



BARBARA ARMSTRONG
&
IMRE NAGY

Summer of 2009 - Rising waters in more ways than one!

Rising Market Waters

Thanks to a rebounding market, we have had one of the busiest quarters ever. As you can see, the volume of houses sold in many neighbourhoods is very high. Considering that many neighbourhoods had only a handful of transactions in recent quarters, this and the many bidding wars benefiting our sellers, is a sign of market vitality. Due to very cheap money (lowest mortgage rates ever), the average person finds it much easier to carry a mortgage.

How to Avoid a Flood

The other kind of flood to monitor where your home is concerned is the kind that wrecks your basement, causes mould or rots your lawn. The combination of record amounts of rain, old drainage systems, the city disconnecting houses from storm sewers and the fact that the typical Toronto home was built more than three generations ago all lead to a high probability of expensive damage unless you take reasonable precautions:

1. Make sure that all surface water flows away from your house.
2. Make sure your eave troughs/downspouts are disconnected to any old ceramic pipes. If unsure, get an inspector involved!
3. If the ground slopes towards your house, extend the bottom of the relevant downspout at least 2m/8ft away from the foundation.
4. If your basement is clammy, buy a dehumidifier.
5. Inject a bit of creativity into your landscaping. Simple paving stones and natural gardens can control a lot of surface water.
6. When in doubt, hire an expert. Call us and we would be happy to point you in the right direction.

Our strategic services have proven for hundreds of buyers and sellers to be essential at accomplishing their financial goals and aspirations. Contact us today for efficient and practical help.

We are committed to the highest level of professional service for you, guaranteed.

Barb and Imre

Multiple Award-Winning Sales Representatives

This map shows average selling prices for specific neighbourhoods. Figures are based upon Toronto Real Estate Board Multiple Listing Service© statistics, and are simply an indication of trends. They should not be applied to a specific home or situation. If you wish to know changes and trends for your neighbourhood or street, please call Barbara or Imre at your convenience. Stay tuned for more. **Royal LePage Real Estate Services Ltd.**, Broker

Average Freehold House Prices in Central Toronto Neighbourhoods

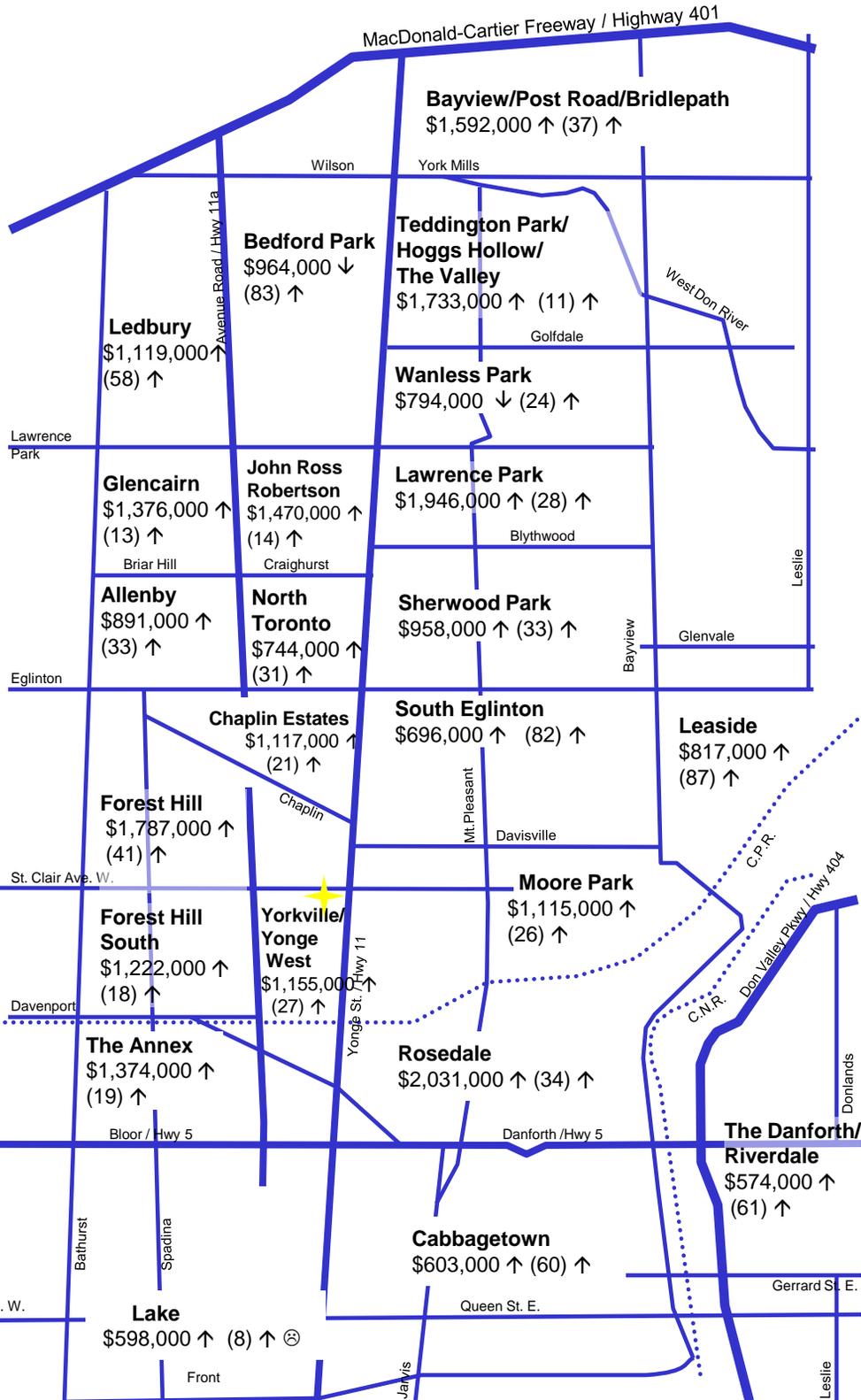
April 1, 2009 to June 30, 2009

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Legend

- \$ = Average House Price
- () = Volume of Houses Sold
- ↑ = Change from previous quarter
- ⊕ = Insufficient Sales (Average not necessarily accurate. Please contact us for details.)
- ★ = Central Toronto Branch



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