



Strong August Home Sales in the GTA

Toronto, September 7, 2011

Greater Toronto REALTORS® reported 7,542 sales through the TorontoMLS® system in August – a 24 per cent increase over 6,083 sales in August 2010. New listings, at 12,509, were up by 20 per cent compared to August 2010. Market conditions remained tight as sales growth outstripped growth in new listings.

“Home sales in the GTA have stood up well despite a less certain economic outlook,” said Toronto Real Estate Board President Richard Silver. “Home sales will be bolstered by low mortgage rates moving forward. The Bank of



Canada is expected to be on the sidelines until the second half of 2012 or even into 2013. However, home ownership affordability in the City of Toronto could be further improved with the removal of the City’s land transfer tax. This tax currently represents a substantial upfront cost for home buyers.”

With market conditions remaining tight in the GTA, the average selling price continued to grow strongly in August – up by more than 10 per cent year-over-year to \$451,663.

“We remain on pace for the second best year on record for sales. Approximately 90,000 transactions are expected by the end of December,” said TREB’s Senior Manager of Market Analysis Jason Mercer. “Major home ownership costs, including the average monthly mortgage payment, remain affordable despite the strong price growth experienced so far this year.”

How do I prep my cedar hedge for the coming cold?

Globe and Mail Published Saturday, Sep. 17, 2011

The question:

We just put in a new cedar hedge. When do we prune it?

The answer:

Do other maintenance work before you think of pruning: Make sure each tree gets three buckets of water twice a week (or about an hour and a half with a sprinkler) and goes into winter well-watered through this method. Do this until frost is threatened.



You can leave the pruning for this year, but a year from now start it in late winter or early spring. Shape the hedge so the top is slightly narrower than the bottom so snow doesn't collect on it and break branches. This is true for all evergreen hedges. With flowering hedges, prune after they've bloomed in spring or summer.

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:*



Unique Home Renovation and Landscaping

Professional, safe and reliable handyman for all your home renovation/repair and landscaping needs.

Contact Barry at: (416) 457-9764 or email at: barry.unique@gmail.com

GO GREEN: RECYCLE THIS NEWSLETTER!



After you've enjoyed my newsletter, please recycle it by passing it along to a family member, friend, neighbor or coworker.

Just SOLD!



34 Copping Road, Toronto
 Deep Ravine Lot 50x136!
 Deer and nature at your door-
 step, surrounded by conservation
 area. A cottage country setting
 in the city. Build up or out, this
 home awaits your special touch.

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.

cheering to your success

Welcome New Clients!

Here are some of the new clients who became members of our "Real Estate Family" this past month. Welcome and best wishes!

Ian & Bakham Hensbergen (ref. by Solina Su)

We love giving recognition to our new friends and our wonderful existing clients who are kind enough to refer their friends, family and neighbors to us.

Testimonials

"Donna Lam exceeded my expectations on what a Real Estate agent would do. She identified comparable properties, and discussed what price point would bring me the best return.

The result was that my house sold within 10 hrs of being listed, for 100.14% of the asking price. I'm glad to have met Donna Lam, she provided great customer service, I just wish I made her acquaintance sooner.

Donna thanks you for shining some light on my indecisions and providing expert advice on my dreams."

Regards,
Charles McKenzie



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**

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.



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!



1230 Avenue Rd. Toronto - For Lease

A spacious 2 bedroom, main floor unit, approx. 1200sq ft. in an upscale neighbourhood. Updated hardwood floors, kitchen and bathroom with heated floors + parking. \$1695/mo.



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