

CT-2011-003

COMPETITION TRIBUNAL

IN THE MATTER OF the *Competition Act*, R.S.C. 1985, c. C-34, as amended;

IN THE MATTER OF an application by the Commissioner of Competition pursuant to section 79 of the *Competition Act*;

AND IN THE MATTER OF certain rules, policies and agreements relating to the residential multiple listing service of the Toronto Real Estate Board.

BETWEEN :

COMPETITION TRIBUNAL TRIBUNAL DE LA CONCURRENCE  <b>RECEIVED / REÇU</b>  CT-2011-003 May 15, 2015  Jos LaRose for / pour REGISTRAR / REGISTRAIRE	
OTTAWA, ONT	# 312

THE COMMISSIONER OF COMPETITION

Applicant

AND

THE TORONTO REAL ESTATE BOARD

Respondent

AND

THE CANADIAN REAL ESTATE ASSOCIATION and  
REALTYSELLERS REAL ESTATE INC.

Intervenors

**UPDATED WITNESS STATEMENT OF TIMOLEON SYRIANOS  
- ULTIMATE REALTY INC. -**

I, TIMOLEON SYRIANOS, of the City of Toronto, state as follows:

1. I have been engaged full time as a real estate broker in the Greater Toronto Area (“GTA”) since 1989.
2. In 2007 I became the principal owner and President of Ultimate Realty Inc which is a brokerage in the GTA that is a RE/MAX franchisee engaged in the purchase and sale of

residential properties on behalf of consumers. Ultimate Realty Inc. has ~~three~~ **two** offices in the GTA, namely, 1739 Bayview Avenue, ~~and~~ 1272 Dundas Street West, and 1281 St. Clair Ave. West. I am the broker of record for Ultimate Realty Inc.

3. I have been a member of The Toronto Real Estate Board (“TREB”) since I became a real estate professional in 1989. ~~Over the last year I have been a member of TREB’s Virtual Office Website Task Force.~~ As of July 1, 2012 I was elected a director of TREB for the Central Area of the GTA. I was proud to be so elected and consider my mandate as a director to serve all members of TREB and to improve the professionalism of the real estate industry. I was reelected in July, 2014 and continue to serve as a director.

3.1 I was a member of TREB’s initial VOW Task Force. My appointment with the initial VOW Task Force concluded when the mandate of that Task Force expired. I am not a member of the new VOW Task Force.

Ultimate Realty Inc.

4. Ultimate Realty Inc. (hereafter “Ultimate”) has some ~~235~~ **180** salespersons acting on its behalf. In addition, it employs three managers and office staff. All ~~235~~ **180** salespersons are independent contractors. The managers as well as myself are tasked with providing the salespersons with continuous educational programs as well as educational materials and a weekly publication. ~~The~~ **One** managers ~~is~~ **are** in charge of areas relating to privacy and the Financial Transactions and Reports Analysis Centre of Canada (FINTRAC) and the others concentrate on matters arising under the *Ontario Real Estate and Business Brokers Act, 2002* and its Regulations, including the Code of Ethics, and matters related to TREB. Ultimate considers the education of its salespersons to be a value proposition that puts them

in a position to advise an individual that consults them about a possible real estate transaction about matters such as market conditions, factors that influence value, the manner in which a salesperson can facilitate the entire transaction and the marketing of the property.

5. The salespersons acting on behalf of Ultimate are remunerated in relation to the commissions paid to Ultimate on transactions completed by them. The salesperson may choose one of the following methods of compensation:

- ██
- ██
- ██
- ██
- ██

6. It is my experience that while people interested in purchasing or selling a residential property may initially turn to the internet for general information, they most often complete their search in the office of a real estate brokerage. At that stage, Ultimate's salesperson confirms the nature of a brokerage and how it operates to them and then notes the wants and needs of the individual all with the view to having the individual execute a listing agreement, a customer service agreement or buyer representation agreement. It is common for individuals to be concerned about privacy and as a consequence Ultimate's salespersons have been trained to explain the provisions of a listing agreement and a buyer representation agreement as they pertain to privacy and to explain to a potential purchaser how privacy relates to a purchase.

7. The sale or purchase of residential real estate is the type of transaction/investment that requires a human touch. Searching the internet for information is one thing,

implementing what in ~~2012~~ 2015 can be a complex transaction is another.

8. Salespersons with Ultimate often prepare a comparative market analysis (“CMA”) for a client that provides a range of values. However, that client is never provided with full TREB Multiple Listing Service print outs.

9. In my experience there is no “normal” listing commission. Today it ranges from 0.5% to 5.5%. The compensation offered a cooperating broker ranges from 1.5% to 3.0%.

10. Competition among brokerages and brokers in the GTA is fierce, and in my view it has only increased since the initial hearing. Ultimate not only competes with other RE/MAX franchisees but with brokerages carrying on business under other banners and many non-branded brokerages.

#### Commissions

10-11. At the initial hearing, at the request of the Tribunal, I provided reports detailing the commissions charged by Ultimate agents during the months of January 2011, June 2011, and June 2012. These reports were marked as exhibits at the hearing, and for ease of reference are attached to my witness statement as Exhibit “A”, Exhibit “B” and Exhibit “C”, respectively.

12. Attached to my witness statement are updated commission reports for January 2014 (Exhibit “D”), June 2014 (Exhibit “E”), and January 2015 (Exhibit “F”). The chart below compares the average commission charged by Ultimate agents in 2011-2012 (calculated as a percentage of the purchase price) to the percentage of commission charged by Ultimate agents in 2014-2015.

Commissions charged by Ultimate Agents (% of purchase price)

	<u>Jan 1-31,</u> <u>2011</u>	<u>Jun 1-30,</u> <u>2011</u>	<u>June 1-30,</u> <u>2012</u>	<u>Jan 1-31,</u> <u>2014</u>	<u>June 1-30,</u> <u>2014</u>	<u>Jan 1-31,</u> <u>2015</u>
<u>Listing Side</u> <u>(Seller)</u>	■	■	■	■	■	■
<u>Selling Side</u> <u>(Buyer)</u>	■	■	■	■	■	■

Sharing and Advertising Sold Information

11-13. I testified at the initial hearing that our brokerage requests the consent of buyers and sellers to a transaction to advertise or otherwise market information about a sold property. This consent is requested using a form titled "Consent to Advertise Sold Properties". This document was entered as an exhibit at the initial hearing and is attached to my witness statement as Exhibit "G". Ultimate still uses this form, which is presented to the buyer and the seller by the agent at the time the Agreement of

Purchase and Sale is executed. If the buyer and seller both provide their consent, the broker is permitted limited use of the sold information. Specifically, the broker is permitted to advertise photos of the sold property, the address of the sold property, and the price or percentage of list price to sale price of the sold property.

~~12.~~14. In my experience, even with the limited scope of permissible uses of the information, only about 50% of clients will allow their information to be shared in this way.

~~13.~~15. Additionally, Ultimate has modified its Schedule "B" to the standard form Agreement of Purchase and Sale, which previously contained a clause permitting the brokerage to advertise the sale of the property. This clause, among others, has been removed from the updated version of Schedule "B". The revised Schedule "B" is attached to my witness statement as Exhibit "H". As a result, Ultimate now relies exclusively on the separate consent form to advertise sold properties.

~~14.~~ Web Based Services

~~16.~~ Ultimate continues to operate its website, [www.torontohomesforsale.com](http://www.torontohomesforsale.com), and its website has undergone a redesign since the initial hearing. Ultimate's website offers a number of helpful features for prospective clients, including the ability to search listings online, detailed neighbourhood information, and access to reports and statistics on the value of home prices and number of days on a market. Ultimate obtains the listing information that it uses on its website from TREB's IDX data feed and CREA's

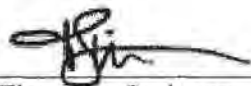
Data Distribution Facility data feed. Samples of excerpts from Ultimate's website are attached to my witness statement as Exhibit "J".

17. I testified at the initial hearing that Ultimate uses a VOW feed to offer mobile app services. Ultimate continues to use the VOW feed for its mobile app, but has not adopted the VOW for use on its website, as we prefer to work with the IDX and DDF feeds.

18. Since the initial hearing, Ultimate has continued to innovate and improve the quality and features that offers to its agents, and to its clients. For example, Ultimate now offers an online version of almost all of the standard OREA forms (e.g. the Listing Agreement, Buyer Representation Agreement, etc.), and saves those documents using cloud based software. This service allows the client to complete the forms from anywhere in the world, and to access electronic versions of these documents from anywhere. Ultimate also offers a live chat feature on its website. Upon visiting the website, an agent will connect directly with a website user to assist him or her in obtaining information and navigating his or her search for properties in the GTA.

19. Ultimate agents also take advantage of the new Collaborate service that is being provided by TREB.

SIGNED this 13<sup>th</sup> day of May, 2015



\_\_\_\_\_  
Timoleon Syrianos  
Ultimate Realty Inc.

CT-2011-003

**COMPETITION TRIBUNAL****THE COMMISSIONER OF COMPETITION**

Applicant

- and -

**THE TORONTO REAL ESTATE BOARD**

Respondent

- and -

**THE CANADIAN REAL ESTATE ASSOCIATION and  
REALTYSELLERS REAL ESTATE INC.**

Intervenors

**UPDATED WITNESS STATEMENT OF  
TIMOLEON SYRIANOS,  
ULTIMATE REALTY INC.****AFFLECK GREENE McMURTRY LLP**  
365 Bay Street, Suite 200  
Toronto, Ontario M5H 2V1**Donald S. Affleck, Q.C.** LSUC#: 10420B  
**David N. Vaillancourt** LSUC#: 56969I  
**Fiona Campbell** LSUC#: 60383V  
Tel: (416) 360-2800  
Fax: (416) 360-5960

Counsel for The Toronto Real Estate Board



# **EXHIBIT**

## **A**

**RE/MAX Ultimate Realty Inc.**

Manager's Trust Report - All Offices

From January 01, 2011 To January 31, 2011

Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From January 01, 2011 To January 31, 2011  
Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**

Manager's Track Report - All Offices

From January 01, 2011 To January 31, 2011

Statuses: Closed, Open Firm, Open Conditional

REDACTED

# **EXHIBIT**

# **B**

**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From June 01, 2011 To June 30, 2011  
Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From June 01, 2011 To June 30, 2011

Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From June 01, 2011 To June 30, 2011

Statuses: Closed, Open Firm, Open Conditional

REDACTED



**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From June 01, 2011 To June 30, 2011  
Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From June 01, 2011 To June 30, 2011  
Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From June 01, 2011 To June 30, 2011  
Statuses: Closed, Open Firm, Open Conditional

REDACTED

**EXHIBIT**  
**C**

**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From June 01, 2012 To June 30, 2012  
Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From June 01, 2012 To June 30, 2012  
Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From June 01, 2012 To June 30, 2012  
Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From June 01, 2012 To June 30, 2012  
Statuses: Closed, Open Firm, Open Conditional

REDACTED



**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From June 01, 2012 To June 30, 2012  
Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From June 01, 2012 To June 30, 2012  
Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From June 01, 2012 To June 30, 2012  
Statuses: Closed, Open Firm, Open Conditional

REDACTED

# **EXHIBIT**

# **D**

**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From January 01, 2014 To January 31, 2014

Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From January 01, 2014 To January 31, 2014

Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From January 01, 2014 To January 31, 2014

Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From January 01, 2014 To January 31, 2014

Statuses: Closed, Open Firm, Open Conditional

REDACTED



**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From January 01, 2014 To January 31, 2014

Statuses: Closed, Open Firm, Open Conditional

REDACTED

# **EXHIBIT**

# **E**

**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From June 01, 2014 To June 30, 2014

Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From June 01, 2014 To June 30, 2014  
Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From June 01, 2014 To June 30, 2014

Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From June 01, 2014 To June 30, 2014

Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From June 01, 2014 To June 30, 2014

Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From June 01, 2014 To June 30, 2014

Statuses: Closed. Open Firm. Open Conditional

REDACTED



**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From June 01, 2014 To June 30, 2014  
Statuses: Closed. Open Firm. Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From June 01, 2014 To June 30, 2014  
Statuses: Closed, Open Firm, Open Conditional

REDACTED

# **EXHIBIT**

# **F**

**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From January 01, 2015 To January 31, 2015

Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From January 01, 2015 To January 31, 2015

Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From January 01, 2015 To January 31, 2015

Statuses: Closed, Open Firm, Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**  
Manager's Trade Report - All Offices  
From January 01, 2015 To January 31, 2015  
Statuses: Closed. Open Firm. Open Conditional

REDACTED

**RE/MAX Ultimate Realty Inc.**

Manager's Trade Report - All Offices

From January 01, 2015 To January 31, 2015

Statuses: Closed, Open Firm, Open Conditional

REDACTED



# **EXHIBIT**

# **G**



*"Ultimate Agents, Ultimate Results"*

### Consent to Advertise SOLD Properties

(To be completed at an acceptance of Agreement of Purchase and Sale)

The Privacy Act and Real Estate Council of Ontario's Code of Ethics require Realtors to obtain written consent from Buyers and Sellers to advertise or otherwise market any information about a property an Agreement of Purchase and Sale has become firm.

The Listing Broker \_\_\_\_\_ and

The Co-operating Broker \_\_\_\_\_

Hereby request your permission to advertise or otherwise market the Sale of Property known as:

\_\_\_\_\_

Both Brokers will limit their Advertising/Marketing to include only:

- A photograph of the property
- The address
- The price or percentage of list to sale price

Such promotions shall not include mention if the names of the Seller or Buyer, save and accept for the listing information published.

Buyers Consent:

Sellers Consent:

\_\_\_\_\_  
( print name)

\_\_\_\_\_  
( print name)

\_\_\_\_\_  
Date \_\_\_\_\_  
Buyer Signature

\_\_\_\_\_  
Date \_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Date \_\_\_\_\_  
Buyer Signature

\_\_\_\_\_  
Date \_\_\_\_\_  
Seller Signature

# **EXHIBIT**

# **H**

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

**BUYER,**....., and

**SELLER,**.....

for the property known as.....

..... dated the ..... day of ....., 20.....

The parties to this Agreement of Purchase and Sale/Agreement to Lease hereby acknowledge that the Deposit shall be a Certified Cheque or Bank Draft.

The parties to this Agreement of Purchase and Sale hereby acknowledge and agree that RE/MAX Ultimate Realty Inc. shall place the deposit in its interest-bearing Real Estate Trust Account, which earns interest at a current rate of Prime less 2.50% per annum based on the monthly average balance. RE/MAX Ultimate Realty Inc. shall pay any interest it earns or receives on the deposit to the beneficial owner of the trust money, calculated on the net average daily credit balance at a rate of 0.25% provided the amount of the interest that RE/MAX Ultimate Realty Inc. earns or receives on the deposit is greater than \$100.00 (administration fee). The parties to this agreement of Purchase and Sale hereby acknowledge and agree that RE/MAX Ultimate Realty Inc. shall be entitled to retain any interest earned or retained on the deposit which is less than the administration fee detailed above. The Buyer agrees to supply a valid Social Insurance Number as required by the Income Tax Act for any interest payments to be received.

For all purposes of this notice, the terms "banking days" and/or "business days" shall mean any day, other than Saturday, Sunday or Statutory holiday in the Province of Ontario.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

**INITIALS OF BUYER(S):**

**INITIALS OF SELLER(S):**

# **EXHIBIT**

# **I**

Welcome to **TorontoHomesForSale.com**

Home Search Listings Buyers Sellers Market Watch Agents Local Businesses Tor

# Where Do You Want To Call Home?

Search over 22,227 Toronto area properties

City, County, Province, Postal Code **Search**



**Open Houses**  
Are you looking to see some houses in person? Search through all of our upcoming open houses.

**SEARCH NOW**



**Mortgage Help**  
Receive information from our mortgage professionals about what options are available for you.

**LEARN MORE**



**Mortgage Calculator**  
Don't know what your dream home might cost, yet? Give our mortgage calculator a try for a better idea.

**TRY IT NOW**



**Canada Wide Search**  
Are you looking outside of the GTA? Check out our Canada wide search to find the home you're looking for!

**SEARCH NOW**



**What's My Home Worth**  
Do you want to know what your home is worth? Get a free home value report from one of our licensed Agents.

**FIND OUT NOW**

File Edit View History Bookmarks Tools Help

REMAX Ultimate - The Ult... x +

www.torontohomesforsale.com/default.asp

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Welcome to **TorontoHomesForSale.com**

Home Search Listings Buyers Sellers Market Watch Agents Local Businesses Tor

- View detailed property descriptions including multiple interior photos
- Save your home searches to stay connected with the properties you're most interested in
- Includes useful tools such as a land transfer tax calculator and a mortgage calculator

**Buyers**



**Sellers**



**Featured Video**

**VIEW MORE VIDEOS**

A 3 Bedroom/2 Bath Brick Bungalow

0:02 / 1:30

**Ask An Agent**



Welcome to **TorontoHomesForSale.com**

Home Search Listings Buyers Sellers Market Watch Agents Local Businesses Tor

**Remax Ultimate**  
@RemaxUltimate  
"Took some time out of the busy spring market to enjoy a Fantastic Birthday lunch with our REMAX Ultimate May babies http://t.co/1OGRUw5Dn"

Retweeted 19 times • 27 mins ago

**How is your Service Remembered?**  
As the weather bothers Toronto and the snow continued falling our family recently decided to escape to one of our favorite...

Posted 1 year • 2 months ago

**Now that is some delicious news for #Toronto** http://ow.ly/MUT2G  
Now that is some delicious news for #Toronto http://ow.ly/MUT2G  
Mayor cuts red tape on food trucks, declares first Food Truck Freedom Day  
www.cbc.ca  
"Torontoans get served by Mayor John Tory at Food Truck Freedom Day"

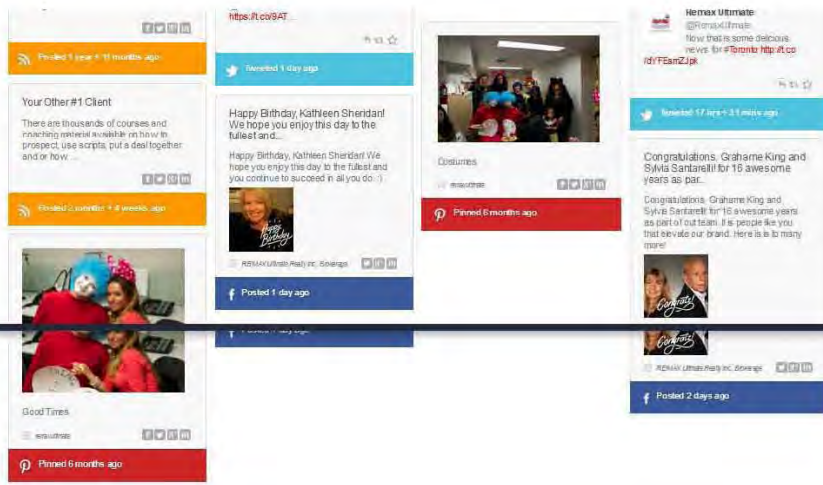
Posted 17 hrs • 31 mins ago

**More costumes.**

Posted 6 months ago

**Yes it is My Fault**  
It's remarkable how many times I have heard an agent say "my friend bought through someone else" or "I..."

**Remax Ultimate**  
RT @AndrewCharrack Kicking butt and taking names #TopBroker #CondoPitStop #ReMax (at @remaxultimate in Toronto, Ontario)



HOME'S FOR SALE

### The Ultimate Real Estate Experience

**About the Company**

TorontoHomesForSale.com is the first website of its kind and designed to be your first choice when inquiring about Toronto Real Estate. Provided and powered by our RE/MAX Ultimate Realty team, its main purpose is to pool all the MLS® system listings together and provide you a quick and simple search experience. Thousands of Toronto home listings are at your finger tips for you to review at your leisure. The website is loaded with tips and real estate articles and property videos and real estate virtual tours that are constantly updated.

Interested in searching for Toronto houses for sale with your smart phone? We also have a real estate mobile app and our web sites are fully mobilized. You can search for Toronto houses and Toronto condos for sale by GPS, Street and neighbourhood. For a buyer, the market is at your finger tips and for a Seller there is more visibility. Nothing is left to chance as our entire staff is here and ready to answer any and all your Toronto real estate questions.

### RE/MAX Ultimate Realty Inc., Brokerage

**Bayview Office**  
 1739 Bayview Avenue  
 Toronto ON M4G-3C1  
 Phone: (416) 487-5131  
 Toll Free: (888) 487-5131

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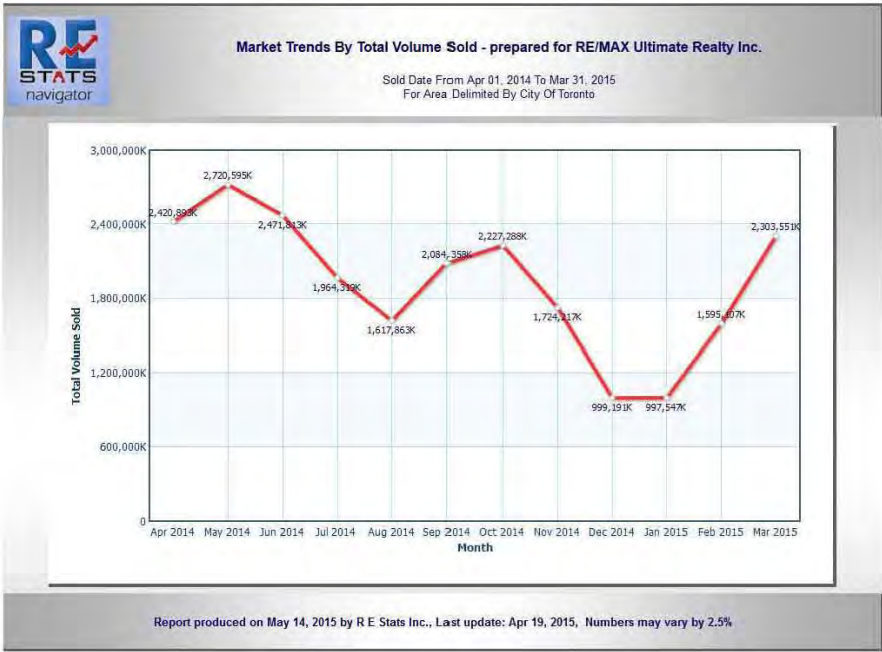
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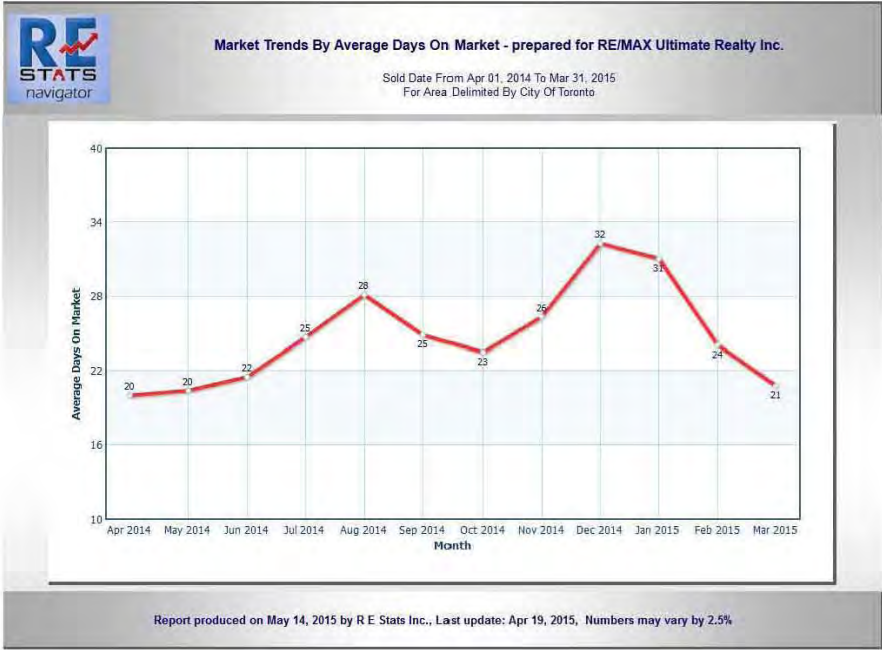
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 Information is deemed reliable but is not guaranteed accurate by TREB.

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 Information Deemed Reliable But Not Guaranteed  
 Toronto Real Estate Board Last Updated: 5/14/2015 10:03:15 AM  
 Toronto Real Estate Board - RE/MAX Ultimate Last Updated: 5/14/2015 3:50:45 AM  
 Each office independently owned and operated  
 RE/MAX Ultimate Realty Inc., Brokerage  
 1739 Bayview Avenue  
 Toronto ON M4G-3C1  
 (416) 487-5131  
 (888) 487-5131  
[Additional Disclosure Information](#)  
[Agents Login Here](#)









### Toronto Neighbourhoods



Liberty Village



Baldwin Village



Forest Hill



Korea Town



City Place



Lawrence Park



Distillery District



Wychwood Park



Rosedale



Kensington Market



The Annex



The Beaches



Cabbagetown



Yorkville



Bloor West Village

www.torontohomesforsale.com/toronto-neighbourhoods

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St Lawrence Market

Bridle Path

Leaside

#### The Ultimate Real Estate Experience

##### About the Company

TorontoHomesForSale.com is the first website of its kind and designed to be your first choice when inquiring about Toronto Real Estate. Provided and powered by our RE/MAX Ultimate Realty team, its main purpose is to pool all the MLS® system listings together and provide you a quick and simple search experience. Thousands of Toronto home listings are at your finger tips for you to review at your leisure. The website is loaded with tips and real estate articles and property videos and real estate virtual tours that are constantly updated.

Interested in searching for Toronto houses for sale with your smart phone? We also have a real estate mobile app and our web site are fully mobilized. You can search for Toronto houses and Toronto condos for sale by GPS, Street and neighbourhood. For a buyer, the market is at your finger tips and for a Seller there is more visibility. Nothing is left to chance as our entire staff is here and ready to answer any and all your Toronto real estate questions.

#### RE/MAX Ultimate Realty Inc., Brokerage

**Bayview Office**  
1739 Bayview Avenue  
Toronto ON M4G-3C1  
Phone (416) 487-5131  
Toll Free (888) 487-5131

SEND EMAIL

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- LinkedIn
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- Yelp
- Instagram
- App Store
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- Google Plus



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RE/MAX Ultimate Realty Inc., Brokerage | TorontoLuxuryRealty.com | Facemeta Real Estate | TorontoRealEstate.com

Each office independently owned and operated  
RE/MAX Ultimate Realty Inc., Brokerage  
1739 Bayview Avenue  
Toronto ON M4G-3C1  
(416) 487-5131  
(888) 487-5131  
Additional Offices: 416-487-5131  
888-487-5131



## Liberty Village

**Liberty Village** is a neighbourhood in Toronto, Ontario, Canada. It is bounded at the north by King Street West, the west by Dufferin Street, the south by the Gardiner Expressway, the east by Strachan Avenue, and the northeast by the CP railway tracks. The **Liberty Village** name was introduced as a positive "brand" by the property owners and developers in the area in conjunction with the City of Toronto. The neighbourhood aims to distinguish itself from Parkdale, which now begins west of Dufferin Street. Its location is considered one of its finest assets being a 5 minute walk to the Lakeshore, 20 minute walk to the financial core and a 10 minute walk from the entertainment/fashion/gallery districts of King St. West, West Queen West, Ossington, Dundas St. West and Wellington St. West.



MAP SEARCH

ADVANCED SEARCH

The ongoing gentrification of downtown Toronto has been pushing farther outwards from downtown (see Queen Street West, Niagara, Distillery District), encouraging rapid development. It has become a trendy neighbourhood for young professionals and artists pushing farther west for less established areas, while still remaining a short walk or streetcar ride from the core. Many old factories have been repurposed as lofts while others have become restaurants, gyms, furniture stores and galleries, as this area was primarily a former heavy industrial area which had been largely abandoned for the past 20 years. 3 new condo towers, townhomes and lofts will be completed by the end of 2010 increasing its density and neighbourhood feel further. Offices are mostly concentrated in the west end of **Liberty Village**. New condo developments are currently focused on East Liberty Street, which begins east of Hanna Avenue. Over 20 new restaurants have opened in the past 3 years, providing the residents and workers in the community with many eclectic places to enjoy a drink after work, dinner, or the ubiquitous Toronto Sunday brunch.

**Liberty Village** is also known for its successful Art and Design studios. Many Canadian and US design firms have located to **Liberty Village**, creating many jobs for the increasing number of citizens that have moved into the growing neighbourhood. Liberty Village's name comes from its central street, Liberty st, named in honour of a historic prison reform, the initiative of then Provincial Secretary William John Hanna who forced the closure of Toronto's Central Prison located north of the CNE and west of Strachan Avenue in 1915.

If You Would Like More Information About Liberty Village, Toronto Please Fill Out The Form Below

### How May We Contact You?

First Name\*

Last Name\*

Email\*

Phone:

Comments and/or Questions:

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Liberty Village - TorontoH... x +

www.torontohomesforsale.com/about-liberty-village

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**The Ultimate Real Estate Experience**

**About the Company**

Torontohomesforsale.com is the first website of its kind and designed to be your first choice when inquiring about Toronto Real Estate. Provided and powered by our RE/MAX Ultimate Realty team, its main purpose is to pool all the MLS® system listings together and provide you a quick and simple search experience. Thousands of Toronto home listings are at your finger tips for you to review at your leisure. The website is loaded with top real estate articles and property videos and real estate visual tours that are conveniently updated.

Interested in searching for Toronto houses for sale with your smart phone? We also have a real estate mobile app and our web sites are fully mobilized. You can search for Toronto houses and Toronto condos for sale by GPS, Street and neighbourhood. For a buyer, the market is at your finger tips and for a Seller there is more visibility. Nothing is left to chance as our entire staff is here and ready to answer any and all your Toronto real estate questions.

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## Toronto Market Graphs & Statistics

If you would like more information about finding the best home or property visit our [Buyers Page](#). If you are looking to sell your home or property visit our [Sellers Page](#). If you have any questions or would like more information about anything please [Contact Us](#) today.

Having a good understanding of the real estate market in your area is very important when thinking about buying or selling a home. Following Toronto real estate trends has never been easier. Our Ultimate Goal is to keep you updated on movement with property values and the trends of Toronto property sales over the past twelve months. Now you can track average sales prices, sold-to-ask ratios, days-on-market, and more. Become an expert and don't rely on your Financial Planner anymore for advice! [Consult with a Real Estate Agent](#) that is an expert in your local market, they will help you set a more realistic price for your market and can help you to sell your home faster so you get a better return. [Contact Us](#) and we will help you navigate the local market to get the best possible price for your home.

\*This information is calculated over a rolling 12 month period so it is automatically updated every month.  
A great tool and resource to bookmark and come back to!

Market Trends prepared for RE/MAX Ultimate Realty Inc. by RE Stats Inc.

<a href="#">Number of Homes Sold</a>	<a href="#">Average Sold per Asked Ratio</a>
<a href="#">Value of Homes Sold</a>	<a href="#">Units Sold by Days on Market</a>
<a href="#">Average Price of a Sold Home</a>	<a href="#">Sold to Asked Ratio by Days on Market</a>
<a href="#">Average Days On Market to Sell a Home</a>	<a href="#">2014 Housing Market Outlook</a>

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### Sold Listings

It is good to understand how many houses have sold in our geographical area compared to past years in order to determine what the popularity in the area is. **Buying when the housing market is slower has some advantages:**

- Sellers will get lower prices
- Sellers are more likely to accept offer that are less than their original asking price
- Less competition with other buyers

These things will normally result in a great deal of savings for the buyer.

### Days On The Market

Days on the market is the amount of time that the listing took to sell. The Average days on market will help you to determine how hot the local real estate Market is, and will also help you to decide if the property you are looking at has been fairly priced so you can set your offering price. You can rely on your RE/MAX Ultimate Agent to keep you updated. [Contact Us](#) and we will help you navigate the local market to get your dream home for the best possible price.

The screenshot shows the website interface with a navigation bar at the top containing 'Home', 'Search Listings', 'Buyers', 'Sellers', 'Market Watch', 'Agents', and 'Local Businesses'. The main content area features a 'Scrolling... Please wait.' overlay. Below this, there are sections for 'Welcome to TorontoHomesForSale.com', a 'SEND EMAIL' button, and social media icons for Facebook, YouTube, Instagram, and Blog. At the bottom, there is a copyright notice for '© 2015 RE/MAX Ultimate Realty Inc., Brokerage' and a disclaimer: 'The information provided herein must only be used by consumers that have a bona fide interest in the purchase, sale or lease of real estate and may not be used for any commercial purpose or any other purpose.' There is also a small 'POWER' logo at the bottom right.