



TylerBYRNE
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real estate **REPORTER**

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Finding a real estate professional who has the ability to do the right thing in the right way at the right time is rare.

Tyler's clients appreciate his honest, no-nonsense approach. First time home-buyers value the extra time he takes to walk them through the process, teaching them the basics along the way.

His clients – range from the first-time home buyer to young families in need of more space or people intent on downsizing – all benefit from Tyler's proven ability to find them homes that perfectly “match” their needs, expectations and budgets!

So whether you are looking for your first home, looking to upgrade or looking to downsize call Tyler Byrne.

Tyler is ready and waiting to go to work for you!

Strong August Home Sales in the GTA

Greater Toronto REALTORS® reported 7,542 sales through the Toronto MLS® system in August - a 24 per cent increase over 6,083 sales in August 2010. New listings, at 12,509, were up by 20 per cent compared to August 2010. Market conditions remained tight as sales growth outstripped growth in new listings.

"Home sales in the GTA have stood up well despite a less certain economic outlook," said Toronto Real Estate Board President Richard Silver. "Home sales will be bolstered by low mortgage rates moving forward. The Bank of Canada is expected to be on the sidelines until the second half of 2012 or even into 2013.

With market conditions remaining tight in the GTA, the average selling price continued to grow strongly in August up by more than 10 per cent year-over-year to \$451,663.

"We remain on pace for the second best year on record for sales. Approximately 90,000 transactions are expected by the end of December," said TREB's Senior Manager of Market Analysis Jason Mercer. "Major home ownership costs, including the average monthly mortgage payment, remain affordable despite the strong price growth experienced so far this year."



Excerpt from the Toronto Real Estate Board Market Watch Publication

FREE OVER THE PHONE EVALUATION
OF YOUR PROPERTY

You may be thinking about selling your home "down the road" and want to get some idea of it's value at the moment.

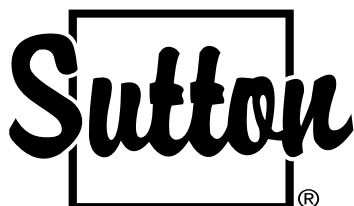
**Just give me a call at
416.993.8505**

I'll ask a few easy questions about the property and I'll then tell you what comparable homes have sold for in your area. You'll then get a copy of all the details for your records.

That's it! Simple, Free & Easy!

Visit my website for information about current listings and other valuable real estate information.

www.jtylerbyrne.com



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halfhourmeals

recipes for your busy lifestyle

Maple Glazed Pork with Apples

Few pork recipes are as easy and tasty as this dish. If you can't find pork loin cutlets you can use thin boneless pork chops instead. Mashed potatoes and steamed vegetables will round out the meal nicely. Makes 4 servings.

INGREDIENTS

1/3 cup maple syrup
1 tablespoon spicy brown mustard
1/4 teaspoon salt
1/4 teaspoon pepper
1/4 cup bread crumbs
4 pork loin cutlets (about 1 lb)
2 teaspoons olive oil
1/2 cup apple cider
2 medium Golden Delicious or Granny Smith apples, cored and cut into 16 wedges

PREPARATION

1. In a small bowl, stir together the maple syrup, mustard, salt, and pepper until well combined. Place the bread crumbs in a large ziplock bag, add the pork, then seal the bag and shake it to coat the cutlets.
2. Heat the oil in a large skillet over medium-high heat. Add the pork and cook it for 2 minutes on each side or until golden brown. Add the cider and apple wedges. Bring the cider to a boil, then reduce the heat and let it simmer uncovered for 5 to 7 minutes or until the pork is done. Stir in the maple syrup mixture and cook the pork for 5 minutes more or until the pan sauces are thick and syrupy.



Canadians Moving and Upgrading Housing More Often

A report from TD bank suggests that Canadians are upgrading their homes more quickly and more often than they originally intended.

The TD Canada Trust Repeat Home Buyers Report found that seven-in-ten Canadian repeat buyers were moving before they had planned (42%) or had no stated plans of moving are now looking (27%). Further, the number of people that said that they plan to buy a home that is not their first in the next two years went up by nearly ten percentage points over 2010 (74% versus 65% in 2010).

Canadians, according to the survey, believe that the time is right in the market right now - both to buy and to sell. Many of those selling feel that they will get asking price - or even more.



Pet Proofing Your Home

Pet-proofing your home can be just as challenging as proofing your home for a child or for allergies. For instance, do you know which types of houseplants can be poisonous for dogs and cats? You might also be surprised to learn that some of your favorite

treats like chocolate or raisins can really upset your pet's stomach. For everyone's health and happiness, it's vital to make your house safe and to train the pet to respect the home, as well.



Bank of Canada Holds Interest Rates ... Again

Although as recently as the last rate announcement in July a fall rate hike was almost a certainty, so much has happened in the last few weeks that a rate hike was yanked from the table. It was not just the fact that there was a series of events- it was the far-reaching impact of these events that gave policymakers and consumers reason to pause.

Some are speculating that it may not be enough going forward to hold rates; the Bank of Canada may be faced with the necessity of lowering rates again in the coming months, in order to preserve economic order at home.

Most economists believe that a rate hike is off the table now completely- now and in the near future, saying that that will not happen until Q2 2012 at the earliest.



Call me today to receive your **FREE** Written Home Evaluation

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If you're buying a home, it helps if you have an estimate of the home's value. Together with comparable home sales, estimates of a home's value will help you come to an appropriate purchase price. What's more, a home's value will determine the amount of financing a lender will extend. If you're selling a home, knowing the estimated value will help you set your asking price as well as determine an acceptable range of bids to consider.

