

# MARKET WATCH



**FOR SALE**

**122 Montrose St N  
Cambridge, Ontario**

This charming 1.5 storey detached home features an inground pool and numerous updates that have been thoughtfully carried out over time. Nestled in a prime location, this property offers not only a place to call home, but a lifestyle filled with amenities and possibilities. As you step outside to your private 35 by 66 foot lot, you'll immediately sense the potential that this property holds.

**FOR SALE**

**252 Walkers Line  
Burlington, Ontario**

Located just steps away from the lake, this 4+1 bedroom 3+1 bathroom home is a fantastic opportunity to live in the highly desirable Tuck School catchment area. Upon entering this home, you'll be greeted by an inviting interior that seamlessly blends modern amenities with the timeless appeal of Cape Cod architecture. Features include updated kitchen, play-loft and saltwater pool!

**FOR SALE**

**258 Avondale Blvd  
Brampton, Ontario**

Welcome to this charming 3 bedroom, 2 bathroom backsplitted home in the beautiful neighbourhood of Avondale, filled with mature trees and large lots. Complete with updated kitchen, large crawl space for storage, and insulated carport!

**FOR SALE**

**1329 Highway #54  
Onondaga, Ontario**

Welcome to a once-in-a-lifetime opportunity to own an extensively renovated farmhouse nestled along the picturesque Grand River only 15 minutes outside of Ancaster. This peaceful 27-acre farm property blends historical charm with modern amenities and enjoys over 650 feet of water frontage, a detached double garage, heated/insulated workshop and a large bank barn!

**FOR SALE**

**1457 Postmaster Dr  
Oakville, Ontario**

1457 Postmaster Dr is an exquisite Cape Cod style home, a rare find on a sprawling ravine lot nestled in the highly desirable Glen Abbey neighbourhood. This beautiful home boasts 4 bedrooms, over 3,000 sqft above grade & features numerous updates throughout, including a large eat-in kitchen, setting the stage for timeless elegance in your home.

**FOR SALE**

**55 Hatton Dr  
Ancaster, Ontario**

Stunning and meticulously updated home that seamlessly blends modern elegance with timeless charm. This remarkable property has undergone a full rebuild in '08 keeping only the original foundation, ensuring that every corner exudes quality and style. The outdoor oasis is truly a rare find, with a salt water pool installed in 2016. This home showcases the beauty of nature while offering plenty of space for outdoor activities and gardening in the fully fenced-in yard with separately fenced pool, adorable pool house, all surrounded by mature trees!

**CONDITIONALLY SOLD**

**1477 Lakeshore Rd #801  
Burlington, Ontario**

Welcome to the pinnacle of luxurious living at Suite 801, 1477 Lakeshore Rd - a sprawling 1,976 sq ft haven of sophistication nestled in the highly coveted Bunton's Wharf in downtown Burlington's waterfront community. This exclusive 2 bedroom plus den condominium not only offers a grand residence and stunning lake views, but also a lifestyle enriched by amenities and the convenience of its downtown waterfront location.

**SOLD**

**1273 Pallatine Dr  
Oakville, Ontario**

Welcome to 1273 Pallatine Drive, Oakville - a charming semi-detached home nestled on a sprawling corner lot with a fantastic yard and no sidewalks to shovel! This well maintained home offers an array of wonderful features, is thoughtfully and tastefully decorated, and has ample space for comfortable living, providing you with room to grow and create cherished memories.

**SOLD**

**411 Chantenay Dr  
Mississauga, Ontario**

Welcome to this rarely offered and highly desirable 3 bedroom, 2 bath bungalow nestled on a sought after cul-de-sac in the coveted Cooksville neighbourhood of Mississauga. Surrounded by custom-built homes, this residence offers a unique opportunity for those seeking a spacious home in a prime location.

**SOLD**

**11F James St  
Georgetown, Ontario**

Experience the best of Georgetown living in this meticulously maintained END UNIT townhome nestled in the heart of Georgetown. This 2 bedroom townhome offers the perfect blend of style & comfort. Situated in a prime location, you'll find yourself just steps from Downtown Georgetown/-Main St & a 5-minute stroll to Halton Hills Library & Cultural Centre, Dayfoot Park & Mary St Park.

# November 2023 MARKET STATS

Statistics provided by the Toronto Real Estate Board

**CENTURY 21**  
Miller Real Estate Ltd.  
Brokerage

## MLS Sales Activity

**NOVEMBER  
2023**

**Units  
4,236**

**Average  
Price  
\$1,082,179**

**NOVEMBER  
2022**

**Units  
4,507**

**Average  
Price  
\$1,079,420**

**0.3%**  
\$1,086,762

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

**-6.0%**  
4,236

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

**13.6%**  
25

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

DETACHED	SALES	AVG PRICE
416	461	\$1,617,918
905	1,420	\$1,333,889

TOWNS	SALES	AVG PRICE
416	140	\$962,335
905	556	\$866,551

SEMI	SALES	AVG PRICE
416	168	\$1,217,811
905	236	\$949,079

CONDO	SALES	AVG PRICE
416	825	\$720,280
905	387	\$689,854

## New in Ontario Real Estate

### Effective December 1st:

- Buyers in Ontario are entitled to know the number of competing offers.
- Sellers can now choose how much information they want to share about competing offers (we will advise you based on the characteristics of your property, market conditions, the content of the offers how to proceed in this regard).
- Sellers will need to provide clear written direction to us before the content of any offers on their property can be shared. Personal or identifying information contained in offers cannot ever be shared.
- Buyers can decide if they want the content of their offer to be shared with other buyers, or they can indicate at the time of submitting their offer that they do not want content of their offer shared, regardless of sellers wishes to share
- Sellers can make the decision to share the content of offers at any time, buyers do not have to know in advance.

### New Document: RECO Information Guide:

Prior to signing any contract we are now required under "TRESA" (Trust In Real Estate Sales Act) to ensure you are aware of, and understand a few key points prior to signing agreements. You will be receiving an Info Guide that outlines the key principles, such as:

- Understanding the benefits of working with a real estate agent, what you can expect, and the responsibilities of clients.
- Understanding the risks involved if you choose not to work with a real estate agent, and the risks of receiving assistance from a real estate agent who is working for the person on the other side of the transaction.
- Signing a contract with a real estate brokerage: you should know what to look for before you sign any contract such as scope of services, the name of your designated representative and commission payment.
- Understanding multiple representation: when an agent represents more than one client in the same transaction. It is important to know what the risks are, as well as what to expect if you agree to multiple representation.
- How to make a complaint Ontario brokerages and real estate agents are accountable for their conduct. This section tells you how to raise a concern with the brokerage and with RECO but I am confident you'll never have to!

Signing the acknowledgement is not a binding contract for service, but rather proof that you are making an informed decision on how to proceed with your real estate needs, your rights as a consumer, and obligations as a client.



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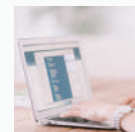
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**Vern,**  
Handyman



**Joanna,**  
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Services



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

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