

Morrison Ford Clearview

January 2018



Report

5 REASONS TO **SELL** YOUR HOME NOW!



1. Inventory is On the Rise

The listings terminated and expired at the end of 2017 will be soon added to the current market.

2. New Homes Compete for Buyers

In 2018, many new home developments will be completed. Buyers will soon have more attractive options and incentives. We all know how nice a NEW home looks!



3. Interest Rates Will Rise

The era of historically low mortgage rates has come to an end. A one-point rise in the rate could easily knock many buyers out of the market.

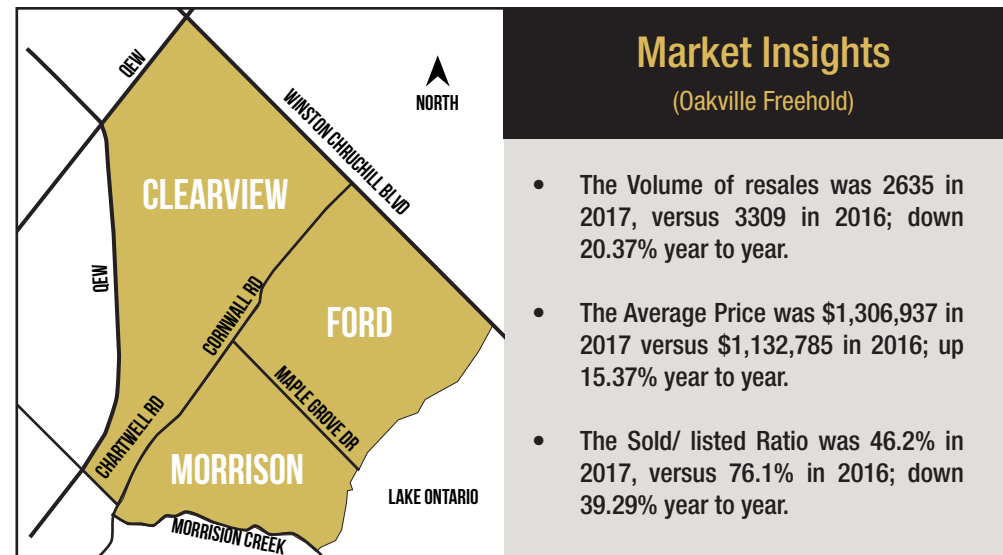
4. Tougher Lending Guidelines

Buyers are having a more difficult time qualifying due to stricter guidelines and documentation requirements. Lending has always been at the heart of real estate transactions. Without loans, real estate sales will suffer.



5. Political Issues Increase Housing Market Uncertainty

Markets will remain vulnerable due to affordability issues and the lingering uncertainty associated with the provincial election in 2018.



Morrison 2017 Freehold Market Watch

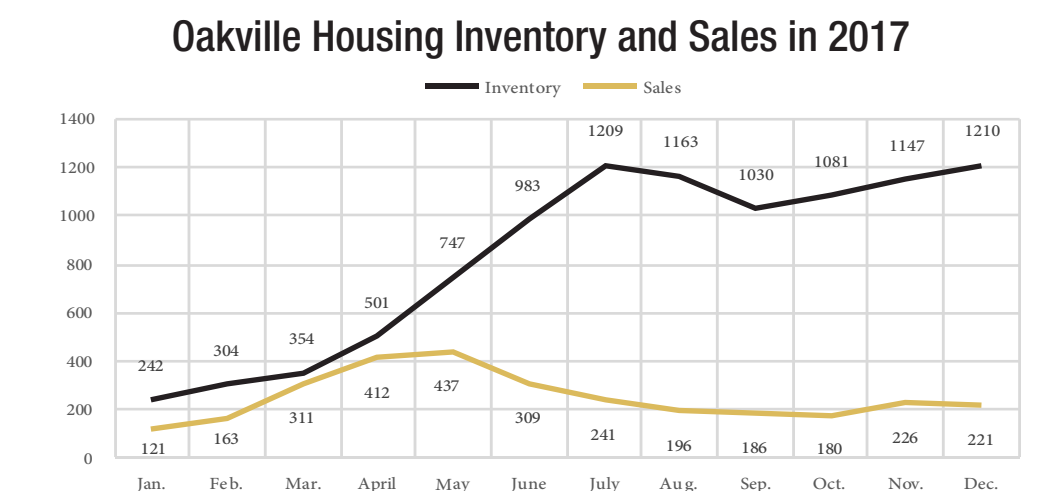
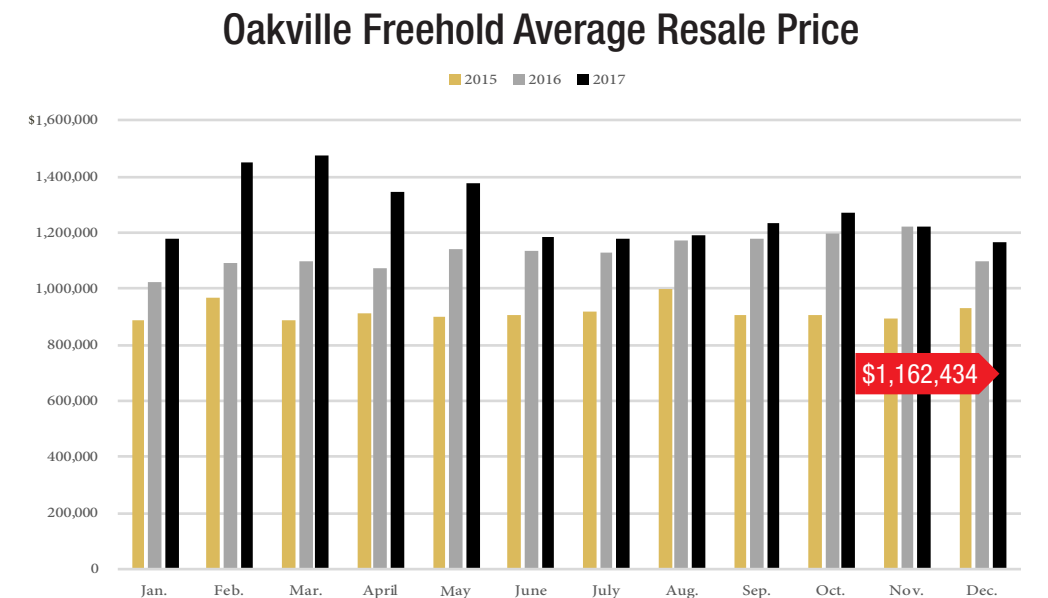
- The Volume of resales was 121 in 2017, versus 173 in 2016; down 30.06% year to year.
- The Sold/ listed Ratio was 44.32% in 2017, versus 63.14% in 2016; down 29.80% year to year.

	#SOLD	AVG. PRICE	HIGH PRICE	DAYS ON MARKET
1.5 TO 3 STOREY DETACHED				
3 bedroom	8	\$2,320,875	\$3,410,000	27
4 bedroom	48	\$3,215,896	\$9,000,000	32
5 bedroom	22	\$3,604,773	\$16,000,000	38
6 bedroom	4	\$5,481,500	\$9,000,000	83
SIDESPLIT DETACHED				
3 bedroom	1	\$2,000,000	\$2,000,000	4
4 bedroom	1	\$2,600,000	\$2,600,000	5
BUNGALOW				
1 bedroom	1	\$2,200,000	\$2,200,000	77
2 bedroom	4	\$1,822,438	\$2,750,000	13
3 bedroom	25	\$2,124,112	\$4,305,000	28
4 bedroom	3	\$2,110,000	\$2,350,000	17
TOTAL	117			

Clearview 2017 Freehold Market Watch

- The Volume of resales was 71 in 2017, versus 107 in 2016; down 33.64% year to year.
- The Sold/ listed Ratio was 52.99% in 2017, versus 97.27% in 2016; down 45.53% year to year.

	#SOLD	AVG. PRICE	HIGH PRICE	DAYS ON MARKET
1.5 TO 3 STOREY DETACHED				
3 bedroom	3	\$992,333	\$1,439,000	33
4 bedroom	48	\$1,338,628	\$1,651,000	13
SEMI-DETACHED				
3 bedroom	3	\$885,067	\$1,002,500	2
LINK				
3 bedroom	11	\$787,455	\$898,000	24
TOWNHOUSES				
2 bedroom	2	\$686,000	\$700,000	24
3 bedroom	4	\$804,750	\$858,000	3
TOTAL	71			



Ford 2017 Freehold Market Watch

- The Volume of resales was 124 in 2017, versus 161 in 2016; down 22.98% year to year.
- The Sold/ listed Ratio was 60.78% in 2017, versus 78.16% in 2016; down 22.23% year to year.

	#SOLD	AVG. PRICE	HIGH PRICE	DAYS ON MARKET
1.5 TO 3 STOREY DETACHED				
3 bedroom	6	\$1,761,333	\$2,975,000	32
4 bedroom	61	\$1,861,406	\$4,080,000	30
5 bedroom	17	\$2,066,335	\$3,462,500	27
BACKSPLIT DETACHED				
3 bedroom	4	\$1,060,000	\$1,220,000	17
4 bedroom	1	\$1,570,000	\$1,570,000	6
SIDESPLIT DETACHED				
2 bedroom	1	\$1,495,000	\$1,495,000	27
3 bedroom	2	\$1,259,500	\$1,280,000	8
4 bedroom	10	\$1,379,680	\$1,946,000	18
5 bedroom	2	\$2,690,000	\$3,080,000	6
BUNGALOW				
2 bedroom	3	\$1,054,667	\$1,340,000	23
3 bedroom	14	\$1,607,164	\$2,861,000	16
4 bedroom	2	\$1,250,375	\$1,368,000	9
TOTAL	123			

For Detail Information about "5 Reasons to sell your home now", please visit Elite3 & Team Youtube Channel.

CURRENT LISTINGS



Over **140** Transactions in 2017



HAPPY CLIENTS



“ You made us feel comfortable and confident throughout the process and you were able to share great advice. We are so happy with the results (quick sale and over asking price!). We will absolutely recommend you to our friends and family. ”

----- Melissa & Andrew

I couldn't be more happier with the result! The Elite3Team are complete gems! That was definitely a roller coaster ride but worth every minute! We are looking forward to a spoon and fork date with you soon.

----- Antonie ”

For more testimonials, please visit www.theelite3team.com.

A FREE MOVING ON US!

Moving can be both costly and stressful. Elite3 & team understands you and cares about you! We will offer a complimentary moving service within GTA after we sell your home, as we always pursue to deliver the unexpected service for our clients.

Make an appointment by the end of Jan. 2018 to get this appreciation bonus.

Elite3 & Team reserves all rights for final explanation of the event.



Together, for better!

一份信任，三份回报!



Sabrina Tu
Sales Rep.

Grace Zhang
Sales Rep.

Eric Chen
Sales Rep.



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