

Living & Loving Life at Carrington

Message from Aly Buckingham...

The month of May has finally arrived which marks, among other things, the peak portion of the Spring real estate market. Looking back at the past ten years of the GTA resale home market, the month of May has ranked as the single top month with an index of 132 (meaning May sales have been 32% higher than the average month over the past decade). This year we should witness an even higher spike in sales for May given our brutally long winter which severely cut into sales activity during the early part of the key Spring market. May also heralds one of the most important days of the year: Mother's Day! Where would we be without the kindness, patience and wisdom of mothers everywhere? So here's one big salute to all you wonderful mothers and my wish for all good things in the year ahead! Until next time, take care!

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 © 2011 Mission Response Inc. www.missionresponse.com 416-236-0543 All Rights Reserved. T531



Our Community Real Estate Newsletter

The Buckingham Report

Strong volume trend, price growth...

[see page 2 for details]

The Carrington Market Watch

Latest 6 Month Recap of Solds **October 1, 2010 - March 31, 2011**

	# sold	average price	low price	high price	days on market
1101 Leslie Street					
less than 700 sq. ft.					
1 bdrm, 1 bath	-	-	-	-	-
700 - 1100 sq. ft.					
1 bdrm, 1 bath	1	323,888	323,888	323,888	8
2 bdrm, 2 bath	1	361,500	361,500	361,500	13
1100 - 1500 sq. ft.					
2 bdrm, 2 bath	1	445,000	445,000	445,000	24
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	-	-	-	-	-
700 - 1100 sq. ft.					
1 bdrm, 1 bath	1	289,000	289,000	289,000	22
1 bdrm, 2 bath	-	-	-	-	-
2 bdrm, 2 bath	6	311,583	280,000	350,000	14
1100 - 1500 sq. ft.					
2 bdrm, 2 bath	1	538,000	538,000	538,000	28
1500 - 2000 sq. ft.					
2 bdrm, 2 bath	-	-	-	-	-
2 bdrm, 3 bath	-	-	-	-	-

Aly Buckingham sales representative

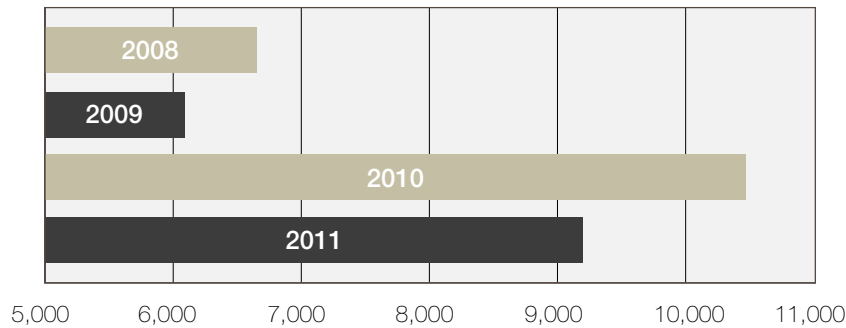
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Strong volume trend, price growth

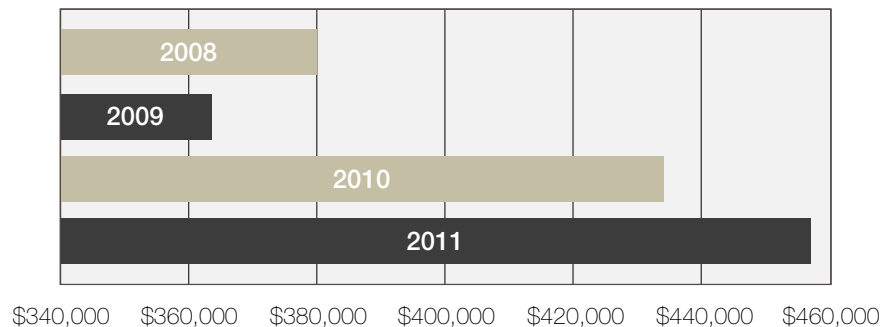
A total of 9,262 transactions were recorded during the month of March through the TorontoMLS® system, representing the second best March result on record. The number of transactions was 11% lower than the all-time record which was established one year ago in March 2010. The overall strong volume trend is a function of a solid affordability picture and of improving economic conditions both in the GTA and nationally. Unseasonably poor weather during the month of March likely curtailed this volume performance to a degree, and augurs well for the months ahead.

GTA Resale Home Sales (Units Sold) - March



The average selling price of a resale home in the GTA for the month of March came in at \$456,147, which represented a high water mark in the history of the Toronto Real Estate Board. Resale price growth was 5% versus March 2010 when the average price came in at \$434,696. Tight market conditions (active listings down by 11% versus year ago; new listings down by 19% versus year ago) caused more competition between buyers. Given the current level of affordability, it is judged that this strong level of price growth will be sustainable during the months ahead.

GTA Resale Home Sales (Average Price) - March



SOLD

1105 Leslie Street,
Suite 906

S - O - L - D !!

We welcome another happy owner to our complex. 2 bedroom plus library. North west corner, 1,350 square feet, 2 car parking. NEED MORE LISTINGS!!

SOLD

1105 Leslie Street,
PH 03

S - O - L - D !!

We welcome another happy new owner to our community. 2 bedroom, south west corner, 2 parking and 3 lockers. NEED MORE LISTINGS!!



NEW LISTING

1103 Leslie Street,
Suite 402

\$292,500. Charming 1 bedroom condo. Pretty as a picture, great decor, stunning young vibe. Entry level, fine lifestyle! Enjoy stainless steel appliances, upgraded lights and window coverings. It is a 10!

