

Living & Loving Life at Carrington

Message from Aly Buckingham...

The "Client" vs "Customer" Distinction

Whenever you work with a REALTOR®, you have the opportunity to determine whether you want to be represented as a "Client" or as a "Customer". By opting for "Client" status, you are choosing to contract with a real estate professional and the brokerage they represent, so that they will act in your best interests throughout the duration of your transaction. By choosing "Customer" status, you have agreed that the real estate professional and their brokerage are not required to represent your interests and you are not obligated to work exclusively with them. This distinction has obvious important practical ramifications and is one of the reasons that when you are working with a REALTOR® on the buying side, you should always insist upon a Buyer Agency Agreement. To find out more about this important legal distinction, please feel free to give me a call at anytime.



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

Volume soft, prices firm...

[see page 2 for details]

The Carrington Market Watch

Latest 6 Month Recap of Solds **February 1, 2010 - July 31, 2010**

	# sold	average price	low price	high price	days on market
1101 Leslie Street					
less than 700 sq. ft.					
1 bdrm, 1 bath	2	255,000	255,000	255,000	16
700 - 1100 sq. ft.					
1 bdrm, 1 bath	1	309,000	309,000	309,000	7
2 bdrm, 2 bath	1	365,000	365,000	365,000	8
1100 - 1500 sq. ft.					
2 bdrm, 2 bath	4	420,250	402,000	450,000	31
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	2	258,000	251,000	265,000	13
700 - 1100 sq. ft.					
1 bdrm, 1 bath	5	277,150	271,250	285,000	29
1 bdrm, 2 bath	-	-	-	-	-
2 bdrm, 2 bath	8	312,313	274,500	340,000	23
1100 - 1500 sq. ft.					
2 bdrm, 2 bath	1	472,500	472,500	472,500	60
1500 - 2000 sq. ft.					
2 bdrm, 2 bath	-	-	-	-	-
2 bdrm, 3 bath	1	792,000	792,000	792,000	28

Aly Buckingham sales representative

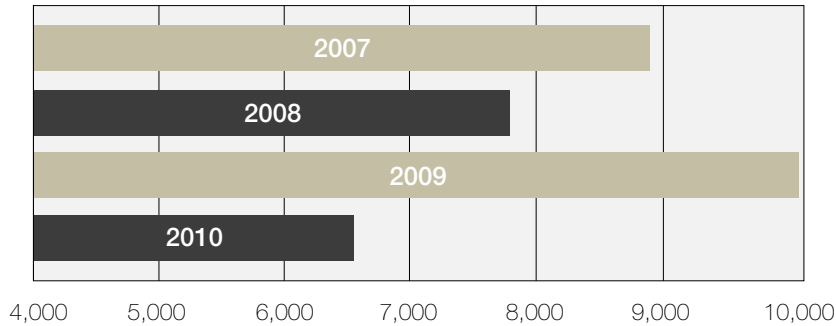
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Volume soft, prices firm

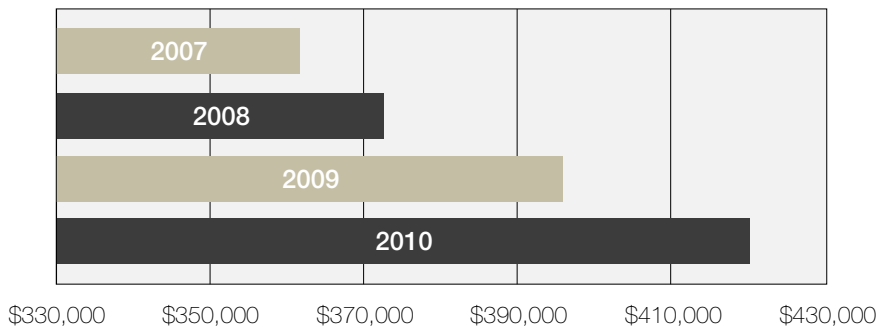
A total of 6,564 homes were sold in the month of July in the GTA, which represented a 34% decline versus July 2009. Volumes have moderated considerably over the past few months following the record-setting surge through most of the winter and early spring. Total sales through the first seven months of 2010 remain in double digit growth territory, at 12%, versus the comparable period in 2009. The recent decline in the pace of sales reflects the fact that many 2010 buyers decided to act earlier than the typical seasonal norm in order to get ahead of highly anticipated mortgage rate increases and to minimize the impact of the July 1st HST introduction (the HST does apply to many resale-related items although not on purchase price itself).

GTA Resale Home Sales (Units Sold) - July



The average price of a resale home was \$420,482 in July, which was up by a sound 6% versus the July 2009 average price of \$395,414. Over the first seven months of 2010, the average selling price is up by a very respectable 12% versus the comparable period in 2009. Of note, the number of new listings which came onto the market in July dropped to 10,825 which was the lowest level for the month of July since 2002. As a result, there was enough competition in the marketplace between buyers to exert upward pressure on prices. Days on market for the month of July were 33 days, up slightly from the July 2009 figure of 31 days and up more significantly from the June 2010 figure of 27 days. Finally, the price-to-list ratio for July came in at 97%.

GTA Resale Home Sales (Average Price) - July



FOR LEASE

1103 Leslie Street,
Suite 806

Wanted! **\$1,700/month**. First class tenants 1 year lease. Owner transferred, needs someone thoughtful and reliable to keep this lovely condo safe and happily lived in for 12 months. 2 bedrooms and 2 baths.

NEW LISTING

1103 Leslie Street,
PH 03

\$449,000. Great value on popular south west corner. AMAZING views. 2 bedrooms plus den. 2 car parking, 1 locker. Designer decorated with two balconies. Flexible closing, spotless unit! 1,229 square feet.



NEW LISTING

121 Centennial Road,
T.H. 97

Drive a little - Save A LOT! Only **\$225,000**. 3 bedroom townhouse at Lawrence and Centennial. Across from the "GO" station and NEW waterfront trail. Great unit, original owner - backs onto parkette.

