

THE RONCESVALLES REVIEW

SEPTEMBER 2008

A MESSAGE FROM BRIAN

The Sky Is Not Falling

But then again, nor are prices skyrocketing anymore. The real estate market in Toronto has finally started to settle down and the days of every home for sale going through bidding wars are coming to an end, if they haven't ended already. Sales of homes in Roncesvalles Village continue to remain steady with well priced houses still selling within a week or two. You should expect prices in our neighbourhood to continue to be strong.

I have recently joined the board of the **Roncesvalles Macdonell Residents Association** and thought I might take a minute to shamelessly plug our first meeting of the year. It is open to everyone and is an update on the Sorauen Park Field-house. Please come out and learn about your neighbourhood and maybe meet some neighbours. **BT**

RMRA Meeting

Location: Fern Avenue P. S.

128 Fern Avenue

Date: September 30, 2008

Time: 7:00 PM

ALL OF MY LISTINGS FEATURE:

- » Pre-listing professional staging consultation
- » Pre-listing home inspection
- » Extensive print and Internet marketing until listing is sold
- » Professional photography and virtual tour
- » Talking House marketing

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BRIAN TORREY

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CALL (416) 588-8248 TODAY FOR A FREE OVER-THE-PHONE EVALUATION OF YOUR HOME. ASK FOR BRIAN.

TORONTO MARKET WATCH

TREB Members reported 6,318 in sales in August, President Maureen O'Neil announced today. "The 2008 Toronto summer market is ending on a solid pace," noted the President.

Sales were down 22 per cent from the record-breaking August 2007 of 8,059 single family dwellings, but were only off nine per cent from the more typical figure of 6,976 sales recorded in August 2006.

Prices increased marginally in August, with the overall average moving up one per cent to \$364,886 from the \$361,890 seen last August, and up eight per cent from the \$338,192 recorded in August of 2006. Once again, however, price movements varied depending on area.

Within Toronto proper, the average actually fell one per cent to \$377,990 from last August's \$381,681, although it was up 10 per cent from the \$344,419 recorded during the same month in 2006. Outside of the City, on the other hand, prices rose two per cent to \$356,657 from the \$348,563 seen in August 2007. They were also up seven per cent from the \$334,245 seen in August 2006. (Source: Toronto Real Estate Board)

RONCESVALLES MARKET WATCH

2008 YEAR-TO-DATE SALES (to August 31)

	SOLD	AVG. PRICE	MED. PRICE
Detached 2½ and 3-storey	45	\$777,248	\$721,000
Detached 2-storey	23	\$630,048	\$599,900
Semi-detached 2½ and 3-storey	31	\$592,994	\$572,000
Semi-detached 2-storey	22	\$528,475	\$523,750
Attached 2½ and 3-storey	3	\$607,110	\$651,000
Attached 2-storey	7	\$461,829	\$470,000

For the purpose of these statistics, sales are between but not including Bloor to Queen St. and between and including Macdonell and Parkside. Call me to discuss the most recent prices for your type of home. (Sales data from the Toronto Real Estate Board)

Not intended to solicit properties already listed for sale.