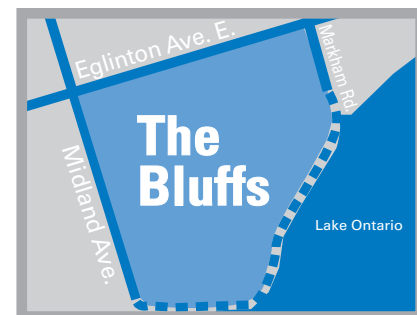


THE BLUFFS

COMMUNITY MARKET REPORT

by Andy Ryan & Mark Butkovich, Sales Representatives



Your Community Real Estate Resource!

Home Owners Anticipate Uptick In Sales Activity

The Toronto Real Estate Board reported 6,379 sales through TREB's MLS® System in September 2017. This result was down by 35% compared to September 2016.

The number of new listings entered into TREB's MLS® System amounted to 16,469 in September – up by 9.4% year-over-year.

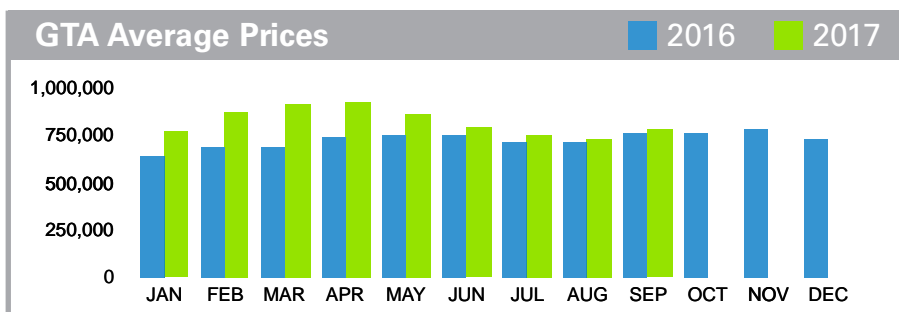
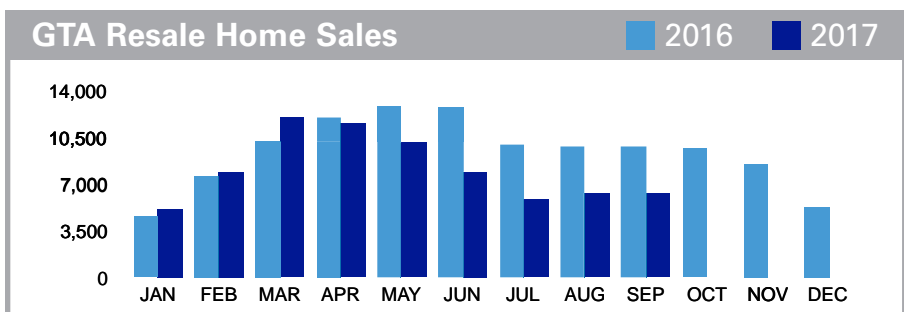
The improvement in listings in September

compared to a year earlier suggests that home owners are anticipating an uptick in sales activity as we move through the fall. Consumer polling undertaken for TREB in the spring suggested that buying intentions over the next year remain strong. As we move through the fourth quarter we could see some buyers moving off the sidelines,

taking advantage of a better-supplied marketplace.

The average selling price in September 2017 was \$775,546 – up 2.6% compared to September 2016. The MLS® Home Price Index (HPI) composite benchmark was up by 12.2% on a year-over-year basis.

(Source: Toronto Real Estate Board)



Winter Reno Planning for Spring Sellers

If you're planning on selling your house in the spring, now might be a good time to plan any repairs or renovations you need done. Why? Because you can save a lot of time and money if you do.

First of all, you're not rushed. You can take your time deciding what you want, and pick supplies, colours, designs, etc. without feeling pressured. You'll also have plenty of time to get contractor quotes, and decide who to hire for the job.

Also, there's a better chance of scheduling a good contractor if you start that process early. For example, if you wait until April to find someone to replace an old and weathered backyard deck, the best contractors may already be booked up for weeks. This can be a serious setback if the project is key to prepping your house for sale.

You also have more time to budget and, if necessary, arrange financing. Renovation

projects often end up costing more than anticipated. By having time to budget, you avoid unpleasant surprises.

The biggest advantage of winter planning is you'll be ready to get the work done quickly in the spring – so you can list without delay. And the renovation will likely go much smoother, too!

What's your home worth?

For a free evaluation visit www.bluffshomes.com

or Call

Words of Wisdom

"Act as if what you do makes a difference. It does."
William James

"Genius begins great works; Labor 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

"Andy and Mark,

A special thanks to each of you for your patience with me during my home search. It certainly was a stressful and emotional process and as a buyer you have to think very quickly, especially in this current market. On top of that, I was a little lost to say the least. That's why it was so important for me to feel confident I was in good hands during my home search and I'm happy to say I was. Your combined experience, professionalism, knowledge and guidance were excellent."

~ Christine Markulis



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FEATURED PROPERTIES

SOLD



71 Boswell Rd.

Gorgeous, 4 bdrm home with over 3500 sq ft. of living space including a 2 bedroom basement apartment and 2 car garage.

SOLD



112 Gradwell Dr.

2 bedroom bungalow in the Bluffs on a 40 x137 foot west facing lot.

SOLD



74 Cree Ave.

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

SOLD



85 Scarborough Heights Blvd.

Lovely, oversized, 3 bedroom bungalow with finished basement and side addition on a large lot in the Bluffs.



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