



DORIANA ZOHIL'S MARKET REPORT

Your Greater Toronto Real Estate Newsletter

WINTER EDITION

As another year draws to a close, MAC Suites wishes you and your family a safe and wonderful Holiday Season and all the best in the coming New Year.

MAC Suites continues to support our youth that are at most risk with the Children's Aid Foundation.



In this issue:

Detached home prices soar. Sales, inventory drops.

Recently the average price of a detached home in the City of Toronto rose to over \$780,000. While real estate sales in the GTA are down by 19 per cent compared to last year, the number of detached homes on the market has also dropped, pushing up prices. [More...](#)

Condo rentals heat up. Low vacancy rates.

Real estate sales in the GTA may have cooled during the last few months, but if you are trying to rent a condo, you know where the new bidding wars are happening. Condos have filled the need for rental accommodation for several years, as there have been very few new purpose-built rental buildings constructed in the GTA. [More...](#)

Rent increase guideline. Can't exceed 2.5 per cent

This summer, the provincial government passed legislation to cap the annual rent increase guideline at 2.5 per cent, beginning in 2013. Landlords may not ask for a larger increase without getting approval from the Landlord Tenant Board. The 2012 guideline is 3.1 per cent. [More...](#)

Mortgage or term insurance? Which is better?

When you get a mortgage, your bank or financial institution usually offers a mortgage life insurance option. This is different than the mortgage default insurance you must buy if you are taking out a high-ratio mortgage. Mortgage life insurance—sometimes called creditor insurance—pays off the balance of your mortgage to the lender if you die. [More...](#)

Jumping Jack Frost - A winter tune-up treatise

Winter can be tough on you and tough on your home. Roofs, Eavestroughs and downspouts, grading, walls, windows and doors all take a hammering. These suggestions will make life easier for you. [More...](#)

Interesting websites

mirivish.com

The Wizard of OZ - Andrew Lloyd Webber's new production of this enchanting adaptation of the all time classic. Begins Dec 20.

canadabenefits.gc.ca

The Canada Benefits Web site provides an overview of all government benefit programs and services for individuals.

houzz.com

The largest collection of interior design and decorating ideas on the Internet,

Monthly sales and average price by area

November 2012

Central.....	1,003	\$612,603
East.....	1,407	378,502
North.....	1,144	547,825
West.....	2,239	463,511

October 2012

Central.....	1,214	634,288
East.....	1,642	385,549
North.....	1,362	568,952
West.....	2,678	483,189

September 2012

Central.....	1,012	658,196
East.....	1,453	386,097
North.....	1,180	578,792
West.....	2,234	470,440

August 2012

Central.....	1,005	576,960
East.....	1,588	376,764
North.....	1,257	566,787
West.....	2,568	461,152

July 2012

Central.....	1,172	579,837
East.....	1,811	378,671
North.....	1,527	561,461
West.....	3,060	453,529

June 2012

Central.....	1,519	682,341
East.....	2,165	389,443
North.....	2,001	571,565
West.....	3,737	473,352

May 2012

Central.....	1,863	681,261
East.....	2,428	395,183
North.....	2,308	577,079
West.....	4,251	481,426

April 2012

Central.....	1,762	680,087
East.....	2,391	393,339
North.....	2,229	574,696
West.....	3,968	488,394

March 2012

Central.....	1,666	665,856
East.....	2,214	378,285
North.....	2,135	567,940
West.....	3,675	469,524

February 2012

Central.....	1,277	667,708
East.....	1,590	380,790
North.....	1,498	561,157
West.....	2,667	463,030

January 2012

including kitchens and bathrooms. Over 700,000 inspiring photos.

chiropractic.on.ca

Planning to visit a chiropractor? The Ontario Chiropractic Association (OCA) is a voluntary professional association whose purpose is to serve the public by advancing the understanding and use of chiropractic care.



Tel: 416-222-0025 | Email: info@macsuites.ca | Website: www.macsuites.ca

Central	770	616,598
East	1,084	357,623
North	893	542,066
West	1,820	423,326
December 2011		
Central	871	566,589
East	1,079	355,886
North	928	515,188
West	1,840	421,068

Source: TREB