

# DAVISVILLE + LEASIDE VOICE

PATRICK ROCCA'S REAL ESTATE REVIEW

FEBRUARY 2021

PATRICKROCCA.COM



LIVING IN, CONTRIBUTING TO, AND TRUSTED IN OUR COMMUNITY FOR 28+ YEARS  
A CHANGING MARKET REQUIRES AN EXPERIENCED LOCAL AGENT

**HAPPY VALENTINE'S FREE ROSE GIVEAWAY**

THE LEASIDE HERITAGE PRESERVATION SOCIETY

- Covid Protocols
- Market Review and Statistics
- Community Events

NEIGHBOURHOOD  
INSPIRED  
REAL ESTATE

PLEASE SUPPORT LOCAL BUSINESSES AND SHOP LOCAL!!!

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



**PATRICK ROCCA**  
Broker

### A MESSAGE FROM PATRICK

Selling your home is a huge decision; it is very important that you work with a realtor who specializes in your neighbourhood. I am the top realtor in Leaside/Davisville and also live in this area with my family. 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. You want references visit my website!

**BOSLEY**  
REAL ESTATE

Bosley Real Estate Ltd., Brokerage respects our competitors' contracts

Follow the ROCCA WEENIES on Facebook or Instagram



### COMMUNITY MERCHANTS PAGE!

Visit my website and check out my Shop Local Merchants page supporting our fine local businesses! There are great offers monthly. If you have a local business, e-mail me your logo and website's link and I will post free of charge!

### COMMUNITY EVENTS

#### BAYVIEW



**CURBSIDE PICK-UP FOR STORE ITEMS, IS NOW AVAILABLE 7 DAYS A WEEK**

**HOME DELIVERY AVAILABLE Monday to Wednesday for Seniors (\$10 Fee)**

orders in by 10AM for same day, after 10AM delivery next day

**EMAIL: mon02729@loblaw.ca**

by 10AM for same day curbside pick-up, after 10AM next day pick-up



e^mnv

*Valentine's*

**14<sup>TH</sup> FEBRUARY**

**11AM - 1PM**  
Free Rose giveaway at Valu-mart on Bayview

**\*while quantities last**

**valu-mart**

### HOME EVALUATION

#### WHAT'S THE STATE OF THE REAL ESTATE MARKET IN LEASIDE/DAVISVILLE?

Have you already had your home evaluated for its current market value? The standard used to be a home evaluation every one to two years. With the market changing as it is right now, if your home evaluation was done over three to six months ago, you need to have a re-assessment.

**MY HOMES SELL 86% HIGHER AND 47% FASTER THAN ALL TORONTO REALTORS!!!\***

\*TRREB STATS

#### THE MARKET IS MOVING!!! ARE YOU?



### INTRODUCING The Leaside Heritage Preservation Society



Visit us at [www.leasideheritage.ca](http://www.leasideheritage.ca)



DO YOU WANT TO KNOW

THE SALE PRICE OF A LOCAL HOME?

Visit my website and sign up .

### IMPORTANT INFORMATION

The provincial government has announced a new "Stay at Home" order for Ontario.

These restrictions take effect 12:01am January 14th 2021.

#### What do these mean for the Real Estate Market?

Very little change, business as usual with very strict protocols.

Real Estate is still an essential service, but things will be more like they were in the spring and early summer.

Showings will only happen in person once all online material has been reviewed, disclosures signed, and proper PPE is used, no overlapping showings, and limited people viewing.

*I take the health of my family and our community very seriously.*

Have any questions or need further clarification? [mail@patrickrocca.com](mailto:mail@patrickrocca.com)

### 2020 TRREB Market Stats



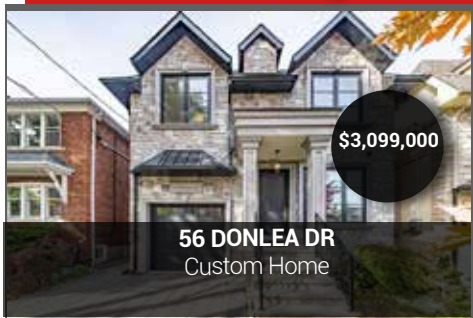
MY HOMES SELL

ON AVERAGE FOR 105% OVER ASK AND

10 DAYS ON MARKET

### COMING SOON

- LEASIDE SEMI
- DAVISVILLE SEMI
- LEASIDE 4 BDRM
- YONGE & EG CONDO



\$3,099,000

56 DONLEA DR  
Custom Home



Call for Details

South Leaside Bungalow



SOLD OVER ASK & OFFERS

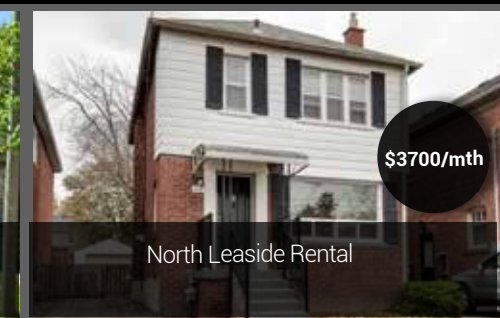
16 RUTHERGLEN RD  
3 Bedroom Semi



LEASED

Call for Details

Executive/Family Rental  
Complete Reno  
Davisville semi



\$3700/mth

North Leaside Rental





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# GTA REALTORS® RELEASE JANUARY 2021 STATS

January 2021 home sales amounted to 6,928 - up by more than 50 per cent compared to January 2020. This strong start to 2021 included sales growth across all major segments including condominium apartments, both in the City of Toronto and surrounding GTA regions.

New listings were also up on a year-over-year basis in January, but not by the same annual rate as sales. This means market conditions tightened compared to January 2020, resulting in the continuation of double-digit growth in the MLS® Home Price Index and the average selling price.

The average selling price for January 2021 was up by 15.5 per cent to \$967,885 year-over-year. The MLS® HPI Composite Benchmark was up by 11.9 per cent over the same period.

Price growth was driven by the low-rise market segments, while the average condo apartment price was down in Toronto. However, if we continue to see condo sales growth outstrip condo listings growth, we could start to see renewed growth in condo prices later this year.

Source - TRREB

## MARKET WATCH

### DAVISVILLE

#### LAST MONTH RECAP OF SOLDS (C10)

	Sold	Avg. Price	Med. Price
Detached	2	\$1,890,000	\$1,890,000
Semi-Detached	5	\$1,613,067	\$1,475,000
Condos	60	\$674,868	\$633,500

#### TORONTO REAL ESTATE BOARD LAST MONTH

<b>Total Sales</b>	6,928
<b>Average Sales Price</b>	\$967,885
<b>Central Average Price</b>	\$873,689
<b>Davisville Average Price</b>	\$797,725
<b>Average List to Sale Ratio (Davisville)</b>	101
<b>Average Days on the Market (Davisville)</b>	34

### LEASIDE

#### LAST MONTH RECAP OF SOLDS (C11)

	Sold	Avg. Price	Med. Price
Detached	3	\$2,601,667	\$2,450,000
Semi-Detached	1	\$1,341,000	\$1,341,000
Condos	26	\$502,196	\$483,300

#### TORONTO REAL ESTATE BOARD LAST MONTH

<b>Total Sales</b>	6,928
<b>Average Sales Price</b>	\$967,885
<b>Central Average Price</b>	\$873,689
<b>Leaside Average Price</b>	\$786,639
<b>Average List to Sale Ratio (Leaside)</b>	99
<b>Average Days on the Market (Leaside)</b>	25