



JoAnne Gludish's Market Watch

TIGHT MARKET CONDITIONS IN NOVEMBER

December 2, 2016 -- Toronto Real Estate Board President Larry Cerqua announced that Greater Toronto Area REALTORS® reported 8,547 home sales through TREB's MLS® System in November 2016. This result represented a 16.5 per cent increase compared to November 2015.

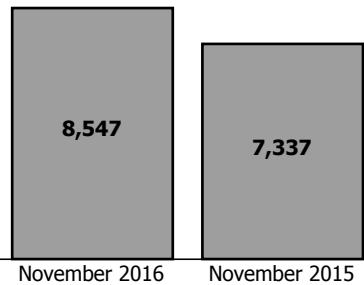
For the TREB market area as a whole, sales were up on a year-over-year basis for all major home types. The strongest annual rates of sales growth were experienced for the townhouse and condominium apartment segments.

"Home buying activity remained strong across all market segments in November. However, many would-be home buyers continued to be frustrated by the lack of listings, as annual sales growth once again outstripped growth in new listings. Seller's market conditions translated into robust rates of price growth," said Mr. Cerqua.

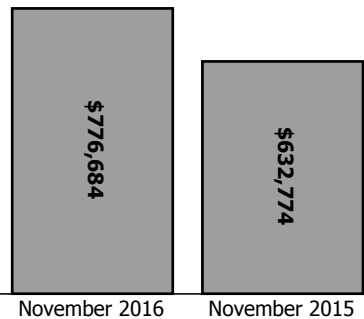
The MLS® Home Price Index (HPI) Composite Benchmark was up by 20.3 per cent compared to November 2015. The average selling price at \$776,684 was up by 22.7 per cent on a year-over-year basis.

"Recent policy initiatives seeking to address strong home price growth have focused on demand. Going forward, more emphasis needs to be placed on solutions to alleviate the lack of inventory for all home types, especially in the low-rise market segments," said Jason Mercer, TREB's Director of Market Analysis.

TREB MLS® Sales Activity



TREB MLS® Average Price



JOANNE GLUDISH

SALES REPRESENTATIVE

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TESTIMONIALS

"JoAnne was amazing! Her experience, etiquette, and negotiating skills were outstanding.

"You're always so responsive. Couldn't have asked for a better realtor. You've been so professional and supportive through the process of selling a home that has meant so much to me over the past 17 years. You're the best!"

FOR SALE



SOLID ETOBICOKE NEIGHBOURHOOD!

4 Bedrm Bungalow Features A Enclosed Entrance, E/I Kitchen W/Walk-Out To Deck, Master Bedrm W/Semi-Ensuite, Bsmt W/O To Concrete Patio/Backyard & High Bsmt Ceilings! Large Backyard & Pvt Drive! Nr Schools, Park, Community Centre, Plaza, Public Transit & Hwys!

FOR SALE



COVETED PRINCESS ANNE MANOR!

Spacious & Immaculate 3+1 Bedrm 3 Bath Bungalow On A Huge Lot! Large Windows Thru-Out Bring In The Landscaped Outdoors! Living Rm W/O To Deck/Park-Like, Pvt Backyard! Large Garage & Pvt Drive! Richview School District! Nr Schools/Shopping/Parks/Transit/Hwys/Apt

'TIS THE SEASON TO FILL OUR HOMES WITH HOLIDAY SPIRIT!

Email a picture of your Christmas/holiday decorations to joanne@joannegludish.com by December 31, 2016 and one lucky winner will receive a \$50 gift certificate for HomeSense! You can marvel at all the submissions on our website www.joannegludish.com

I would like to extend my most hearty wishes to you and your family for a joyous and festive holiday season! I would also like to wish you a very happy, healthy and prosperous 2017!



Happy Holidays!

*Sincerely,
JoAnne*



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Let's begin...

JoAnne Gludish



You have **great** Real Estate. Shouldn't you have a **great** Real Estate sales rep?