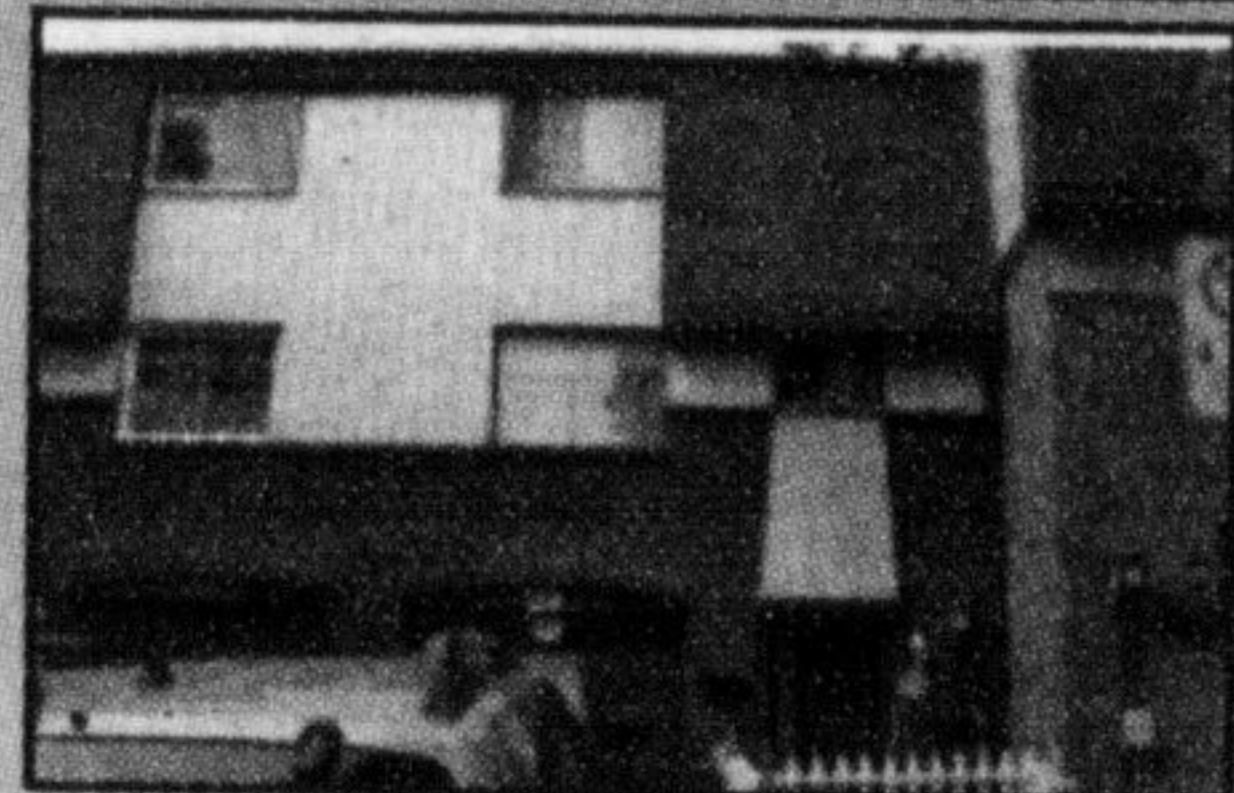
### FANTASTIC STARTER - MEADOWVALE

**\$214,900** Walk to Go station, sparkling clean, sunny & spacious, 2 huge bedrooms with walk-in closets, eat-in kitchen, fin. basement, fully fenced yard, fresh paint & laminate flooring.  
CATHERINE GARANT  
905-878-9100



### BURLINGTON BEAUTY!

**\$319,900** Four bedrooms, updated eat-in kitchen, finished basement with three piece bath & fireplace, well landscaped, fully fenced rear yard, long driveway, move in condition, call for more info!  
jhollings@cpqco.ca JOAN HOLLINGS 905-878-9100



### READY AND AWAITING! - \$209,900

Three level townhouse, three bedrooms, main floor family room, eat-in kitchen w/breakfast bar, fully fenced rear yard, new broadloom throughout, call for more info!  
kcollins@prutcr.com KAREN COLLINS 905-878-9100



### SOLD IN 1 DAY FOR 99% OF LIST!

Great Starter Home! 3 BDR T/H. 2nd BDR Currently Converted Into Custom Made Closet. Upgraded Railings, Kitchen, And Faucet. Dark Cabinets, Dark Laminate Flooring. For more information please visit  
www.joetaglieri.com JOE TAGLIERI 905-878-9100



### NEW PRICE

**EXECUTIVE TOWNHOUSE! \$307,500**  
This 3 BDR home offers over 1800 sqft of Open Concept living. Featuring hardwood floors throughout, 2.1 baths, E/I Kitchen, M/F Family & Dining/RM, Master/BD with Ensuite & W/I closet. Finished Rec/Rm, W/O To large fenced back yard. For more information Please visit  
www.joetaglieri.com JOE TAGLIERI 905-878-9100



### BACKS ONTO GREENSPACE

**BACKS ONTO GREENSPACE & CREEK!**  
**\$389,000** Brand new Tiffany-built Milton home with double garage on premium lot! Features include 9' ceilings, hardwood in great room & dining room, fireplace, walk-out basement, and full ensuite. Fabulous lot with backyard views of greenspace, creek and trees! Close to schools and park. A Lovely Home!  
donnastark@xplornet.com DONNA STARK (905) 878-9100



### SOLD FOR 99.4% OF LIST!

**BRAND NEW HOME & NO WAIT!**  
**\$374,900** Brand new Tiffany-built Milton home with double garage, 1793 sq ft. Open concept, 9' ceilings, granite counters in kitchen, hardwood in great room, dining room & upper hall, fireplace, full ensuite. Quiet crescent close to schools and park. Call Donna for more details or to arrange to view this lovely home!  
donnastark@xplornet.com DONNA STARK (905) 878-9100



### SOLD IN 2 WEEKS!

**\$304,900** Lovely Milton detached (linked underground) for price of a semi! Lot 105' deep. Kit has island breakfast bar which opens to fam rm w/hwrd and access to spacious fenced yard with large deck, grass area & gardens. Hwrd in upper level hall. Driveway fits 2 cars! Quite street close to schools, amenities, GO & quick 401 access. Great value!!!  
donnastark@xplornet.com DONNA STARK (905) 878-9100



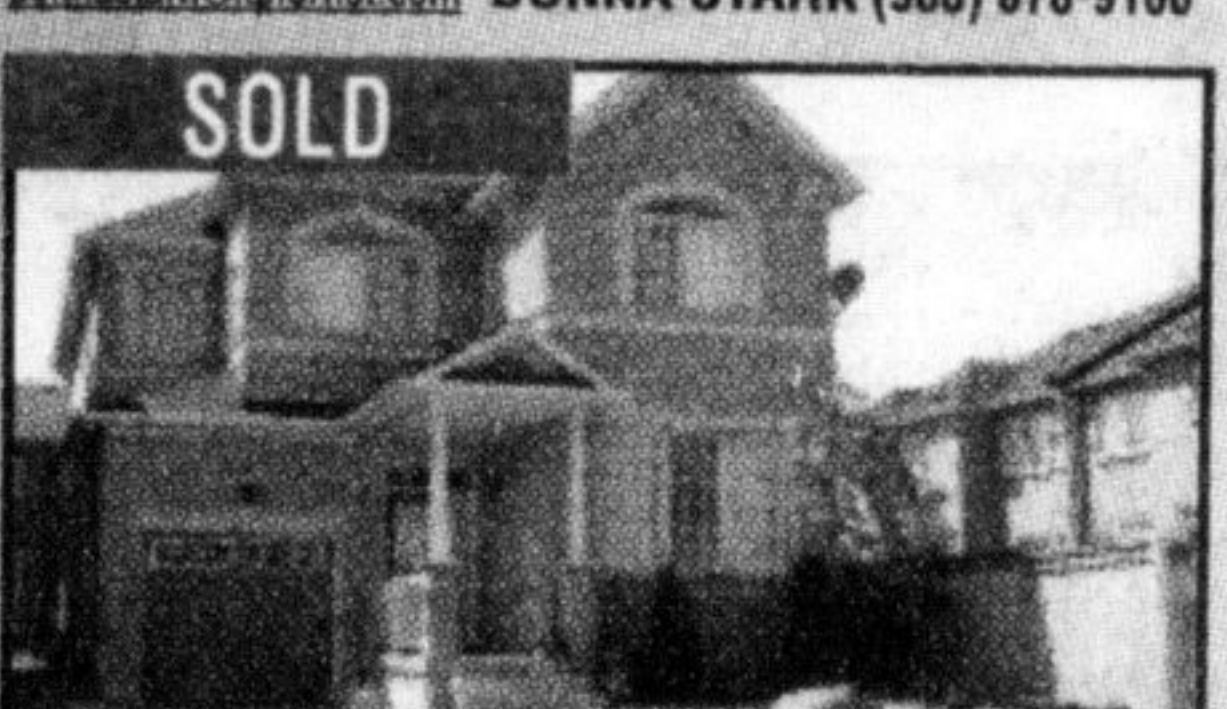
### BACKS ONTO GREENSPACE

**BACKS ONTO GREENSPACE & CREEK!**  
**\$419,000** Milton beauty! Newly built 4-bedroom home with double garage on premium lot!!! Features include 9' ceilings, hardwood, main floor laundry, upper level computer loft and full ensuite with soaker tub & separate shower. Fabulous lot with backyard views of greenspace, creek and trees! Close to schools and park. Call Donna for more details or to arrange to view this lovely home!  
donnastark@xplornet.com DONNA STARK (905) 878-9100



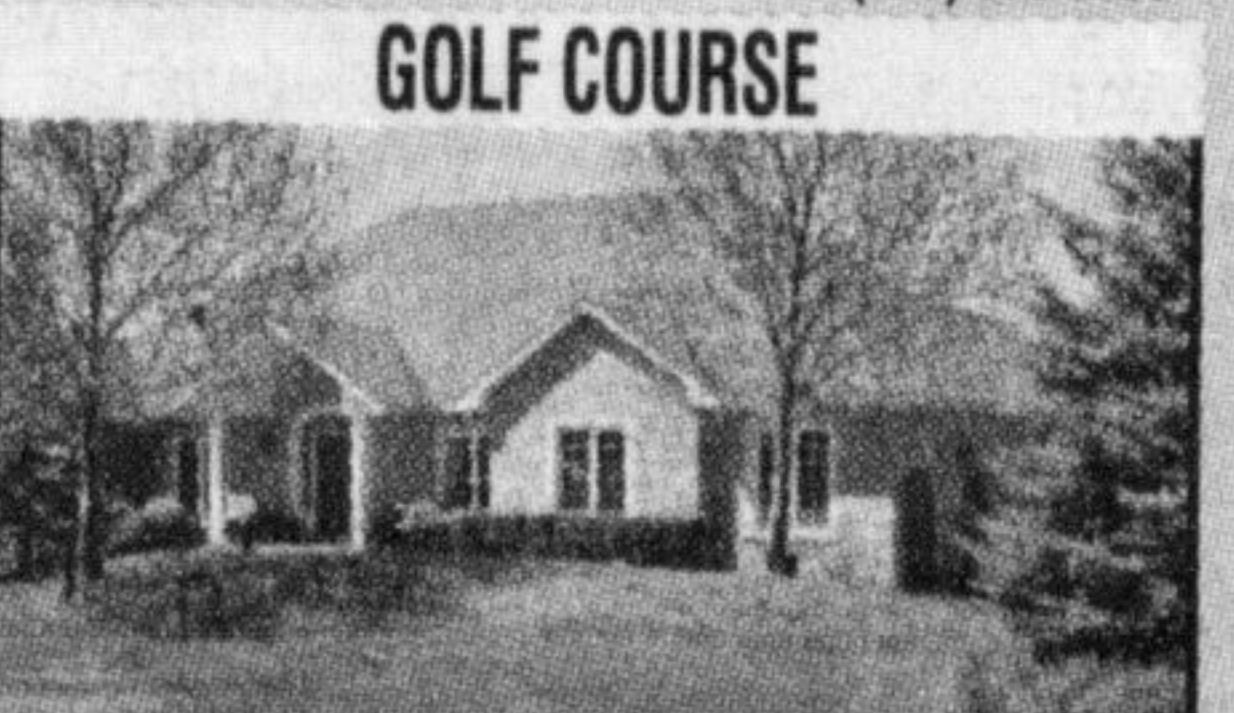
### JUST LISTED!

SoUGHT AFTER automotive location. Currently utilized by transmission shop. Situated next to car dealerships, great location in well established commercial retail area of Erin Mills. Go to [www.joepcharich.com](http://www.joepcharich.com) for more details or call JOE PECHARICH 905-878-9100



### SOLD

**JUST LISTED**  
This four bedroom immaculate home truly has it all, with every attention to every detail. This is a must see home! Go to [www.joepcharich.com](http://www.joepcharich.com) for more details or call JOE PECHARICH 905-878-9100



### GOLF COURSE

**ABSOLUTELY STUNNING** home with too many upgrades to list them all. Backs onto Golf Course. Go to [www.joepcharich.com](http://www.joepcharich.com) for more info & a virtual tour.  
JOE PECHARICH 905-878-9100



### SOLD IN 6 DAYS FOR 99% OF ASKING!

**HAWTHORNE VILLAGE**  
We currently have buyers looking for 3, 4 or 5 bedrooms. If you are interested in selling, please call or email [Info@JoePecharich.com](mailto:Info@JoePecharich.com)  
JOE PECHARICH 905-878-9100



### SOLD

We currently have buyers looking for 3, 4 or 5 bedroom homes - If you are interested in selling, please call or email me at [Info@JoePecharich.com](mailto:Info@JoePecharich.com)  
JOE PECHARICH 905-878-9100



Prudential  
Town Centre Realty Inc.  
Brokerage

905.878.9100 [www.prutcr.com](http://www.prutcr.com)  
245 Main Street, Milton, Ontario

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