

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

VOICE

PATRICKROCCA.COM

**SPECIALIZING IN DOWNSIZERS
AND THE SENIORS LIFESTYLE.**

VISIT MY NEW BLOG!

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"

"Thank you for your guidance and support through the process, we could not have done better."

- Jordan, Midtown

"Thank you for your hard work and guidance, we couldn't be happier."

- Colleen, Midtown

"Patrick was a pleasure to work with, his connections to people helped us navigate the preparation process and was very helpful. He really knows the community."

- Jen, Leaside resident



COMMUNITY HAPPENINGS

LATEST DOWNSIZING BLOG POSTS



15 April, 2024

Announcing the launch of my new downsizing blog.
 If you're thinking of downsizing to a condo or if you're assisting a family member in a lifestyle change to a retirement home, if you're looking for help, check it out at www.patrickrocca.com

Feel free to call or email me to chat more.
 Tel: 416-322-8000 and mail@patrickrocca.com

LATEST DOWNSIZING BLOG POST

PROUD SUPPORTER



BAYVIEW ART TOUR SPRING SHOW: JUNE 1ST & 2ND 2024

11AM-5PM
BAYVIEWARTTOUR.ART

PROUD SUPPORTER



LLBC OPEN HOUSE SATURDAY MAY 11TH FROM 10AM-1PM

PROUD SUPPORTER

FREE ROSE GIVEAWAY



FREE ROSE GIVEAWAY

SATURDAY MAY 11TH, 2024
11AM-1PM
AT VALU-MART AT BAYVIEW
*WHILE QUANTITIES LAST

MY LISTINGS

NEW & SOLDS



288 SUTHERLAND DRIVE
DETACHED 4 BEDROOM
SOUTH LEASIDE



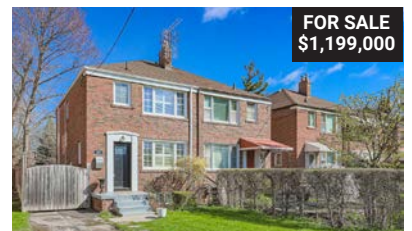
398 SUTHERLAND DRIVE
3+1 BEDROOM, FAMILY ROOM
PRIVATE DRIVE



60 VANDERHOOF AVE
SOUTH LEASIDE BUNGALOW
ON FABULOUS STREET



93 WALKER AVE
STUNNING SUMMERHILL
4 BDRM HOME WITH B/I GARAGE



910 EGLINTON AVE EAST
LEASIDE SOUTH 3 BDRM
PRIVATE DRIVE

COMING SOON

- LEASIDE SEMI X2
- DAVISVILLE SEMI
- MT. PLEASANT DETACHED
- BESSBOROUGH 4 BDRM
- LEASIDE 2BDRM CONDO

GTA REALTORS® APRIL STATS 2024

TORONTO, ONTARIO, May 3, 2024 – April 2024 home sales were down in comparison to April 2023, when there was a temporary resurgence in market activity. New listings were up strongly year-over-year, which meant there was increased choice for home buyers and little movement in the average selling price compared to last year.

Greater Toronto Area (GTA) REALTORS® reported 7,114 sales through the Toronto Regional Real Estate Board (TRREB) MLS® System in April 2024 – down by five per cent compared to April 2023. New listings were up by 47.2 per cent over the same period. On a seasonally adjusted monthly basis, sales edged lower while new listings were up compared to March.

“Listings were up markedly in April in comparison to last year and last month. Many homeowners are anticipating an increase in demand for ownership housing as we move through the spring. While sales are expected to pick up, many would-be home buyers are likely waiting for the Bank of Canada to actually begin cutting its policy rate before purchasing a home.”

The MLS® Home Price Index (HPI) Composite benchmark was down by less than one per cent year-over-year. The average selling price was up by 0.3 per cent to \$1,156,167.

On a seasonally adjusted month-over-month basis, the MLS® HPI Composite was up by 0.4 per cent and the average selling price was up by 1.5 per cent compared to March.

“Generally speaking, buyers are benefitting from ample choice in the GTA resale market in April. As a result, there was little movement in selling prices compared to last year. Looking forward, the expectation is that lower borrowing costs will prompt tighter market conditions in the months to come, which will result in renewed price growth, especially as we move into 2025,”

“All levels of government have announced plans and stated that they are committed to improving affordability and choice for residents. However, more work is needed on alignment to achieve these goals, whether we’re talking about bringing enough housing online to account for future population growth or finding the right balance between government spending and combatting inflation. We can’t have policies in opposition. Housing policy alignment is key to achieving sustained, tangible results,”



MARKET WATCH



DAVISVILLE

LAST MONTH RECAP OF SOLDS (C10)

	Sold	Avg. Price	Med. Price
Detached	9	\$2,196,699	\$2,150,000
Semi-Detached	6	\$1,877,333	\$1,677,500
Condos	43	\$795,830	\$707,500

TRREB LAST MONTH

Total Sales	7,114
Average Sales Price	\$1,156,167
Central Average Price	\$1,246,695
Davisville Average Price	\$1,109,950
Avg. List to Sale Ratio (Davisville)	103
Avg. Days on the Market (Davisville)	24

LEASIDE

LAST MONTH RECAP OF SOLDS (C11)

	Sold	Avg. Price	Med. Price
Detached	23	\$2,828,810	\$2,475,500
Semi-Detached	5	\$1,421,557	\$1,425,000
Condos	25	\$600,291	\$553,000

TRREB LAST MONTH

Total Sales	7114
Average Sales Price	\$1,156,167
Central Average Price	\$1,246,685
Leaside Average Price	\$1,622,008
Avg. List to Sale Ratio (Leaside)	102
Avg. Days on the Market (Leaside)	16

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).

