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“Future of Toronto Real Estate Bright”

The GTA resale housing market has moderated in recent months, leaving many homeowners wondering about the future of real estate in our city. In response, the Toronto Real Estate Board recently invited senior executives from eight of Canada’s largest real estate companies to share their views on what’s next. **MORE ...**



Bathurst/Sheppard-59 Almore Ave.

New Custom built 5+1 bdrms, 5 baths, on 60'x140' lot. Finished walk-out bsmt, gleaming hrdwd flrs, cornice moldings, granite counters, 2nd flr laundry, stone front, custom kit. **View Tour at 59almore.com \$1,199,000.**



Eglinton/Dufferin-240 Belgravia Ave.

Magnificent upgraded 4 bdrm starter home! New gas furnace & CAC, most windows replaced, hrdwd flrs, new 100 amp electrical, w/out from kitchen to deck, fin. bsmt. **View Tour at 240belgravia.com \$359,000.**



Bathurst/Finch-184 Yorkview Ave.

Totally renovated 3 bdrm ranch bungalow. Custom kitchen, new appliances, new bathroom, strip hrdwd flrs & ceramics, newly finished basement, spot lgt, new brdlm, steps to TTC lines. **\$449,000.**



Wilmington/Sheppard-Investment Triplex

2 X 3-Bedroom Units And 1 X 1-Bedroom Unit, Separate Meters For Hydro, New Gas Furnace.. Call for Income & Expense info. **\$429,000.**



Bathurst/Hwy #7-Thornhillwoods

Stunning 4 Bdrm 3,000, Sq. Ft. Home Backs To Treed Ravine, Thousands In Upgrades, Main flr study, hrdwd flrs, Halogen spot lgt, Crown Mldngs, 9ft ceilings. **\$658,000.**



Dufferin/Hwy #7-Dufferin Hill

Gorgeous And Spacious, Greenpark Built Freehold Townhome! Open Concept. Gleaming Parquet Floors Throughout, Oak Staircase. Beautiful, Large Kichen With Ceramic Backsplash. **\$389,000.**



Dufferin/Hwy #7- Dufferin Hill

Remarkable 4 Bdrm House On Premium Lot, Hrdwd flrs, upgraded kitchen, stainless appliances, W/O Basement To Lovely Pond, Upgraded Beyond Imagination. **\$589,900.**



Bathurst/Clark- 5 Large Bdrms

Prime location, fantastic layout, designer kitchen, updated & renovated throughout, separate entry to 2 bdrm bsmt apt. steps to schools, shuls, shops, public transp. **\$829,000.**



POWER OF SALE-Major Mackenzie/Keele

4 bdrm, 3 bath, mn fam rm., dbl garage, premium lot. Sep entry to bsmt. Steps to shopping mall, schools, parks, public transportation. Can't Beat This Price! **\$419,000.**

WHY HIRE JOSEPH BITTON?

- ***EXPERIENCE:** 21+ Years of award winning experience.
- ***KNOWLEDGE:** A Broker with a law degree (U of Western Ont.)
- ***TRUST:** “The Most Trusted Name In Real Estate Since 1987”
- ***PROVEN TRACK RECORD:** Hundreds of satisfied customers.
- ***100% Guaranteed Service:** See website for details.

WHAT YOUR REFERRALS MEAN TO ME

“The referral of your friends and family is the greatest compliment you can give me and I thank you in advance for your trust. I pledge to provide any referrals you send me with the most outstanding service and attention to every detail of their needs. I will continue to earn your trust by providing the most reliable, trustworthy, courteous and effective service in the industry.” **JOSEPH BITTON**

Outlook Bright For GTA Housing Market

CONT. The panelists all agreed that the future of the GTA housing market is "bright and promising." Media coverage of the global financial crisis, they say, has undermined consumer confidence, causing the recent dip in real estate. Pointing to healthy indicators like strong employment, stable immigration and low interest rates, the panelists are confident that economic fundamentals in Canada that support a healthy housing market will remain in place.

Indeed we have seen much more challenging times than these. Many of today's homeowners can recall the days of the early '80's when interest rates peaked at more than 20 per cent and inflation jumped to nearly 13 per cent, and the early '90's when massive lay-offs and 12 per cent interest rates were the news of the day. In contrast, today's interest and mortgage rates remain at historically low levels at around 5.5 per cent, inflation sits at 3.5 per cent and more than 9 out of 10 Canadians are working.

Comparing Canadian homeowners to those in the United States also illustrates our healthy situation. According to Canada Mortgage and Housing Corporation, only 0.27 per cent of Ontario mortgages are more than 90 days in arrears, this compares to 6 per cent during the recession of 1992. In the United States meanwhile, 4 per cent of prime mortgages and 18 per cent of sub-prime mortgages are in default.

There is also much for Canadian homeowners to look forward to with respect to real estate values in the next decade as the children of our country's 11 million baby boomers begin house hunting. According to one recent study, the number of young adults currently living with parents in the GTA is 10 per cent higher than the national average. This group's future demand for housing is coupled with the fact that Canada is ranked number one in terms of population growth from immigration, amongst the G7 nations, with more than a quarter of a million new immigrants each year.

A recent study by the International Monetary Fund substantiates what Canada's top real estate experts already know. It studied housing market in 17 countries and found that Canada was one of only two nations in which house prices are supported by the economy. According to CMHC, from 1999 to 2004 Canadian residential real estate offered an average annual growth of 6.8 per cent compared to only 5.8 per cent for equities and 5.3 per cent for bonds. All of these positive statistics point to a fairly quick return to good market conditions. As anyone who has bought a home knows, there is no better long term investment.



What Are the Neighbours Saying?

"You exceeded our expectations both on the purchase of our new home as well as in the sale of our current one...when you found us the perfect home, you negotiated a price that was far less than we were ready to pay and then, you also sold our home for much more than our asking price and more than we ever dreamed we'd get. Joseph, your professionalism, knowledge, and willingness to satisfy us in every way makes you a remarkable agent."

M. & A. Benatar, Thornhill

HOUSING MARKET STATISTICS - OCTOBER 2008

Greater Toronto Area	October 2007	October 2008	Change
Number of Sales	7,915	5,155	-35%
New Listings	13,363	14,530	+9%
Active Listings	20,626	27,277	+32%
Average Days on the Market	31	37	+6 days
Average List to Sale Price	98%	97%	-1%
Average Sale Price	\$394,646	\$352,974	-10%

Thornhillwoods (Bathurst/Hwy #7)	For Sale	Sold
Number of Homes	79	3
Average List Price	\$581,267	\$502,367
Average Sale Price	—	\$488,833
Average Days on the Market	44	18
Average List to Sale Price	--	98%

Dufferin Hill (Dufferin/Hwy #7)	For Sale	Sold
Number of Homes	26	4
Average List Price	\$465,396	\$383,425
Average Sale Price	—	\$376,000
Average Days on the Market	32	8
Average List to Sale Price	—	98%

Mortgage Centre

Call Today For The Best Rates

TERM	POSTED	BEST RATES*
6 Month	6.20%	6.20%
1 Year	6.35%	4.80%
2 Year	6.70%	5.35%
3 Year	7.05%	5.24%
4 Year	7.04%	5.34%
5 Year	7.20%	5.40%
7 Year	7.65%	6.20%
10 Year	8.00%	6.40%
Variable Rate		5.00%
Prime Rate		4.00%

* Rates are subject to change without notice.
As of :Nov. 13, 2008. E. & O. excluded

Call Today For Statistics and an Analysis of market conditions In Your Neighbourhood!!

WHAT'S YOUR HOME WORTH? FIND LIST/SALE PRICES OF AREA HOMES FREE REPORTS

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