



Tight Market Results in Strong Price Growth in April

TORONTO - May 4, 2011

Greater Toronto REALTORS® reported 9,041 existing home sales through the TorontoMLS® system in April 2011. This result was down 17 per cent compared April 2010 when sales spiked to a new record of 10,898. While off last year's record result, April 2011 sales were in line with the average April sales level reported over the previous five years.

"Existing home sales have been strong from a historic perspective through the first four months of 2011. Expect the pace of sales to remain robust through the spring, as the economy expands and home buyers continue to benefit from affordable home ownership opportunities," said Toronto Real Estate Board (TREB) President Bill Johnston.

Market conditions tightened markedly over the last year. April 2011 sales accounted for 62 per cent of new listings during the month – up substantially from 53 per cent in April 2010. Tighter conditions resulted in the average April selling price growing by nine per cent annually to \$477,407.

"The number of listings has been below expectations so far this year. Increased competition between home buyers has led to an accelerating annual rate of price growth," said Jason Mercer, TREB's Senior Manager of Market Analysis. "The strong price growth experienced in April should result in more listings and more balanced market conditions."

(continued)

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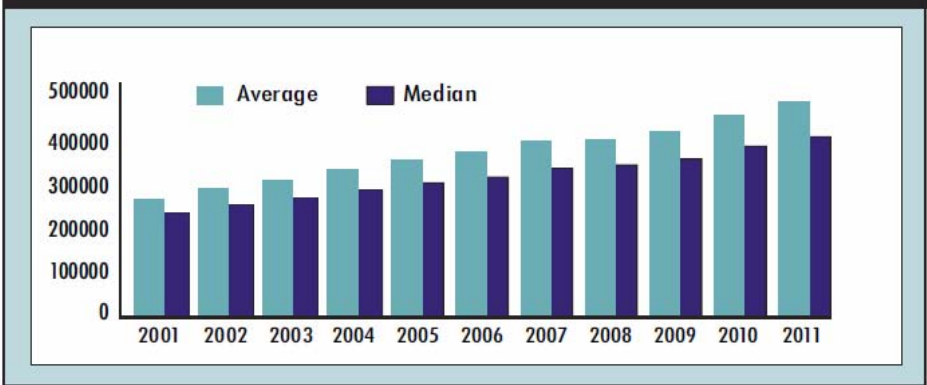
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Tight Market Results in Strong Price Growth in April (continued)

Median Price

In April, the median price was \$402,000, from the \$373,000 recorded during April of 2010.

Annual Average and Median Price



Source: Market Watch, Toronto Real Estate Board

FIND A LOCAL BUSINESS THAT GIVES PROVIDES OUTSTANDING SERVICE.

Each month we feature a small business that has a proven track record. Let us know if there is company you recommend. *This month it's:*

**HOLY TRINITY
ARMENIAN
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Armenian Family Support Services
www.torontoarmenianchurch.org

The Armenian Family Support Services (AFSS) has been providing furniture and furnishings to our new-comer families and those in need for more than five years. See how you can support the cause.

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For Lease



1230 Avenue Rd. - A spacious 2 bedroom, main floor unit, approx. 1200 sq ft. in an up-scale neighbourhood. Updated hardwood floors, kitchen and bathroom with heated floors + parking.

MARKET WATCH

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Testimonials

Sophia Brown and Omar Lam

First Time Buyers and Home Owners



Omar and I would like to take this moment and let you know how thankful we are, to have you as our real estate agent. You've been so patient, understanding, very knowledgeable of all

avenues as we were so confused to what we were doing.

We are now entering into a whole new world, with your help we can enjoy "Our Home", yes we are finally here!

HOME FINDER

If you are starting to look for a new home and you want to find out about New Listings as soon as they come on the market, ask about our FREE Home Finder System.

Our computers will search and match your exact wants and needs with all of the new homes that come on the market each day.

For more information, just call me at 416-562-6062 or e-mail at dolam@trebnet.com

cheering to your success

The Silent Market

In today's tight market, this may just be the edge you have been looking for to help you get Moving... Often, these properties are not even listed on the MLS. We call this our Silent Market.



Spacious Condo - 3300 Don Mills Rd. - 2+1 Bedroom, approx. 1300 sq ft. Easily converted to 3 bedroom. Laminate flooring, granite counter, updated baths, 3 parking spaces. Conveniently located close to shopping, subway, highway and schools.



Yonge / Sheppard - 28 Empress Ave. - Desirable Empress Avenue. 2 Bedroom, 2 Bath, high floor. 1 Parking space, 1 locker. 875 sq ft. Call for appointment.



For Lease - Brand NEW, Never Lived-In - 1100 Sheppard Ave. W. - 1+1 Bedroom, granite counters, stainless steel appliances, laminate flooring, parking + locker. 670 sq ft. 2 min. walk to Downsview subway. \$1450/mo. - June 2011



For Lease - Basement Apartment - Pickering
2 Bedroom, laminate flooring, fireplace, separate laundry, dishwasher. Available July 1st, 2011

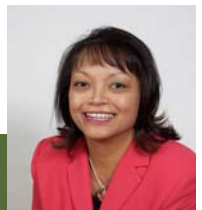
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