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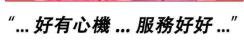




... 跟到好足 ..."







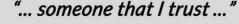


"... care what we need ..."















THEY ALL ARE OUR HAPPY CUSTOMERS! HEAR WHAT THEY SAY >>>









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Confidence in Ontario Real Estate Market Growing: OREA

Edited by Christopher Cooper

TORONTO – Since Ipsos and the Ontario Real Estate Association (OREA)'s last Home Ownership Index poll six months ago, Ontario residents' outlook on real estate appears to have grown even brighter, with the latest version showing increased confidence among Ontarians – especially at the neighbourhood level.

Polled between May 31 and June 2, 2016, 50 per cent of Ontario's residents see their neighbourhood real estate market as "significantly stronger" compared to one year ago.

50 per cent of respondents agreed that their local market is stronger now than it was one year ago. An even higher number – 52 per cent – believe the local market will be even stronger in the next ten years.

When asked about the market on a provincial scale, respondents replied similarly: 48 per • Residents' real estate outlook is strongly related to their confidence in the local cent believe it is stronger than last year, and an equal percentage believe it will be stronger

This latest poll's results also revealed a few other insights about Ontario residents' views

- When asked to rate market favourability on a scale of one to 10, 59 per cent rank their city or town as "favourable" (six to 10 points), while 57 per cent ranked their neighbourhood at between seven and 10.
- 56 per cent gave the province's market a score of six or greater.



- economy. (63 per cent of polled Ontarians see the economy in their city or town as "good," rating it at least six on a scale of 10.)
- In the Greater Toronto Area, 70 per cent of residents described the state of their local real estate market as "good" – reflecting a solid increase from 66 per cent last year.

The recent poll's responses show a dramatic increase in real estate confidence over the previous round of surveys conducted in November 2015, with Ipsos reporting that the Ontario Homeownership Index figure – defined by OREA as a "composite measure designed to reflect Ontarians' overall views of the residential real estate market" - - has





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Assignment Opportunity at Concord Cityplace



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 ndermount sink. Marble wall and floor tiles in washroom, stone countertop and integrated cabinet lighting. Roller blinds included in finishing as well as laminate Quebec quarry, Cherrywood floors throughout main floor, 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



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 geothermal heating, fully insulated home, too much to list! Please call or e-mail for a full list of features in this piece

Exclusive Pre-Construction Estate Homes In Acreage Lots With 3 Car Garages ~ Closing Fall 2017 Stella Chu Sales Representative 416-219-3369



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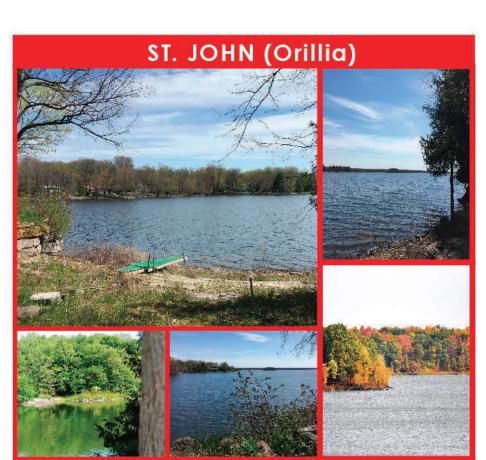
多伦多地产经历了10多年的增长,大家都积累了一定的资产。聪明的你可能一直在寻找地产投资的机会,华人尤其钟情新房。于是各大发展商售楼处 人头涌涌。花了过百万的钱,还是买不到满意的房子。最主要是发展商为了节约成本,尽量限制户型,大小,装修规格。造成了所有房子大同小异,没有 让我们感到有点激动的地方。其实你比10年先更富有!因为你的房子为你积累了可观的资产。你完全可以考虑购买一个特制的房子,作为准业主,您不 仅可以最大限度去参与房子的设计,还可以精心挑选各种材料。为自己构建一个梦想家园!这听起来好像不可思议,但是你需要一个有眼光和有执行力 的经纪去为你规划和设计这一切。

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!



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.



Your Custom Home

Welcome to this one of kind Estate Home community located at the heart of Town of Stouffvile. Congratulation 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 staring 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.

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* Not intended to solicit properties or clients currently under contact



Market Watch

August 2016

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For All TREB Member Inquiries

Real Estate

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

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. Jnfortunately, 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

"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

Sales & Average Price By Major Home Type August 2016

	Sales		Average Price				
	416	905	Total	416	905	Total	
2016							
Detached	863	3,586	4,449	\$1,206,637	\$905,610	\$964,002	
Semi - Detached	208	651	859	\$774,700	\$594,033	\$637,780	
Townhouse	357	1,154	1,511	\$614,638	\$536,256	\$554,775	
Condo Apartment	1,964	822	2,786	\$446,612	\$349,194	\$417,869	
Year-Over-Year Per Cent Change							
Detached	14.8%	24.0%	22.1%	18.3%	23.3%	21.5%	
Semi - Detached	-8.8%	15.6%	8.6%	16.4%	20.6%	17.6%	
Townhouse	14.1%	25.8%	22.8%	16.9%	18.4%	17.7%	
Condo Apartment	33.5%	28.6%	32.0%	9.8%	9.2%	9.8%	

2014



historic annual sales and average price data over a longer time frame go to:

92,782

2016 MONTHLY STATISTICS

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

HISTORIC ANNUAL STATISTICS



Year to Date	79,835	\$717,530	
December	-	-	
November	-	π.	
October	-	-	
September		=.	
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August 2016 August 2015 **TREB MLS® Average Price**

9,813

August 2015 August 2016

Year-Over-Year Summary

	2010	2015	⁄₀ City
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%



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