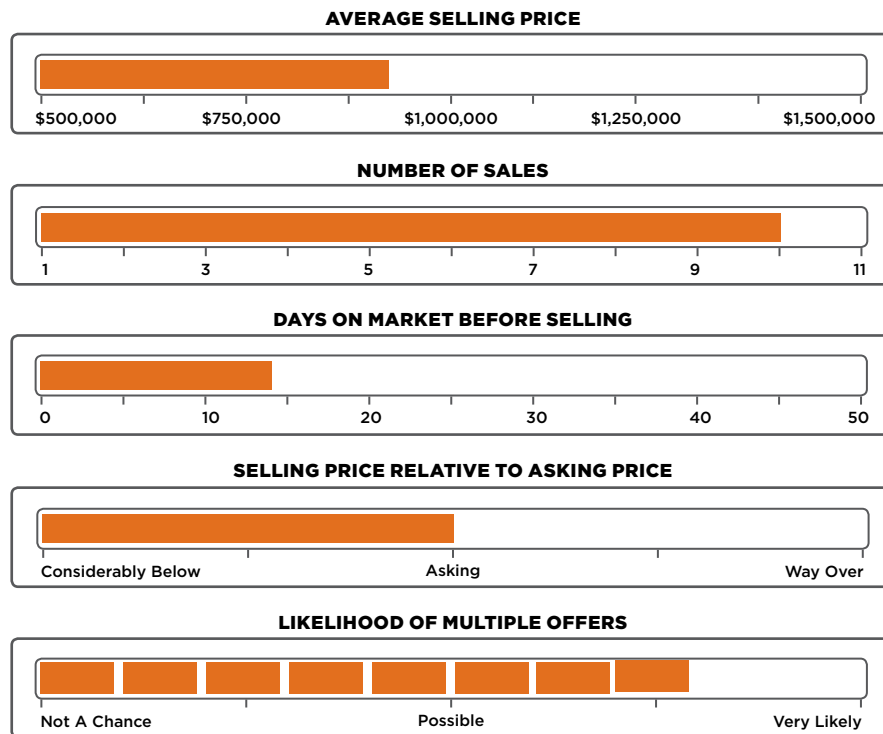


Little Italy Market Report

April 2013

Little Italy Sage Gauge



Little Italy

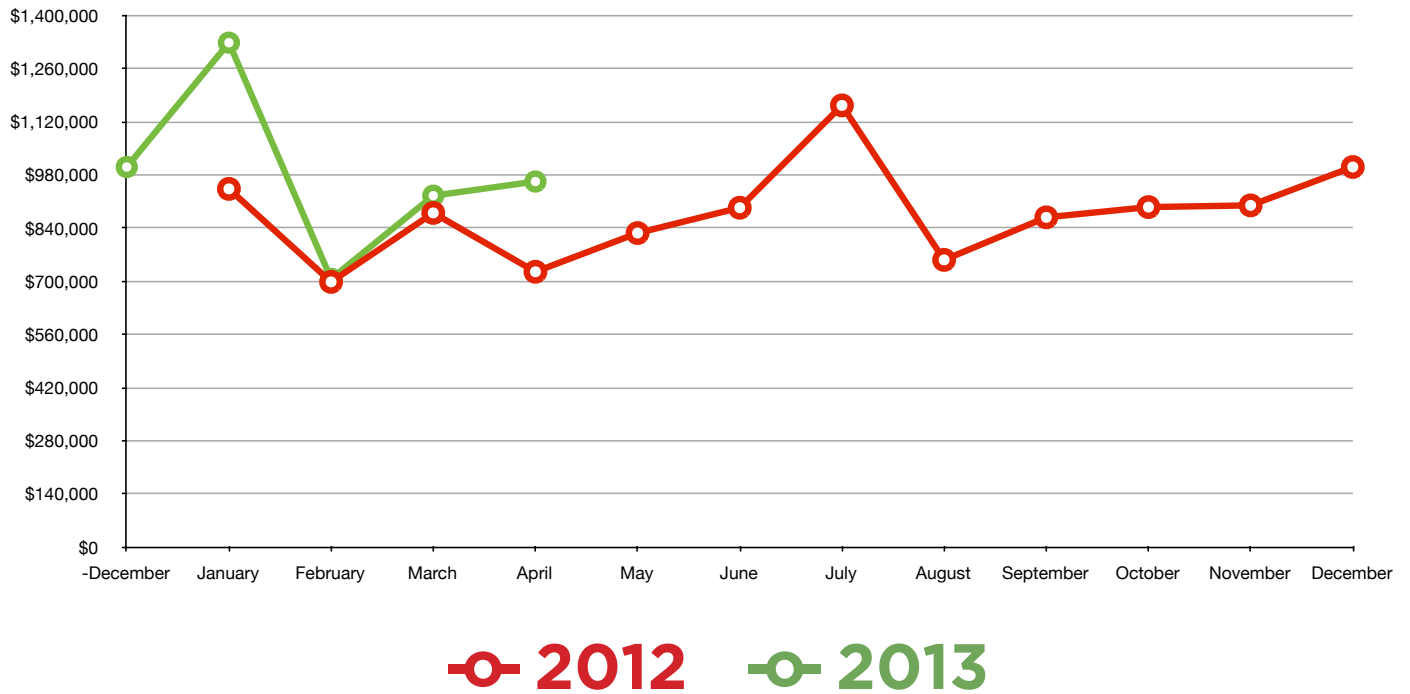
In April 2013, 10 homes sold in the Little Italy area at an average price of \$926,790. On average these properties took 14 days to sell and sold at 100% of their listing price. A total of \$9,627,900 worth of real estate changed hands on the MLS system in April.

If you would like a more in-depth interpretation of the activity in the Little Italy area, please contact me at 416-483-8000 and I will provide you with market insights that are particularly relevant to your needs.

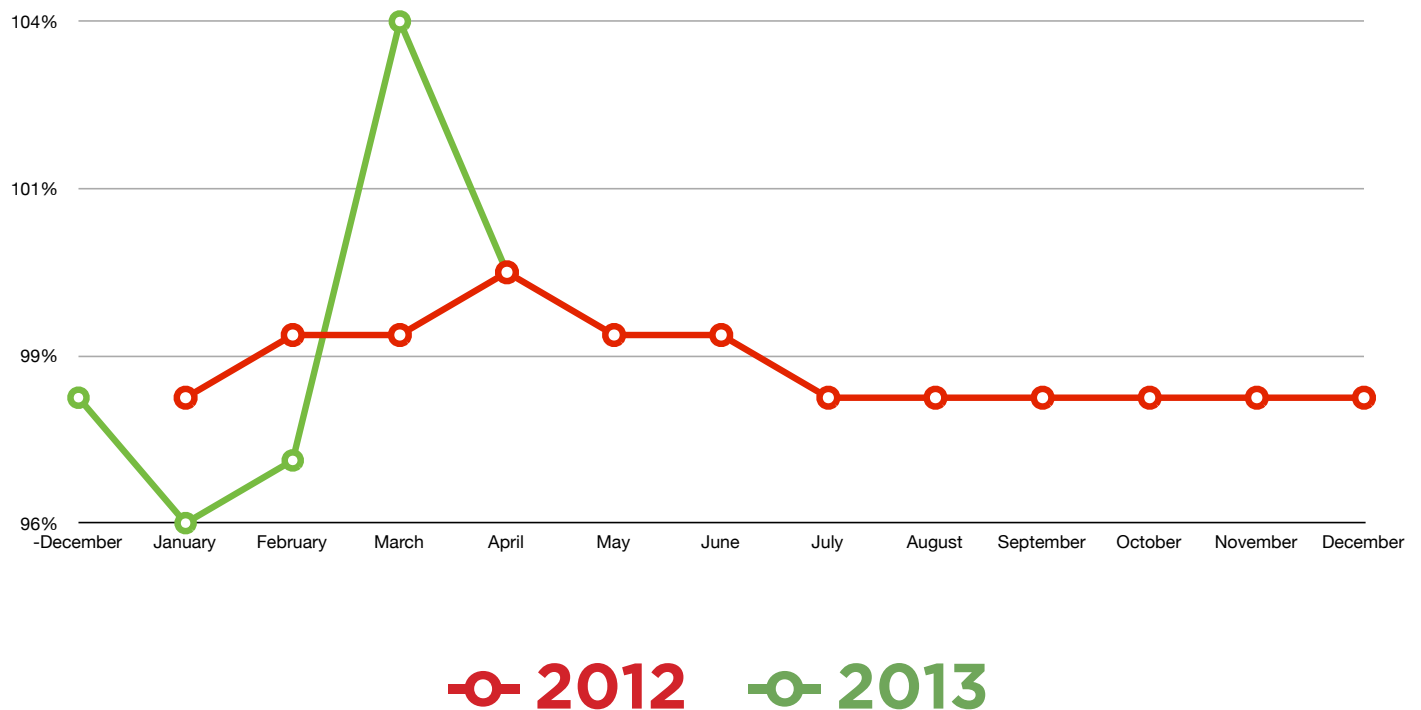
Little Italy Sales April 2013

Property Address	Sold Price	List Price	% of List	Days on Market	Property Type	Beds	Bath	Lot Size in feet
Dewson St	\$590,000	\$599,900	98	9	Semi-Detached	3	2	94.25x35.67
Montrose Ave	\$725,000	\$729,000	99	19	Semi-Detached	3	2	102x15.25
Montrose Ave	\$732,000	\$745,000	98	37	Semi-Detached	4	2	102.5x14
Grace St	\$820,000	\$749,900	109	5	Semi-Detached	5	2	125x20
Beatrice St	\$791,000	\$809,900	98	9	Semi-Detached	4	2	125x21.5
Grace St	\$889,900	\$899,000	99	3	Semi-Detached	4	3	131x20.5
Euclid Ave	\$905,000	\$949,000	95	32	Detached	5	3	129x18.58
Beatrice St	\$1,090,000	\$1,090,000	100	6	Semi-Detached	5	4	102.5x24
Palmerston Blvd	\$1,995,000	\$1,995,000	100	7	Detached	6	4	127x33.6
Crawford St	\$1,090,000	\$1,079,000	101	11	Detached	5	5	112x21.12

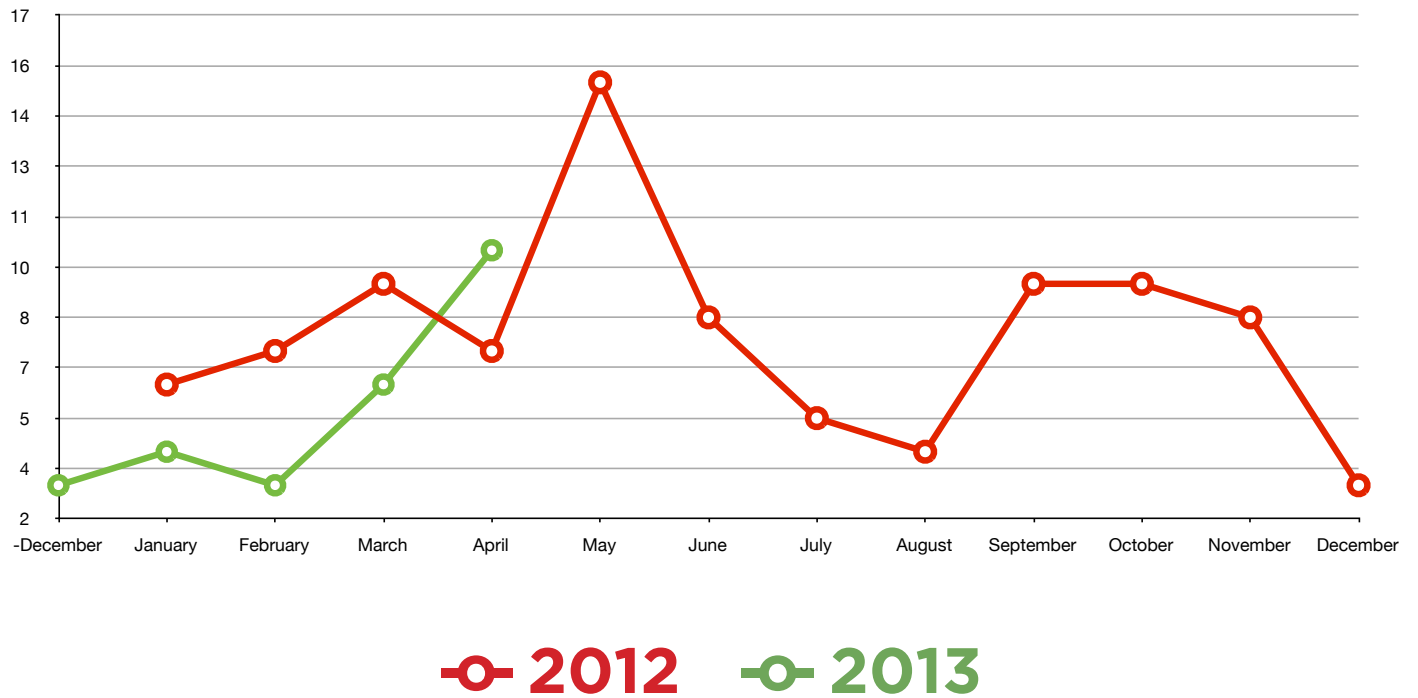
Average Sold Price For Little Italy Homes 2012 & 2013



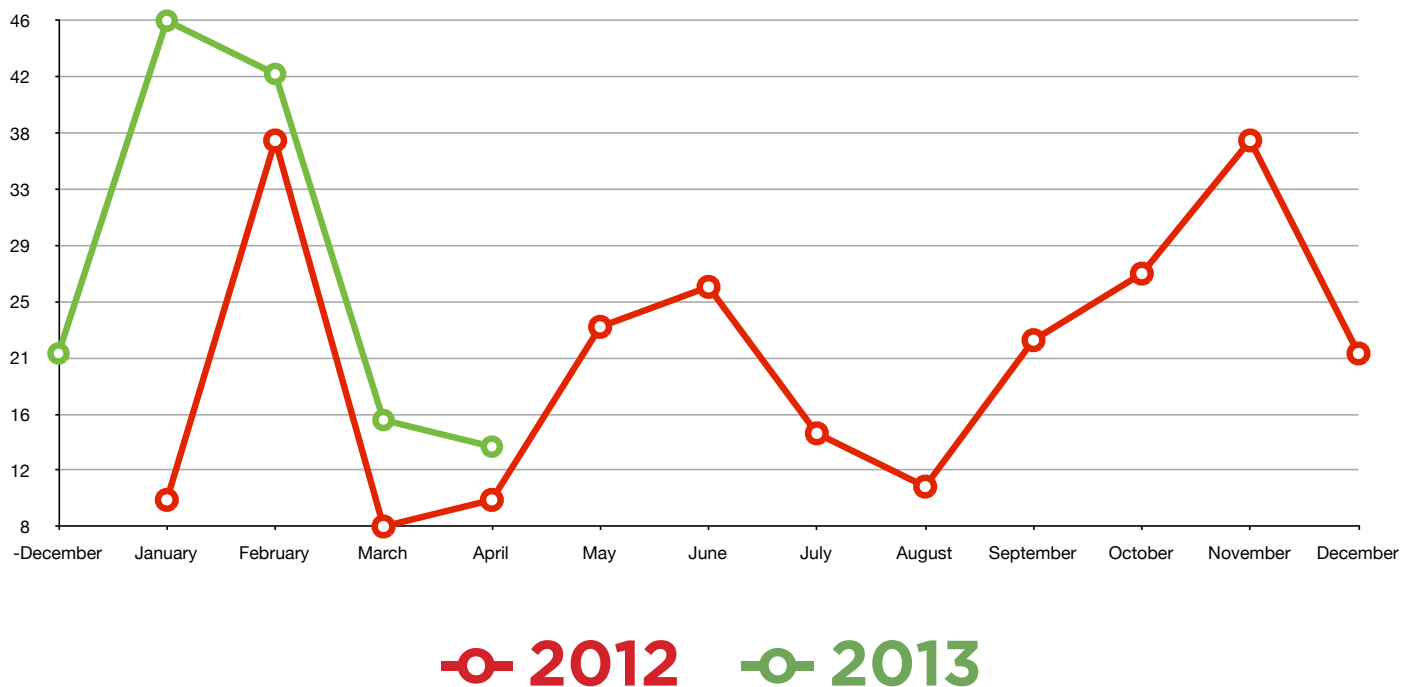
Percent To List For Little Italy Homes 2012 & 2013



Number Of Homes Sold In Little Italy 2012 & 2013



Days On Market For Little Italy Homes 2012 & 2013



This report has been brought to you by: Sage Real Estate



The Scoop on Sage.

Welcome To The World Of Sage Real Estate

Sage is Toronto's most philosophically and **technologically advanced boutique brokerage**. Period.



Sage Innovation

Innovation allows Sage to remain relevant. The company has been recognized locally, nationally, and internationally as a thought leader for its innovation and creativity. Even Apple Canada approached Sage to help them develop and instruct a training course for the iPad and iPhone in the real estate business.

Marketing That Clicks

Fresh thinking is required when it comes to selling homes today. Tech-savvy buyers are far more likely to click a mouse then pick up a phone to talk with an agent. In fact, over 87% of home buyers today start their search online. Sage makes it easy for them. With Sage's industry-leading digital marketing team put to work on every single listing, qualified buyers see Sage listings online sooner and see them presented in an elegant, professional format. The result? Maximum marketplace exposure. More exposure equates to more money for Sage sellers. It's that simple.

Marketing doesn't stop online.

Proven traditional techniques are also employed: compelling print campaigns that generate buzz, open houses, canvassing of existing databases of potential buyers and working corroboratively with other agents to welcome their buyers into Sage listings.

The Sage Agent Advantage

Sage agents are uniquely qualified to sell Toronto homes. They are constantly learning. They are passionate. They are proud. A Sage agent works with Sellers and Buyers at every step of the selling or buying process, providing candid advice that allows clients to make informed decisions.

A Team Of Professionals

Standing behind every Sage agent is cast of talented professionals whose sole job is to provide them with support. Sage employs industry-leading graphic design and marketing professionals whose business it is to stay on top of marketing trends and tweak the Sage approach to ensure it remains ahead of the curve.

See How Some **Sage** Thinking Can Work For You.