

THE RONCESVALLES REVIEW

NOVEMBER 2009



Your Local Realtor.
Your Neighbour.

311 Roncesvalles Ave.
(between Geoffrey & Grenadier)

RONCESVALLESHOMES.COM

BRIAN TORREY

REAL ESTATE BROKER

(416)

588-8248



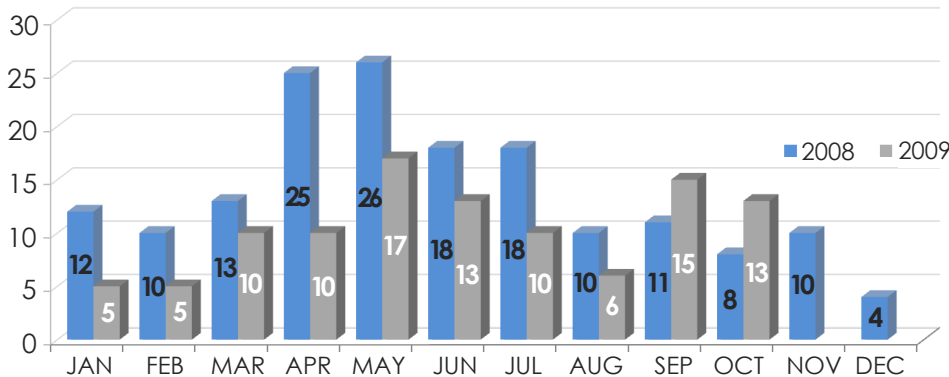
A MESSAGE FROM BRIAN

The Toronto real estate market continues to rebound from the slower pace of one year ago. Sales in October of this year were up an astounding 64% over the same month last year, and average prices are up 20% over October 2008. It is important to remember that last October was the beginning of what was predicted to be a prolonged downturn in the economy, though that downturn turned out to be a minor blip in the Toronto real estate market. Sales year to date are up 9% over the first ten months of 2008 and prices are up 3% over the same period last year. Interestingly, the highest rate of growth in sales occurred in the higher end of home prices (over \$750,000), a sector that suffered most when prices and sales were lagging last year. We are again firmly entrenched in a Seller's market and the continued lack of listings is resulting in strong prices and quick sales with a good portion of homes selling in multiple offer situations.

I hope you will take a moment to read the back page of this month's newsletter. For this month, I have donated the back page to an organization and a cause I feel very strongly about. I am a big believer in public transit and strongly believe the province is making a mistake in using diesel trains through our neighbourhood. **BT**

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

RONCESVALLES MARKET WATCH 2008 vs. 2009 SALES



RONCESVALLES MARKET WATCH

2008 SALES

	SOLD	AVG. PRICE	MED. PRICE
Detached 2½ and 3-storey	52	\$783,772	\$726,673
Detached 1-½ and 2-storey	28	\$629,665	\$599,950
Semi-detached 2½ and 3-storey	42	\$584,462	\$573,000
Semi-detached 2-storey	29	\$522,281	\$520,000
Attached 2½ and 3-storey	3	\$607,110	\$651,000
Attached 2-storey	8	\$463,788	\$473,750

2009 YEAR-TO-DATE (to October 31)

	SOLD	AVG. PRICE	MED. PRICE
Detached 2½ and 3-storey	41	\$755,848	\$741,000
Detached 1-½ and 2-storey	15	\$632,533	\$590,000
Semi-detached 2½ and 3-storey	26	\$616,981	\$605,500
Semi-detached 2-storey	18	\$559,767	\$559,000
Attached 2½ and 3-storey	2	\$542,048	\$542,048
Attached 2-storey	2	\$439,500	\$439,500

COMMUNITY CORNER

Meet your local politicians at the **Roncesvalles Macdonnell Residents Association** meeting, November 24 at 7:00 PM. Fern Public School Gymnasium.

Starting November 16, the **Farmers Market** moves inside the Fieldhouse and takes place once a month over the winter. For more information, visit www.westendfood.coop/farmers-market.

Drinkers of wine and spirits can look forward to a large **LCBO** store with a Vintages section to be built in the Loblaws/Zellers mall. Construction is scheduled to start in the winter.



CASE REALTY, BROKERAGE

Each Office Is Independently Owned And Operated.

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.