

MARKET WATCH



416-616-2484

FOR SALE



6906 Regent St
Clearview, Ontario

Rare opportunity to own an exceptional slice of paradise. Custom built home styled after an old farmhouse, yet modern & sophisticated on the inside. Nestled on over 3 acres of stunning landscape and located less than 15 minutes from the Blue Mountain resort and the marina.

FOR SALE



26 Broadview Court
Kitchener, Ontario

Welcome to 26 Broadview Court, a 3 bedroom raised bungalow bursting with curb appeal. Fronting onto a treed roundabout and nestled on a fantastic pie-shaped lot with gorgeous perennial gardens, mature trees, TWO decks and 10x10 shed complete with electricity. A stones throw to PROSPECT PARK and a short walk to schools & shops!

FOR SALE



297 Oak Walk Dr #2204
Oakville, Ontario

Luxury 2 bedroom condo ready for your enjoyment! The Oak & Co. building is extremely well equipped and in a fantastic location surrounded by the best shopping, restaurants & transit! 2 Bedrooms, 1 Parking and 1 Locker!

FOR SALE



3499 Upper Middle Rd #217
Burlington, Ontario

Absolutely STUNNING suite located in Burlington's desirable Headon Forest neighbourhood. This move-in ready unit offers a SPRAWLING 1075 sq ft of FRESHLY PAINTED open-concept living space, leaving you feeling like you are in a bungalow not a condo!

Bank of Canada Announces Another Rate Hike

On September 7th, the Bank of Canada announced another rate hike of .75% to no one's surprise. Wondering how this may affect you, your friends or family? Supriya Mehra, CIBC Mobile Mortgage Advisor breaks it down in a no-nonsense way that we know you love about the Arcadian Realty Team!

1. If you were pre-qualified with a variable rate, your pre approval will no longer be valid.
2. If you took out a variable mortgage in 2021 to May 31, 2022 you may have crossed the "trigger rate". If this is the case, you will likely be contacted shortly by your lender with various options. Options may include options such as prepayment towards the principal, an increase in your monthly payment or a combination of both.
3. For adjustable rate mortgages, the monthly payment will increase by approx. \$40 per month for every \$100K outstanding balance.

Here is a quick chart to show how the September rate hike has impacted affordability:

Affordability Chart

Date	Mortgage Amount	% Change	Stress Test
28-Feb-22	\$ 500,000.00		5.25%
01-Mar-22	\$ 500,000.00		5.25%
13-Apr-22	\$ 500,000.00		5.25%
01-Jun-22	\$ 500,000.00		5.25%
13-Jul-22	\$ 450,000.00	-10.0%	6.25%
07-Sep-22	\$ 420,000.00	-6.7%	7.00%



CENTURY 21
Miller Real Estate Ltd.
Brokerage
9-209 Speers Road,
Oakville, ON L6K 0H5
Tel: 416-616-2482
arcadianrealtym.ca

If you would like to be referred to one of our trusted lending partners such as Supriya Mehra, please let us know and we would be happy to put you in touch.

August 2022 MARKET STATS

Statistics provided by the Toronto Real Estate Board

CENTURY 21
Miller Real Estate Ltd.
Brokerage

MLS Sales Activity

**AUGUST
2022**

**Units
5,627**

**Average
Price
\$1,079,500**

**AUGUST
2021**

**Units
8,549**

**Average
Price
\$1,070,201**

0.9%
\$1,0749,500

YEAR-OVER-YEAR
**AVERAGE
SALE PRICE**

-34.2%
5,627

YEAR-OVER-YEAR
**NUMBER
OF SALES**

37.5%
22

YEAR-OVER-YEAR
**AVERAGE
DAYS ON
MARKET**

DETACHED	SALES	AVG PRICE
416	511	\$1,648,298
905	2,084	\$1,313,839

TOWNS	SALES	AVG PRICE
416	182	\$913,410
905	753	\$897,140

SEMI	SALES	AVG PRICE
416	159	\$1,127,429
905	367	\$942,628

CONDO	SALES	AVG PRICE
416	1028	\$736,940
905	479	\$656,339

Welcoming Deb Laanep to the Arcadian Realty Team


Deb Laanep began her successful path in Real Estate in the highly competitive Greater Toronto Area market, and brought that experience to the Greater Calgary Area as well as Silicon Valley, California markets. She enjoyed great success and consistently achieved CENTURY 21 awards of excellence. Recently relocating back to Ontario, Deb knew that joining the Arcadian Realty Team in the Century 21 Miller office was an easy choice, for the incredibly positive reputation and tenure Deborah Bennet and her team have with clients, and the Oakville & Burlington communities. Deb's unique combination of experience, knowledge and passion for real estate makes her a valuable asset to the Arcadian Realty Team. Deb is ready to assist you with all of your real estate goals!



Deb Laanep
Arcadian Realty Team
Century 21 Miller Real Estate Ltd., Brokerage
905-334-5619



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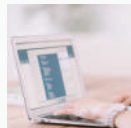
Julie,
Homestager



Vern,
Handyman



Joanna,
Home Cleaning
Services



Lily,
Client Care
Services



Irving,
Social Media
Expert

Have questions about your neighbourhood market? We are here to help!

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