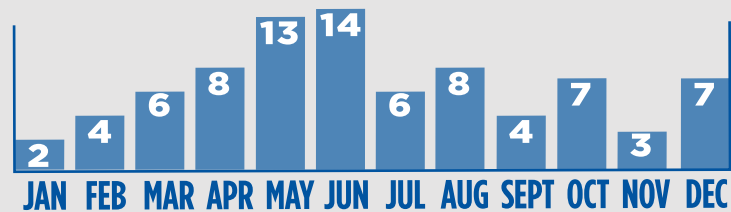


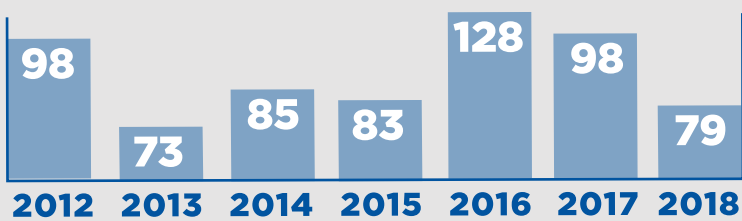
2018 CLEARVIEW SALES



2019 CLEARVIEW SALES & INVENTORY



YEAR TO DATE SALES TO DEC 31



WHERE THEY SOLD

Dec 2018

RENTAL	SALES
\$550-\$600,000	2
\$600-\$650,000	0
\$650-\$700,000	0
\$700-\$750,000	0
\$750-\$800,000	0
\$800-\$850,000	0
\$850-\$900,000	0
\$900-\$950,000	0
\$950-\$1,000,000	0
\$1,000-\$1,050,000	0
\$1,050-\$1,100,000	1
\$1,100-\$1,150,000	1
\$1,150-\$1,200,000	0
\$1,200-\$1,250,000	2
\$1,250-\$1,300,000	2
\$1,300-\$1,350,000	1
\$1,350-\$1,400,000	0
\$1,400-\$1,450,000	0
\$1,450-\$1,500,000	0

SALES



JAN 2019 | VOL. 24 #1

RE/MAX

Clearview

MARKET WATCH | Sheridan Gardens & Sherwood Heights Subdivisions

WHAT'S INSIDE

WHERE THEY SOLD

CHECK OUT THE HOMES SOLD LAST MONTH, INVENTORY OF HOMES FOR SALE AND HOW WE ARE DOING COMPARED TO THE LAST 7 YEARS

OUR LISTINGS

SOME CURRENT LISTINGS
HOME SEARCH | UPCOMING LISTINGS

2018 RESALE MARKET BACK TO NORMAL... MORE OR LESS

In the fall of 2017, there were as many opinions as there were experts as to what the 2018 resale housing market would do. "Expect large inventories", so a Buyers market. "Inventory will be low", so a Sellers market. At times both scenarios appeared accurate.

Unlike the spring of 2017, when any new listing would sell in a day or two with multiple offers, the 2018 market left the gate hobbling. Just 2 sales in January. February was not much better. Often considered the key quarter, the first 3 months had many wondering what happened.

Mortgage rates were in the news several times last year. Although mortgage could still be arranged for under 4%, the requirements of the Stress Test meant Buyers had to qualify for two percentage points higher. Brokers were scrambling, trying everything within their power to have the underwriters approve their clients' application. Many fell short and dreams of home ownership for some snuffed out. This was probably the big news story of 2018.

Mid year a new trend began to appear. Buyers with money and or no need to worry about mortgage qualifications, began ignoring the list price and submitted offers that were often regarded as insulting. One to two hundred thousand below list price. Not one particular Buyer but often several in a row. That put some further downward pressure on Sellers to reduce their eventual sale price well below their expectations. However a month or so later some Sellers came to realize that they actually did ok as the next few sales were even lower. By year end, a quick look back and it would be safe to suggest the market values dropped about 20% from the peak in April 2017 however resale values in 2018 are still on the same upward trajectory that began about 10 years ago.

So expect a lot more of the same in 2019. Limited inventory and informed Buyers. Give your home a fresh look, update critical shortcomings and price it sharply. We look forward to being a part of your real estate needs this year.

DAVE GITTINGS

TOWN OF OAKVILLE, TOWN COUNSELLOR, WARD 3

dgittings@oakville.ca | 905-844-5513
For any concerns or suggestions in Ward 3, please contact the Town of Oakville and Halton Region Councillor Dave Gittings

Keeping You Informed!



CLEARVIEW LISTINGS Jan 1, 2019

1509 Clearview Drive	Detached	2400 feet	3,300
1162 Lambton Drive	Detached	2400 feet	3,300
2780 Huntingdon Trail	Link	1780 feet	739,000
2564 Addingham Crescent	Link	1380 feet	793,000
1065 Lambton Drive	Detached	2348 feet	1,198,800
2804 Teak Crescent	Detached	2460 feet	1,148,000

We've Moved!

Steven C.N. Greer Greer & Bush Barristers & Solicitors
233 Robinson Street, Oakville
Tel.: 905-829-2922 | Fax: 905-829-4902

NUMBER OF HOMES SOLD IN CLEARVIEW



KL/ET
YOUR CLEARVIEW REALTORS
APEL

RE/MAX Realty Enterprises Inc. Brokerage
1697 Lakeshore Road West
Mississauga Ontario
L5J 1J4

905-855-2200



GEORGE KLOET
Sales Representative
416-845-8145
george@georgekloet.com
georgekloet.com

BRENDA APEL
Broker
416-518-5222
Brenda@BrendaApel.com
BrendaApel.com

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YOUR CLEARVIEW REALTORS
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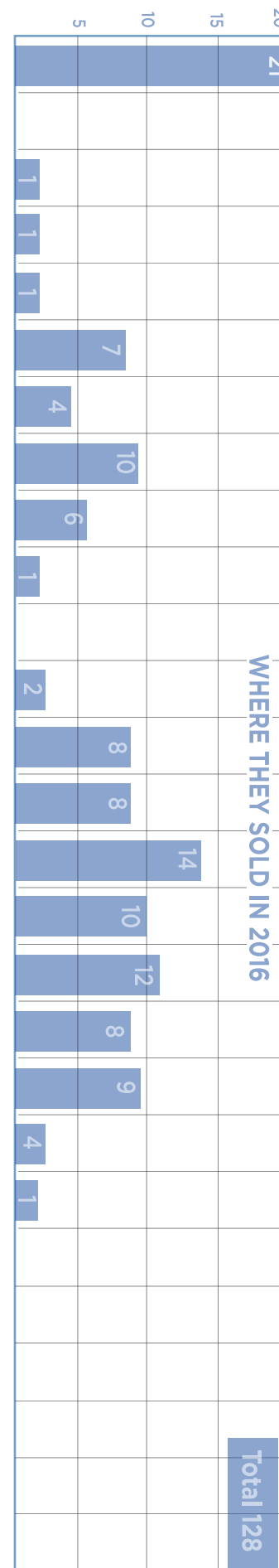


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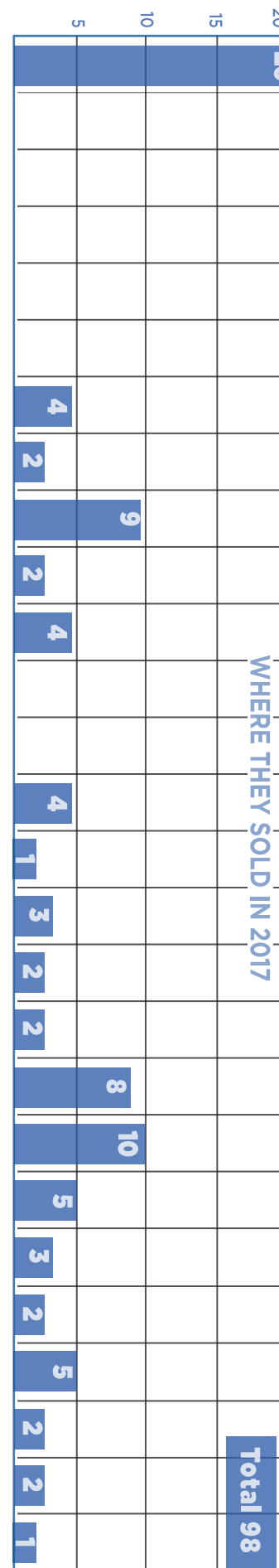
BRENDA APEL
Broker
416-518-5222
Brenda@BrendaApel.com
BrendaApel.com

RENTAL

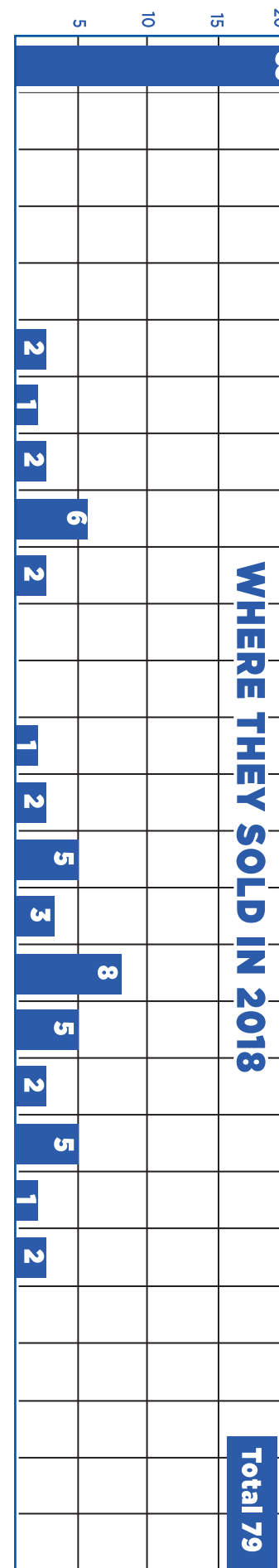
\$300 - 400,000
 \$400 - 500,000
 \$500 - 550,000
 \$550 - 600,000
 \$600 - 650,000
 \$650 - 700,000
 \$700 - 750,000
 \$750 - 800,000
 \$800 - 850,000
 \$850 - 900,000
 \$900 - 950,000
 \$950 - 1,000,000
 \$1,000 - 1,050,000
 \$1,050 - 1,100,000
 \$1,100 - \$1,150,000
 \$1,150 - 1,200,000
 \$1,200 - 1,250,000
 \$1,250 - 1,300,000
 \$1,300 - 1,350,000
 \$1,350 - 1,400,000
 \$1,400 - 1,450,000
 \$1,450 - 1,500,000
 \$1,500 - 1,550,000
 \$1,550 - 1,600,000
 \$1,600 - 1,650,000
 \$1,650,000+



WHERE THEY SOLD IN 2016



WHERE THEY SOLD IN 2017



WHERE THEY SOLD IN 2018



225 WEBB DR 703
 Indulge Yourself With The Best There Is In Condo Living In Downtown Mississauga. Luxurious Loft Condo In A Five Star Resort Like Building. Super 2+ Bedroom 2 Bath 2 Terrace Suite! Quick Possession Available. This Is Truly Amazing Unit Steps To Square 1 Shopping, Sheridan College, Transit And Hwy's. Amazing Amenities Include 24 Hr Security, Roof Top Lounge.



355 RATHBURN RD E 1004
 Two Bedroom Condo In The Well Kept Royale Grande High Rise. Tenth Floor. Open Balcony With Panoramic View Over The City To The Toronto Skyline. Freshly Painted. Modern Passage Doors. Laminate Floors. Energy Efficient Windows And Patio Door. Eat-In Kitchen, Master Bedroom Walk-In Closet, Sink, Spacious Laundry Room, Full Size Appliances And Additional Storage.



2968 MULBERRY DRIVE
 This home does not disappoint right from the gorgeous Shaker front door. You will see there is nothing to do but move in to this quiet street and enjoy! Kitchen and bathrooms all nicely renovated and no carpet in the house. Fantastic tiered deck to enjoy the backyard as well.

145 HILLCREST AVE
 Freshly painted two bedroom condo in Mississauga. Updated kitchen, Granite counters, Pot lights. Solarium with an unobstructed view towards the Toronto Skyline. One parking spot. Appliances and some furniture.



2780 HUNTINGDON TRAIL
 One of the largest link homes in Clearview. 1780 square feet. Two Fireplaces. Unique mid level family room. Hardwood floors throughout. Finished lower level. Retractable awning over the back yard deck. The property backs onto St Luke school.

For Sale!
 Gorgeous raised bungalow on a large 60 x 150 foot lot. Renovated and tastefully decorated throughout. Updated kitchen, built-in appliances. Hardwood floors. Separate entrance to the basement. Custom built bar and recreation room. Heated in-ground swimming pool and pool Cabana. Sprinkler system. Covered Florida sun porch. Flexible closing. \$999,800

1267 Kensington Park Rd.