

Living & Loving Life at Carrington

Message from Aly Buckingham...

The arrival of April heralds the prime selling season for resale homes in the GTA. The table below shows the seasonality index for resale homes in the GTA over the past ten years. An index of 100 shows an average number of transactions whereas numbers above 100 show an above-average number of transactions and numbers below 100 show a below-average number of transactions.

Jan – 62	Apr – 121	July – 109	Oct – 99
Feb – 88	May – 131	Aug – 100	Nov – 90
Mar – 112	June – 127	Sept – 97	Dec – 62

This data clearly shows that the April-to-June period is the prime selling season. With interest rates likely to rise in the near future and with the arrival of the HST on July 1st, this year's spring spike is likely to be even much greater than normal. This is truly an excellent time to move or to trade up.



Aly Buckingham sales representative

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Not intended to solicit buyers or sellers currently under contract with a brokerage. Statistics courtesy of the Toronto Real Estate Board. Market values depend on factors besides number of bedrooms, bathrooms and approximate square footage. Overall condition of the suite, precise square footage, floor, exposure, view and upgrades are some other key factors. Copyright © 2010 Mission Response Inc. www.missionresponse.com 416-236-0543 All Rights Reserved. T531



Our Community Real Estate Newsletter

The Buckingham Report

Sizzling resale market continues...

[see page 2 for details]

The Carrington Market Watch

Latest 6 Month Recap of Solds **September 1, 2009 - February 28, 2010**

	# sold	average price	low price	high price	days on market
1101 Leslie Street					
less than 700 sq. ft.					
1 bdrm, 1 bath	1	262,500	262,500	262,500	21
700 - 1100 sq. ft.					
1 bdrm, 1 bath	-	-	-	-	-
2 bdrm, 2 bath	-	-	-	-	-
1100 - 1500 sq. ft.					
2 bdrm, 2 bath	2	454,000	423,000	485,000	17
1500 - 2000 sq. ft.					
2 bdrm, 2 bath	-	-	-	-	-
2 bdrm, 3 bath	-	-	-	-	-
3 bdrm, 2 bath	-	-	-	-	-
1103 & 1105 Leslie Street					
less than 700 sq. ft.					
1 bdrm, 1 bath	4	241,975	219,900	253,500	8
700 - 1100 sq. ft.					
1 bdrm, 1 bath	3	263,333	245,000	275,000	22
1 bdrm, 2 bath	-	-	-	-	-
2 bdrm, 2 bath	12	311,324	266,888	340,000	18
1100 - 1500 sq. ft.					
2 bdrm, 2 bath	1	424,000	424,000	424,000	40
1500 - 2000 sq. ft.					
2 bdrm, 2 bath	-	-	-	-	-
2 bdrm, 3 bath	-	-	-	-	-

Aly Buckingham sales representative

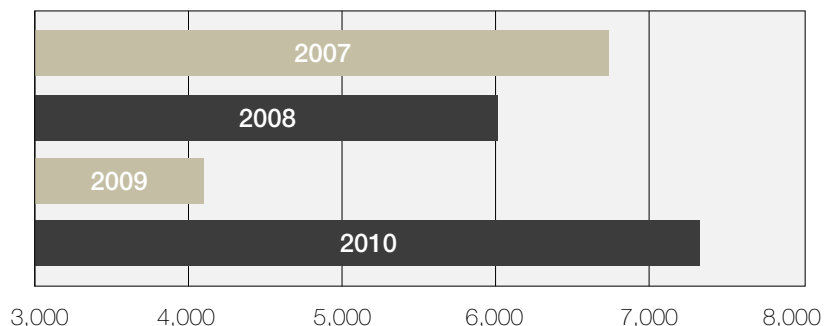
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Sizzling resale market continues

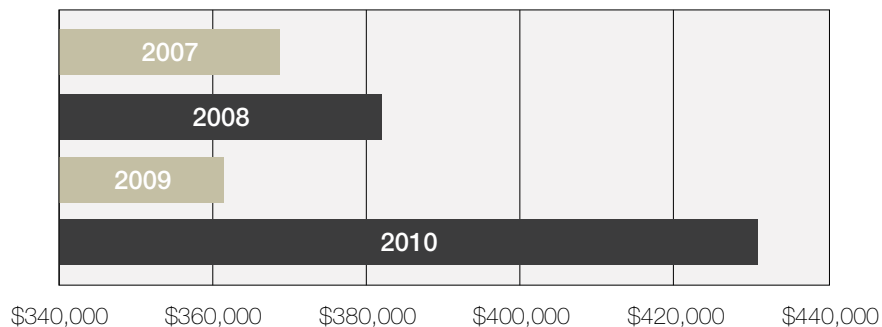
A total of 7,291 single family homes were sold in the GTA in February, representing a 77% increase versus February 2009 when only 4,120 sales were recorded. Since last year's performance was mired by the impact of the economic recession, a more valid comparison would be to the February average for the five years preceding 2009. By that yardstick, February sales are still up a substantial 15%, revealing that we are indeed in the midst of a very robust market. Rock bottom interest rates and increased consumer confidence are still powering the market; buyers are also being motivated by the knowledge that rates will soon increase and there is a strong desire to lock-in rates now. In addition, buyers are being motivated by a desire to avoid the impact of HST on closing and other costs relating to resale transactions (the new 13% HST will become effective on July 1, 2010).

GTA Resale Home Sales (Units Sold) - February



The average home selling price in February jumped to \$431,509 which is up a whopping 19% versus February 2009. In fact, this price establishes a new all-time high average selling price for the GTA. Market supply remains tight with only 14,514 active listings on the market at month-end (decline of 32% versus year ago). Days on market is down to just 22 days, a far cry from the year ago number of 45 days.

GTA Resale Home Sales (Average Price) - February



FOR SALE

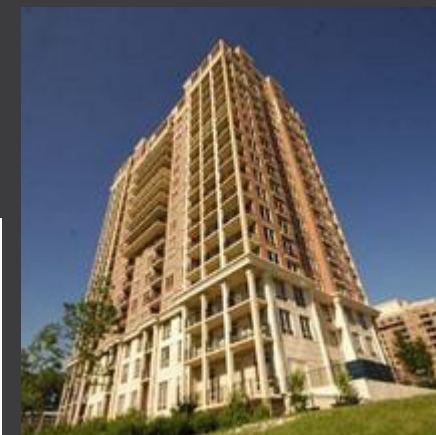
1101 Leslie Street
P 2003

The 'Sloane'. 1,095 sq. ft. + 22 foot balcony. One of the VERY best views. High overlooking acres of parkland, faces west. Amazing views and romantic sunsets. 2 parking, California shutters and fireplace.

FOR SALE

1101 Leslie Street
Suite 1808

The 'Savoy' model. 1 bedroom, 667 sq. ft. faces east overlooking pretty gardens, walkway and gazebo. Dark stained hardwood flooring, upgraded window coverings. Added space savers in walk in closet.



SOLD

83 Redpath Avenue

New complex at Yonge & Eglinton. Entertain from impressive roof-top terrace. Super central, walk to subway, shops, restaurants and theatre. You don't even need a car. Urban living at its best!

