

TIME FOR A CHANGE?

JOIN US AND EARN UP TO 100% COMMISSION.¹

WE PAY YOU \$1,000 EACH MONTH!

NO DESK / MONTHLY FEE - 5 OFFICES IN THE GTA
FREE ADVERTISEMENT - FREE AGENT WEBSITE
FREE START-UP KIT OF \$1000 VALUE¹

WWW.LIVINGREALTY.COM

@LIVINGREALTYINC

FACEBOOK.COM/LIVINGREALTYINC

SINCE 1980

LIVING

REALTY INC., BROKERAGE

FOR MORE INFORMATION,
CONTACT OUR BRANCH MANAGERS:

MARKHAM - ICI: KELVIN WONG**
905.474.1772 | kelvin@livingrealty.com
8 Steelcase Road West, Unit C
Markham, Ontario L3R 1B2

MISSISSAUGA: TONY LI*
905.896.0002 | tonyli@livingrealty.com
1177 Central Parkway W, Suite 32
Mississauga, Ontario L5C 4P3

WOODBINE: DAVID WONG*
905.474.0500 | davidwong@livingrealty.com
8 Steelcase Road West, Unit A
Markham, Ontario L3R 1B2

**New Downtown Toronto
Yonge & Bloor Branch
Opening End of 2016!**

NORTH YORK: ALAN WU**
416.223.8833 | awu@livingrealty.com
685 Sheppard Ave East, Suite 501,
Toronto, Ontario M2K 1B6

NORTH MARKHAM: CHRIS TAM*
905.888.8188 | christam@livingrealty.com
735 Markland St
Markham, Ontario L6C 0G6

1. Some conditions apply and subject to the registrant's gross earnings. Contact a branch manager for more details. E.& O.E. | *Sales Representative **Broker

FANNY LEE & THE TEAM

FANNY LEE 647.686.8380
Broker, B.A. Hons, President's Award 2010-16

LIVING
REALTY INC. • BROKERAGE

一切從家開始。

DAN CHAN 647.866.8647

Salesperson, B.Sc., President's Award 2014-16

KARL WONG 647.999.1117

Salesperson, President's Award 2012-16

THOROUGH. PROFESSIONAL. 專業賣房, 妥貼周詳。 **Getting It Done!**

Thanks for your Support in 2016! Wish All a 2017 of Health & Wealth!



@Markham Mayor CNY Dinner



Woodbine Branch Top Producers



Set New Willowdale Record



@TCBA Panel Discussion



Markham Cathedraltown Summer Open House



@Richmond Hill C.B.A. Gala



New Record @Jefferson



@Toronto Chinese Biz. Association Gala



w/ Living Group Leaders



Living Summer Event



Baytree Groundbreaking



President Award 2010-2016

Looking for Real Estate Agents who Represent You Wholeheartedly?

Buying, Selling, Investing in Properties? CALL FANNY!



facebook.com/FannyLee.ca



• Own Homes • Grow Wealth • Pass It On • www.fannylee.ca

Living

in North York

The Real Estate Market Watch

Winter 2016/Spring 2017

Living Realty Returns to Downtown Toronto



TORONTO – Since it was established in 1980, Living Realty Inc., Brokerage has maintained an active presence in all areas of the GTA.

This is particularly true for Toronto's downtown core, where the brokerage has taken the lead on helping buyers connect with many exciting high-rise development projects. Just this year, Living Realty had the privilege of being a VIP brokerage for a list of city core projects that includes HOME (Power + Adelaide) by Great Gulf Homes, AYC by Metropia and Diamond Corp, MAX by Tribute Communities, The St. Lawrence by Fernbrook and Cityzen, and many more.

The brokerage's downtown roots go back to 1986, when Living Realty expanded to bustling Spadina Street, in the heart of the city's historic "China-

town" neighbourhood.

While the Spadina branch has long since closed its doors, the Living team has continued to maintain an active presence in the core. This year, we are very pleased to announce that we are once again putting down roots in downtown Toronto with the opening of our Yonge & Bloor branch – located just steps away from the iconic intersection itself, and some of the city's most prestigious neighbourhoods such as Yorkville, Rosedale and Dundas Square.

What services can Living Realty offer?

With a team comprised of nearly 600 sales representatives and brokers, Living Realty is pleased to assist buyers, sellers, and investors with almost any type of property: new or existing; commercial or residential.

* For buyers: In addition to professional and personalized service from one of our experienced agents or teams, buyers can take advantage of our online Open House calendar, as well as our New Releases development database (newhomes.livingrealty.com). Our goal is to connect you with as much information as possible – especially when it comes to new homes, for which Living can often offer access to early details, incentives, and promotional offers.

* For sellers: In addition to marketing across traditional channels, Living Realty agents have access to digital training and specialized online tools – such as the Featured Listings at news.livingrealty.com – that will help ensure your listings receive the maximum possible exposure. Moreover, many of our agents bring years of dedicated neighbourhood experience and knowledge, and are prepared to help you get the best possible price for your property.

Where and when will the Yonge & Bloor Branch be opening?

To provide maximum convenience for our downtown clients, Living Realty's cont'd next page



LIVING
REALTY INC., BROKERAGE



Check out our
News website:
news.livingrealty.com



Like us on Facebook:
 [facebook.com/LivingRealtyInc](https://www.facebook.com/LivingRealtyInc)
Follow us @LivingRealtyInc

685 Sheppard Ave. East, Suite 501, Toronto, Ontario M2K 1B6

Not intended to solicit buyers or sellers under contract with a brokerage. E.& O.E. All stats and figures are provided by the Toronto Real Estate Board

northyork@livingrealty.com (416) 223-8833

***Broker/Manager **Broker *Sales Representative

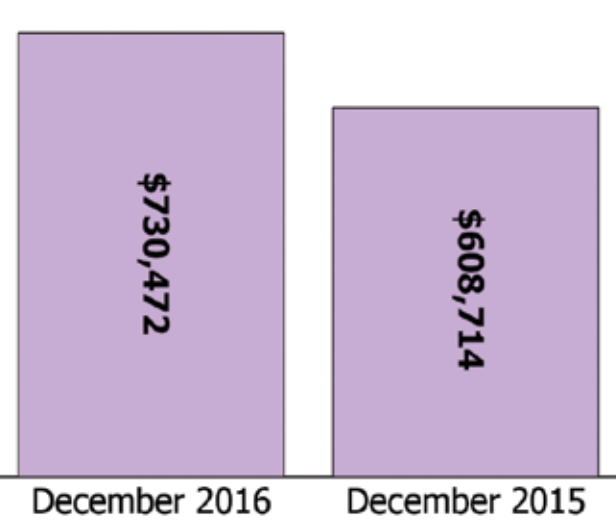


newest branch will be located at 7 Hayden Street, just steps south of access to the Yonge & Bloor TTC station.

As of January 2017, the Yonge & Bloor branch is already open and accepting walk-in visitors. A Grand Opening event is also in the works for early this year. Those interested in connecting with our newest branch's sales team can do so either by phone at (416) 975-9889, or by emailing branch manager Isaac Quan at isaacquan@livingrealty.com.

If you're a real estate sales representative or broker, and are looking for an opportunity to grow your skill set as a part of our new branch's sales team, we've got good news: we're hiring right now! For more info, check out our careers information site at careers.livingrealty.com.
Article by Christopher Cooper, Living Realty Multi Media Specialist/In-House Writer

TREB MLS® Average Price 1,7



Year-Over-Year Summary 1,7

	2016	2015	% Chg.
Sales	5,338	4,917	8.6%
New Listings	4,188	4,745	-11.7%
Active Listings	4,746	9,137	-48.1%
Average Price	\$730,472	\$608,714	20.0%
Average DOM	20	29	-31.0%

Serene Pang

HOME. THE BEST INVESTMENT.

Sales Representative serenepang.realty@gmail.com

(416) 930-9347



North York 4 BR For Lease \$3000



Exclusive@Angus Glen, Markham
4BR \$2.5m / \$1.2m



Free Home Evaluation
Free Staging
Consultation with listing

AT YOUR SERVICE



Record Sales in 2016

January 5, 2017 - Toronto Real Estate Board President Larry Cerqua announced that 2016 was a second consecutive record year for home sales. Greater Toronto Area REALTORS® reported 113,133 home sales through TREB's MLS® System – up by 11.8 per cent compared to 2015. The calendar year 2016 result included 5,338 sales in December – an annual increase of 8.6 per cent.

The strongest annual rate of sales growth in 2016 was experienced for condominium apartments followed by detached homes.

“A relatively strong regional economy, low unemployment and very low borrowing costs kept the demand for ownership housing strong in the GTA, as the region's population continued to grow in 2016,” said Mr. Cerqua.

The annual rate of growth for the MLS® Home Price Index (HPI) in the TREB market area accelerated throughout 2016 – from 10.7 per cent in January 2016 to 21 per cent in December 2016. The overall average selling price for calendar year 2016 was \$729,922 – up 17.3 per cent compared to 2015. The pace of the annual rate of growth for the average selling price also picked up throughout the year, including a climb of 20 per cent in December.

“Price growth accelerated throughout 2016 as the supply of listings remained very constrained. Active listings at the end of December were at their lowest point in a decade-and-a-half. Total new listings for 2016 were down by almost four per cent. In 2016, we saw policy changes and policy debates pointed at the demand side of the market. If we want to see a sustained moderation in the pace of price growth, what we really need is more policy focus on issues impacting the lack of homes available for sale,” said Jason Mercer, TREB's Director of Market Analysis.



Zuny Cheng
sales representative
(647)338-3383
teamzuny.com
zunycheng@livingrealty.com

List with Us!
We'll stage your home
to sell for top dollar.



Kendrick Fan Chiang
sales representative
(416)804-6166



PROPERTY MANAGEMENT, PEACE OF MIND.

COMMERCIAL • RESIDENTIAL • CONDOMINIUM

Maximize the potential of your real estate investment. The performance of any investment depends upon effective management and planning. Our property management team is here to meet your needs and satisfy your requirements.

Let us give you Peace of Mind. We invite you to call us to discuss the professional management of your property.

Call us today at (905) 752-3509.

Welcome to
Living Realty Inc.,
Brokerage
North York Branch

Thomas Park

Mila Shin

Join our team today!

Congratulations
to all our North York branch
award winners!
Top Producer



Hong Yang**

Path of Excellence



Mathew Cho*

Sales & Average Price By Major Home Type 1,7 December 2016

	Sales			Average Price		
	416	905	Total	416	905	Total
2016						
Detached	526	1,733	2,259	\$1,286,605	\$934,055	\$1,016,145
Semi - Detached	138	319	457	\$808,920	\$630,053	\$684,065
Townhouse	172	610	782	\$662,959	\$566,395	\$587,634
Condo Apartment	1,238	493	1,731	\$466,592	\$375,572	\$440,669

Year-Over-Year Per Cent Change

Detached	-7.6%	12.0%	6.8%	23.7%	25.1%	23.1%
Semi - Detached	-11.5%	0.6%	-3.4%	8.4%	27.1%	18.3%
Townhouse	-19.6%	6.1%	-0.9%	23.5%	25.3%	23.7%
Condo Apartment	19.5%	16.0%	18.5%	16.6%	15.5%	16.5%



Bonne Année 新年快樂

HAPPY NEW YEAR
2017

* 새해 복 많이 받으세요 * سال نو مبارک

MICHAEL JAMES, B.A. BROKER

EXPERIENCE
PROFESSIONALISM
INTEGRITY

- * YOUR FELLOW NEIGHBOUR
 - * PROVIDING FULL SERVICE
 - * GUIDING YOU THROUGH THE BUYING , SELLING OR LEASING PROCESS FROM START TO FINISH
 - * NEW OFFICE ON HAYDEN ST.
- CALL OR E-MAIL ME

MJAMES@TREBNET.COM
416.223.8833



SALES

LEASING



Corporate site: www.livingrealty.com News Site: news.livingrealty.com
685 Sheppard Ave. East, Suite 501, Toronto, Ontario M2K 1B6
northyork@livingrealty.com (416) 223-8833