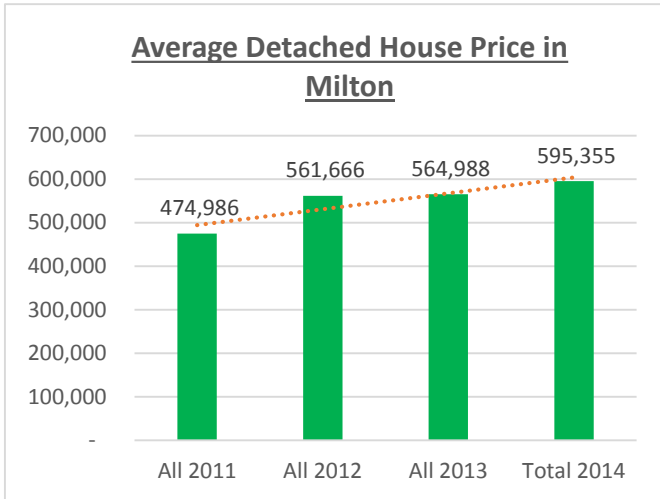




## Milton Housing Market Report – December 2014

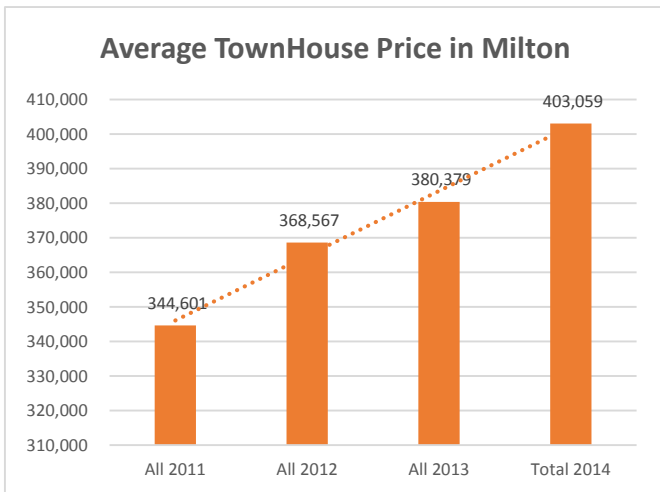
Knowledge is power which is why I have developed this additional market information to assist clients when buying or investing in Milton.

### House Price Appreciation:



**Detached Homes:** in 2014, the average detached home price almost hit the \$600,000 mark which was a 5% increase over 2013. Since 2011, detached homes have realized just over a 25% increase in price, making many homeowners who bought in this market very happy with their new found equity. Detached homes sold on average in 24 days during 2014 and for 98% of the listing price.

With a 5% down payment, potential home owners will need an income over \$95,000 to be able to purchase a detached home in Milton.



**Freehold TownHouses:** This is one of the hottest selling products in Milton with sales more than doubling over the past 2 years. With increased sales activity, we have also seen a significant rise in house price appreciation. Freehold TownHouses are now selling above \$400,000. Freehold TownHouses have realized more than a 17% increase in appreciation since 2011. Freehold Townhouses sold on average in 14 days during 2014 and for 99% of the listing price.

With a 5% down payment, potential home owners will need an income over \$62,000 to be

able to purchase a detached home in Milton.





## Market Rents in Milton

2014 Milton Average Rent			
Housing Type	2 bedroom	3 bedroom	4 Bed +
Apartment	1,550	1,550	n/a
Condo			
TownHouse	1,500	1,600	n/a
Freehold			
TownHouse	1,450	1,600	1,750
Detached	1,300	1,750	2,000

Market rents are certainly not keeping the same pace as house price appreciation. In fact, market rents have been relatively flat in Milton due to an increase in inventory on the market. As of Dec. 1, 2014, there were a total of 127 units listed on the Toronto Real Estate Board for lease.

### Brian Bell – Real Estate Broker – MBA:



Brian has been in the real estate profession for more than 15 years. Brian has executive experience in mortgage financing, mortgage insurance and home inspection which has helped him to become an active real estate investor and trusted advisor to his clients. If you have any questions about real estate, don't hesitate to contact me.

