

Bayview Village condo report

JULY 2010



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Residential Housing Market Remains Steady

Greater Toronto REALTORS® reported 9,470 sales through the MLS® in May, representing a 1% dip from the 9,589 sales in May 2009. In comparison to previous years, this was the third highest May sales result on record.

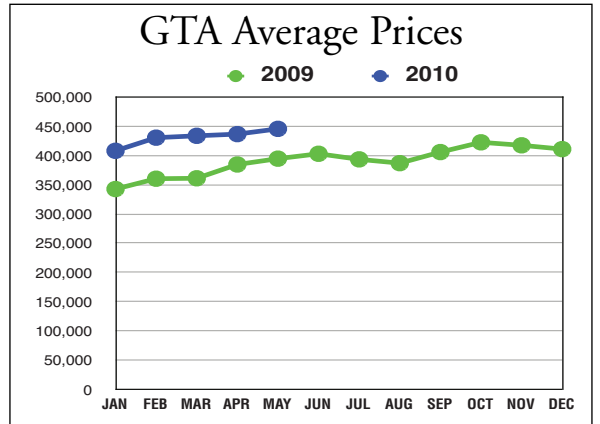
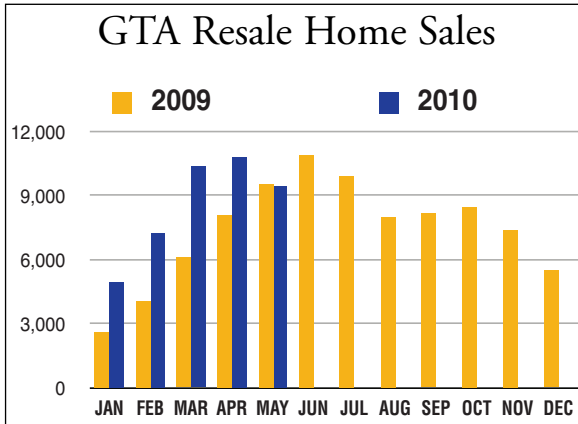
The pace of transactions slowed in May following record-setting sales in February, March and April. Buyers who otherwise would have been purchasing a home in May moved more quickly this year, likely to get ahead of mortgage rate hikes.

New listings were up 38% annually to 18,940.

The average price for May transactions was \$446,593 – up 13% compared to the average of \$395,609 recorded in May 2009.

The annual rate of price growth may slow in the second half of 2010, from the current double digit pace into the single digits.

(Source: Toronto Real Estate Board)



How To Sell Your Condo More Quickly

When you put your condo on the market, ideally you want to sell it as quickly as possible and for the highest price possible. But sometimes one is more important than the other. For example, if you're relocating, or have purchased another home that is closing soon, selling your

current unit quickly may be a priority.

Do you have to sacrifice price to do that? Not necessarily. But there are some things you can do to help get a good offer, sooner.

Price your condo competitively. Make sure your condo is not listed higher than the price for which similar units at similar properties have sold recently.

Make it look "move-in ready". Arrange to get all repairs and other maintenance issues done before you list. Ensure your unit –

including your storage space, if you have one – is clean and uncluttered.

Be flexible with viewing times. Be willing to take your family out for a coffee or an ice cream should a potential buyer want to see your condo on short notice.

Work with a Realtor who knows your property. This can help make the selling process go faster.

Want more tips on how to sell your condo quickly? Call today.

To sell your condo for the
BEST MARKET PRICE in the shortest time call:



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A COUPLE OF GREAT WAYS TO BUY & SELL YOUR HOME



Condo Market Activity Report: Bayview Village and Area C15

Month:	May 2010
Total Listings:	173
Total Sales:	42
Average Price:	\$306,750
Average % of List:	98%

Bayview Village Community Corner

The thing we like most about this area is the people we get to meet and work with each day. As the “neighbourhood REALTORS®” we enjoy helping our clients find the homes of their dreams – as well as helping them enjoy their condos in-between transactions.

But we also enjoy helping those we haven’t had a chance to work with yet. So we’d like to extend an invitation to you...

The next time you have a question, or need advice on anything to do with the local condo market, give us a call. We’d be delighted to help you!

In fact “helping” is a big part of what we do for clients and others in the area – helping them with answers, advice, information and, of course, real estate services.

All the best,
Rhonda & Perry

JUST LISTED and SOLD



662 Sheppard Avenue East # 704

Welcome To Shane Baghai's St. Gabriel Village. This Rare Designer Decorated 1270 Sq. Ft. Suite Has An 'Unobstructed' East Exposure, Large Balcony With Gas Outlet For Barbequing, Two Spacious Bedrooms & Luxury Bathrooms, Gleaming Hardwood Floors, Separate Storage Locker, A State-Of-The-Art Gourmet Kitchen, And Two (2) Side-By-Side Parking Spaces Directly In Front Of The Elevator Lobby Entrance.

JUST SOLD



662 Sheppard Avenue East # 209

Absolutely Stunning Corner Unit With Private Elevator Access To Suite, Shane Baghai Built, Valet Parking, 2265 Sq. Ft. Of Luxury, Wrap Around Terrace, High Ceilings, Two Fireplaces, Top Of The Line Stainless Steel Appliances, Custom Wall Unit In Family Room, Coffered Ceilings, And Parking For Two Cars.
Acted As Buyer's Broker.

How To Buy An Area Rug

Purchasing an area rug is a little like buying a coffee maker. It's more complicated than it sounds! It's easy to buy the wrong size, shape or colour. Here are some tips for making the right decision.

First of all, you need to select the right size. An easy way to do that is to visualize the size of rug you want for the room by placing a piece of paper where the corners would fall. Then adjust the “corners” until you find the size that works best for the space.

Keep in mind that most rugs come in standard sizes. 2x3, 4x6, 5x8, 6x9, and

8x10 are the most common. Some manufacturers do offer custom sizes.

Choosing the colour and style can be tricky. You want a rug that enhances – but doesn't dominate the visual appeal of the space. Ask the retailer if rug swatches are available, or if a rug can be returned if it doesn't work for the room.

Shape, of course, is also an important factor. Even if you're certain that only a rectangular rug will do, experiment with a round or oval shape using the “pieces of paper” technique. You might be surprised!



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