

Oakville & Burlington Market Watch

SPRING MARKET SEES INCREASE IN NEW PROPERTIES, DOLLAR VOLUME

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SPRING MARKET SEES INCREASE IN NEW PROPERTIES, DOLLAR VOLUME

According to figures released April 4 by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales increased by 17.35 per cent in March compared to the same period in 2016. Monthly property sales totaled 974 compared to 830 in March 2016.

The number of new property listings saw an increase of 0.91 per cent, from 1,193 in March 2016 to 1,346 in 2017.

“The OMDREB stats indicate that the spring market is here. We continue to hope for a stable market,” said Dennis Horton, 2017 President of OMDREB.

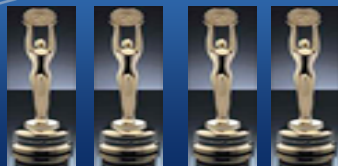
The dollar volume of all property sales processed through the OMDREB MLS® system saw an increase of 59.14 per cent in March 2017 to \$892,728,359 from \$560,981,236 in March 2016.

Oakville’s median residential sale price for the month of March was \$1,298,888, an increase of 47.77 per cent from \$879,000 compared to March 2016. The median sale price in Milton was \$817,500, an increase of 48.64 per cent from \$550,000 compared to the same time last year.

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Darlene Darragh

Award Winning Sales Representative 2013 - 2016

CENTURION® Producer*

*2016

Spring Market

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OMDREB March 2017 Sales Results

RESIDENTIAL ONLY SALES ACCORDING TO DISTRICT

Milton Residential Type Units	Sold by Type
Detached	77
Semi/Link/Townhouse	29
Condo Apartment/TH	14
OTHER	20

Oakville Residential Type Units	Sold by Type
Detached	239
Semi/Link/Townhouse	50
Condo Apartment/TH	58
OTHER	612

2017 Compared to 2016

Milton	Mar-17	Mar-16	% Change
No. of Residential Sales	140	123	13.82%
Average ¹ Sale Price	\$843,907	\$612,571	37.76%
Median ² Sale Price	\$827,500	\$550,000	50.45%

Milton	YTD 2017	YTD 2016	% Change
No. of Residential Sales	284	282	0.71%
Average ¹ Sale Price	\$803,818	\$593,065	35.54%
Median ² Sale Price	\$776,250	\$547,500	41.78%

Oakville	Mar-17	Mar-16	% Change
No. of Residential Sales	359	302	18.87%
Average ¹ Sale Price	\$1,394,389	\$1,025,703	35.94%
Median ² Sale Price	\$1,298,888	\$879,000	47.77%

Oakville	YTD 2017	YTD 2016	% Change
No. of Residential Sales	748	686	9.04%
Average ¹ Sale Price	\$1,343,374	\$998,059	34.60%
Median ² Sale Price	\$1,221,000	\$860,500	41.89%

¹The average home price is found by adding the value of all sales and dividing by the number of homes.

²The median sale price is the midpoint of all sales.

The information provided herein is deemed accurate but not guaranteed.

Source: The Oakville, Milton and District Real Estate Board

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Century 21 Award Ceremonies



"Now is the time to list your property with the inventory being so low".

**Century 21 Centurion Award
Recipient of a 2016 Centurion® Award.**

"To achieve Centurion status is to earn one of the most prestigious awards presented to a Century 21 producer, individual, or team. Only a small number of sales professionals in the Century 21 System ever reach this elevated status."

**PROMISES KEPT,
RESULTS
DELIVERED**

**YOU
ONLY
LIST
ONCE**

WHEN YOU LIST WITH ME

Darlene Darragh

Award Winning Sales Representative 2013 - 2016

CENTURION® Producer 2016

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Contact me at
905-484-4653
for details



Tighter Conditions Continue in March

TORONTO, April 5, 2017 – Toronto Real Estate Board President Larry Cerqua announced that Greater Toronto Area REALTORS® reported 12,077 residential sales through TREB's MLS® System in March 2017. This result represented a 17.7 per cent increase compared to the 10,260 sales reported in March 2016. For the TREB market area as a whole, annual sales growth was strongest for condominium apartments and detached houses.

The number of new listings also increased on a year-over-year basis, at 17,051 – a 15.2 per cent increase compared to March 2016. The strongest growth in new listings was experienced in the detached market segment. While new listings were up strongly compared to last year, the rate new listings growth was still lower than the rate of sales growth. As a result, GTA market conditions continued to tighten.

“It has been encouraging to see that policymakers have not implemented any knee-jerk policies regarding the GTA housing market. Different levels of government are holding consultations with market stakeholders and TREB has participated and will continue to participate in these discussions. Policy makers must remember that it is the interplay between the demand for and supply of listings that influences price growth,” said Mr. Cerqua.

Strong competition between buyers continued to cause high levels of price growth in all major market segments. The MLS® Home Price Index (HPI) Composite Benchmark Price was up by 28.6 per cent year-over-year. For the TREB market area as a whole, the average selling price was up by 33.2 per cent, with similar annual rates of growth in the low-rise and condominium apartment segments.

“Annual rates of price growth continued to accelerate in March as growth in sales outstripped growth in listings. A substantial period of months in which listings growth is greater than sales growth will be required to bring the GTA housing market back into balance. As policy makers seek to achieve this balance, it is important that an evidence-based approach is followed,” said Jason Mercer, TREB's Director of Market Analysis.

Source: TREB



“Lets Talk Real Estate” Podcasts

I am thrilled to expand my online marketing to now include podcasts in addition to video.

Starting in July we launched the “Let’s Talk Real Estate – Let’s Get Real Podcast series.

The response has been overwhelming. We are talking about topics submitted by the viewers and includes topics such as:

- Staging
- Selling your home on your own
- Discount brokerage pitfalls
- Renovating
- Buying a home for your children
- Buying investment properties

You can listen to these podcast by:

- Following my social media sites
- Accessing a direct link from the www.OakvilleDailyHouses.com or www.BurlingtonDailyHouses.com website posts or emails if you are on my automatic daily listing emails
- Selecting Podcast on the www.DarleneDarragh.com or www.HomeSaleDivas.com

New Listing

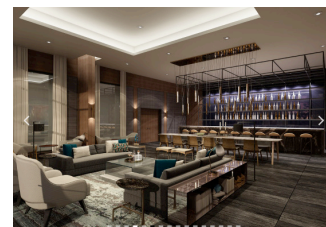


BLOOR PROMENADE – TOWER 3 WILL SELL OUT FAST!!!!

We are taking registrations at the moment, project launched, floor plans and price list is now available. If you are interested in the project, please send me email or text me (your name and email) at 905-484-4653 for floor plan and prices in the VIP phase.

At Islington Subway Station, Intersection of Bloor and Islington.

Bloor Promenade is the place to be. This third and final phase of Islington Terrace puts you right at a key transportation center, Islington Station.



A vibrant neighbourhood invites you to actively dine out, shop or simply explore. Feeling energetic closer to home? Check out the over 50,000 square feet of amenities that await you.

Spring Market

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For Immediate Release

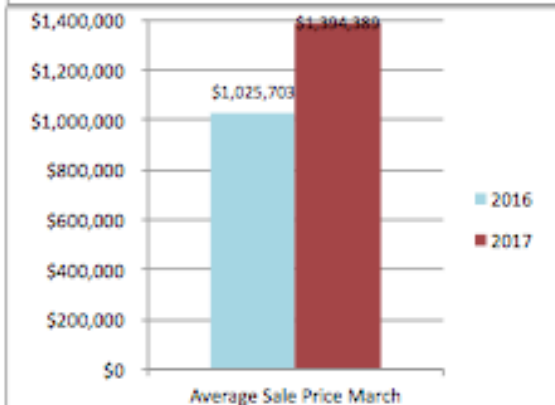
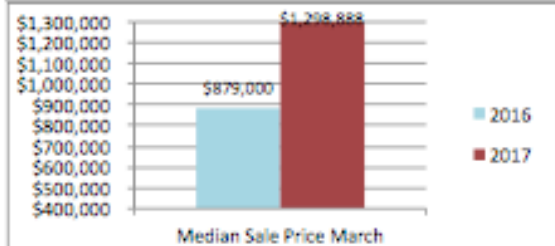
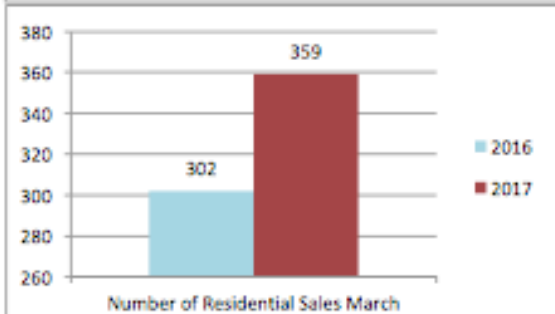
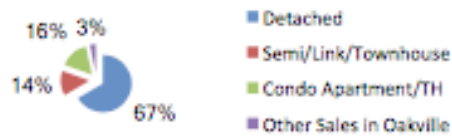
The Oakville, Milton and District Real Estate Board (OMDREB)



The Oakville, Milton and District Real Estate Board

March 2017 Real Estate Market

Re-Cap: Oakville Market March 2017
 Average Sale Price: \$1,394,389
 Median Sale Price: \$1,298,888



Re-Cap Oakville Market in March 2017	
Average Sale Price	Median Sale Price
\$1,394,389	\$1,298,888
Residential Type	Units Sold by Type
Detached	239
Semi/Link/Townhouse	50
Condo Apartment/TH	58
Other Sales in Oakville	12
Total	359
Detached Sales in Oakville	
Price Range	% of Sales by Price
\$600,001 - \$800,000	0.42%
\$800,001 - \$1,000,000	5.44%
\$1,000,001 +	94.14%
Semi/Link/Townhouse Sales in Oakville	
Price Range	% of Sales by Price
\$400,001 - \$150,000	6.00%
\$600,001 - \$800,000	32.00%
\$800,001 - \$1,000,000	32.00%
\$1,000,001 +	30.00%
Condo Apartment/TH Sales in Oakville	
Price Range	% of Sales by Price
\$200,001 - \$300,000	1.72%
\$300,001 - \$400,000	15.52%
\$400,001 - \$600,000	32.76%
\$600,001 - \$800,000	31.03%
\$800,001 - \$1,000,000	12.07%
\$1,000,001 +	6.90%
Other Sales in Oakville	
Price Range	% of Sales by Price
\$600,001 - \$800,000	16.67%
\$800,001 - \$1,000,000	41.67%
\$1,000,000+	41.66%

The median sale price is the midpoint of all sales.

Disclaimer: The information provided herein is deemed accurate but not guaranteed.

Source: The Oakville, Milton and District Real Estate Board

Source: OMDREB

SOLD



1385 Heritage Way (Glen Abbey) Oakville

Highest Sale Ever on Street

Listed at 1,300,000 (sold over list price)

I am thrilled to have sold my latest listing in Glen Abbey for the highest price ever on the street on the first day offers were accepted. Working with these incredible sellers, we got the home ready, strategically priced the home and marketed the house locally, nationally and internationally.

This 4+3 bedroom home with a stunning gourmet kitchen and walking distance to many local schools, was a real gem.

When I meet with clients I go over strategy and marketing that includes reaching many boards, relocation clients and international buyers on MLS across the globe.

If you are thinking or buying, email me at Darlene@homesaledivas.com or call/text me at 905-484-4653 for a confidential discussion on how to maximize your equity, find a home or relocate.

Your trust means so much to me

Selling your home is a privilege.

Real estate is my passion because I truly believe that once my clients' home life is settled, everything else falls into place.

With a passion for homes and over 30+ combined years experience in real estate sales, communications, marketing, negotiations, website design, social media marketing, relocations, decorating and staging, I know your home and your needs are as unique as you are!



My experience, dedication and attention to detail throughout the entire sale and/or buying process will provide you with the results you expect.

What kind of Realtor am I?

When most people think of the word "REALTOR®", the image of a professional helping someone buy or sell a home comes to mind. Of course, that's a big part of the job! But as your REALTOR®, I also consider it my job to help you enjoy your home between transactions.

How do I do that?

This informative newsletter is one way. Another is to invite you to give me a call when you have questions about the real estate market or want to know the current market value of your home.

If you need some work done around the property, I may also be able to recommend a good contractor from amongst the reputable home professionals I know.

Is there any other way I can be of service? Please let me know!

Darlene Darragh

Sales Representative

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