



Dickson Wong
Sales Representative
(647) 296-9910
takshing@live.ca

Assignment Opportunity at Concord Cityplace



Please call or e-mail for info **\$325,000**

Rarely available pre-construction 1 bedroom suite in **Concord Cityplace FORWARD** project, 505 sq.ft unit with 50 sq.ft balcony on the high floor. North facing unit selected in early project release to have a great view. Very high quality features and finishes in unit with marble backsplash in kitchen, upgraded integrated fridge and kitchen appliances, thermofoil cabinets, stainless steel undermount sink. Marble wall and floor tiles in washroom, stone countertop and integrated cabinet lighting. Roller blinds included in finishing as well as laminate flooring throughout. Early purchase option includes special incentives and caps that will be transferred upon assignment. Building includes the exclusive Cityplace Prima Club. Occupancy Spring 2018

Urban Villa on Warden Avenue



Please call or e-mail for info **\$4,890,000**

Paradise living in a no expense spared custom built home in an expansive 49.51 acre land (655.28 ft frontage) that is the epitome of luxury living. Wooded walking trail right in your backyard with a large pond housing grain fed fish. Hand chipped natural stone exterior hand selected from Quebec quarry, Cherrywood floors throughout main floor, geothermal heating, fully insulated home, too much to list! Please call or e-mail for a full list of features in this piece of paradise!




Stella Chu
Sales Representative
416-219-3369

Exclusive Pre-Construction Estate Homes In Acreage Lots
With 3 Car Garages ~ Closing Fall 2017


Whitchurch Stouffville





Eddie Ngan
Sales Representative
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Exclusive Listing \$1,899,000



7825 Bayview Avenue Unit 806
1400 sq.ft
Available for **\$588,000**

7805 Bayview Avenue Unit 806
1200 sq.ft
Available for **\$488,000**

31 Abbotsfords Rd, Gormley
Preston Lake, approximately 2 acres
Coming Soon!

26 Dumfries Drive, Markham
Warden North of 16th / Cachet. Newly renovated house with new appliances and new windows.

新楼盘专家，专业代理建筑商新楼盘，欢迎致电查询

Pre-Construction house & Condo VVIP platium access, buy before Public

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物业出租管理服务



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Sales Representative

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EXCLUSIVE LISTINGS
Richmond Hill Is My Home

多伦多地产经历了10多年的增长，大家都积累了一定的资产。聪明的你可能一直在寻找地产投资的机会，华人尤其钟情新房。于是各大发展商售楼处，人头涌涌。花了过百万的钱，还是买不到满意的房子。最主要是发展商为了节约成本，尽量限制户型、大小、装修规格。造成了所有房子大同小异，没有让我们感到有点激动的地方。其实你比10年先更富有！因为你的房子为你积累了可观的资产。你完全可以考虑购买一个特制的房子，作为准业主，您不仅可以最大限度去参与房子的设计，还可以精心挑选各种材料。为自己构建一个梦想家园！这听起来好像不可思议，但是你需要一个有眼光和有执行力的经纪去为你规划和设计这一切。


在此我谨代表我的团队向以下两位客户表示谢意，并恭喜他们找到了梦想家园！曾经有一个餐厅广告说“人一世，物一世，吃个鲍鱼最实际”。我说“人一世，物一世，拥有一个梦想家园最实际”

We have seen rapid and healthy growth in real estate market in the last 10 years. Lots of house owner have built adequate equity within their principal homes. I have been to many sales offices and often hear complain about house is small, floor plan is not ideal, interior decoration is not modern enough etc. Custom Home might be a good option for you.

You will be amazed to find out how affordable it is to build a custom home of your own. You will be thrilled to see how free you are when in comes to floor plan, layout, interior design etc. Most importantly you could have a chance to make your dream come true – To own a property that you are proud of!

Congratulation to two of my clients who had successfully purchased two parcels of lands. I take pride in finding good property in today's seller's market with reasonable price. I'm even happier to see that their dream has come true! Better be out of the world than out of fashion, please contact me to pursuit our dream together!

ST. JOHN (Orillia)



Your Custom Home by the Lake

I know properties with potential growth and lakefront homes will be unattainable dream for those who do not act soon. They are not making anymore Lakes. Absolutely exclusive community with 24 custom homes backing on private lakefront, starting from \$449,000. Cul de Sac with private boat ramp, huge lot from 40' to 72' wide up to 300' deep lots. Please contact me for your private VVIP preview. Completion date is Fall of 2017.

EXCLUSIVE LISTING FROM YOUR RICHMOND HILL REALTOR

* Not intended to solicit properties or clients currently under contact

STOUFFVILLE STARTING \$1,789,900.00



Your Custom Home

Welcome to this one of kind Estate Home community located at the heart of Town of Stouffville. Congratulations to all Phase I buyers who have successfully acquired your dream homes!

We are launching Phase 2 with 9 premium lots. All homes come with 3-car garage and the land size is over 1 Acre. You could build your own home up to 6000 square feet with starting price is as low as \$1.7M.

All 9 lots are Ravin lots and located at East of 9 Lines and South of Bloomington. Please contact me for your private VVIP showing.

Market Watch
August 2016

For All TREB Member Inquiries: (416) 443-8152
For All Media/Public Inquiries: (416) 443-8158

Toronto Real Estate Board
SERVING GREATER TORONTO REALTORS®

Strong Sales & Price Growth in August

TORONTO, ONTARIO, September 7, 2016 – Toronto Real Estate Board President Larry Cerqua announced that Greater Toronto Area REALTORS® reported a record 9,813 sales through TREB's MLS® System in August 2016.

While this sales result was 23.5 per cent above the number of transactions reported for August 2015, it is important to note that the majority of sales are reported on working days and there were two additional working days in August 2016 compared to 2015. When the year-over-year discrepancy in working days is accounted for, the annual percentage change in sales is closer to 13 per cent.

"The conditions underlying strong demand for ownership housing remained in place, including a relatively strong regional economy, growth in average earnings and low borrowing costs. Unfortunately, we did not see any relief on the listings front, with the number of new listings down compared to last year. This situation continued to underpin very strong home price growth, irrespective of home type or area," said Mr. Cerqua.

The MLS® Home Price Index (HPI) Composite Benchmark for August 2016 was up by 17.2 per cent on a year-over-year basis. Similarly, the average selling price for all home types combined was up by 17.7 per cent on an annual basis to \$710,410. Both the MLS® HPI benchmarks and average prices for low-rise home types were up by double digits percentage-wise.

"Population in the GTA continues to grow. The resulting growth in households coupled with favourable economic conditions and low borrowing costs means that we remain on track for another record year for home sales. Against this backdrop, TREB will also be releasing new third-party research, and consumer and REALTOR® survey results throughout the fall and winter, with discussions focusing on foreign buying activity and issues affecting the supply of ownership housing," said Jason Mercer, TREB's Director of Market Analysis.

HISTORIC ANNUAL STATISTICS

Year	Sales	Average Price
2004	83,501	\$315,231
2005	84,145	\$335,907
2006	83,084	\$351,941
2007	93,193	\$376,236
2008	74,552	\$379,347
2009	87,308	\$395,460
2010	85,545	\$431,276
2011	89,096	\$465,014
2012	85,496	\$497,130
2013	87,049	\$522,958
2014	92,782	\$566,624

*For historic annual sales and average price data over a longer time frame go to: <http://www.torontorealestatedata.com/market-view/market-watch/historic-statistics/treb-historic-statistics.pdf>

TREB MLS® Sales Activity

August 2016: 9,813
August 2015: 7,943

TREB MLS® Average Price

August 2016: \$710,410
August 2015: \$603,534

2016 MONTHLY STATISTICS

Month	Sales	Average Price
January	4,640	\$630,193
February	7,583	\$685,738
March	10,264	\$688,101
April	12,025	\$739,704
May	12,800	\$752,381
June	12,749	\$747,115
July	9,961	\$710,337
August	9,813	\$710,410
September	-	-
October	-	-
November	-	-
December	-	-
Year to Date	79,835	\$717,530

Year-Over-Year Summary

	2016	2015	% Chg.
Sales	9,813	7,943	23.5%
New Listings	12,409	12,564	-1.2%
Active Listings	9,949	15,997	-37.8%
Average Price	\$710,410	\$603,534	17.7%
Average DOM	18	23	-21.7%

TIME FOR A CHANGE?
JOIN US AND EARN UP TO 100% COMMISSION.

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 \$1,000 VALUE*

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FOR MORE INFORMATION, CONTACT OUR BRANCH MANAGERS:

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

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