



## Sales and Price Increase in May

TORONTO - June 3, 2011

Greater Toronto REALTORS® % reported 10,046 sales in May 2011 – up six per cent compared to May 2010. This result was the second best on record for May under the current Toronto Real Estate Board service area. The number of new listings in May, at 16,076, was down 15 per cent compared to last year.

“Positive economic news and low borrowing costs led to strong sales through the first five months of the year, including the increase in May,” said Toronto Real Estate Board President Bill Johnston. “At the same time, the market has become much tighter compared to last year, due to a substantial dip in new listings.”

### Median Price

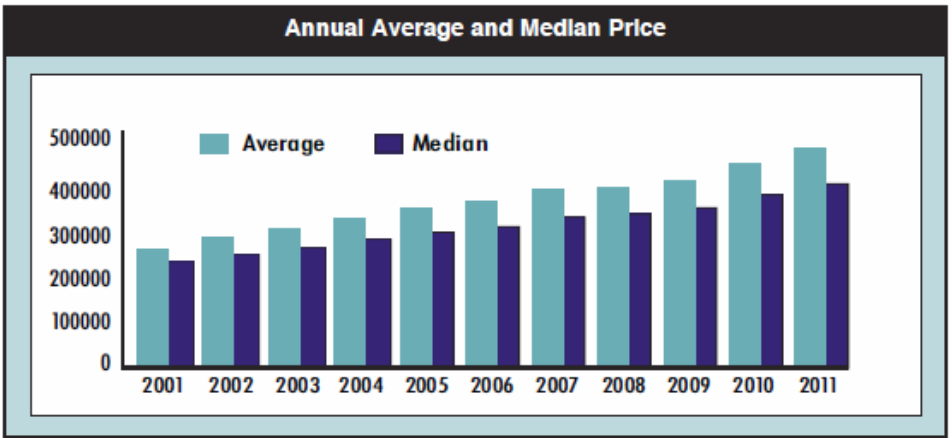
In May, the median price was \$400,000, from the \$376,750 recorded during May of 2010.

Homes were on the market for an average of 23 days and sold for an average price of \$485,520—up nine per cent compared to \$446,593 in May 2010. The strongest rate of price growth was experienced for single-detached homes sold in the City of Toronto.

“We have seen clear-cut seller’s market conditions emerge over the past two to three months,” explained Jason Mercer, TREB’s Senior Manager of Market Analysis. “The robust price appreciation that we have seen will hopefully prompt more households to list, resulting in a more balanced market later this year,” continued Mercer.

(continued)

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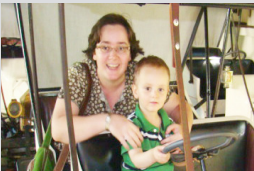
Source: Market Watch, Toronto Real Estate Board

**What does this mean for you?** If you're a home seller and thinking of down-sizing, now may be the appropriate time to sell and realize the equity in your home.

As a home buyer it may be wise to purchase sooner rather than later, as prices are increasing and given the low interest rates and stable economic outlook.

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:*



## **Babysitting - Brian Dr. / Sheppard Ave. E.**

Previous daycare experience  
Babysitting available full or half-day

Contact Andrea Coste at (416) 799-7105

## **GO GREEN: RECYCLE THIS NEWSLETTER!**



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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

#### *See and interesting home?*

No need to wonder about the price. No need to call a high-pressure sales agent who will just make you feel obligated. My computers can send you the information quickly and easily for any house, listed or sold, anywhere in town. Just ask me!

**It's all part of my FREE, no-obligation Market Watch Service.**

Leave the address on my voicemail **1-800-788-5982 205#**, anytime, 24 hours a day, and I'll fax, mail or email all the information on that listing within 24 hours.

## Are you in need of cleaning services?



Contact: Anna Julia  
*Home Cleaning Services*  
**647-342-0620**

## Testimonials

### Robin McCleave

“My husband and I recently had the pleasure of meeting Donna Lam who sold our condo.”

“I found her to be very professional while at the same time listening carefully to our needs and addressing our concerns in a manner that gave my husband and I complete confidence in her as our agent.”

“We would have no hesitation recommending Donna to anyone who was looking for a trustworthy, hard working individual to represent them in either the sale or purchase of thier home.”

### 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](mailto: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. Laminate flooring, granite counter, updated baths, 3 parking spaces. Perfect for empty-nesters or anyone down-sizing. Conveniently located close to shopping, subway, highway and schools. Lots of storage.



**Yonge / Finch - 1 Bedroom - Locker, parking, wood flooring, direct access to subway. \$270K. **Not yet on MLS.**** Call now to book your appointment before it's gone!



**75 Sandford Cres. Whitby - \$339,900 - 4 Bedroom**, 9ft ceilings, open-concept, family room with fireplace, walkout to deck and fully fenced yard. Brand new stainless steel appliances. Call for your private viewing today!



**For Lease - Basement Apartment - Pickering** 2 Bedroom, laminate flooring, fireplace, separate laundry, dishwasher. \$975/mo.

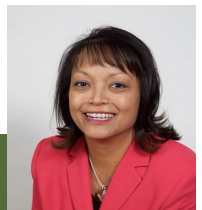
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