

*Working and Living in Durham**Darlene Breault**Full Time Sales Representative***MARKET STATISTICS****Tight Market Pushes the Average Price above \$500K**

March 5, 2012 -- Greater Toronto REALTORS® reported 7,032 sales in February 2012 – up 16 per cent compared to February 2011. New listings were also up over the same period, but by a lesser 11 per cent to 12,684. It is important to note that 2012 is a leap year, with one more day in February. Over the first 28 days of February, sales and new listings were up by ten per cent and six per cent respectively.

“With slightly more than two months of inventory in the Toronto Real Estate Board (TREB) market area, on average, it is not surprising that competition between buyers has exerted very strong upward pressure on the average selling price. Price growth will continue to be very strong until the market becomes better supplied,” said Toronto Real Estate Board President Richard Silver.

“It is important to note that both buyers and sellers are aware of current market conditions. This is evidenced by the fact that homes sold, on average, for 99 per cent of the asking price in February,” continued Silver.

The average selling price in the TREB market area was \$502,508 in February – up 11 per cent compared to February 2011. The Composite MLS® Home Price Index for TREB, which provides a less volatile measure of price growth compared to the average price, was up by 7.3 per cent compared February 2011.

Summary of Existing Home Transactions in Durham Region

| | New Listings | Active Listings | Avg. Sold Price | Avg. Days on Market |
|---------------|--------------|-----------------|-----------------|---------------------|
| Durham Region | 1,419 | 1,745 | 98% | 29 |
| Ajax | 251 | 252 | 98% | 23 |
| Brock | 40 | 120 | 95% | 110 |
| Clarington | 228 | 290 | 98% | 34 |
| Oshawa | 331 | 389 | 98% | 29 |
| Pickering | 176 | 203 | 99% | 24 |
| Scugog | 51 | 101 | 96% | 56 |
| Uxbridge | 52 | 108 | 97% | 55 |
| Whitby | 290 | 282 | 99% | 20 |

“If tight market conditions continue to result in higher than expected price growth as we move into the spring, expectations for 2012 as a whole will have to be revised upwards,” said Jason Mercer, TREB’s Senior Manager of Market Analysis. “While price growth remains strong, the average selling price remains affordable from a mortgage lending perspective for a household earning the average income in the GTA.”

**Full Market Watch Report is available at
www.ListedByDarlene.ca**

“The first day of spring is one thing, and the first spring day is another. The difference between them is sometimes as great as a month.”

- Henry Van Dyke,



The kindest compliment you can give me is the referral of your friends and family. Thank you for your trust!

As your Neighbourhood Realtor I am always happy to provide you with a comparable market analysis of your property. So please do not hesitate to call. I will be happy to assess the current market value of your home and talk about any Real Estate queries you may have. It's always a pleasure!
Contact Darlene @ 905-723-5944 or Darlene@ListedByDarlene.ca



MAKE SPRING CLEANING FUN!

Nobody looks forward to cleaning the house. But by getting the whole family involved and building fun into every step, you can make spring cleaning a lot less painful.

- Have a game plan. Make a list of everything that needs to get done, but don't share it with any-body—if they know in advance, that takes the element of surprise out of it. Stock up on little prizes, like granola bars or juices. Schedule the day in advance as a Family Fun Day, then get everyone together that morning (including all kids and adults) and get started.
- Turn up the music. Make sure it's loud and has a driving beat. The goal is to get everyone moving to the beat—or actually dancing—as they perform each activity.
- Clear away the clutter. Give everyone a garbage bag and tell them they have 15 minutes to go around the house and collect as much unwanted junk and garbage as they can. This includes candy wrappers, empty soda cans, broken toys, old newspapers and magazines, etc. For really young children, have them team up with an adult. The fullest bag wins a prize.
- Put things in their place. Give everyone a laundry basket or big box and tell them they have 15 minutes to collect everything that's not where it belongs. The fullest container wins a prize. Then give them another 5 minutes to return everything to where it belongs. The first one finished wins a prize.
- Start cleaning. Assign each person a task: vacuum, mop, kitchen counters and sink, bathroom, windows, dusting. Make sure everyone is still dancing to the music because the one with the best moves wins a prize.
- Celebrate a job well done! When everything's finished—and inspected—everybody does a group dance. Then everybody—including you—gets a prize, a hug and a big THANK YOU!



For more information on spring cleaning or for a list of cleaning services visit www.ListedByDarlene.ca

Community Calendar

8th Annual Silverbirch Charity Concert

Where: Uxbridge Music Hall, 16 Main St. S.
When: March 23-24, 2012
Rates: \$25.00 per person, per show

March of Quilts

Where: Heydenshore Pavilion, Whitby
When: March 30-31, 2012
Rates: \$5 advance tickets, \$6 at the door

Harlem Globetrotters

When: We, April 11, 2012 7:00 PM
Where: General Motor Centre

Riverdance

When: Monday April 23, 2012 7:30
Where: General Motor Centre



Last Night of the Proms

When: April 29, 2012 3:00 PM
Where: 505 Adelaide Avenue E, Cathy Brown Tickets (905)579-6866
A program of British popular and patriotic music

Community Clean Up Week

Where: City of Oshawa,
When: April 23, 2012 - April 30, 2012
Have a favourite path, field or forest you enjoy walking through? Grab a garbage bag and gloves and help us keep our green spaces green! Rose Mary Mason 905.436.3311 x2654



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