

DAVISVILLE
+ LEASIDE
ROCCA'S R.E. REVIEW
NOVEMBER 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**

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!

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"

“ *I am writing to say how happy my wife and I are that you handled the sale of our house. Your professional approach and can do attitude made all the difference.*

- Al, Leaside resident



“ *Patrick is extremely knowledgeable, responsive, and friendly to work with. Most importantly, he sold my property quickly and at a good price. I don't know why you'd use anyone else to sell your home!*

- Carmen, Leaside resident



COMMUNITY HAPPENINGS

PROUD SPONSOR



BAYVIEW

BAYVIEW VALU-MART IS PROUD TO BE INVOLVED IN THIS CHARITABLE LEASIDE TRADITION!

PLEASE BRING UNWRAPPED TOYS FOR DONATION AND PLACE THEM IN THE BIN AT THE STORE.

THE LEASIDE COMMUNITY TOY DRIVE

NOV 1 - DEC 24

PROUD SPONSOR



WINTER CLOTHING COLLECTION

GENTLY USED CLOTHING.

DROP OFF AT 103 VANDERHOOF AVE. DURING OFFICE HOURS.



*We wear a poppy on Remembrance Day,
And at eleven we stand and pray.
Wreaths are put upon a grave.
As we remember
our soldiers brave.*



FOOD DRIVE THORNCLIFFE NEIGHBOURHOOD ORGANIZATION

PLEASE DROP OFF YOUR CANNED OR DRY GOODS TO THE BIN AT VALUMART ON BAYVIEW TO SUPPORT THIS GREAT CAUSE.

CHURCH MARKET


LEASIDE UNITED CHURCH MARKET
SATURDAY NOV 25: 11AM-5PM

HIGHLIGHTING SPECIAL NEEDS ARTIST AND ENTREPRENEURS

PATRICKROCCA.COM | DAVISVILLEVILLAGEREALESTATE.COM | LEASIDEHOMES.COM

MY LISTINGS

NEW & SOLDS



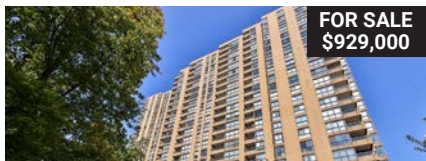
FOR SALE \$1,799,000
SOLD
86 MCRAE DRIVE
SOUTH LEASIDE
3 Bedroom, Family Room, Pool




FOR SALE \$2,699,000
316 BROADWAY AVENUE
MOUNT PLEASANT EAST
Detached



FOR SALE \$1,299,888
940 MILLWOOD ROAD
SOUTH LEASIDE
Townhouse



FOR SALE \$929,000
1 CONCORDE PLACE #2302
EGLINTON EAST
Stunning 2 Bdrm Condo, City View



FOR SALE \$1,349,000
260 DONLEA DRIVE
NORTH LEASIDE
3 Bdrm Semi, Many Upgrades



FOR SALE \$1,429,000
39 THURSFIELD CRESCENT
NORTH LEASIDE
Semi with family room, kid friendly street



More listings... patrickcrocca.com

GTA REALTORS® OCTOBER STATS

Lack of affordability and uncertainty remained issues for many would-be home buyers in the Greater Toronto Area (GTA) in October 2023. As a result, sales edged lower compared to last year. However, selling prices remained higher than last year's levels.

Record population growth and a relatively resilient GTA economy have kept the overall demand for housing strong. However, more of that demand has been pointed at the rental market, as high borrowing costs and uncertainty on the direction of interest rates has seen many would-be home buyers remain on the sidelines in the short term. When mortgage rates start trending lower, home sales will pick up quickly.

REALTORS® reported 4,646 GTA home sales through TRREB's MLS® System in October 2023 – down 5.8 per cent compared to October 2022. On a month-over-month seasonally-adjusted basis, sales were also down in comparison to September.

New listings in October 2023 were up noticeably compared to the 12-year low reported in October 2022, but up more modestly compared to the 10-year average for October. New listings, on a seasonally-adjusted basis, edged slightly lower month-over-month compared to September 2023.

The October 2023 MLS® Home Price Index Composite benchmark and the average selling price were both up on year-over-year basis,

by 1.4 per cent and 3.5 per cent respectively. On a seasonally adjusted basis, the MLS® HPI Composite benchmark edged lower compared to September 2023 while the average selling price remained at a similar level. Both the MLS® HPI Composite benchmark and average price remained above the cyclical lows experienced at the beginning of 2023.

Competition between buyers remained strong enough to keep the average selling price above last year's level in October and above the cyclical lows experienced in the first quarter of this year. The Bank of Canada also noted this resilience in its October statement. However, home prices remain well-below their record peak reached at the beginning of 2022, so lower home prices have mitigated the impact of higher borrowing costs to a certain degree.

In the current environment of extremely high borrowing costs, it is disappointing to see that there has been no relief for uninsured mortgage holders reaching the end of their current term. If these borrowers want to shop around for a more competitive rate, they are still forced to unrealistically qualify at rates approaching eight per cent. Following their most recent round of consultations, the Office of the Superintendent of Financial Institutions should have eliminated this qualification rule for those renewing their mortgages with a different institution.

MARKET WATCH

DAVISVILLE

LAST MONTH RECAP OF SOLDS (C10)

	Sold	Avg. Price	Med. Price
Detached	4	\$1,935,125	\$1,945,000
Semi-Detached	4	\$1,728,450	\$1,783,150
Condos	31	\$870,842	\$850,000

TORONTO REAL ESTATE BOARD LAST MONTH

Total Sales	4,646
Average Sales Price	\$1,125,928
Central Average Price	\$1,246,007
Davisville Average Price	\$1,069,156
Average List to Sale Ratio (Davisville)	99
Average Days on the Market (Davisville)	19

LEASIDE

LAST MONTH RECAP OF SOLDS (C11)

	Sold	Avg. Price	Med. Price
Detached	10	\$2,169,435	\$1,935,000
Semi-Detached	1	\$1,175,000	\$1,175,000
Condos	17	\$584,824	\$590,000

TORONTO REAL ESTATE BOARD LAST MONTH

Total Sales	4,646
Average Sales Price	\$1,125,928
Central Average Price	\$1,246,007
Leaside Average Price	\$1,128,578
Average List to Sale Ratio (Leaside)	98
Average Days on the Market (Leaside)	21

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).