



Susan Sterbinsky

sales representative

Real Estate Newsletter

April 2014

Royal York Rd

Lincoln Woods

Edenbridge Dr

North Drive
Allanhurst Dr

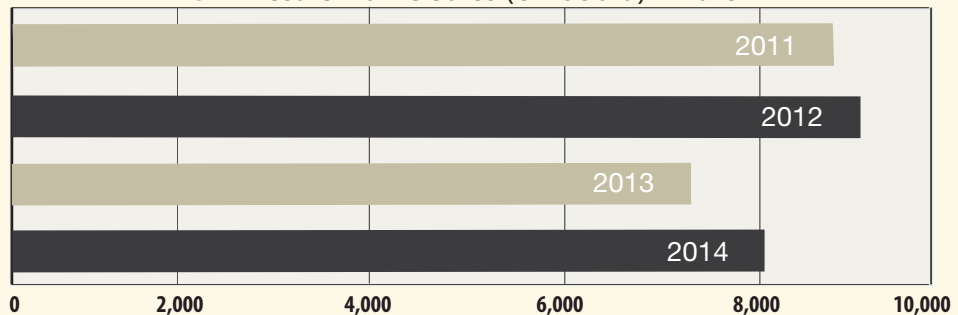
Sales and Average Price Up in March

Toronto Real Estate Board President Dianne Usher announced that Greater Toronto Area REALTORS® reported strong year-over-year increases in TorontoMLS home sales and the average selling price in March 2014. Home ownership affordability, backstopped by low borrowing costs, continued to be a key factor underlying this growth.

A total of 8,081 sales were reported in March 2014 – up by 7.2 per cent in comparison to March 2013. Sales growth was much stronger in March compared to the first two months of the first quarter. Sales for Q1 as a whole were up by three per cent compared to the first three months of 2013.

“Sales activity in the GTA accelerated last month. Compared to last year, a greater number of buyers found affordable home ownership options, as evidenced by sales growth for all major home types. Against this backdrop, however, overall inventory at the end of March remained lower than last year. This means competition between buyers increased, which is why the average selling price continued to climb,” said Ms. Usher.

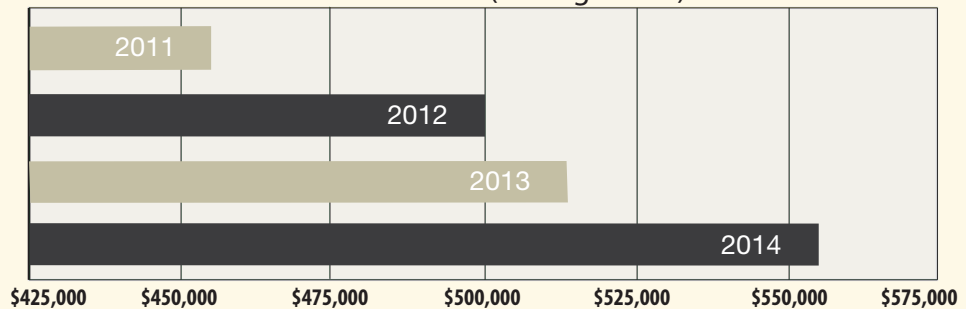
GTA Resale Home Sales (Unit Sold) - March



The average selling price for March 2014 sales was \$557,684 – an increase of almost eight per cent compared to the average reported for March 2013. The average price for the first quarter of 2014 was up by 8.5 per cent year-over-year.

“With borrowing costs remaining low, and in fact declining, strong home ownership demand will continue to butt up against a constrained supply of listings. Strong price growth will be the result for the remainder of 2014. If the pace of price growth experienced in the first quarter is sustained, TREB may revise its outlook for the average selling price,” said Jason Mercer, TREB’s Senior Manager of Market Analysis.

GTA Resale Home Sales (Average Price) - March



Susan Sterbinsky | Your Lincoln Woods realtor!

sales representative

T: 416.234.2424

M: 416.277.2232

E: susan@arriveathome.ca

www.arriveathome.ca



Sutton's Highest Achievement in Sales



Update
LINCOLN WOODS

Princess Anne Manor!

Stunning bi-level bungalow with many updates! Fabulous 2-storey kitchen addition! 3+2 bedrooms - family room with 2 walk-outs! Beautiful, private garden - west exposure! \$1,298,000



THE KINGSWAY'S FINEST

Award-winning, 2 bedroom, 2 bath, boutique condo! Sunny, south exposure - panoramic treed views! Large, terrace-like covered balcony! Steps to subway and parks! \$569,000



The Lincoln Woods Market Watch

Latest 6 Month Recap of Solds
October 2013 - March 2014

| | # sold | avg price | high price | days on market |
|---------------------|--------|-------------|-------------|----------------|
| 1 1/2 Storey | | | | |
| 2 Bedroom | 1 | \$1,185,000 | \$1,185,000 | 8 |
| 3 Bedroom | 1 | \$1,895,000 | \$1,895,000 | 26 |
| 4 Bedroom | 2 | \$1,391,000 | \$1,560,000 | 22 |
| 2 Storey | | | | |
| 3 Bedroom | 4 | \$1,267,500 | \$1,760,000 | 30 |
| 4 Bedroom | 13 | \$1,849,846 | \$3,071,000 | 57 |
| 5 Bedroom | 3 | \$1,232,333 | \$1,675,000 | 11 |
| 3 Storey | | | | |
| 3 Bedroom | 1 | \$980,000 | \$980,000 | 29 |
| Backsplit | | | | |
| 3 Bedroom | 1 | \$841,000 | \$841,000 | 0 |
| Bungalow | | | | |
| 3 Bedroom | 8 | \$976,556 | \$1,550,000 | 13 |
| 4 Bedroom | 1 | \$1,515,000 | \$1,515,000 | 12 |
| Sidesplit | | | | |
| 3 Bedroom | 4 | \$1,123,250 | \$1,530,000 | 38 |
| 4 Bedroom | 4 | \$1,018,250 | \$1,085,000 | 24 |
| 5 Bedroom | 1 | \$1,340,000 | \$1,340,000 | 6 |

a message from Susan Sterbinsky...

Revitalize your hibernating home with simple suggestions! If you're thinking of selling, spring is an opportune time to 'refresh' your home. The following are some helpful hints to get you started:

1. Make small repairs. If you're not handy, hire someone.
2. Update your home with wallpaper. Big, bold patterns, particularly two or more together, are popular. Put different prints on different walls within the same color palette, or cover a single wall to make a simpler statement.
3. Interior rugs are also a huge hit these days. They seem to be a focal point in decor these days. This is a really neat and easy trend to tap into this spring.
4. Paint still provides for a quick and easy 'refresh'. Bold stripes and stripes of all kinds are very popular this year.
5. Pillows allow for an easy update. Patterns and textures never go out of style; play with sizes - particularly within the same shapes.

To acquire a better understanding of the current value of your home, or to discuss your many options, please call me at **416-234-2424**. I am always available to provide you with unbiased, knowledgeable advice about the real estate market, at **no cost or obligation**.

Sincerely,

Susan Sterbinsky
Susan Sterbinsky



Sutton Group - Old Mill Realty Inc.
4237 Dundas St W., Toronto, ON M8X 1Y3

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sales representative

T: 416.234.2424

M: 416.277.2232

E: susan@arriveathome.ca

www.arriveathome.ca

