

THE RONCESVALLES REVIEW

SEPTEMBER 2009

A MESSAGE FROM BRIAN

Welcome Back

The summer real estate market has finished with a bang this year. Sales in Toronto during July were up 28% and in August up 27% over the same months last year. At the end of August, the average sale price was up less than one-half of one percent. Sales are happening and while prices are not climbing, they are holding steady.

Sales in Roncesvalles Village continue to lag the brisk pace of the GTA and there continues to be a marked lack of homes for sale. Over the summer, multiple offers have again become the norm and good, well-priced listings are selling quickly and at very good prices.

The fall real estate market is upon us and you should expect continued brisk sales and for prices to remain strong. If you are considering a move this fall, it is imperative to get started as quickly as possible.

The fall market is shorter than the spring market, and while the spring market often carries over into summer, the fall market always ends at Christmas. Give me a call to arrange a meeting to discuss your real estate needs. **BT**

COMMUNITY CORNER

THE ANNIVERSARY OF THE OPENING OF SORAUREN PARK

Presented by the Roncesvalles Village Historical Society. Guest Speaker Barbara Hall. September 12 at 2:00 PM. Sorauren Park.



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BRIAN TORREY



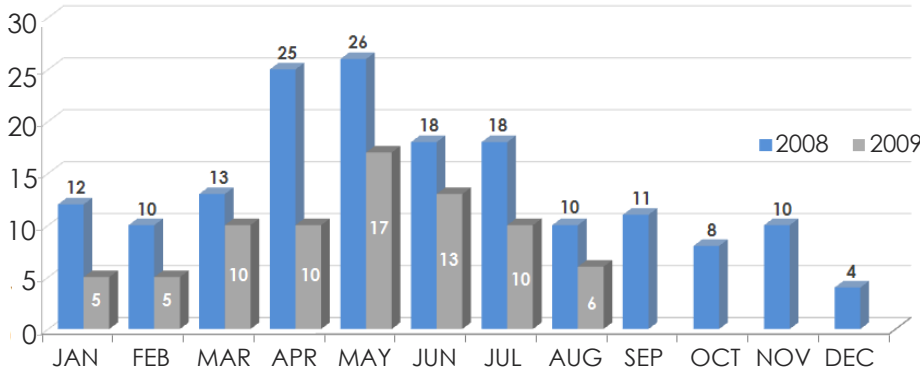
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RONCESVALLES MARKET WATCH 2008 vs. 2009 SALES



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 August 31)

	SOLD	AVG. PRICE	MED. PRICE
Detached 2½ and 3-storey	29	\$756,566	\$755,000
Detached 1-½ and 2-storey	11	\$652,182	\$590,000
Semi-detached 2½ and 3-storey	21	\$605,167	\$595,000
Semi-detached 2-storey	12	\$535,667	\$532,875
Attached 2½ and 3-storey	2	\$542,048	\$542,048
Attached 2-storey	1	\$430,000	\$430,000

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.