

# Julie Mather Real Estate Market Watch



*Compliments of*  
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## May 2007 Content

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- **CHIROPRACTIC CARE AND YOU!**
- **NEIGHBOURHOOD CORNER - MARKHAM**

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- **GO ONLINE THRU OUT THE MONTH FOR UP TO DATE MARKET STATS**
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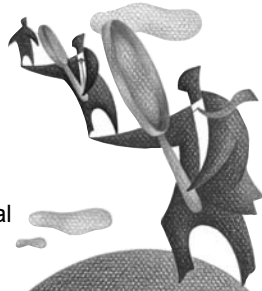
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## Real Estate *By The Numbers*



### Oakville April '07 Summary

Source: Oakville, Milton and District Real Estate Board - The above figures represent entire Board Trading Area.



Year	2006	2007	% change
Sales (April)	296	317	7%↑
Average Sales Price (April)	\$491,934	\$502,286	2%↑
Median Sale Price (April)	1,439	1,923	7%↑

### Mortgage Rates (Closed)\*

- 1 year = 6.60% ↑
- 5 year = 6.64% ↑
- GIC\***
- 1 year = 3.05% ↑
- 5 year = 3.20% ↑

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



## BEST DAY EVER! BEST MONTH EVER!

With 581 sales reported on April 30, the highest single day total ever documented, April's total transactions reached an astounding 9,452, the best single-month total ever recorded, TREB President Dorothy Mason announced today. "The Greater Toronto Area's resale housing market has showed sustained strength and these phenomenal numbers bode well for the remainder of this year's spring market."

*Potential first-time buyers are not being pushed out of the market*

Average prices climbed three per cent in April, to \$379,025 from last April's \$366,683. "Despite the torrid sales pace," Ms. Mason said.

"Overall price increases are holding at marginally above the inflation rate, which means that potential first-time buyers are not being pushed out of the market." ❖



### Neighbourhood Corner - Markham

Markham (N01, N10, N11) has seen 1,433 sales during the first four months of this year for an average price of \$417,818. This is up four per cent over the \$403,229 recorded to the same period in 2006. ❖

## May Wellness Tip

“In health there is freedom.  
Health is the first of all liberties.”

~Henri Frederic Amiel  
Swiss writer, 19th Century

“The first wealth is health.”

~Ralph Waldo Emerson  
American Poet & Essayist, 19th Century

Check out Dr. Tara Pearce's new website at  
**www.oakparkwellness.ca**  
Book wellness services online!

## CHIROPRACTIC CARE AND YOU!

Did you know that back pain, neck pain and headaches are the most common reasons why Canadians first consult a chiropractor? Chiropractors are specialists in manual adjustments of the vertebrae of the spine and other joints. Adjustments help to relieve pain and restore normal functioning of the spine, joints and supporting structures of the body - so you can enjoy your everyday activities. Why is spinal health important? Well, the body's information highway - your nervous system - is protected by the spine. Stress and strain on the vertebrae can put pressure on the nerves in the affected area. That is why a problem with your spine can have far-reaching effects causing symptoms such as arm and leg pain. Here are some of the benefits you can expect from chiropractic care:



tem - is protected by the spine. Stress and strain on the vertebrae can put pressure on the nerves in the affected area. That is why a problem with your spine can have far-reaching effects causing symptoms such as arm and leg pain. Here are some of the benefits you can expect from chiropractic care:

- Improved movement in your neck, shoulders, back and torso
- Better posture
- Relief from headaches, neck and back pain
- Prevention of work related muscle and joint injuries
- Enhanced athletic performance
- Improved flexibility
- Relief from pregnancy related back ache
- Correction of gait and foot problems

Chiropractic care. Helping you feel better naturally. ❖

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## Creating Value With Two Lists!

“The secret of getting ahead is getting started. The secret of

getting started is breaking your complex overwhelming tasks into small manageable tasks, and then starting on the first one.” ~Mark Twain

Whether you have your sights on your first home or your next home, buying a home is the biggest financial investment you will likely ever make. With so much to consider and plan for, the more you are in prepared for your purchase, the more value you will bring to yourself now and into the future.

Create two lists, the Essential List and the Would Like List. The Essential List covers everything that is required to ensure a quality daily life, such as 36" doorways if you have mobility issues, or a tri-level home if you need fully separate living areas, or proximity to amenities and transportation needs such as a commuter train. Something you would like but do not need should be identified as such so as not to thwart your selection of a home that is good for you. Is a private backyard essential or a would like to have item? Answer these questions honestly and you will be creating value for yourself and those who will benefit from your decisions.

Should you need assistance in building these two lists, contact Julie Mather for assistance or to provide information. You can also receive automatic emails from Julie's Automatic Property Search. ❖

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Information Provided by Toronto Real Estate Board.	Greater Toronto Area Sales April '07	Sales as a % of Month Total	Sold Price as % of Asking	Median Price
Dwelling Type				
Detached	4,716	49.9%	98	\$389,700
Semi-Detached	1,161	12.3%	100	\$315,000
Condo Townhouse	764	8.1%	98	\$244,500
Condo Apartment	1,921	20.3%	98	\$227,500
Link	219	2.3%	98	\$275,000
Attached /Row /Townhouse	637	6.7%	99	\$289,000
Co-op Apartment	27	2.8%	97	\$235,000
Detached Condo	7	0.1%	97	\$280,000

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