

THE ROYALCREST

MARKET REPORT



Andy Sivry
Sales Representative

Record Home Sales Continue

The Toronto Real Estate Board reported a record number of sales for the month of September through TREB's MLS® System. There was a combined

8,200 home sales reported for September 2015. This result was up 2.5% compared to September 2014.

TREB MLS® sales through the first nine months of 2015 amounted to 80,331, which also represented a record result and a 9.5% increase compared to the first three quarters of 2014.

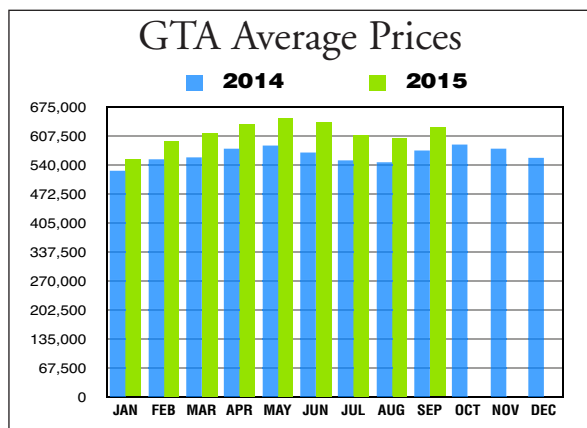
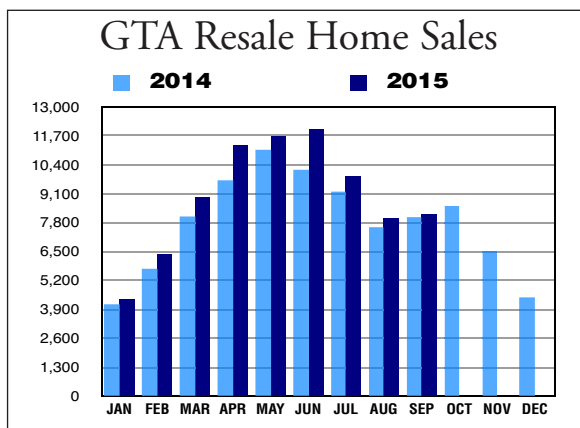
The MLS® Home Price Index (HPI)

Composite Benchmark Price was up by 10.5% year-over-year. The average selling price for all home types combined was also up by 9.2% annually to \$627,395.

While September was the second straight

month where annual growth in new listings outstripped annual growth sales, total active listings at the end of the month still remained below last year's level.

(Source: Toronto Real Estate Board)



Will Your Furniture Fit?

When you're viewing a condo that's on the market, you probably imagine how your furniture will fit and look in that space. Where will your desk go in the home office? How will you position the sofa and chairs in the living room?

Here are a few pointers that will help. First, it's often larger furniture that creates the most concern. Make sure you have those measurements on hand when viewing a property. That way, you can use a measuring tape to get a clear idea of how that particular piece of furniture will fit in the room.

Second, there are many online tools you can use to plan how furniture will fit in a particular size and shape of room. By using a

site such as www.planner.roomsketcher.com, you can position your furniture – and see how it fits in just a few minutes.

Finally, when viewing a condo, confirm that larger pieces of furniture can be moved into the rooms. A California King may not easily make the tight turn into the master bedroom. Knowing that in advance gives you the opportunity to plan accordingly.

To sell your condo for the **Best Market Price** Call...

Market Activity Report: Royalcrest and Area E05

Month:	Sept. 2015
Total Listings:	64
Total Sales:	33
Average Price:	\$282,018
Average Days on Market:	21
Average % of List:	98%



Andy Sivry, Sales Representative

I take pride in serving my Royalcrest clients for over 25 years

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THE ROYALCREST COMMUNITY CORNER

Do you think the winter months are a bad time to sell a condo?

Not necessarily. In fact, if you do the right things, your unit can sell just as quickly and for just as high a price as it would during the spring and summer months.

Call me if you have questions about buying or selling in the winter.

All the best,
Andy Sivry

DO YOU KNOW WHAT YOUR CONDO IS REALLY WORTH?

Call today for a complimentary, no obligation Real Estate Check-Up.

Cars get tune-ups, furnaces get maintenance and you see your doctor and dentist at least once a year, but did you know that your real estate investment needs a periodic check-up too?

Your home is probably one of your largest assets. That's why it's important for you to keep up-to-date on market trends in your immediate area.

Don't wait until the last minute – call today and we'll review:

- The current resale value of your condo.
- Helpful hints on improving the value of your condo.

Should You Purchase An Older Condo?

There is no shortage of new condo developments underway across the country. However, you might be considering purchasing a condo at an older, more established property. Is that a smart idea?

As with houses, there are pros and cons to purchasing an older condo.

For example, you don't have to rely on floor plans when considering a new home – as you might with a new development. You can see first-hand what you're getting. You can view the unit, check out the property features, and even chat with a few owners.

Also, older properties tend to

be located in mature areas. You'll know exactly how the surrounding neighbourhood will look and feel.

Of course, there are drawbacks. An older property may have maintenance projects that will be required in the near future. It's important to find out how well the condo board has planned for those contingencies. You don't want to find out about an unexpected hike in condo fees just after you move in.

It can get complicated, but a good REALTOR® who specializes in condos – and this property in particular – can help. Call me today.

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