

Bosley Infographic

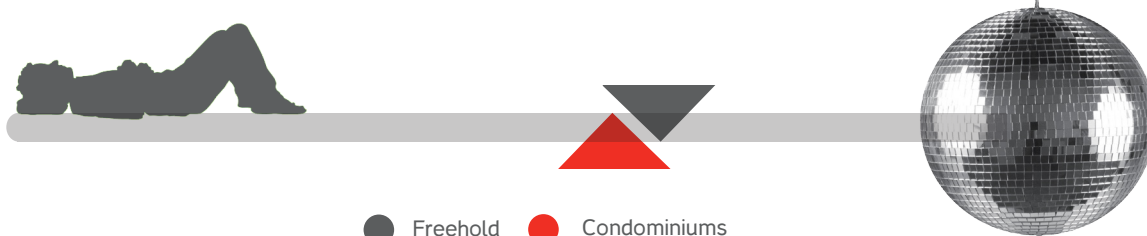
BOSLEY
REAL ESTATE



HOW DID MARCH 2015 PERFORM?

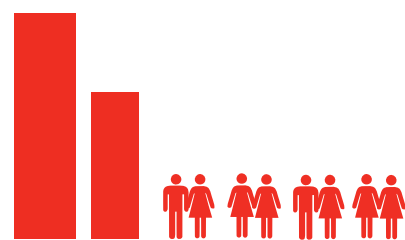
Hot Off The Press .. The Media's Take*

EVERY MONTH WE SCIENTIFICALLY MONITOR STORIES IN THE MEDIA ON BOTH FREEHOLD AND CONDO MARKETS IN TORONTO. THEN THROUGH A PATENT PENDING PROCESS WE ARE ABLE TO CREATE A VISUAL REPRESENTATION OF WHAT THE MEDIA THINKS THE MARKET IS DOING. IS IT FACING A SLOW DEATH OR IS IT PARTY TIME?



OPEN HOUSE TRAFFIC***

EACH MONTH OUR AGENTS REPORT ON THE NUMBER OF PEOPLE WHO VISIT OUR OPEN HOUSES. THIS HELPS US GAUGE CONSUMER CONFIDENCE.



SOLD STATISTICS**

VS. FEBRUARY 2015

- 1401** NUMBER OF SALES (1008 IN FEBRUARY)
- 19.7** DAYS ON MARKET (21.2 IN FEBRUARY)
- 2790** NEW LISTINGS (1911 IN FEBRUARY)
- \$474.89k** AVERAGE CONDO PRICE (\$443.84K IN FEBRUARY)
- 3104** ACTIVE LISTINGS (2618 IN FEBRUARY)
- \$1.338m** AVERAGE DETACHED PRICE (\$1.248M IN FEBRUARY)
- 102.2%** AVERAGE SELLING PRICE/ LIST (102.3% IN DECEMBER)
- 10%** AVERAGE PRICE INCREASE OVER LAST YEAR (7.8% IN DECEMBER)

HOMES SOLD!***

SOLD FOR AT/OVER ASKING

62.75%

23.52%

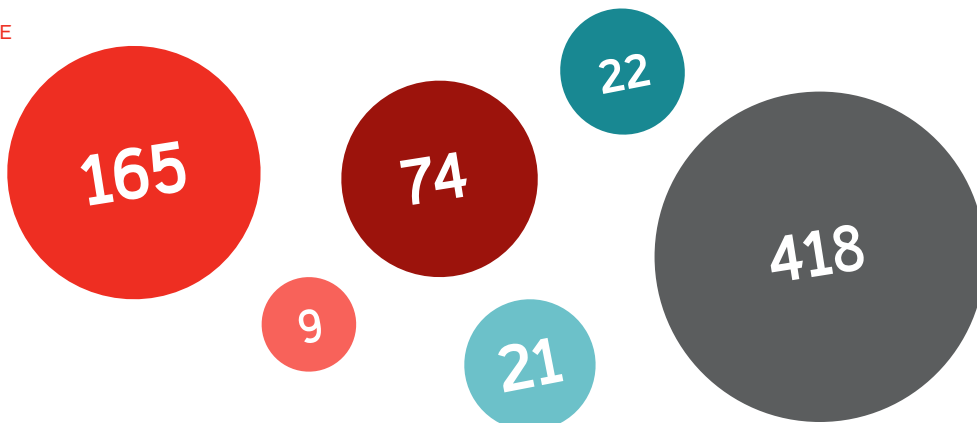


Hot Topic

The topic d'jour has to be the increase in the number of bully offers we are seeing on a daily basis. This is a direct result of low inventory levels and exhausted buyers willing to do almost anything to secure a home. Of course the bully offer is fraught with dangers. As a buyer you could overpay in the heat of the moment and find yourself scrambling when the house doesn't appraise or, as a seller, you could potentially be leaving money on the table. Either way, it is important to understand that bully offers are a risky way to circumvent multiple offers.

What Sold In March 2015**

- DETACHED HOMES - 361
- CONDO APARTMENT - 758
- SEMI-DETACHED - 167
- CONDO TOWNHOME - 55
- ATTACHED/ ROWHOUSE - 44
- CO-OP/ CO-OWNERSHIP APARTMENT - 9



CONDOS & DEVELOPMENTS

NEW HOME MARKET ACTIVITY - MARCH 2015

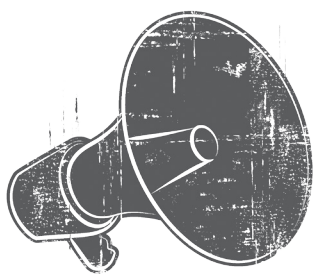
- \$442,672** AVG PRICE - HIGHRISE
 - \$733,578** AVG PRICE - LOWRISE
 - 20135** REMAINING INVENTORY - HIGHRISE
 - 6243** REMAINING INVENTORY - LOWRISE
 - 1333** MONTHLY NEW HOME SALES - HIGHRISE
 - 1465** MONTHLY NEW HOME SALES - LOWRISE
- SOURCE - REALNET CANADA

OVERHEARD BUZZ

If you need any further proof that Toronto is humming along nicely consider that we are witnessing a new renaissance of rental building construction. Recently the developers of the Honest Ed's site at Bloor and Bathurst unveiled their planned 1000 suite rental building which plans to include larger family sized units. There are a few more large projects scattered around the city including one condominium project that shifted gears and rebranded as a rental building. Clearly the city recognizes a need to bring affordable housing into the downtown core.

TOM BOSLEY'S CORNER

There are a few external pressures on Canadian Real Estate, the drop in the price of oil being just one of them. But consider for a minute that consumer confidence is still high and key markets like Toronto and Vancouver are the economic engines that drive our economy. When you factor in low interest rates that are likely to remain for the next year at least, it's easy to predict that prices will continue to rise over the foreseeable future. Regardless, it is important to be represented in your real estate transaction by a firm that strongly believes that an educated and skilled negotiator is your best asset.



BOSLEY REAL ESTATE LTD. BROKERAGE | YOUR NEIGHBOURHOOD NAVIGATORS

EAST	CENTRAL	WEST	NIAGARA
169 DANFORTH AVE. TORONTO, ON M4K 1N2 (416) 465-7527	276 MERTON ST. TORONTO, ON M4S 1A9 (416) 481-6137	290 MERTON ST. TORONTO, ON M4S 1A9 (416) 322-8000	1108 QUEEN ST. W. TORONTO, ON M6J 1H9 (416) 530-1100
			233 KING ST. NIAGARA ON THE LAKE, ON L0S 1J0 (905) 468-8600

The Bosley Real Estate Infographic is intended to depict the real estate activity of the Central, East and West core of the city. Our data is collected from the C01, C02, C03, C04, C08, C09, C10, C11, C12 E01, E02, E03, W01, W02, W03 districts only.

* This chart is neither scientific nor patent pending. We just have a lot of fun figuring it out. ** Source is TREB Market Watch March 15. *** Bosley RE Research