

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

VOICE

PATRICKROCCA.COM

Bosley Real Estate Ltd., Brokerage respects 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**

Please support local businesses
& shop local!

MARKET UPDATE/REVIEW/STATS

COMMUNITY EVENTS

MY LISTINGS

HAPPY CLIENTS



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!

Sometimes, selling or buying a home comes during one of the most stressful times in life; a senior downsizing, a death in the family, or divorce. When it comes to selling during these difficult times, you want to work with a broker or REALTOR® who will take that added stress off you. I am someone who specializes in this field, this is not a time to cut costs.

This is when you need a great REALTOR® or Broker who will protect your greatest asset and work for your best interest, while navigating this tough market and tough times.

You need someone who will invest in the marketing, and invest in you!!!. During the toughest times of your life, ensure you have a great REALTOR® in your corner. Call me today!

DO YOU WANT TO LIST YOUR HOME OR SELL YOUR HOME? THERE IS A DIFFERENCE!

*NO ONE KNOWS LEASIDE & DAVISVILLE BETTER...
TRUSTED IN LEASIDE & DAVISVILLE FOR 30YRS.*

HAPPY CLIENTS

Real Estate endorsements by "real clients"

“ *Few have the experience, the talent, the personality and the empathy. Combine all of the above with a few decades of structuring real estate deals in Leaside and surrounding communities - It is why we worked with Patrick Rocca.*

- Tony Chapman, Host of the Podcast Chatter That Matters



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COMMUNITY HAPPENINGS

PROUD SPONSOR

art
bayview
outdoor
art tour
& sale
September
9th & 10th

- | | | | |
|---|--|--|--|
| <p>1 VENUE
Bernadette Badali
@bernadettebadali_art
bernadettebadali@gmail.com
345 Balliol St.</p> | <p>1 VENUE
Susan Brown
artistsgarden.blogspot.ca
artistsgarden@gmail.com
345 Balliol St.</p> | <p>1 VENUE
Mileen Kung
1manilean.com
mileenk@bell.net
345 Balliol St.</p> | <p>1 VENUE
Joan McGlowney
joanmcglowney.com
joanmcglowney@rogers.com
345 Balliol St.</p> |
| <p>2 VENUE
David Carmichael
davidcarmichaelstudios.com
davidcarmichael.studios@gmail.com
716 Balliol St.</p> | <p>2 VENUE
Jen Hodges
jenhodgesabstractart.com
jenhodgesabstractart@gmail.com
716 Balliol St.</p> | <p>2 VENUE
Sheryl Shapiro
sherylsaporoart.com
sherys.arts2019@gmail.com
716 Balliol St.</p> | <p>2 VENUE
Shelvin Bruning
www.shelvin.com/artwork
shelvinb@gmail.com
31 Sutherland Dr.</p> |
| <p>3 VENUE
Sheila Merz
sheilamerzart.com
sheilamerz@gmail.com
31 Sutherland Dr.</p> | <p>3 VENUE
Panteha Dale
woodawpotttery.com
pantehadale@gmail.com
103 Vanderhoof Ave.</p> | <p>3 VENUE
Sandra de Leon
@sandraleoneart
sandraleoneart@gmail.com
103 Vanderhoof Ave.</p> | <p>3 VENUE
Lisa Fabregas
@lisafabregas_art
lisafabregas@yahoo.com
240 Manor Rd.</p> |
| <p>3 VENUE
Gail Kay
gailkay_art.com
gail_kay@hotmail.com
240 Manor Rd.</p> | <p>3 VENUE
James McAuley
etsy.com/shop/LastArtBoutique
jamesmcauley1@gmail.com
240 Manor Rd.</p> | <p>3 VENUE
Log McQuig
paintingmyhome.com
logmcquig@sympatico.ca
460 Hillside Ave.</p> | |



Manor Road United Church
Come Grow With Us

art
bayview
outdoor
art tour
& sale
September
9th & 10th

bayviewarttour.ca | email bayviewarttour@gmail.com | IG @bayviewarttour

PROUD SPONSOR

Rotary Toronto-Leaside Community Partner ACCESS STORAGE

Present the 27th Annual
Community Corn Roast

Sunday, September 17, 2023
12pm - 5pm

Trace Manes Park
McRae Dr. & Millwood Rd.

INFLATABLES
BBQ
FACE PAINTING

FAMILY FUN
GAMES
50/50 DRAW

FREE ADMISSION

WWW.TORONTOLEASIDEROTARY.COM

WELCOME TO THE COMMUNITY!
PLEASE SUPPORT THESE NEW BUSINESSES.
JING CHINESE RESTAURANT BAYVIEW AVE

MY LISTINGS NEW & SOLDS

FOR SALE
\$1,799,000

86 MCRAE DRIVE
SOUTH LEASIDE
3 Bedroom, Family Room, Pool

SOLD

160 VANDERHOOF AVE #810
LEASIDE
1 Bedroom Condo

FOR SALE
\$459,000

LEASED
\$1,700

232 MILLWOOD ROAD
DAVISVILLE
Basement Unit, 1 Bdrm

FOR LEASE

434 HEATH STREET EAST
BENNINGTON HEIGHTS
4 Bedroom, Family Room

FOR SALE
\$2,599,000

SOLD

68 RYKERT CRESCENT
NORTH LEASIDE
4 Bedroom on beautiful ravine setting

FOR SALE
\$2,285,000

47 BELSIZE DRIVE
DAVISVILLE
Complete Reno Detached, 3 Bdrm, Legal Parking

More listings...
patrickrocca.com

GTA REALTORS® AUGUST STATS

Higher borrowing costs, continued uncertainty about the economy and Bank of Canada decision making, and the constrained supply of listings resulted in fewer home sales in August 2023 compared to August 2022. The average selling price remained virtually unchanged over the same period. On a seasonally adjusted monthly basis, sales and average price edged lower.

“Looking forward, we know there will be solid demand for housing – both ownership and rental – in the Greater Toronto Area and broader Greater Golden Horseshoe. Record immigration levels alone will assure this. In the short term, we will likely continue to see some volatility in terms of sales and home prices, as buyers and sellers wait for more certainty on the direction of borrowing costs and the overall economy,”

Greater Toronto Area REALTORS® reported 5,294 sales in August 2023 – down by 5.2 per cent compared to August 2022. New listings were up by 16.2 per cent year-over-over, providing some relief on the supply front, but year-to-date listings are still down substantially compared to the same period last year. Seasonally adjusted sales were down slightly by one per cent month-over-month compared to July 2023, while new listings were up slightly by 1.3 per cent compared to July.

“More balanced market conditions this summer compared to the tighter spring market resulted in selling prices hovering at last year’s levels and dipping slightly compared to July. As interest rates continued to increase in May, after a pause in the winter and early spring, many buyers have had to adjust their offers in order to qualify for higher monthly payments. Not all sellers have chosen to take lower than expected selling prices, resulting in fewer sales,”

The MLS® Home Price Index Composite benchmark for August 2023 was up by 2.5 per cent year-over-year. The average selling price was also up, but by less than one per cent to \$1,082,496 over the same timeframe. On a month-over-month seasonally adjusted basis, the MLS® HPI Composite benchmark was virtually unchanged and the average price edged lower by 1.6 per cent.

“While higher interest rates have certainly impacted affordability, the prospect of higher taxes will also hit households’ balance sheets, especially younger buyers with limited savings. With the City of Toronto moving to raise the municipal land transfer tax (MLTT) rate on properties over \$3 million as a revenue tool, it must also consider helping first-time home buyers struggling to enter the market by adjusting their tax rebate threshold to reflect today’s higher home prices,”

MARKET WATCH

DAVISVILLE

LAST MONTH RECAP OF SOLDS (C10)

	Sold	Avg. Price	Med. Price
Detached	4	\$2,362,800	\$2,425,500
Semi-Detached	2	\$1,875,000	\$1,875,000
Condos	41	\$710,386	\$688,000

TORONTO REAL ESTATE BOARD LAST MONTH

Total Sales	5,294
Average Sales Price	\$1,082,496
Central Average Price	\$1,049,457
Davisville Average Price	\$901,496
Average List to Sale Ratio (Davisville)	100
Average Days on the Market (Davisville)	21

LEASIDE

LAST MONTH RECAP OF SOLDS (C11)

	Sold	Avg. Price	Med. Price
Detached	3	\$2,323,733	\$2,475,000
Semi-Detached	1	\$1,220,000	\$1,220,000
Condos	18	\$522,778	\$526,000

TORONTO REAL ESTATE BOARD LAST MONTH

Total Sales	5,294
Average Sales Price	\$1,082,496
Central Average Price	\$1,047,457
Leaside Average Price	\$786,522
Average List to Sale Ratio (Leaside)	98
Average Days on the Market (Leaside)	23

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).