


Your Falgarwood REALTOR®!

Message from Joanne Hardy...

Hi everyone! I've moved! Advantage Plus Realty is my new home. I will be providing the same great service, but in a more intimate setting. I'm really excited about this change and looking forward to providing you with service that helps your transition be as smooth as mine was. Please feel free to contact me for an evaluation of your home and tips on staging your backyard! Wishing all of you a happy, healthy summer. 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."

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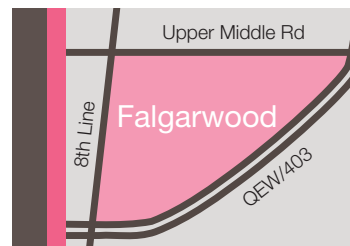
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Not intended to solicit buyers or sellers currently under contract with a brokerage. Statistics courtesy of the Toronto Real Estate Board. Property values depend on factors besides housing type and number of bedrooms. Square footage, overall condition, 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. T1235 02



Joanne Hardy's Real Estate Newsletter

Falgarwood Report

Volume, prices both up...

[see page 2 for details]

Falgarwood Market Watch

Latest 6 Month Recap of Solds **January 1, 2011 - June 30, 2011**

	# sold	average price	low price	high price	days on market
2 storey					
3 bedroom	4	488,500	451,000	547,000	20
4 bedroom	4	593,500	544,000	720,000	8
5 bedroom	4	644,950	482,800	790,000	14
split level					
3 bedroom	3	476,667	465,000	490,000	11
4 bedroom	1	591,000	591,000	591,000	16
bungalow					
2 bedroom	1	511,000	511,000	511,000	20
3 bedroom	7	536,571	448,000	685,000	24
4+ bedroom	5	486,325	410,000	632,500	24
semi-detached					
3 bedroom	3	342,300	311,900	368,000	11
4 bedroom	1	361,000	361,000	361,000	5
link					
3 bedroom	-	-	-	-	-
4 bedroom	1	530,000	530,000	530,000	36
townhouse					
3 bedroom	22	241,714	168,000	325,000	22
4 bedroom	1	195,000	195,000	195,000	19
Total	57				19



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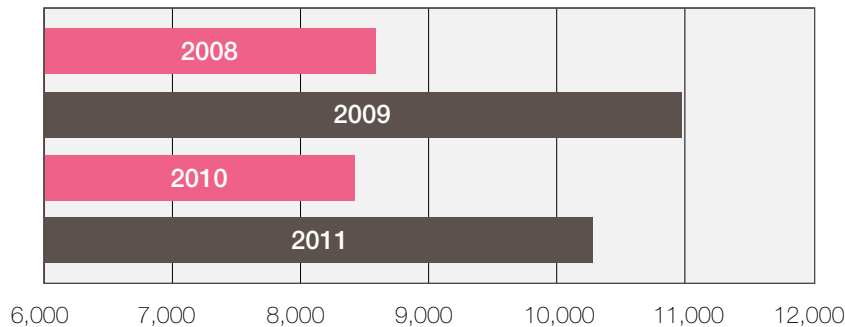
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Volume, prices both up

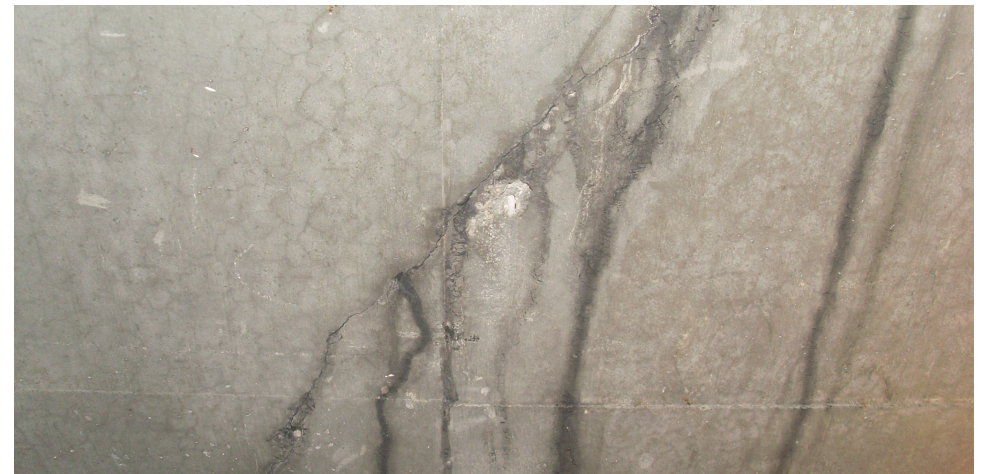
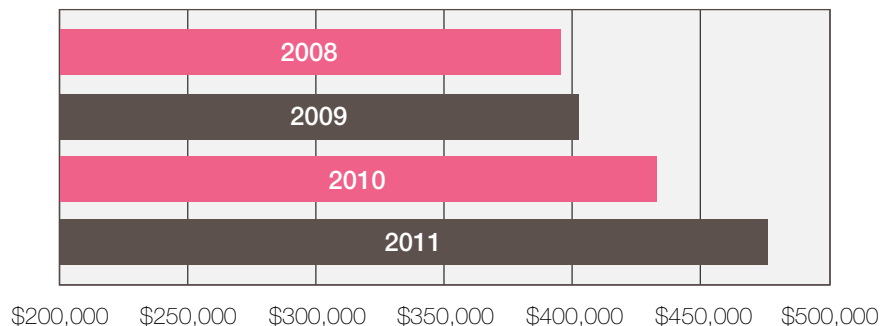
A total of 10,230 homes were sold through the TorontoMLS® system in June 2011 - up by a whopping 21% versus June 2010. This number represented the third best June result on record, marginally behind June 2007 and June 2009. At the half year mark (January thru June), the number of transactions stands at 48,189 - down by 4.5% compared to the first half of 2010. The first half witnessed sluggish sales at the start of the year with a strong rebound in May and June. The positive affordability picture (low borrowing costs coupled with positive economic news) has resulted in more home buyers becoming increasingly confident in their ability to purchase and pay for a home over the long term.

GTA Resale Home Sales (Units Sold) - June



The average selling price of a resale home in the GTA in June increased by a robust 10% to \$476,371. Through the first six months of the year, the average selling price was \$467,169 - up by 8% as compared to the same period in 2010. Tight supply conditions continue to have a major impact on prices (positive) as well as on volumes (negative). The total number of active listings at the end of June were down by a sizeable 24% versus last year (18,171 vs. 23,923). Homes were on the market for just 24 days on average, down from 27 days last year. Stronger levels of listing inventory in the second half of the year will serve to moderate price increases as well as to stimulate volume.

GTA Resale Home Sales (Average Price) - June



Got the wet basement blues?

Wet basements are the most common problem found in houses – both old and new. So if your basement is wet, take heart: you are in excellent company! It is estimated that over 95% of all basements will leak at some point in their lives.

The fundamental cause of wet basements is hydrostatic pressure. When it rains and the soil becomes saturated, the water in the soil wants to fill the void created by the basement excavation. In very heavy rain, you might think of your basement as a boat in water, essentially displacing its equal volume in wet soil. Hydrostatic pressure will force water into any crack or crevice that allows entry.

The older the house, the more minute entryways water will find. If your house has a stone or rubble foundation, there won't be a weeping tile to relieve the pressure at the joint of footing and foundation. Weeping tiles were generally unknown until the advent of block or poured concrete foundations.

Along the height of rubble foundations, the mortar that bound the stones deteriorates over time, allowing water into your basement. But poured concrete or block walls are not immune to water penetration.

Other causes might be cracks caused by differential settlement, frost heaving, tree roots, or there might be flaws in the concrete such as cold joints, honey combing or form tie plugs. Inappropriate downspout discharge makes matters much worse still.

The good news is that all of the above can be corrected, and usually there is more than one solution, depending on your budget.

Frequent major wetness, such as water puddles, of course, demands investigation and correction, but mere dampness along the lengths and in the corners where the basement slab floor meets the wall is really no cause for alarm.