

DAVISVILLE
+ LEASIDE
ROCCA'S R.E. REVIEW
MAY EDITION

VOICE

PATRICKROCCA.COM

ROCCA'S R.E. REVIEW IS BROUGHT TO YOU BY PATRICK ROCCA, BROKER, REALTOR, AND REAL ESTATE INVESTOR. WE SPECIFY OUR "COMPETITORS" CONTRACTS

**NEIGHBOURHOOD
INSPIRED REAL ESTATE**

**A CHANGING MARKET
REQUIRES AN EXPERIENCED
LOCAL AGENT**

**LIVING IN, CONTRIBUTING TO,
AND TRUSTED IN OUR COMMUNITY
FOR 30 YRS**

MARKET UPDATE/REVIEW/STATS

COMMUNITY EVENTS

MY LISTINGS

HAPPY CLIENTS

Please support local businesses
& shop local!



SELLING YOUR HOME IS A HUGE DECISION; IT IS VERY IMPORTANT THAT YOU WORK WITH A REALTOR WHO SPECIALIZES IN YOUR NEIGHBOURHOOD.

I am a top broker in Leaside & Davisville. I've lived here with my family and have supported the community for 30 years.

To my clients: If I failed to mention... I truly appreciate your business. I appreciate your loyalty, trust and friendship.



**LEASIDE/DAVISVILLE'S
REAL ESTATE SPECIALIST**

I feel strongly about Leaside/Davisville and the value of homes here, as well as the benefits that come along with it. I will work very hard to provide up-to-date market evaluations and make sure that you get the best possible price for your home through my unique marketing approach.

Please do not hesitate to call me with any questions or concerns you have regarding Leaside/Davisville real estate and to arrange a confidential consultation. I look forward to hearing from you soon. For references, please visit my website!

IN THE KNOW

Highly recommend!

A local parent emailed me this from their child! CUTE!



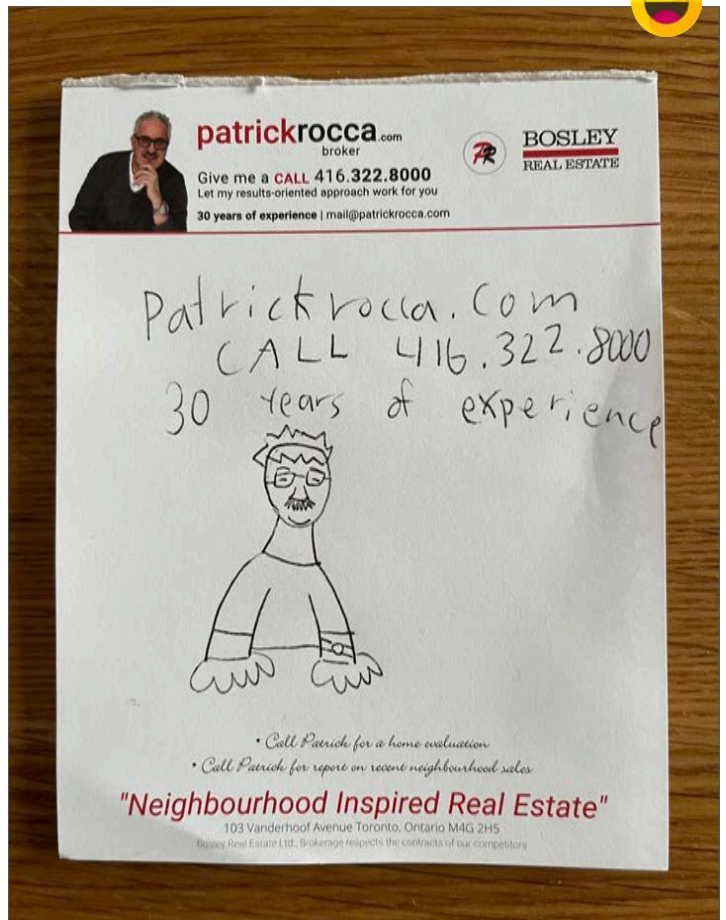
Family Navigator
FOR SENIORS

Dedicated to improving the lives of seniors wherever they choose to call home.

- Getting-You-Started Service
- Retirement Home Package
- Long Term Care Package
- Additional Services

Connect with Karen Linker
416-809-2214

FamilyNavigatorForSeniors@gmail.com
FamilyNavigatorForSeniors.ca



HAPPY CLIENTS

“

Patrick's knowledge and experience proved invaluable.

- Colette, Leaside resident



We will always have Patrick on our team. Integrity, honesty, and a wicked sense of humour.

- Dianne, East York resident

”

*NO ONE KNOWS LEASIDE & DAVISVILLE BETTER...
OFTEN IMITATED, NEVER EQUALED.*

COMMUNITY HAPPENINGS

LEASIDE UNITED CHURCH **PROUD SPONSOR**
SEMI-ANNUAL AWESOME SALE
FRIDAY MAY 12 & SAT MAY 13

FREE MOTHER'S DAY ROSE **PROUD SPONSOR**
SATURDAY MAY 13: 11-1PM
BAYVIEW VALUMART

LEASIDE LAWN BOWLING CLUB 70TH *ANNIVERSARY*
SATURDAY MAY 13: 10-2 PM

CELEBRATE LEASIDE'S
110TH *ANNIVERSARY*
LBPA, LRA & LHPS - WEDNESDAY MAY 10: 5-8 PM
AMSTERDAM BREWHALL **PROUD TO BE THE TITLE SPONSOR**



LHPS 2ND LIMITED EDITION BEER LAUNCH
WEDNESDAY MAY 17: 6-8PM
AMSTERDAM BREWERY

SIDEWALK SENSATION
SATURDAY JUNE 17: 6-8PM
BAYVIEW LEASIDE BIA

PATRICKROCCA.COM | DAVISVILLEVILLAGEREALESTATE.COM | LEASIDEHOMES.COM

MY LISTINGS

NEW & SOLDS



608 BROADWAY AVE
Leaside 4 Bdrm
Family Room, Glorious Pool & Garden



11 THORNCLIFFE PK DRIVE
Condo
2 Bdrm 2 Bath



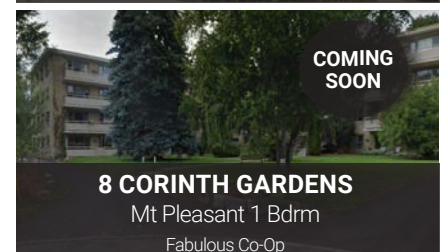
251 AIRDRIE ROAD
South Leaside Semi
Complete ren'o'd, Laneway House Possibility



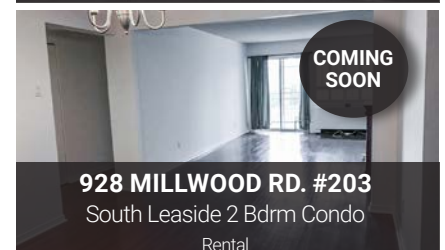
227 DONLEA DRIVE
North Leaside 3 Bdrm
Private Drive



538 BROADWAY AVE
North Leaside Semi
Family Room Addition and Private Drive



8 CORINTH GARDENS
Mt Pleasant 1 Bdrm
Fabulous Co-Op



928 MILLWOOD RD. #203
South Leaside 2 Bdrm Condo
Rental



More listings...
patrickrocca.com

GTA REALTORS® APRIL STATS

The Greater Toronto Area (GTA) housing market continued to tighten in April 2023. On a year-over-year basis, sales edged lower compared to April 2022, but new listings were down by more than one-third. Fewer listings relative to sales meant there was more competition between buyers, supporting an improvement in selling prices since the beginning of this year.

In line with TRREB's outlook and recent consumer polling results, we are seeing a gradual improvement in sales and average selling price. Many buyers have come to terms with higher borrowing costs and are taking advantage of lower selling prices compared to this time last year. The issue moving forward will not be the demand for ownership housing, but rather the ability to meet this demand with adequate supply. This is a policy issue that requires sustained effort from all levels of government.

GTA REALTORS® reported 7,531 sales through TRREB's MLS® System in April 2023 – down by 5.2 per cent compared to April 2022. In comparison to March 2023, sales increased on an actual and seasonally adjusted basis. On a year-over-year basis, new listings were down by 38.3 per cent in April 2023.

The MLS® Home Price Index (HPI) Composite Benchmark was down by 12.1 per cent year-over-year in April 2023. Compared to March, the benchmark price was up on an actual and

seasonally adjusted basis. The average selling price in the GTA was \$1,153,269 in April 2023 – down 7.8 per cent compared to \$1,250,704 in April 2022. The average selling price also increased compared to March, both on an actual and seasonally adjusted basis.

As demand for ownership housing has picked up relative to supply, we are seeing renewed upward pressure on home prices. For a short period of time, higher borrowing costs trumped the impact of the constrained housing supply in the GTA. Renewed competition between buyers is once again shining the spotlight on the persistent lack of listings and resulting impact on affordability.

Lack of affordability in the GTA ownership and rental housing markets has been well-documented. On top of this, households faced with steep price increases for basic goods and services have had to make tough decisions to adapt. It is time for governments to make tough choices as well. On average, every dollar a household makes in the first half of the year goes to taxes. Governments need to provide more value for every tax dollar they collect and should be looking for ways to reduce tax burdens moving forward.

- TREB Market Watch March Stats

MARKET WATCH

DAVISVILLE

LAST MONTH RECAP OF SOLDS (C10)

	Sold	Avg. Price	Med. Price
Detached	8	\$2,819,063	\$2,461,500
Semi-Detached	7	\$1,949,143	\$1,735,000
Condos	65	\$724,598	\$660,000

TORONTO REAL ESTATE BOARD LAST MONTH

Total Sales	7,531
Average Sales Price	\$1,153,269
Central Average Price	\$1,196,407
Davisville Average Price	\$1,051,569
Average List to Sale Ratio (Davisville)	102
Average Days on the Market (Davisville)	16

LEASIDE

LAST MONTH RECAP OF SOLDS (C11)

	Sold	Avg. Price	Med. Price
Detached	13	\$3,000,562	\$3,228,000
Semi-Detached	1	\$1,680,000	\$1,680,000
Condos	18	\$677,892	\$564,950

TORONTO REAL ESTATE BOARD LAST MONTH

Total Sales	7,531
Average Sales Price	\$1,153,269
Central Average Price	\$1,196,407
Leaside Average Price	\$1,619,526
Average List to Sale Ratio (Leaside)	102
Average Days on the Market (Leaside)	15

Sales in the past 6 months are more relevant. Call me to discuss the most recent information, for your style of home. (Info provided by TRREB).