



## Sales and Average Price Growth Continued in September

TORONTO, October 3, 2014

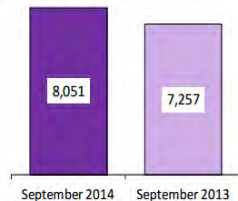
Toronto Real Estate Board President Paul Etherington announced that there were 8,051 transactions reported through the TorontoMLS system in September 2014. This result represented a 10.9 per cent increase compared to September 2013. On a year-to-date basis through the first three quarters of the year, sales were up by 6.9 per cent annually to 73,465.

“Despite a persistent shortage of listings in some market segments, we have experienced strong growth in sales though the first nine months of 2014. This is evidence that GTA households remain upbeat about purchasing a home. The majority of home buyers purchase a home using a mortgage. The share of the average household’s income dedicated to their mortgage payment remains affordable, which is why buyer interest has remained solid,” said Mr. Etherington.

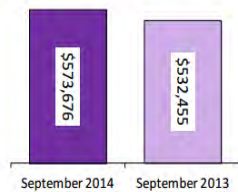
The average selling price for September 2014 transactions was \$573,676 ñ up by 7.7 percent compared to the same period in 2013. Average year-over-year price growth was strongest in the City of Toronto, both for low-rise home types like detached and semidetached houses and for condominium apartments. The average selling price year-to-date was \$563,813 ñ up 8.5 per cent compared to the first nine months of 2013.

“If the current pace of sales growth remains in place, we could be flirting with a new record for residential sales reported by TREB Members this year. On the pricing front, the multitude of willing buyers in the marketplace coupled with the short supply of listings will continue to translate into very strong annual rates of price growth in the fourth quarter,” said Jason Mercer, TREB’s Director of Market Analysis.

TorontoMLS Sales Activity



TorontoMLS Average Price



## Properties of Interest

### EXCLUSIVE FOR SALE! - 95 La Rose Ave.



Sun-filled 3bdrm condo unit updated with quality Burmese-teak hardwood flooring with 1/4" cork underpad; completely new kitchen with top of the line stainless steel appliances and granite countertop, california shutters, closet organizers, newer light fixtures. 2 walkouts to balcony features spectacular views. 3rd bedroom currently being used as living space but can easily be converted back to a bedroom. Close to all amenities.

Call for a private viewing today!

### Beautiful Humber Valley Village - 30 Anglesey Ave.



Quiet gem of a building – only 26 units in sought after Humber Valley Village. Rarely offered spacious 1740 sq ft., 2 bedroom unit perfect for downsizing. Ample room for living and entertaining.

Call for a private viewing today!

### 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 LEASED!



**28 Empress Ave., Toronto**  
Spacious 2 Bdrm Split Lay-out. Unobstructed East View Overlooking Green Space. Sub-Penthouse - Only 6 Units On This Level. Clean Well-Kept Unit, Laminate Flooring, 2 Full Baths, Parking, Locker. Secure Building With 24 Hr Concierge.

### 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!

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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.

## Find a Local Business that 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:*



**Markham Subaru**  
9401 Markham Rd.,  
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Our dealership is proud to serve Subaru customers in Markham, Stouffville, Unionville, Uxbridge and surrounding areas.

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If you're already a Subaru owner, our Subaru Certified Technicians can provide the Genuine Subaru parts, accessories and quality service your vehicle deserves.

Contact Haider Ebrahim, Service and Parts Advisor at: (905) 209-0002 or email [service@markhamsubaru.com](mailto:service@markhamsubaru.com)

## Common Selling Mistakes and How to Avoid Them

Selling your home? Don't let avoidable mistakes cut into your profits.



Most people don't sell homes for a living. The right real estate agent is a vital piece in the selling puzzle but ultimately it's your home and your profit or your loss. Don't let these common sellers mistakes diminish your profits!

Contact me to receive the full report.

*cheering to your success*

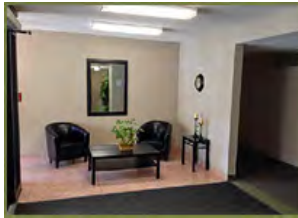
## Properties of Interest

### Exciting, Happening - Shops of Don Mills. - 85 The Donway #1007



Enjoy restaurants, shopping, concerts and all thing hip at your doorstep. Reflections, lovely 2 bedroom, 983 sq ft. condo with the best view in the building! Hardwood, stainless steel appliances, 1 parking, 1 locker. Call for a private viewing today!

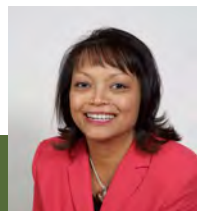
### FOR LEASE - Sheppard/DVP Location



Quiet, clean low-rise building, centrally located; close to schools, shopping, TTC and highways. 2 bedroom, top floor end unit, parquet hardwood floors, renovated kitchen and bath. Unit in good condition, 1 parking, all utilities included. Available NOW! \$1500/mo.

The information contained within is solely advisory and should not be substituted for legal, financial or tax advice.

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