

THE BLUFFS

MARKET REPORT



Andy Ryan
Sales Representative

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Strong Start To Housing Market

The Toronto Real Estate Board announced 4,672 home transactions through TREB's MLS® System in January 2016. This result represented an 8.2% increase compared to January 2015.

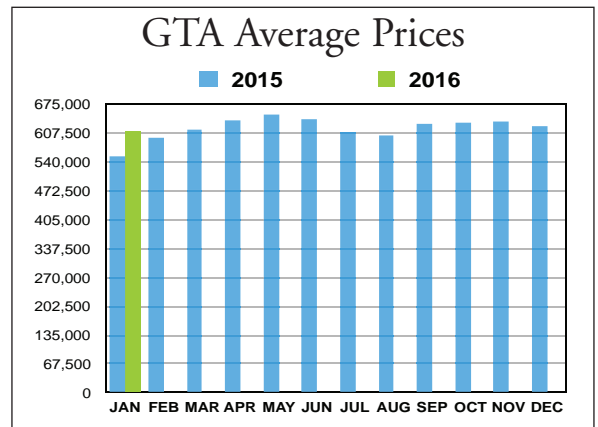
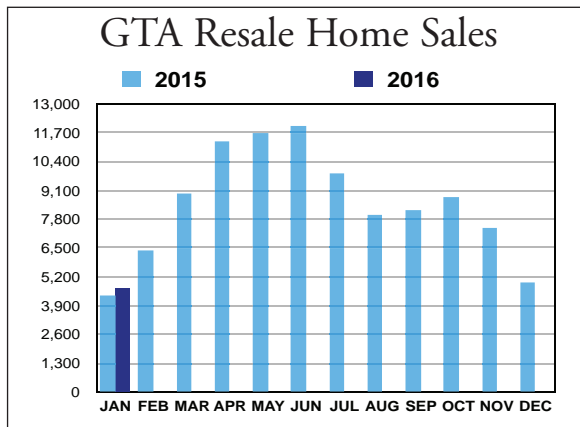
The MLS® Home Price Index Composite Benchmark Price for January 2015 was up by 11.2% on a year-over-year basis. The average selling price over the same period was \$631,092, up 14.1% compared to \$552,925 in 2015. Average days on the market was 29 in January 2016, 2 days less

than January of last year.

Market conditions in January were tighter compared to a year earlier, with an annual increase in sales up against a decline in listings. This is why growth in the MLS®

HPI benchmarks continued to be strong, especially for singles, semis and townhouses, where there has been a persistent lack of inventory.

(Source: Toronto Real Estate Board)



Staging A Showcase Kitchen

A great looking kitchen is a key selling feature in a home. In fact, buyers will often linger there during a viewing, as they picture cooking family meals and hosting get-togethers with friends.

It's no wonder that a well-staged kitchen can make your home significantly more

appealing. Consider these suggestions:

- 1. Make it shine.** This goes without saying. You want your kitchen to be shiny-clean when buyers see it.
- 2. Create space.** Buyers want to see ample space in drawers and cupboards. Clear out anything that doesn't need to be there and then neatly organize what's left behind. Also, remove everything you can from countertops, including the toaster. Finally, remove notes, receipts and anything else attached to the

fridge door.

- 3. Do a low-cost, high-impact upgrade.** You don't necessarily need to invest in a renovation to turn your kitchen into a showcase. Oftentimes, a minor upgrade will do. For example, replacing the sink may only cost a few hundred dollars but can have a big impact. Even replacing worn knobs on cupboards and drawers will improve the overall look.

Making your kitchen look great is almost always worth the effort. Buyers notice!

What's your home worth?

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*For the years 2008, 2009, 2010, 2011, 2012, 2013, 2014 and 2015, we 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, we would appreciate the opportunity to serve you.

Andy Ryan

ANOTHER HAPPY CLIENT

"We are happy our house sold quickly and with a great result. Andy, you are very professional and thank you for helping us in every step of the way."

~ Babeth and Darwin

SOLD



53 McCowan Rd.

Stunning, 4 Bdrm. Mansion Over 4000 Sq Ft With High End Finishes And Workmanship On A 56x250' Lot. Gorgeous Open Concept Home With 10' Ceilings.

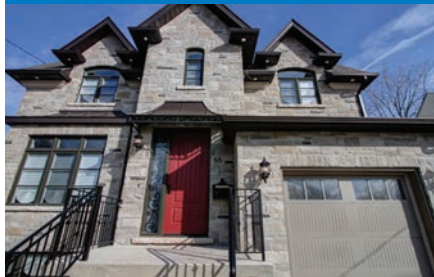
FOR SALE



6 Larwood Blvd.

Beautiful, updated, 4 bedroom, 4 washroom, sunlit home with finished basement and garage on one of the most desirable tree lined streets in the Bluffs. Country in the city!

FOR SALE



55 Dorset Rd.

Stunning, Custom, Stone, 4+1 Bedroom Bluffs Home over 2600 sq. ft. with High End Finishes and Workmanship Throughout. Gorgeous Open Concept, Sunlit Home with 9' Ceilings, Beautiful Finished Basement.

FOR SALE



64 Adanac Dr.

Solid 3 Bedroom Bungalow on a Premium 50' X 150' lot in the Upper Bluffs Backing onto Colonial Park. Separate Entrance to Basement. Great Home for First Timers, Empty Nesters or Investors.



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