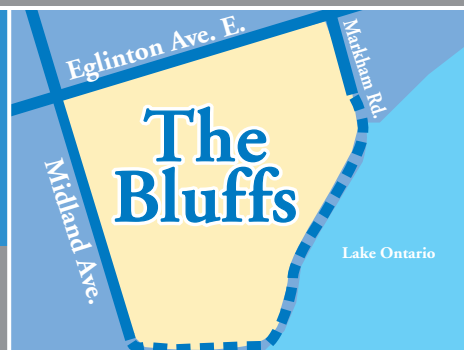


# THE BLUFFS

## MARKET REPORT



Andy Ryan  
Sales Representative

### Sales And Average Price Up For The Month

The Toronto Real Estate Board reported 7,998 residential sales through the TREB Multiple Listing Service® System in August 2015.

This result represented a 5.7% increase compared to 7,568 sales reported in August 2014.

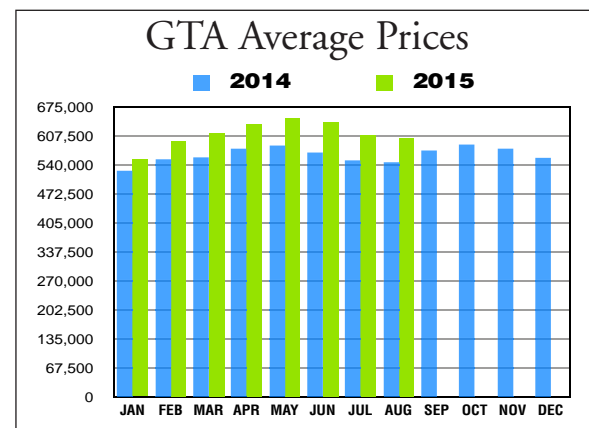
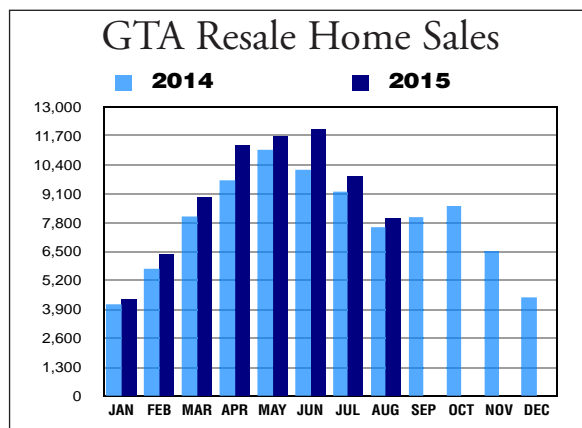
The annual growth rate in new listings was greater than the annual growth rate in sales, but active listings at the end of August were still down compared to last year. This suggests that sellers' market conditions remained in place.

Both the MLS® Home Price Index (HPI)

Composite Benchmark and the average selling price for all home types combined were up substantially in August compared to the same period in 2014, with both increasing by approximately 10% year-over-year.

The average days on the market for all home types combined was 23 days, 4 days less compared to last year.

(Source: Toronto Real Estate Board)



### How Long Will Your House Take To Sell?

When you put your house on the market, one of the first questions you will probably ask yourself is, "How long will it take to sell?"

Of course, there is no way to predict with certainty how long your house will be on the market. The FOR SALE sign could be on your

front lawn for several weeks or you could get an offer the day you list!

There are, of course, factors that influence how long it may take to sell your property. For example:

**Your list price.** That price should be no higher than what similar houses in the area have sold for recently. Otherwise, you might not get any offers.

**How well your house shows.** Is your house clean, in a good state of repair, and well staged to impress buyers?

What's happening in the local market. Are there lots of buyers looking for properties like yours?

**The REALTOR® you choose.** Ideally, you want a professional who specializes specifically in this neighbourhood.

As you can see, you can control three out of four of these factors.

By the way, if you'd like some advice from a REALTOR® who knows this local market well, call me today.

### What's your home worth?

For a free evaluation visit  
[www.bluffshomes.com](http://www.bluffshomes.com)

or Call

### words of wisdom

"Vision without action is a daydream.  
Action without vision is a nightmare."  
Japanese Proverb

"Ability is of little account without opportunity."  
Napoleon Bonaparte



Andy Ryan, Sales Representative



#1 Cliffcrest Realtor\*

416.298.6000

aryan@trebnet.com | [www.bluffshomes.com](http://www.bluffshomes.com)



# 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 family and I would like to take this opportunity to thank Andy Ryan and his team for their professionalism, courtesy and dedication during the recent estate sale of my mother’s property. After the first meeting we had with Andy, I was impressed by his insight and knowledge of the Cliffcrest community and surrounding area. Needless to say, when the sale of the house happened in just one day at a price above what even we thought was fair it cemented our trust in Andy’s expertise. To anyone looking to sell or buy in the Cliffcrest area, Andy Ryan and his team would be the one I would count on for the best results.”

~ Bill Lumley

### FOR SALE



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.

### FOR SALE



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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Professional workmanship in the Bluffs for over 20 years!

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