

REAL ESTATE: 1,800 fewer homes sold last month

GTA housing market slows

The real estate market's summer slowdown continued last month as sales declined 22 per cent compared to August 2009.

More than 6,200 homes changed hands in August, compared to more than 8,000 in the same period last year, according to the latest numbers from the Toronto Real Estate Board.

New listings also slowed, dropping by 1 per cent to 10,488.

At the same time, average prices inched up 6 per cent to a GTA average of \$411,012.

"Market conditions and the affordability picture would have to change dramatically before a sustained drop in the average selling price would take place," board senior manager of market analysis Jason Mercer said.

The prospect of interest rate hikes and new mortgage lending rules prompted some households to purchase a home sooner than they otherwise would have this year. The result has been a larger than normal dip in sales over the summer.

Board president Bill Johnston said several factors drove homebuyers to move earlier in the year than they otherwise might have.

The prospect of interest rate hikes and new mortgage lending rules prompted some households to purchase a home sooner than they otherwise would have this year, he said. The result has been a larger than normal dip in sales over the summer.

July sales were also quiet with fewer than 6,500 homes sold and listings at their lowest levels since 2002.

BY THE NUMBERS

- Markham (N11) was the first district in York Region to hit a total volume of more than \$1 billion in sales this year, sitting at \$1,031,820,381 at the end of August. Vaughan (N08) is likely to do the same soon, now sitting at more than \$900,000;

- The average number of days a house spends on the market has decreased since spring. Sales were most brisk last month in south Richmond Hill (N03), with an average 31 days. By comparison, houses were flying off the shelves in only 17 days as recently as March;

- Average prices in Markham-Thornhill (N01), Richmond Hill (N03, N04) averaged more than \$500,000

last month.

- While Newmarket is consistently the best value, with an \$382,078 average last month, Vaughan's half of Thornhill took a tumble, with 80 sales averaging only \$387,794. By comparison, March saw 112 sales averaging almost \$530,000 and the year-to-date average is more than \$480,000;

- Detached home sales sold for an average 101 per cent of list price in both central Markham (N11) and its half of Thornhill (N01);

- While sales have slowed, condo apartments continue to gain a foothold with more than 150 selling last month. While a detached house in Vaughan (N08) averages more than nearly \$640,000, the average condo cost \$298,993, and;

- The region's quietest, but priciest district, northeast Whitchurch-Stouffville (N13) has seen 96 properties change hands so far this year for an average \$749,917.

YELLOW BRICK HOUSE



Volunteer

Eliminate women abuse in our community

905-727-0930

1-800-263-2231

yellowbrickhouse.org

This message brought to you as a community service of The Stouffville Sun Tribune

AMBASSADOR CONTEST



The Markham Fair is excited to announce the 2010 Markham Fair Ambassador Competition.

The competition will be taking place at the Markham Fair Grounds on Saturday September 18th Starting at 5:00 pm. The ticket prices are: \$15 Single, \$25 Couple & \$5 for Children.

This is your opportunity to serve your community, win great prizes and have lots of fun! Students aged 18-24 are invited to enter the competition. (Ages 18-24 years by August 2011)

Ambassadors represent the fair from September 30 to October 3, 2010. As well all entrants must be willing to represent the fair at different community events throughout the year.

Please direct all inquiries about becoming a contestant to:
Markham Fair Office
905-642-3247

Name _____
Address _____
Phone Number _____ Age _____
Contestant Entry Deadline September 16th, 2010

Advanced tickets only from Fair Office or Candlelight & Memories Store-Stouffville
For Information On Ride All Day Passes,
Event times & locations visit: www.markhamfair.ca



BABY CONTEST

SATURDAY, OCTOBER 2ND
ENTERTAINMENT TENT - 9 AM

Rules:

1. Must be pre-registered
2. Babies must be born between July 1st/09 and June 30th/10
3. Babies must be resident of Markham or Whitchurch-Stouffville
4. Limited number of entries accepted
5. Deadline September 29th, 2010



For information only and registration
email babycontest@markhamfair.ca or mail entries to:
Markham Fair Baby Contest
12 Elizabeth St., Markham, ON L3P 2B4

Baby Name: _____
Address: _____
Baby's Date of Birth: mm ____ dd ____ yy ____
Sex: _____
Parent Name: _____
Phone Number: _____

For Information On Ride All Day Passes,
Event times & locations visit: www.markhamfair.ca

bulk barn scoop up the savings

Sale

Fri. September 10 to Thurs. September 23, 2010

Peanuts, Blanched, Roasted
salted or unsalted **159**
/lb .35/100g

Whole Cashews
roasted or dry roasted, salted or unsalted **739**
/lb 1.63/100g

Liquid Honey
Burke's since 1909, pure Canadian, white or amber **399**
/lb .88/100g

Bits & Bites
original, bbq or cheese **339**
/lb .75/100g

Pub Crawl Crunch
snack mix **649**
/lb 1.43/100g

All Vegetable Fusilli Pasta **199**
/lb .44/100g

Parmesan Cheese
grated, regular or light style **969**
/lb 2.14/100g

Peanut Butter
regular or natural, smooth or crunchy **20% off**

Tuesday, September 21, 2010 is World Alzheimer Day

Help support your local Alzheimer Society in this year's 15th Annual Coffee Break™. When you're in our store between Wednesday, September 8 through Wednesday, September 22, your \$1 Coffee Cup Donation card will help raise funds for your local Alzheimer Society Branch. All proceeds stay in your community to help support local programs and services.

Specials available at this/these location(s):

MARKHAM & 14TH CROSSINGS (905) 471-5605
MARKVILLE SHOPPING CENTRE (905) 475-7220
SCARBOROUGH TOWN CENTRE (416) 296-0287
STOUFFVILLE 1070 HOOVER PARK DRIVE (905) 642-2022
NEWMARKET GREEN LANE CENTRE (905) 853-0147
AURORA SHOPPING CENTRE (905) 751-1822
BRADFORD 537 HOLLAND ST. W. (905) 778-8807 - NEW STORE!

Every Wednesday, Seniors' & Students' save 10% on all regular priced products.
* Must provide valid identification. Excludes gift cards. Cannot be used in conjunction with any other promotional offer.

Visit our Website www.bulkbarn.ca



All references to savings claims are in comparison to our regular retail prices. While supplies last. On advertised items, we reserve the right to limit quantities.

Annual Hockey Swap Sat. Sept. 11th

Our Biggest Hockey Event of the Year!

EQUIPMENT DROP OFF

Tues. Sept 7th to Fri. Sept. 10th

We need your used equipment.

Turn your used equipment into cash!



21 Ringwood Dr., Stouffville
905-640-6657