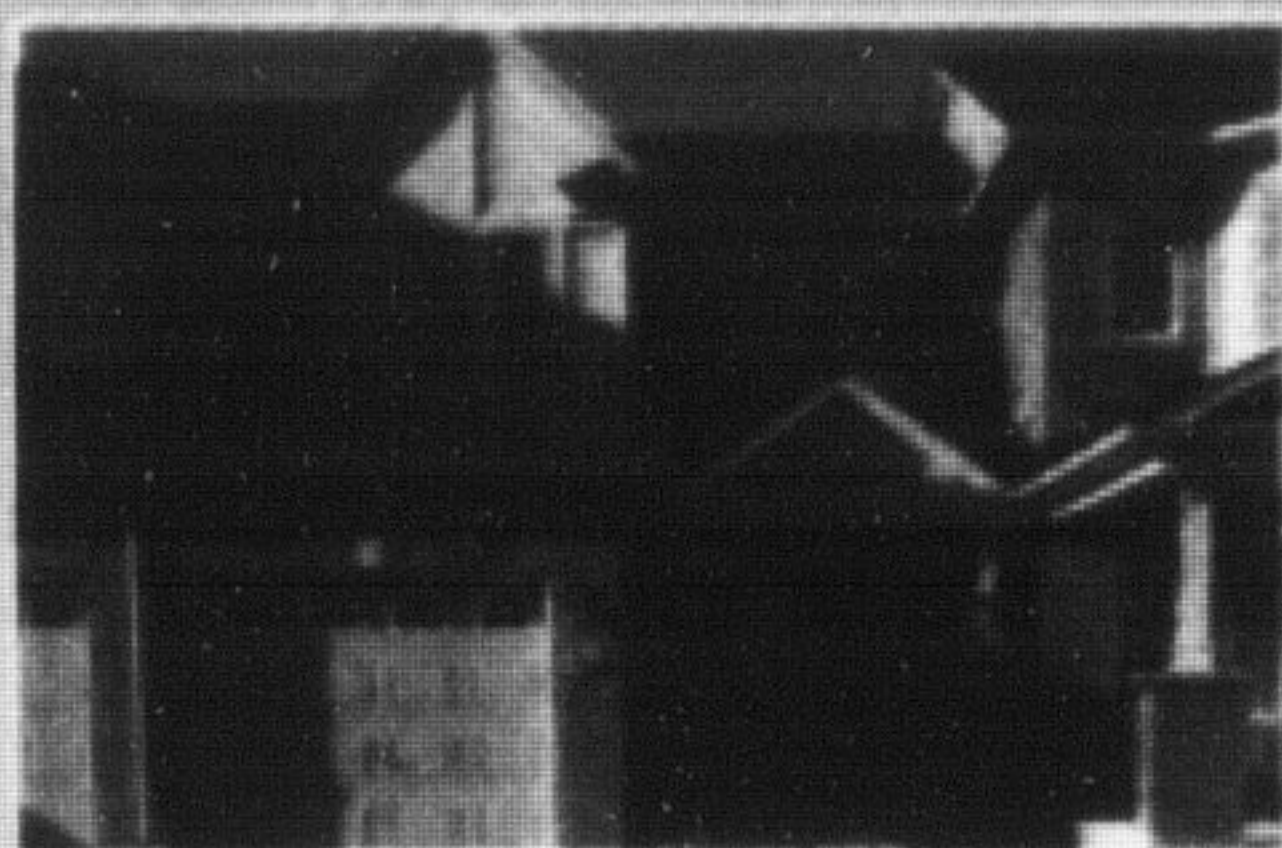


www.  
**AmyFlowers**  
.ca

**GREAT STARTER HOME**



Mattamy's Amesbury model (1130sqft) Energy Star home in sought after Hawthorne Village, 3 Bedrooms open concept Living/Dining room Bonus Parking for 2 cars on driveway.

**\$339,900**

**FOR LEASE**



Fully furnished rental in Milton. Mattamy Greensburg model (1822 sqft). Parking for 2 cars in the driveway. Highly upgraded complete with ensuite. Fully fenced yard.

**\$2,200/Mth**

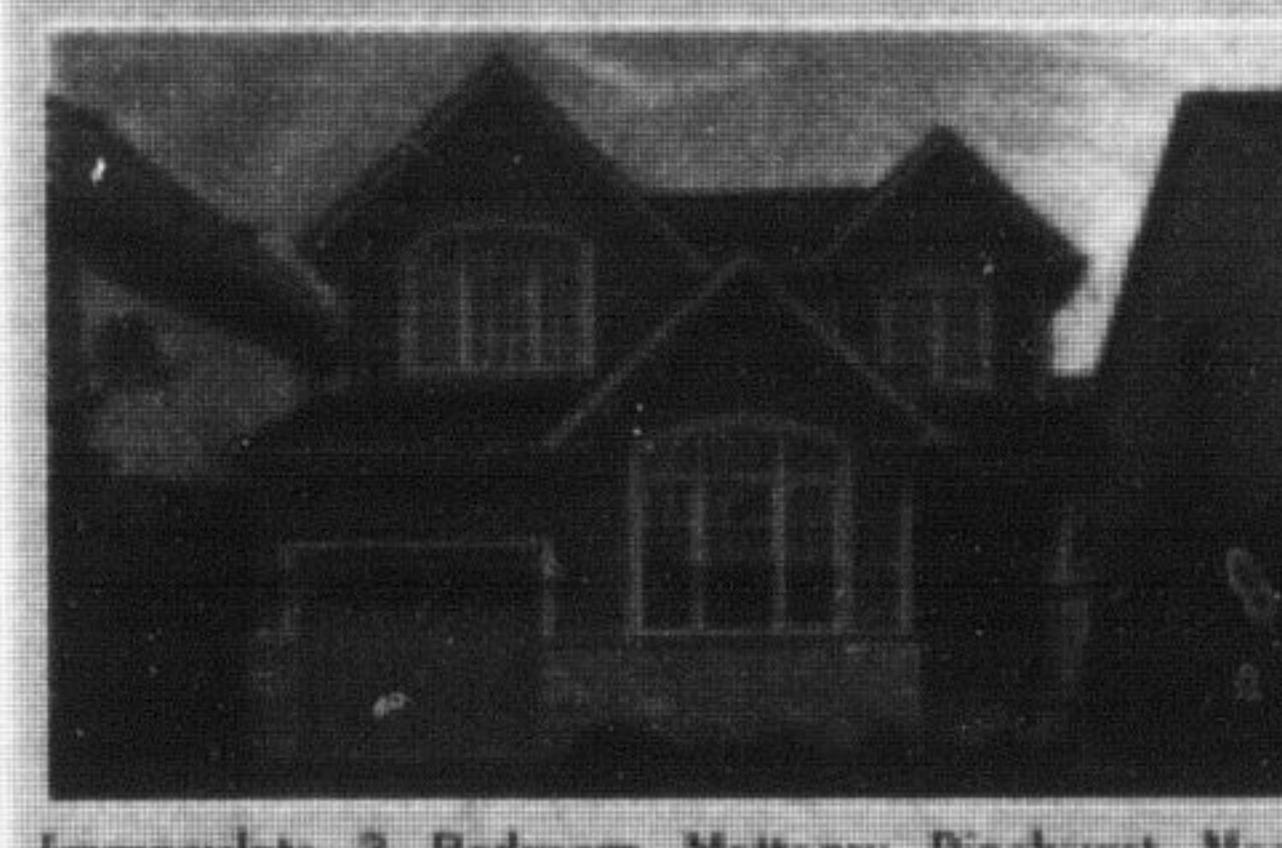
**FOR LEASE**



Mattamy's Lakepoint model. Semi-detached home available for lease, on quiet crescent close to parks, schools & transit. Open concept layout. Fully fenced yard.

**\$1,550/Mth**

**GORGEOUS HOME**



Immaculate 3 Bedroom Mattamy Pinehurst Model (1816Sqft) Located In Very Desirable Area, Close To Shops, Parks & Recreation. Open Concept Living Room & Dining Room, Dark Hardwood Floors, Large Eat-In Kitchen with an extra pantry & huge island with breakfast bar. Master Bedroom Retreat with 2 door entry, huge custom designed walk-in closet plus 4pc ensuite with corner soaker. Parking For Two Cars.

**\$447,900**

**DESIRABLE LOCATION**



Mattamy's Gilmore Model (1505sqft) on a premium pie lot, in sought after Hawthorne Village. 3 Bedroom home featuring open concept living area, large living room with travertine marble tile. Kitchen features SS appls, custom glass backsplash and plenty of storage. 2nd floor boasts hardwood floors & Master bedroom with ensuite and walk-in closet. Large fully fenced yard. Call us today!!

**\$419,900**

**FANTASTIC HOME**



Mattamy's Emery model (1370 sqft). 3 Bedroom home in desirable area, kitchen features ceramic floor, SS appl's, dark cabinets and walkout to yard. Master retreat boasts glass shower, 3 pc ensuite, and marble counters. A must see!!

**\$349,900**

**HOT OFF THE PRESS**



Sparkling Emery model (1370 sqft) located in the highly sought after Coates crossing neighbourhood. Hardwood floors, california shutters, ceramic backsplash, open concept, 3 bedrooms, 2 full baths, don't miss this one!

**AMAZING VALUE**



Mattamy's Wyndham Corner (1835 sqft). This fabulous 3 Bedroom home is located on a quiet street, and a perfect location for schools & parks. Hardwood throughout.

**\$449,900**

**Amy Flowers**  
Broker

**Michelle Merritt**  
**Neil Maxwell**  
**Bratt Ross**  
Sales Representatives

Direct Line

**905-878-6232**

**AMY flowers**  
TEAM WATCH YOUR DREAMS GROW™

**ROYAL LEPAGE** Meadowtowne Realty, Broker  
Independently Owned and Operated  
**905-878-8101**

**NEWS & INFORMATION**

from **The Oakville, Milton and District Real Estate Board**

**The September Real Estate Market**



**JACK McCRUDDEN**  
OMDREB President

Oakville Milton and District Real Estate Board.

Sales of existing homes in September 2011 totalled 765 – a 12.7 percent increase over September 2010 sales of 679. The increase was most significant in Milton where the number of residential sales totalled 181 compared to 130 in September 2010 – a jump of 39 percent in a community recognized as one of the fastest growing in Canada.

**October 3, 2011 Oakville/Milton** – Resale housing sales continue strong in the Oakville Milton area, according to statistics released today by The

The dollar volume of sales processed through the OMDREB MLS® system increased by 16.5 percent in September 2011 to \$312,998,734.

Once again, the Board reported a climb in new listings, as sellers responded to higher prices in both Milton and Oakville.

"The 7.5 percent increase in new listings is area sellers' response to the positive price gains over the past several months," commented OMDREB President Jack McCrudden. "Despite the current global economic uncertainty, real estate remains a great investment and buyers are responding."

The average price in Milton rose 16 percent to \$437,293 last month, compared to \$376,003 a year earlier. In Oakville, the average price totalled \$582,316 up 5 percent over September 2010's price.

McCrudden notes that record low mortgage rates remain the most significant factor in buyers' housing purchase decisions. "Even though recent Statistics Canada figures indicate a decline in consumer confidence across the country, home buyers in this area are still influenced by record low mortgage rates and increased choice in the housing market."

Third-quarter results point to a robust but stable market: Sales increased by 8 percent to 7,915 compared to 7,332 in the third-quarter of 2010 and numbers of new listings also increased by 8 percent for the first nine months of the year. Average prices in Oakville and Milton increased by 8.5 and 6 percent respectively year to date.

"If low mortgage rates continue, we're looking forward to a strong market through to year end," McCrudden concludes

**OMDREB Sept. 2011 Sales**

**RESIDENTIAL ONLY SALES ACCORDING TO DISTRICT**

Milton Residential Type	Units sold by Type		
Detached	101		
Semi/Townhouse	68		
Apartment/Condo	12		
Oakville Residential Type	Units sold by Type		
Detached	133		
Semi/Townhouse	53		
Apartment/Condo	41		
2011 Compared to 2010			
Milton	September 2011	September 2010	% Change
No. of Residential Sales	181	130	39%
Average 1 Sale Price	\$437,293	\$376,003	16%
Median 2 Sale Price	\$417,000	\$363,250	15%
Milton	YTD 2011	YTD 2010	% Change
No. of Residential Sales	1,620	1,435	13%
Average 1 Sale Price	\$414,162	\$390,929	6%
Median 2 Sale Price	\$395,000	\$368,000	7%
Oakville	September 2011	September 2010	% Change
No. of Residential Sales	228	220	3.5%
Average 1 Sale Price	\$582,316	\$554,586	5%
Median 2 Sale Price	\$519,750	\$458,900	13%
Oakville	YTD 2011	YTD 2010	% Change
No. of Residential Sales	2,668	2,525	5.5%
Average 1 Sale Price	\$608,301	\$561,197	8.5%
Median 2 Sale Price	\$518,250	\$480,000	8%

\*The average home price is found by adding the value of all sales and dividing by the number of homes.  
\*The median sale price is the midpoint of all sales.  
The information provided herein is deemed accurate but not guaranteed.  
Source: Oakville, Milton and District Real Estate Board (OMDREB)  
www.omdreb.on.ca

*Your local REALTORS LIVE, GIVE & PLAY in the Neighbourhood too!*

Established in 1954, The Oakville, Milton and District Real Estate Board (OMDREB) is the voice of 1,400 REALTORS® in Oakville, Milton and the surrounding area. OMDREB Members use the REALTOR® trademark, which identifies them as real estate professionals who subscribe to a strict code of ethics. OMDREB operates the local ® (MLS®) and provides ongoing professional education courses for its Members. For more information visit [www.omdreb.on.ca](http://www.omdreb.on.ca) or call OMDREB at 905.844.6491.