

Living & Loving Life at Carrington

Message from Aly Buckingham...

As the new HST nears its implementation date of July 1, 2010, all potential buyers and sellers of resale real estate should take stock of the impact it will have on them. After July 1st, there will be a 13% tax on several items that were previously taxed at the 5% GST rate only. This includes real estate commissions, legal fees, moving costs, home inspection fees, title searches and condominium status certificates. According to the Ontario Real Estate Association (OREA), a resale home priced at \$360,000 will generate over two thousand dollars in new taxes. OREA estimates that the HST will add \$313 million annually in new taxes to resale home transactions. Of course, would-be buyers and sellers can avoid this new tax entirely if they transact and close before July 1st!

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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

Market off to a strong start in 2010...

[see page 2 for details]

The Carrington Market Watch

Latest 6 Month Recap of Solds **August 1, 2009 - January 31, 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	5	241,000	219,900	253,500	7
700 - 1100 sq. ft.					
1 bdrm, 1 bath	1	270,000	270,000	270,000	12
1 bdrm, 2 bath	-	-	-	-	-
2 bdrm, 2 bath	8	317,625	286,000	338,000	25
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

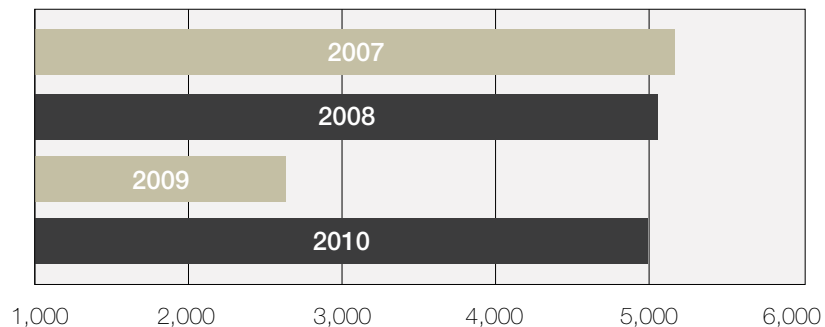
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Market off to strong start in 2010

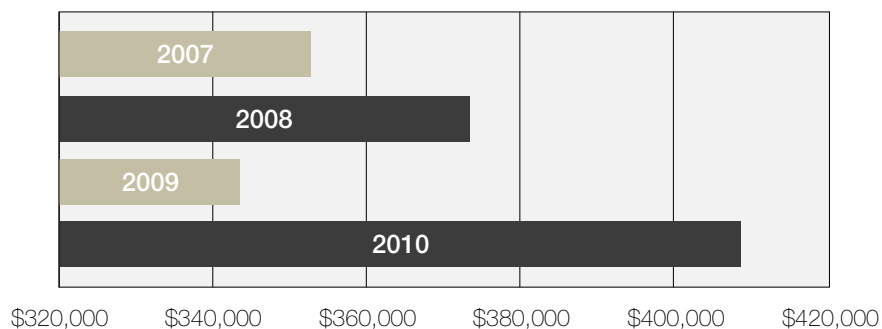
A total of 4,986 transactions were recorded in January in the GTA resale home market. This was a massive increase over the 2,670 homes sold in January 2009 when the market was in its recessionary trough. For perspective, January 2010 sales were slightly higher than the January average for the five years preceding 2009. The same factors that contributed heavily to the dramatic back half market recovery in 2009 remain in place as we entered the new year: very low interest rates, increasing consumer confidence in the economy and residual post recessionary pent-up demand.

GTA Resale Home Sales (Units Sold) - January



The average home selling price in January 2010 climbed 19% to \$409,058, compared to \$343,632 in the same month last year. This is the fifth consecutive month that the average resale price has eclipsed the \$400,000 barrier and, it would seem, that this barrier has now been permanently scaled on a go forward basis. Market supply remains tight with only 12,052 active listings on the market at month-end (decline of 41% versus year ago). Days on market data also reveals a vibrant market with a January 2010 figure of 28 days as compared to a January 2009 figure of 49 days.

GTA Resale Home Sales (Average Price) - January



SOLD

1103 Leslie Street,
Suite 305

S O L D! For full price in only 2 days!
Charming 2 bedroom, 2 bathroom
unit. 774 square feet overlooking pretty
gardens and westerly exposure.

ANOTHER HAPPY CLIENT!

FOR SALE

1101 Leslie Street -
1 Bedroom

Delightful 1 bedroom home on high
floor - overlooking pretty gardens.
Great opportunity for "entry level" suite
in popular "Carrington on the Park".
Building has indoor pool, 2 guest suites
and more.



SOLD

Reflections of Don Mills

**photo not
available**

Luxury 2 bedroom condo in boutique
building. Don't even need a car. Above
new "Shops at Don Mills". Walk to trendy
stores, restaurants, medical, library, and
community centre. TTC at door.