

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

VOICE

PATRICKROCCA.COM

**SPECIALIZING IN DOWNSIZERS
AND THE SENIORS LIFESTYLE**

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 OVER 30 YRS**

MARKET UPDATE

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 you with an up-to-date market evaluation 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 when you need a proven REALTOR® or Broker who will protect your greatest asset and work for your best interest, while navigating this tough market and these tough times to get you the best return on your investment.

You need someone who will invest in marketing your home, not him or herself!!!. 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 for 30+yrs.

PATRICK ROCCA Broker
mail@patrickrocca.com
416-322-8000

HAPPY CLIENTS

Real Estate endorsements by "real clients"

"If there is such a thing as very happy experience doing a real estate deal there can only be one name I would use as a referral... Patrick Rocca. It has been a distinct pleasure to have him in my corner on the deal just closed."

- John, Leaside resident

"We were really pleased with Patrick as our agent on the sale of our house. He is very experienced and professional with advice, recommendations, explanations, and suggestions for all circumstances that came up during the process of selling our house. We felt we were in good hands the whole time."

- David, Leaside resident

"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

COMMUNITY HAPPENINGS

PROUD SPONSOR



HAPPY EASTER COLOURING CONTEST



SUBMIT BY 12PM
1ST, 2ND, 3RD PLACE
PRICES WILL BE AWARDED
MARCH 30TH!
COLOURING SHEETS AVAILABLE
AT VALU-MART CUSTOMER SERVICE



LEASIDE LAWN BOWLING CLUB
IS ACCEPTING FOOD DONATIONS FOR THE
COMMUNITY SHARE FOOD BANK.

FOR MORE INFORMATION
AND CLUB HOURS FOR DROP OFF,
VISIT LEASIDEBOWLS.CA

PROUD SUPPORTER
& SPONSOR



GOOD LUCK
TO ALL PARTICIPANTS!
LET'S GO WILDCATS!!!

MARCH 22-24TH
TOURNAMENT



WANTS TO HELP YOU...

RECYCLE YOUR
ELECTRONICS
SATURDAY APRIL 6TH
10AM-5PM
EAST YORK TOWN CENTRE
45 OVERLEA BLVD.



2024 AGNES MACPHAIL AWARD TO
SUSAN SCANDIFFIO

THE 30TH ANNUAL AGNES MACPHAIL AWARD CEREMONY

2PM SUNDAY
MARCH 24TH

FEATURING THE VOCA CHORUS
OF TORONTO

EAST YORK CIVIC CENTRE
850 COXWELL AVENUE

MY LISTINGS

NEW & SOLDS



25 MALCOLM #412 SOUTH LEASIDE
3+1 BR | 600 SQFT TERRACE



44 RUMSEY ROAD SOUTH LEASIDE
ARCHITECTS HOME | 2 STOREY ADDITION



25 MALCOLM TH108 SOUTH LEASIDE
2BR | 3WR | 2 STOREY TOWNHOUSE



384 BROADWAY AVE SOUTH LEASIDE
1 1/2 STOREY | WIDE 40 FT LOT + GARAGE

COMING SOON

LEASIDE SEMI X2
LEASIDE BUNGALOW
DAVISVILLE SEMI
MT. PLEASANT DETACHED
LEASIDE 4BDRM/FAMILY RM. X2
LEASIDE 3BDRM/FAMILY RM.



More listings...
patrickrocca.com

GTA REALTORS® FEBRUARY STATS 2024

Greater Toronto Area (GTA) home sales and new listings were up on an annual and monthly basis in February 2024. Selling prices also edged upward compared to a year earlier. Population growth and a resilient regional economy continued to support the overall demand for housing. Higher borrowing costs kept home sales below the February sales record reached in 2021.

We have recently seen a resurgence in sales activity compared to last year. The market assumption is that the Bank of Canada has finished hiking rates. Consumers are now anticipating rate cuts in the near future. A growing number of homebuyers have also come to terms with elevated mortgage rates over the past two years. To minimize higher monthly payments, some buyers have likely saved up a larger down payment, chosen to purchase a less-expensive home type and/or looked to a different location in the GTA.

REALTORS® reported 5,607 GTA home sales through TRREB's MLS® System in February 2024 – an increase of 17.9 per cent compared to February 2023. Even after accounting for the leap year effect, sales were up by 12.3 per cent year-over-year. New listings were up by an even greater annual rate than sales in February, pointing to increased choice for buyers. On a seasonally adjusted month-over-month basis, February sales were lower following two consecutive monthly increases while new listings were flat. Monthly figures can be somewhat volatile, especially when the market is approaching a transition point.

Home selling prices in February 2024 remained similar to February 2023. The MLS® Home Price Index Composite benchmark edged up by 0.4 per cent. The average selling price of \$1,108,720 increased by a modest 1.1 per cent. On a seasonally-adjusted monthly basis, both the MLS® HPI Composite and the average selling price edged upward.

As we move through 2024, an increasing number of buyers will re-enter the market with adjusted housing preferences to account for higher borrowing costs. In the second half of the year, lower interest rates will further boost demand for ownership housing. First-time buying activity will also be a contributing factor, as many renters look to trade high monthly rents for a long-term investment in which they can live and build equity.

Population growth has been at a record pace and with the anticipated lower borrowing costs, the demand for housing – both ownership and rental – will also increase over the next two years. Unaffordable housing not only has a financial impact but also a social impact. Recent research conducted for TRREB by CANCEA in our 2024 Market Outlook and Year in Review report underscores the negative impact of unaffordable housing on peoples' mental health and life satisfaction. It's comforting to see that there has been some real building happening in the GTA and that the provincial government is rewarding those municipalities that are working to eliminate the red tape and meet those homeownership needs.



MARKET WATCH



DAVISVILLE

LAST MONTH RECAP OF SOLDS (C10)

	Sold	Avg. Price	Med. Price
Detached	2	\$1,684,500	\$1,684,500
Semi-Detached	2	\$1,687,500	\$1,687,500
Condos	39	\$783,513	\$740,020

TRREB LAST MONTH

Total Sales	5,607
Average Sales Price	\$1,108,720
Central Average Price	\$1,129,875
Davisville Average Price	\$867,455
Avg. List to Sale Ratio (Davisville)	100
Avg. Days on the Market (Davisville)	25

LEASIDE

LAST MONTH RECAP OF SOLDS (C11)

	Sold	Avg. Price	Med. Price
Detached	10	\$2,636,500	\$2,575,000
Semi-Detached	2	\$1,580,500	\$1,580,500
Condos	19	\$610,568	\$571,000

TRREB LAST MONTH

Total Sales	5,607
Average Sales Price	\$1,108,720
Central Average Price	\$1,129,875
Leaside Average Price	\$1,301,327
Avg. List to Sale Ratio (Leaside)	96
Avg. Days on the Market (Leaside)	18

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).

