

Julie Mather Real Estate Market Watch



Compliments of

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April 2007 Content

- PRICES RISE IN MARCH
- APRIL WELLNESS TIP
- GARDENERS ARE ATHLETES TOO!
- THE BEACHES & RIVERDALE

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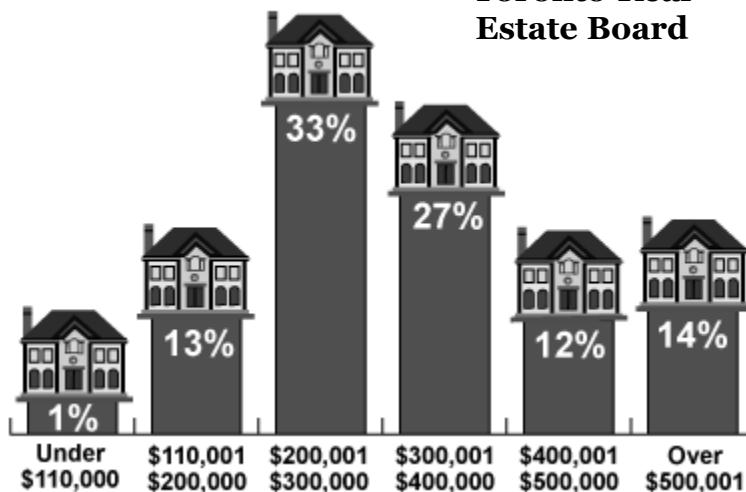
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Real Estate *By The Numbers*



What they sold for in March 2007 as reported by the Toronto Real Estate Board



Mortgage Rates (Closed)*

1 year = 6.40% ↓

5 year = 6.44% ↓

GIC*

1 year = 2.95% ↓

5 year = 3.10% ↓

*Up/down indicator arrows are changes over previous month. Rates differ by institutions. Check with your institution for current and accurate rates.



PRICES RISE IN MARCH

Prices increased moderately in March, with the average up three per cent over 2006 to \$365,285. "Prices are rising above the rate of inflation (currently about two per cent), but not so rapidly that first-time buyers will be pushed out of the market," said TREB President Dorothy Mason.

Prices increased moderately in March, with the average up three per cent

During last month TREB Members reported 8,518 sales of single-family dwellings across the GTA. "While down modestly (two per cent) over last year's total of 8,707, any result over 8,000

must be considered a strong performance," noted the President, "We expect a similarly robust showing from the remainder of the spring market."

Breaking down the total, 3,233 sales were reported in TREB's 28 West districts and averaged

\$343,475; 1,521 sales were reported

in the 14 Central districts and averaged \$471,804; 1,706 sales were reported in the 23 North districts and averaged \$400,392; and 2,058 sales were reported in TREB's 21 East districts and averaged \$291,721. ❖



April Wellness Tip

Twenty years from now you will be more disappointed by the things that you didn't do than by the ones you did do. So throw off the bowlines. Sail away from the safe harbor. Catch the trade winds in your sails. Explore. Dream. Discover.

Mark Twain

GARDENERS ARE ATHLETES TOO!

Raking, hoeing, lifting, digging, kneeling, planting...almost enough physical activity to qualify for an international medal competition. O.K. maybe not quite, but gardening certainly does count as physical activity, and as with any sport, you must use the right form and technique to avoid injury.



Remember these important tips to reduce your risk of injury this spring:

1. Do the "scissors when you rake.

Stand with your right leg forward and your left leg back while you rake. Switch every few minutes. This will keep you from

bending and twisting your way into a sore back.

2. Change hands frequently.

This will help to prevent muscle strain on one side of the body. Try to stand as straight as possible with your head upright.

3. Use long-handled tools.

This will let you avoid bending forwards and sideways as you work, which can cause you to strain your neck or lower back.

4. Lift properly.

Face the object you plan to lift, bend your knees, and draw the load in close to your body. Use the muscle power of your legs to lift. Don't lift heavy objects above your waist. Ask for help if you need it.

5. Kneel to weed and plant.

Constant bending and squatting can put strain on your back, neck and leg muscles. You can buy special kneepads and mats to make kneeling on the ground more comfortable.

And finally, like all good athletes, drink plenty of fluids throughout your workday. Warm up and cool down, take frequent breaks



and stretch your back, legs and arms before, during and after activity.

Have a safe and healthy gardening season!

Dr. Tara Pearce

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Neighbourhood Corner - The Beaches and Riverdale

During the first three months of 2007, TREB Members recorded 215 sales in The Beaches area (E-2) for an average price of \$461,311, up one per cent over the 2006 three-month total of \$454,495. Detached homes sold for \$565,060, and semis averaged \$419,234. Riverdale (E-1) saw 216 sales during the same time-frame; detached homes averaged \$436,091, up 12 per cent from the 2006 figure of \$390,388. ❖

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Information Provided by Toronto Real Estate Board.	Greater Toronto Area Sales March '07	Sales as a % of Month Total	Sold Price as % of Asking	Median Price
Detached	4,112	48.3%	98	\$384,000
Semi-Detached	1,021	12.0%	100	\$310,000
Condo Townhouse	728	8.5%	98	\$238,000
Condo Apartment	1,831	21.5%	98	\$225,000
Link	193	2.3%	98	\$283,000
Attached /Row /Townhouse	600	7.0%	98	\$282,650
Co-op Apartment	29	0.3%	97	\$175,000
Detached Condo	4	0.1%	97	\$237,000

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