

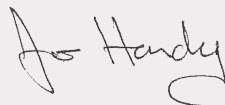
Specializing in Kerr Village

Message from Joanne Hardy...

Are you a fan of Italian food and first rate service? Solidify your love of the unbeatable combo and check out Café Galleria. Enjoy a fun night out with friends or a romantic dinner with your special someone - this venue makes any occasion memorable and top of the line. Try their gnocchi and give your tastebuds a tantalizing experience. It melts in your mouth and reminds you of that summer you spent in Italy – not a terrible way to warm the cockles of the heart when the weather is less than friendly.

Please feel free to contact me for an evaluation of your home and staging tips!
JO (Not Your Average).

Follow me on Twitter and catch both of my blogs incl. the very interesting "Your Global Blogger".



Joanne Hardy sales representative

"Not Your Average Jo."

office 905-845-4267

direct 416-230-1425

www.johardy.com joannehardy@royallepage.ca



Royal LePage Real Estate Services Ltd., Brokerage
326 Lakeshore Road East, Oakville, ON L6J 1J6



Not intended to solicit buyers or sellers currently under contract with a brokerage. Statistics courtesy of the Toronto Real Estate Board. Property values depend on factors besides housing type and number of bedrooms. Square footage, overall condition, upgrades, lot size and specific location are some of the other key factors involved. Copyright © 2011 Mission Response Inc. www.missionresponse.com 416-236-0543 All Rights Reserved. T1186



Joanne Hardy's Real Estate Newsletter
Kerr Village Report

2011 off to a solid start...

[see page 2 for details]

Kerr Village Market Watch

Latest 6 Month Recap of Solds - August 1, 2010 - January 31, 2011

	# sold	average price	low price	high price	days on market
2 storey					
1 bedroom	-	-	-	-	-
2 bedroom	1	462,500	462,500	462,500	38
3 bedroom	3	450,333	326,000	575,000	31
4+ bedroom	2	731,500	438,000	1,025,000	52
split					
3 bedroom	-	-	-	-	-
bungalow					
1-2 bedroom	3	522,219	366,658	700,000	37
3 bedroom	10	543,800	295,000	1,500,000	17
4+ bedroom	1	380,000	380,000	380,000	20
semi-detached					
2 bedroom	2	327,500	320,000	335,000	11
3 bedroom	-	-	-	-	-
townhomes					
2 bedroom	1	677,000	677,000	677,000	28
3 bedroom	3	616,917	351,500	1,060,000	34
4 bedroom	-	-	-	-	-
total	26				26



Joanne Hardy sales representative

905-845-4267 joannehardy@royallepage.ca

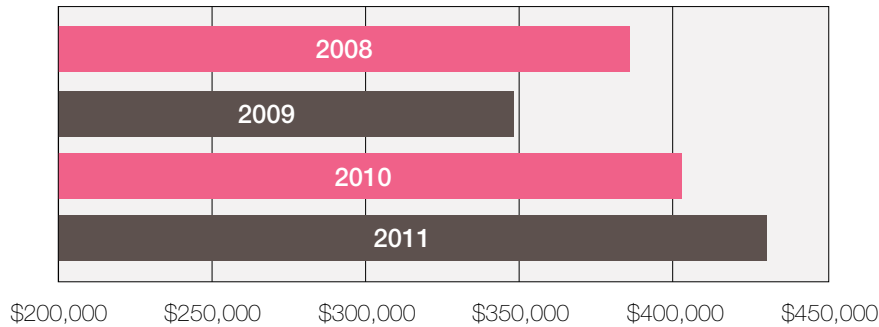
"Not Your Average Jo."



2011 off to a solid start

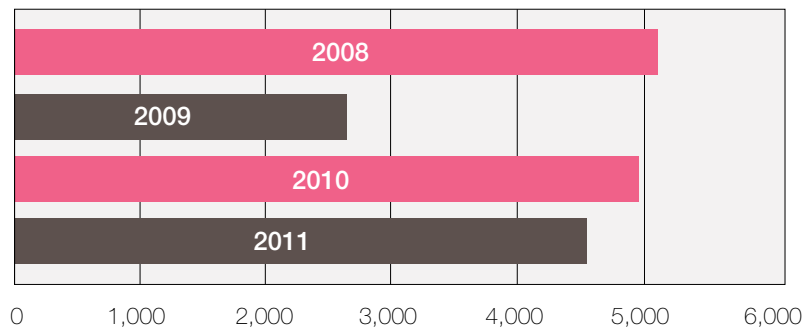
The average selling price of a resale home in the GTA for the month of January came in at \$427,037. This represented an increase of over four per cent compared to the average of \$409,058 reported in January 2010. This result is in line with expectations for “moderate price appreciation” in 2011 of somewhere in the three to five per cent range. This forecast, from the Toronto Real Estate Board, is based on sustainable prices from an affordability perspective and factors in detailed projections for income growth and mortgage rates for the upcoming year.

GTA Resale Home Sales (Average Price) - January



A total of 4,337 homes were sold during the month of January, which represented a 13% decline versus January 2010 sales of 4,986 units. Year ago sales benefitted from a surge of buyer activity following the recession of late 2008/early 2009. As a point of reference, January 2009 volume came in at 2,670 units sold which, at the time, represented a 47% decrease from the prior year. It is clear that volumes have fully recovered from those historic lows and that current year ago comparisons are being made against “post-recessionary surge” figures.

GTA Resale Home Sales (Units Sold) - January



NEW LISTING

Heart of Kerr Village

50 Florence Drive. Fabulous location steps from some of Oakville's best boutiques and restaurants. 4+2 bedroom, 3+1 bath, open concept family/dinning room and custom kitchen. Finished basement. 59 x 85 foot lot.

FOR SALE

Lakeshore Woods Gem \$869,000

Luxury living awaits from this 3,150 square foot, 4 bedroom, 3+1 bath home on one of Lakeshore Woods' finest southern enclaves. Gourmet kitchen, main floor den, great room, 113 foot deep landscaped lot.



\$649,900

Great Home in South East!

Family home in a very sought after neighbourhood! Five bedrooms, hardwood throughout, finished basement with walk-out to a new landscaped pool sized yard! Great eat-in kitchen with granite. A must see !!

