

THE GREENVIEW TOWNHOMES REPORT

Jane Smith's Real Estate Newsletter

November 2019



GREENVIEW TOWNHOMES Market Watch

For detailed Greenview Townhomes statistics:
www.GreenviewTownhomes.info

Latest 12 Month Recap of Solds — Oct 1, 2018 - Sep 30, 2019

	# sold	avg price	high price	days on market
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Greenview Townhomes

less than 700 sq. ft.

1 bed, 1 bath	14	436,557	500,000	10
1 bed, 2 bath	2	463,500	485,000	8
2 bed, 1 bath	1	532,000	532,000	2

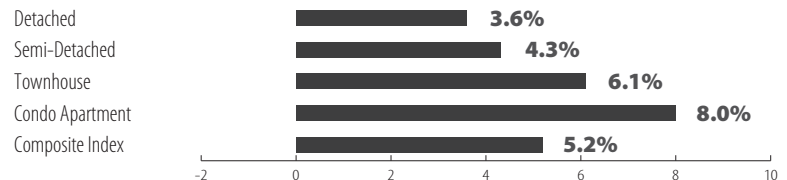
700-1000 sq. ft.

1 bed, 2 bath	2	450,000	460,000	15
2 bed, 1 bath	3	523,143	531,000	12
2 bed, 2 bath	1	518,000	518,000	25

Total	23			11
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GTA MARKET CONTINUES TO REBOUND AMID WEAK INVENTORY

MLS® Home Price Index by Segment



MARKET HIGHLIGHTS

- September sales of 7,825 units were up by a whopping 22.0% versus September 2018, bringing year-to-date volume growth to 12.6%
- That said, sales remain well below the record September 2016 peak of over 9,800 sales
- September average price of \$843,115 was up by 5.8% versus last year, while the overall MLS Home Price Index Composite Benchmark was up by 5.2%
- Active listings declined further (-14.1% versus last year) as the market remains undersupplied versus current levels of demand

Resale Home Sales

+22.0% year
year

Sep 2019

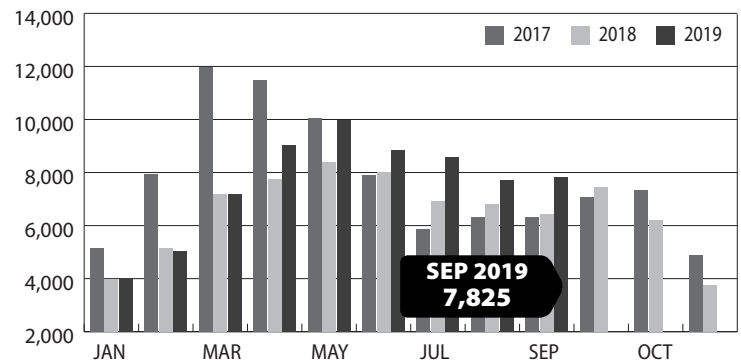
7,825

Sep 2018

6,414



GTA Resale Home Sales



YOUR GREENVIEW TOWNHOMES REALTOR®!

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A Message from Jane Smith...

Renters would rather live in a house than a condo, survey finds

If you want to know what renters really want, consider the findings of this new survey of renters. It found that 45 percent of renters would prefer to rent a house rather than a brand-new condo or fancy townhouse. Even more surprisingly, 31 percent would rather live in an apartment in a house as opposed to a unit in a condo. Renters like the privacy and space offered in a single-family home rental. They also didn't care too much about swanky amenities. Instead, they mostly cared that their rental unit was close to work and public transit, and also that the unit was pet friendly. These new findings suggest that real estate investors may want to consider purchasing a rental house over a rental condo, preferably ones that are located near major employers and transit lines.

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FOR SALE



Stunning Offering!

12 McNabb Avenue – Open-concept 2 bedroom, 2 bathroom townhome with masterfully designed kitchen. Includes stainless-steel appliances, hardwood flooring and newly-renovated bathroom. Short walk to transit and shopping! **Asking \$849,000**

FOR LEASE



2,350 Sq. Ft. Beauty!

57 Lorrel East – Bright and spacious 2 bedroom, 2 bathroom 2,350 sq. ft. townhome in the middle of illustrious Haroldsberg. Includes hardwood flooring and has an expansive recreation room in the basement. **\$2,650/month.**

SOLD



Sold For 117% Of List Price

2003 MacKenzie St. West – This property was just sold for 117% of the list price! Bright and sunny 4 bedroom, 3 bathroom townhome. Features a beautiful foyer with hardwood furnishings. Short walk to transit and amenities!



THINGS YOU SHOULD ASK YOURSELF BEFORE INSTALLING A SKYLIGHT

Skylights are a great way to add natural lighting to a dark space and ventilation to a humid room. But before you install one (or several), you should ask yourself these important questions before proceeding with this serious undertaking.

Which room do you want your skylight to be in?

The most common rooms for skylights are bathrooms, hallways, closets, attics, and kitchens. Whichever room you choose, you'll want to consider UV-blocking glass to prevent your carpeting, furnishing, and cabinets from fading.

Which direction do you want your skylight to face?

The direction your skylight faces will determine how it affects your

space. If it faces east, you'll get most of the light and warmth in the morning. Face west and you'll get warmth and sun in the afternoon. If it's facing north, you'll get constant but cool sunlight. Face south and you'll feel a lot of heat coming from the sun.

How big do you want it to be?

Sizing your skylight is a big step. Industry standards recommend that a skylight be 5 to 10 percent of the floor area of the room. You can even install two smaller skylights instead of one larger one depending on the configuration of your space.

What type of skylight do you want?

There are three common types of skylights: fixed, vented, and tubular. If you opt for a vented skylight, some control options include a crank

handle, telescopic pole, or wireless remote. Tubular skylights are a great option if you've got a small room, plus they're more affordable than a larger, fixed skylight.

Can you afford it?

Not only do you have to think about the cost of materials, you have to consider the cost of installation and labour as well. Installing a skylight is a complicated project and you'll need a professional to get it done properly so you don't have to worry about leaks or damages to your house. If you want additional features such as shading and UV coating, you'll have to add that to your overall costs too. The good news is that skylights typically increase the value of a home and the project doesn't cost as much as other major upgrades.

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PRICELESS QUOTES

"It always bothers me to put money into a slot machine and then pull the handle. It's the same motion you use to flush."

— Robert Orben

"You know children are growing up when they start asking questions that have answers." — John Plomp

"People want economy, and they will pay any price to get it."

— Lee Iacocca

"I was a vegetarian until I started leaning toward the sunlight."

— Rita Rudner



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