



Specializing in Residences of *The Kingsway* and *Sunnylea*

MARKET

Brief

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FALL 2014



Bruce Klassen, FRI
Salesperson Since 1988

THE GTA MARKET

From the Toronto Real Estate Board – September 2014

Annual Growth in Home Sales Continued in August

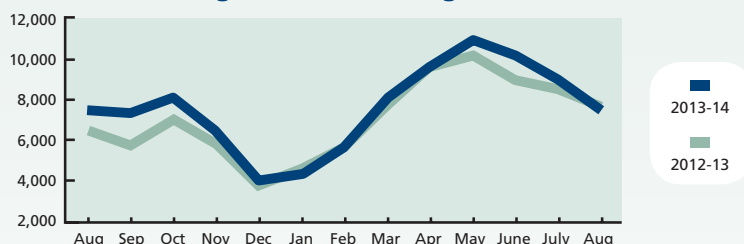
TORONTO, September 4, 2014 – TREB President Paul Etherington reported 7,600 sales through the TorontoMLS system in August 2014. This result was up by 2.8 per cent compared to 7,391 transactions reported in August 2013. Year-to-date sales through the end of August amounted to 65,454, which represented an increase of 6.5 per cent compared to the same period in 2013.

“The last full month of summer ended on a high note. As we look toward the fall market, I expect that demand for ownership housing will remain strong. Home buyers will continue to benefit from a diversity of affordable home ownership opportunities throughout the GTA. The fact that sales were up for all major home types in August suggests that first-time buyers and existing home owners remain very active in today’s marketplace,” said Mr. Etherington.

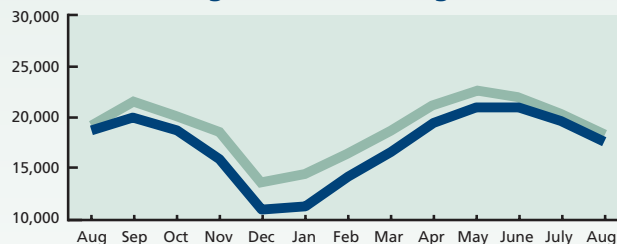
The average selling price in August 2014 was \$546,303 – up 8.9 per cent in comparison to the average of \$501,677 reported in August 2013. The year-to-date average price through August was \$562,504, which represented an increase of 8.5 per cent in comparison to the same period in 2013.

Greater Toronto Area – GTA

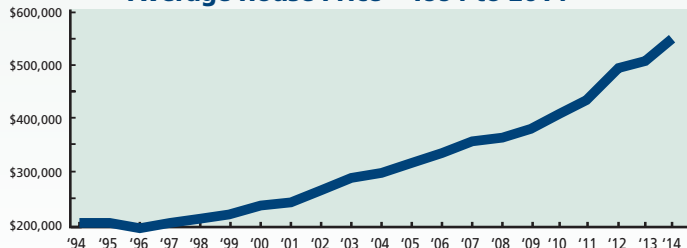
SALES – August 2012-13 & August 2013-14



LISTINGS – August 2012-13 & August 2013-14



Average House Price – 1994 to 2014



GTA Housing Market Indicators

	August 2013	August 2014	% Change
Sales	7,391	7,600	+2.8%
Listings	18,788	17,882	-4.8%
Days on Market	29	27	-6.9%

—Market Brief continued on reverse

Bruce's Comments – The GTA Market

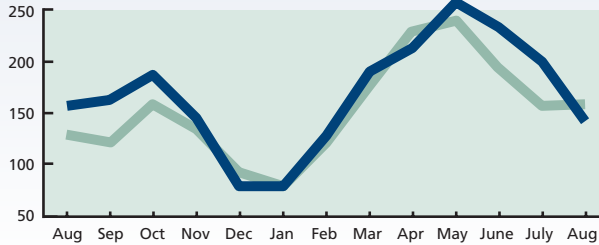
...Given that monthly sales are up from August 2013, year-to-date sales throughout the GTA are up over 6% from 2013, AND listing inventory is down from August 2013 would suggest a very positive fall market for the GTA.

My bottom line assessment?

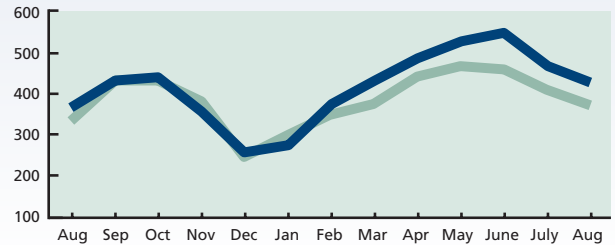
For **SELLERS**, if you're contemplating selling, now is the time to employ a seasoned real estate professional - someone who can sell your home for TOP dollars in this quickly changing market. **Call or email me to see how I can help YOU, today.**

The Kingsway and Sunnylea Districts

SALES – August 2012-13 & August 2013-14



LISTINGS – August 2012-13 & August 2013-14



	STYLE OF HOME	HOMES SOLD	AVERAGE PRICE	AVERAGE DAYS ON MARKET	AVERAGE % LIST PRICE
The Kingsway Homes <i>(June - August 2014)</i>	Bungalow	3	\$822,000	1-64	96-100
	2-Storey: 3 Bdrm.	12	\$1,167,000	0-84	90-106
	4 Bdrm.	6	\$1,827,000	0-37	93-111
	Townhouse	1	\$1,100,000	21	100
Sunnylea Homes <i>(June - August 2014)</i>	Bungalow: 2 Bdrm.	2	\$742,000	7-10	98-103
	3 Bdrm.	3	\$940,000	6-14	100-109
	1 1/2 Storey	1	\$832,000	5	111
	2-Storey: 3 Bdrm.	6	\$1,097,000	6-62	96-118
	4 Bdrm.	4	\$1,181,000	5-11	100-117
The Kingsway and Sunnylea – Condominiums <i>(June - Aug 2014)</i>	2 Bedroom	6	\$918,000	11-21	94-117
	2 Bedroom Townhouse	1	\$670,000	41	96
	1 Bedroom	2	\$325,000	21-63	96-98

Bruce's Comments – The Kingsway and Sunnylea

...Sales throughout The Kingsway and Sunnylea have continued to remain strong throughout the year. Local market strength, plus an overall strong GTA market bodes well for a robust, fall market here. Demand for homes similar to yours will continue.

The data in this report has been compiled from sources deemed to be reliable, however, Bruce Klassen accepts no responsibility for the data and any conclusions within this report. Not intended to solicit properties currently listed for sale or parties currently under any agency contract. ©2014, Bruce Klassen.

My bottom line assessment?

For **SELLERS**, call or email me today to see how I can help you get TOP DOLLAR for your home.



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