

DAVISVILLE + LEASIDE VOICE

PATRICK ROCCA'S REAL ESTATE REVIEW

SEPTEMBER 2021

PATRICKROCCA.COM



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

STATEMENT REGARDING OPEN HOUSES A FEW KIND WORDS FROM MY HAPPY CLIENTS

- Market Review and Statistics
- Community Events

**NEIGHBOURHOOD
INSPIRED
REAL ESTATE**

PLEASE SUPPORT LOCAL BUSINESSES AND SHOP LOCAL!!!



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. For references, please visit my website!



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

PROUD SPONSOR

TWENTY FIRST ANNUAL
BAYVIEW
ART TOUR & SALE
OUTDOORS



SATURDAY SEPTEMBER 11th & SUNDAY SEPTEMBER 12th, 2021

11am - 5pm
16 artists at 7 venues



The community is invited to visit the gardens and driveways of 16 talented artists in 7 venues. See the map to find a variety of beautiful works and meet local artists.

Plan to visit as many as you can - just look for the yellow balloons!



www.BayviewArtists.ca
www.facebook.com/bayview.artists
[www.http://instagram.com/B_View_Art/](https://www.instagram.com/B_View_Art/)



OUTDOOR QUILT AND QUILTED TREASURES SALE



pnqq.ca

SATURDAY SEPTEMBER 25TH (RAIN DATE SEPT 26TH)

Hand crafted items for babies, holidays, you, your home, and much more... created by the Pieceful Night Quilters' Guild. Masks required.

BOSLEY REAL ESTATE

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

Follow the **ROCCA WEENIES** on Facebook or Instagram



\$2,988,000

505 BALLIOL ST
Davisville Huge Lot 50x175 ft
Great Development Opportunity

\$779,000 ALSO AVAIL. FOR LEASE

319 MERTON ST #916
Midtown/Davisville
2 Bed/2 Bath Condo

\$390,000

65 ELVINA GDN
Mt Pleasant/Eglinton
Fabulous Demi Detached Rental

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?

STATEMENT REGARDING OPEN HOUSES

Rest assured, all aspects of our business is conducted with strict safety precautions in place. Covid-19 related restrictions are done in accordance with the Ontario government's framework to protect the health and safety of my clients and colleagues.

We most recently entered phase 3 of opening provincially which means open houses are now allowed with capacity limits and physical distancing. As a community specialist and someone that cares for the safety of the community, I WILL NOT be running open houses at this time. I still firmly believe that until we are fully opened, and most people are vaccinated it is not the right time to do so, especially with the emerging Delta variant and increasing case counts.

A FEW KIND WORDS FROM MY HAPPY CLIENTS



Patrick is very responsive and knows the dynamics of the neighbourhood well. He gets things done and is very experienced.

Karinne C
Davisville Resident



Patrick was always available to guide our family through the process of Selling my mother's house. We really appreciated his patience, professionalism, and knowledge.

Wendy R
Leaside Resident



DO YOU WANT TO KNOW
THE SALE PRICE OF A
LOCAL HOME?

Visit my website
and sign up .

2021 TRREB Market Stats



MY HOMES
SELL
ON AVERAGE FOR
109% OVER ASK
AND
8 DAYS
ON MARKET

COMING SOON

- NORTH LEASIDE
3 BDRM DET
- DAVISVILLE SEMI RENTAL
- DAVISVILLE DETACHED
3 BDRM | FAMILY ROOM
- LEASIDE DET 3 BDRM
- SOUTH LEASIDE SEMI
WITH ADDITION





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BROKER

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GTA REALTORS® RELEASE AUGUST STATS

August, 2021 – The Toronto Regional Real Estate Board (TRREB) is reporting the third-best sales result on record for the month of August. While the market has taken its regular summer breather, it is clear that the demand for ownership housing remains strong. At the same time, the supply of listings is down. The result has been tighter market conditions and sustained competition between buyers, resulting in double-digit annual increases in selling prices.

Greater Toronto Area REALTORS® reported 8,596 sales through TRREB's MLS® System in August 2021 – down by 19.9 per cent compared to the August 2020 record of 10,738. The condominium apartment market segment bucked the overall sales trend, with year-over-year growth in sales, continuing a marked resurgence in 2021. The number of new listings entered into the System was down year-over-year by 43 per cent.

“The fact that new listings were at the lowest level for the past decade is alarming. It is clear that the supply of homes is not keeping pace with demand, and this situation will become worse once immigration into Canada resumes. The federal parties vying for office in the upcoming federal election have all made housing supply and affordability a focal point. Working with provincial and municipal levels of government on solving supply-related issues is much more important to affordability than interfering with consumer choice during the home buying and selling offer process or revisiting demand-side policies that

will at best have a short-term impact on market conditions.”

The August 2021 MLS® Home Price Index Composite benchmark was up by 17.4 per cent year-over-year. The average selling price for all homes combined was up by 12.6 per cent year-over-year to \$1,070,911. The strongest annual rates of price growth are still being experienced for low-rise home types. However, average condominium apartment price growth is now well-above inflation as well. On a seasonally adjusted basis, the average selling price continued to trend upward in August.

“Sales have accounted for a much higher share of new listings this year compared to last, and the story was no different in August. There has been no relief on the supply side for home buyers, in fact, competition between these buyers have increased. As we move toward 2022, expect market conditions to become tighter as population growth in the GTA starts to trend back to pre-COVID levels.”
“With a federal election just weeks away, we are calling on all political parties to continue focusing on housing policies that address supply and affordability across the country. Bold action, not promises, are needed to ensure that Canada has a stable and sustainable housing market now and in the decades to come. This will ensure that the Greater Golden Horseshoe remains competitive on the global stage, in terms of attracting businesses and households to the region.”

Source - TRREB

MARKET WATCH

DAVISVILLE

LAST MONTH RECAP OF SOLDS (C10)

	Sold	Avg. Price	Med. Price
Detached	8	\$2,363,875	\$2,405,000
Semi-Detached	1	\$1,750,000	\$1,750,000
Condos	52	\$723,431	\$672,500

TORONTO REAL ESTATE BOARD LAST MONTH

Total Sales	8,596
Average Sales Price	\$1,070,911
Central Average Price	\$1,060,857
Davisville Average Price	\$965,467
Average List to Sale Ratio (Davisville)	100
Average Days on the Market (Davisville)	23

LEASIDE

LAST MONTH RECAP OF SOLDS (C11)

	Sold	Avg. Price	Med. Price
Detached	6	\$2,587,500	\$2,390,500
Semi-Detached	2	\$1,607,550	\$1,607,550
Condos	24	\$545,104	\$530,750

TORONTO REAL ESTATE BOARD LAST MONTH

Total Sales	8,596
Average Sales Price	\$1,070,911
Central Average Price	\$1,060,857
Leaside Average Price	\$945,443
Average List to Sale Ratio (Leaside)	103
Average Days on the Market (Leaside)	22