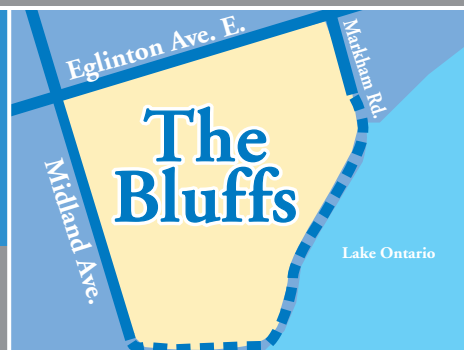


THE BLUFFS

MARKET REPORT



Andy Ryan
Sales Representative

Record Home Sales Continue

The Toronto Real Estate Board reported a record number of sales for the month of September through TREB's MLS® System. There was a combined 8,200 home sales reported for September 2015. This result was up 2.5% compared to September 2014.

TREB MLS® sales through the first nine months of 2015 amounted to 80,331, which also represented a record result and a 9.5% increase compared to the first three quarters of 2014.

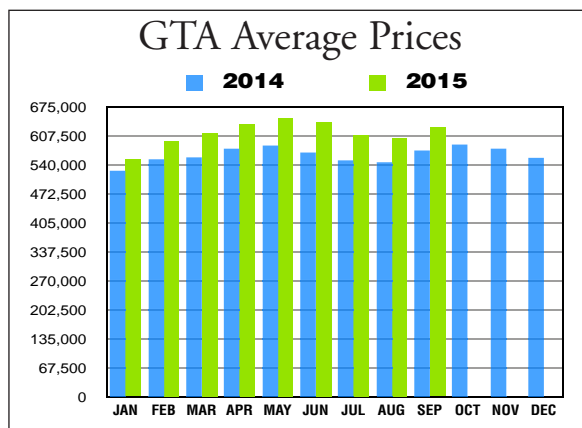
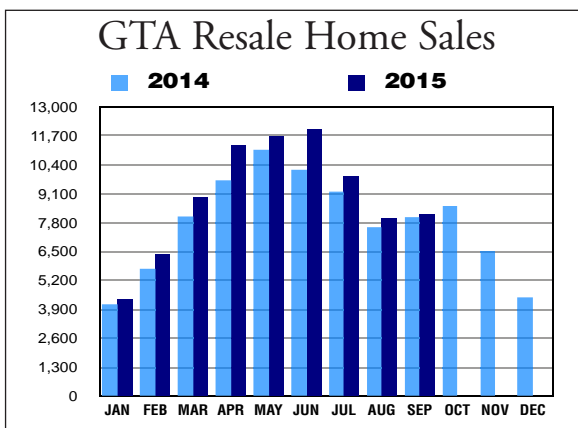
The MLS® Home Price Index (HPI)

Composite Benchmark Price was up by 10.5% year-over-year. The average selling price for all home types combined was also up by 9.2% annually to \$627,395.

While September was the second straight

month where annual growth in new listings outstripped annual growth sales, total active listings at the end of the month still remained below last year's level.

(Source: Toronto Real Estate Board)



Will Your Furniture Fit?

When you're viewing a property that's on the market, you probably imagine how your furniture will fit and look in that space. Where will your desk go in the home office? How will you position the sofa and chairs in the living room?

Here are a few pointers that will help. First, it's often larger furniture that creates the most concern. Make sure you have those measurements on hand when viewing a property. That way, you can use a measuring tape to get a clear idea of how that particular piece of furniture will fit in the room.

Second, there are many online tools you can use to plan and position furniture in a particular size and shape of room. By using a

site such as www.planner.roomsketcher.com, you can position your furniture – and see how it fits in just a few minutes.

Finally, when viewing a home, confirm that larger pieces of furniture can be moved into the rooms. A large, wrap-around sofa may not easily make it down narrow, winding steps to the basement. Knowing that in advance gives you the opportunity to plan accordingly.

What's your home worth?

For a free evaluation visit www.bluffshomes.com

or Call

words of wisdom

“Common sense is seeing things as they are, and doing things as they ought to be.”
Harriet Beecher Stowe

“No bird soars too high if it soars with its own wings.”
William Blake



Andy Ryan, Sales Representative



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The Andy Ryan Team

#1 Cliffcrest Realtor *



Mark Butkovich



Andy Ryan



Muriel Bell

*For the years 2008, 2009, 2010, 2011, 2012, 2013 and 2014, I represented more Cliffcrest home owners in the sale of their home than any other Realtor from any company.

If you are thinking of selling your home, I would appreciate the opportunity to serve you.

Andy Ryan

ANOTHER HAPPY CLIENT

“My wife and I were searching for a Realtor in Toronto. Before we arrived in Toronto, Mark was at work identifying our needs and sending us listings in areas that met our criteria. I asked Mark to commit his time to us alone as I only had a few days to find a home and he did. He worked many hours straight, even into the late night and early morning. Mark clearly understood our constraints and wishes and made our priorities his own, he demonstrated excellent knowledge of Toronto and the details of specific streets and locations, and helped us find a lovely home in a few short days. My wife and I had a great experience working with Mark.”

~ D. Hammond

SOLD



98 Gradwell Dr.

Stunning, Custom Built Home In The Bluffs. Open Concept Main Floor, Family Rooms On 1st & 2nd Floors, Kitchen With Granite Counters. Garage.

LEASED



420 Friendship Ave.

Beautiful, Sun Lit, West Rouge, Raised Bungalow On A 68 x 130 Foot Lot. Renovated From Top To Bottom. Huge Bright Basement.

SOLD



96 Brooklawn Ave.

Custom Built, 3 Bedroom, 2 Storey Home in Cliffcrest. Skylights, Cathedral Ceilings, Exposed Wood-Beams, Inlaid Floors, 2-Level Composite Deck.

SOLD



70 Dorset Rd.

Solid 2+2 Bedroom Bungalow. This Cozy Home Boasts A Deep Lot And Separate Entrance To Basement Apartment.



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