

Julie Mather Real Estate Market Watch



Compliments of

Julie Mather

Sales Associate
RE/MAX Professionals Inc.

Direct: 416-254-7548
Office: 905-844-9779

julie@juliemather.com
www.juliemather.com

November/December 2007 Content

- **BEST YEAR EVER WITH WEEKS TO GO!**
 - **OCTOBER SET NEW RECORD**
 - **DECEMBER WELLNESS TIP**
 - **REAL ESTATE BY THE NUMBERS**
- Online @ www.juliemather.com**
- **WWW.ONTARIOHOMEVALUES.COM**
 - **JULIEMATHER.COM/INVEST**
 - **NEIGHBOURHOOD CORNER - AGINCOURT**

BEST YEAR EVER WITH WEEKS TO GO!

With six weeks remaining, 2007 has already become the best year on record for resale homes in the Greater Toronto Area, Toronto Real Estate Board President Maureen O'Neill announced today.

"As I predicted last month, 2007 will indeed be a banner year for home sales in our city," said Ms. O'Neill. "So far this year, 84,994 properties have changed hands, as compared to 84,145 sales in 2005, our previous best year."

The current average price is \$393,084, a nine per cent increase over the first half of November 2006

With 3,544 transactions to mid-month, November sales are also up five per cent compared the same timeframe last year.

The current average price is \$393,084, a nine per cent increase over the first half of November 2006.

The year-to-date average price stands at \$374,678, up

six per cent over the \$352,807 recorded during the first 11 1/2 months of 2006.

In West Agincourt (E05), transactions were up 39 per cent as compared to the same timeframe a year ago, driven by a significant increase in detached home sales.

Newmarket (N07) saw an increase of 50 per cent compared to the midway point of last November, due to a substantial number of detached and semi-detached home sales.

Northwest Cooksville (W15) experienced an overall sales increase of 27 per cent compared to mid-November 2006, mainly as a result of condominium townhouse sales.

In the downtown core (C01) condominium apartment transactions resulted in a 32 per cent overall increase as compared to the first half of last November.

"All of the economic conditions remain in place for a strong housing market in the GTA. The unemployment rate fell by approximately half a per cent last month, Statistics Canada anticipates sustained immigration throughout the

next decade and mortgage rates remain historically low," said Ms. O'Neill. "Toronto is a very vibrant city in which to live and compared to other urban centres like New York, Los Angeles and London, our housing is very affordable." ❖

OCTOBER SET NEW RECORD

TREB Members recorded 7,915 transactions of single-family homes in October, an all time record for the month, TREB President Maureen O'Neill announced today. "Sales were up 15 per cent over the 6,876 figure recorded in October of 2006, and up about 10 per cent over the 7,227 transactions

continue on page 2 column 1...

The Christmas 2007 Newsletter

will be available

exclusively online December 12, 2007 at

www.juliemather.com/newsletter



Housing Market Indicators

October 2006 vs. October 2007

Source: Toronto Real Estate Board
***All figures for single family dwellings

Year	Oct 2006	Oct 2007	% change
Sales (October)	6,876	7,915	15%↑
New Listings (October)	13,116	13,363	2%↑
Active Listings**	24,367	20,626	-15%↓

*December
Wellness Tip*

**"Action is the
antidote to
despair."**

~Joan Baez

American singer & song
writer, 1941 -

**"Inaction breeds
doubt and fear.
Action breeds
confidence and
courage. If you
want to conquer
fear, do not sit
home and think
about it. Go out
and get busy."**

~Dale Carnegie

American lecturer & author,
1888 - 1955

continue from page 1 column 2
that took place in October
2003, which was our previ-
ous record."

Prices rose in October,
with the average climbing
four per cent to \$394,646
over September's
\$380,132, and up 11% over
the \$356,423 recorded in
October of 2006. ❖

*After having read last month's article about real estate
opportunities in the United States this past month, some
of you have contacted me and I was able to assist you.
Go online for further links and readings.*

www.juliemather.com/invest

Find Out What Your Home Is Worth Online

You will receive information on what comparable homes have sold
for in your neighbourhood and which homes are currently listed,
how long they have been for sale, and their prices.

Based on this information, you will know what your home is worth.
This complete confidential Market Evaluation is absolutely FREE!

For a FREE and quick
online home evaluation visit:

www.OntarioHomeValues.com

REAL ESTATE FRAUD

Real estate fraud is a
term that covers several
forms of fraud that the real
estate industry now encoun-
ters. Title fraud has become
a more well known type of
fraud.

Title fraud can be most
damaging to an individual
homeowner. The most com-
mon form of title fraud is
someone using stolen identi-
ties and or forged docu-
ments to fraudulently trans-
fer the registered owner's
title to someone else without
the true owner knowing of
the transfer.

The home can
then be sold without
the true property
owner's knowl-
edge or a mort-
gage can
be placed on the
property, which could
become the responsibility of
the unsuspecting rightful
property owner. This is also
referred sometimes as
"mortgage fraud".

The Government of
Ontario has made changes
to the law in December,
2006 with the Consumer



Protection and Service
Modernization Act which
increases the safeguards
for property owners.
Under Bill 152, the Land
Titles Act is amended to
ensure that ownership of a
property cannot be lost as
a result of the registration
of a falsified mortgage,
fraudulent sale, or a coun-
terfeit power of attorney.
The legislation will also

♦Use a streamlined and
expedited Land Titles
Assurance Fund process
for individuals who are
victims of fraud so that
title is returned and a deci-
sion on compensation is
made within 90 days.

♦Introduce new safe-
guards for suspending
and revoking the
accounts of fraudsters
so that they cannot regis-
ter documents.

♦Raise existing fines for
real estate fraud related
offences to \$50,000.

Mortgage fraud and
title fraud begin with iden-
tity theft. The Toronto Star
recently quoted Chris
Mathers, a crime and risk
consultant and former
RCMP officer, who said
that while identity theft is
a major issue, it's impor-
tant to keep things in per-
spective. "I think it's a seri-
ous issue and that a lot of
people don't understand
what it is. People usually
steal your identity for a
very limited time. They
don't want to be you;
they're just stealing your
information to make
money," he said.

When it comes to protect-
ing your identity, consider
doing the following:

♦Guard your personal
information and give out
only what is needed

♦Don't leave personal
information unattended

♦Shred before placing
any information in the

garbage

♦NEVER give out your
SIN number except where
absolutely required

♦Protect your credit cards
and their usage



♦Take all receipts and
shred at home if you don't
want to keep them

♦Know your billing cycles
and be aware of missed mail

♦Cover your keypad at
bank machines, stores and
elsewhere

♦Don't use predictable
passwords and change them
from time to time

♦Do not write down pass-
words or pin numbers

♦There are no instant
prizes! Hang up on phone
solicitors and do not
respond to mail invitations.
Never confirm or give infor-
mation to anyone unless you
are crystal clear that this is
required.

♦Check your credit report
periodically.

Regarding your real
estate property, be cautious
and specific when granting
power of attorney. Also con-
sider the benefits of pur-
chasing title insurance. Talk
to a Realtor, a lawyer or go
online to Julie's newsletter
for links and to learn about
title insurance and its bene-
fits. ❖

Disclaimer

The information provided in this newslet-
ter is for informational and educational
purposes only. We make no warranty of
any kind, either express or implied,
regarding the quality, accuracy or validity
of the data and information herein. The
information contained herein should
NOT be used as a substitute for the advice
of an appropriately qualified and certified
individual. Not intended to solicit buyers
or sellers under contract. ❖