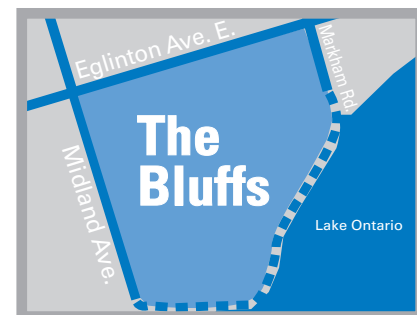


THE BLUFFS

COMMUNITY MARKET REPORT

by Andy Ryan & Mark Butkovich, Sales Representatives



Your Community Real Estate Resource!

Real Estate Market Continues to Adjust

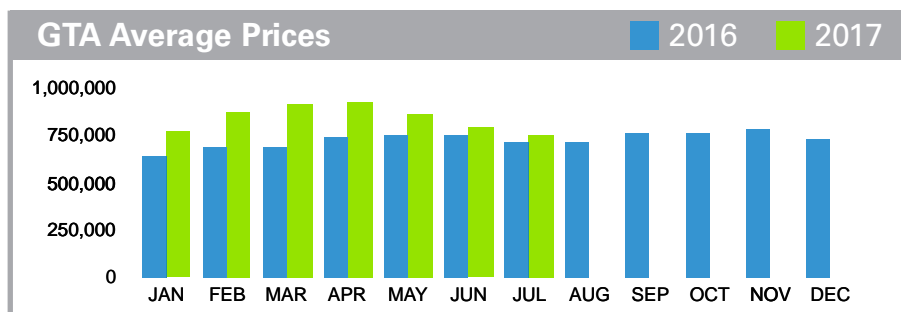
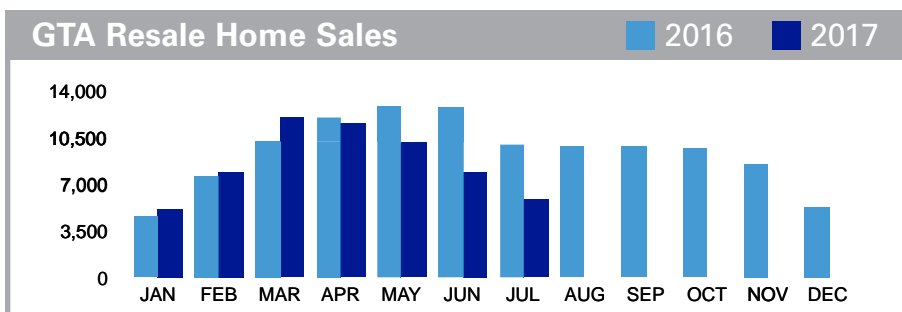
The Toronto Real Estate Board reported 5,921 residential transactions through TREB's MLS® System in July 2017. This result was down by 40.4% on a year-over-year basis, led by the detached market segment. While sales were down, the number of new listings reported were up 5.1% above last year's level.

A recent release from the Ontario

government confirmed TREB's own research which found that foreign buyers represented a small proportion of overall home buying activity in the GTA. Clearly, the year-over-year decline we experienced in July had more to do with psychology, with would-be home buyers on the sidelines waiting to see how market conditions evolve.

The MLS® Home Price Index (HPI) Composite Benchmark price was up by 18% on a year-over-year basis. However, the Composite Benchmark was down by 4.6% relative to June. The average selling price for all home types combined was up by 5% year-over-year to \$746,218.

(Source: Toronto Real Estate Board)



Should You List Your Home In The Fall?

Traditionally, the real estate market cools a little in the fall. Kids are getting back to school, summer vacations are over, and people are generally busier. So, if you've been thinking of listing your home, you might be concerned about whether to list now or hold off until the spring.

Here's the reality.

Thousands of homes sell during the autumn months despite fading flowers, closing pools and sometimes, inclement

weather. So, you shouldn't let the season dissuade you from listing.

Keep in mind, that there are buyers who are actively seeking homes during this time of year. There are buyers who might, right now, be looking for a property just like yours.

If you're worried about the upheaval of selling your home during the busy fall season, there are ways around that too. In fact, we know many strategies for making

selling your home smooth and almost trouble-free.

One more thing. There's no way of knowing what the market will be like in the spring. Conditions for selling your home may be good but, then again, they may not. There's no way of knowing with absolute certainty.

So if you've been thinking of listing, don't let the season make you put it off. Let's have the conversation today.

What's your home worth?

For a free evaluation visit www.bluffshomes.com

or Call

Words of Wisdom

"The poor man is not he who is without a cent, but he who is without a dream."
Harry Kemp

"Genius begins great works; labour alone finishes them."
Joseph Joubert



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The Andy Ryan Team



Mark Butkovich



Andy Ryan



Muriel Bell

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 had very specific and unusual criteria for how and when we wanted to sell our home and at what price we wanted to sell for. Andy Ryan sold our home quickly and fulfilled all of our requirements exactly as we requested. We would gladly recommend Andy and his Team to anyone interested in buying or selling a home."

~ Bob Adams, 84 Brooklawn Ave.



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SERVING THE BLUFFS

LAWYER

FEATURED PROPERTIES

SOLD



84 Brooklawn Ave.

Renovated 3 bedroom home, updated kitchen and baths, finished basement, garage, inground pool on a 50x131 foot west facing lot.

SOLD



20 McNab Blvd.

Exceptional, solid brick, 3 bedroom ranch style bungalow with garage sitting on a large 65 x 118 foot west facing lot on one of the most desirable streets in the Cliffcrest neighbourhood of the Bluffs.

SOLD



74 Cree Ave.

Oversized, 3+1 bedroom Upper Bluffs bungalow with very high and bright finished basement and attached garage.

SOLD



157 Phyllis Ave.

Nicely updated and freshly painted bungalow with basement in-law suite located in the desirable Upper Bluffs on a spectacular 50 x 200 foot south facing lot.



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