

Jethro Seymour's Davisville Village News & Tips



JUNE 2010

I LIVE IN OUR NEIGHBOURHOOD & I SUPPORT OUR COMMUNITY

VOL. 3 ISSUE 6



June Report 2010



Toronto Real Estate Board Reports

Greater Toronto REALTORS® reported 9,470 sales through the Multiple Listing Service® (MLS®) in May, representing a one per cent dip from 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," said Toronto Real

Estate Board President Tom Lebour. "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 per cent annually to 18,940. The average price for May transactions was \$446,593 – up 13 per cent compared to the average of \$395,609 recorded in May 2009.

"The gap between listings and sales has widened, which means there is more choice for buyers," said Jason Mercer, TREB's Senior Manager of Market

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

*Source: Toronto Real Estate Board
Reported on June 3rd 2010*

Community Corner:

Amazing Homemade Gelato in our neighbourhood

The Mad Italian Gelato Bar

1581 Bayview near Millwood

416-901-4556

www.TheMadItalian.net

Perfect on a warm summers night!

Come join me at the Maurice Cody Spring Fair Saturday June 12

10am - 2pm

As a proud sponsor of the school and its events,
I will be sponsoring the CARS Double Slide and giving away...

Free Heirloom Tomato Plants,

Dinner for Two at Simple Bistro on Mt. Pleasant
courtesy of Graham Culp

&

a Family Tennis Lesson courtesy of Alastair Millar,
Head Pro & Camp Director at the
Davisville Tennis Club

Drop by, say hello & enter for
your chance to win!



Jethro Seymour, Sales Representative, Royal LePage Real Estate Services Ltd., Johnston & Daniel Division 477 Mt. Pleasant Rd, Toronto, ON, M4S 2L9 **Office 416-489-2121**



Visit my website at :
SeymourRealEstate.ca
Or
Call Jethro at 416 - 712 - 0767

Thank you to all the neighbourhood businesses and residents who take the time and make the effort to sponsor our amazing neighbourhood schools and events.

Maurice Cody Fair Sponsors

Royal LePage RES Johnston & Daniel Division
Real Estate Agents Jane Mooy, Shirley Bell & Jethro Seymour

Bosley Real Estate, Patrick Rocca

Manor Road Electric, Andre Fingerle

Assured Mortgage Services, Andrea Meynell

Purple Tree Day Care

Cruz Coaching & Leadership Development

Pet Moxie Profession Pet Care Inc.

Valu-Mart

Reproduce

Simple Bistro, Graham Culp

Davisville Tennis Camp, Alastair Millar

A very special thank you goes out to the many volunteers, teachers & parents that make these events happen every year!

Davisville Village Sales Activity in May



DETACHED	NO. SOLD	AVG. PRICE	% OF LIST PRICE	DAYS ON MARKET
2 Bedroom	1	\$629,000	96.0%	25
3 Bedroom	10	\$844,800	98.8%	12
4 Bedroom	2	\$690,000	104.0%	7
5 Bedroom	1	\$749,000	97.0%	31
SEMI - DETACHED				
2 Bedroom	1	\$442,000	96.0%	15
3 Bedroom	10	\$652,718	102.4%	9
DUPLEX				
8 Bedroom	1	\$1,200,000	95.0%	14
CONDOS				
1 Bedroom	7	\$343,057	98.9%	23
1+1 Bedroom	9	\$356,656	98.8%	20
2 Bedroom	8	\$457,869	99.0%	23
2+1 Bedroom	8	\$687,600	100.3%	35
2 Bedroom Townhouse	2	\$390,000	97.5%	16
3 Bedroom Townhouse	1	\$408,000	103.0%	10

Call for your confidential home evaluation & consultation

What you can expect:

- ~ **A comprehensive, fact filled, valuation of your home**
- ~ **Onsite review & recommendations on how to maximize the value of your home by making some simple, cost effective changes**
- ~ **Review the framework of my *Home Marketing Plan* which will be refined and customized to meet the needs of your family and maximize the value of your home**
- ~ **The foundation of my business is anchored by unsurpassed professionalism, service detail & integrity**

I look forward to the opportunity to earn your business.



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* Figures are based on MLS sales as reported by the Toronto Real Estate Board. Source: Canadian Real Estate Association. Market factors depend on more than housing type and number of bedrooms. overall condition, square footage, upgrades, lot size and specific location are some of the key factors involved. Call Jethro Seymour for a current home value assessment.