



SELLING YOUR HOME IS A HUGE DECISION; IT IS VERY IMPORTANT THAT YOU WORK WITH A REALTOR® WHO SPECIALIZES IN YOUR NEIGHBOURHOOD. CONTACT ME TO DISCUSS YOUR HOME AND THE CURRENT MARKET.



TRUSTED for 30+yrs.
No one knows Leaside
& Davisville better..



PATRICK ROCCA Broker
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DAVISVILLE/LEASIDE VOICE FEBRUARY EDITION

COMMUNITY HAPPENINGS

PROUD SPONSOR



HAPPY FAMILY DAY!

FOLLOW MY SOCIAL MEDIA FOR MORE INFO.

MY ANNUAL
FAMILY DAY SKATE
FEBRUARY 16TH
10:00AM-11:00AM

* HELMETS RECOMMENDED &
NO HOCKEY STICKS.
PRIZES & GIVEAWAYS!

TO CELEBRATE THE DAY THIS YEAR, I WILL HOLD A
RANDOM DRAW FOR GIFTS FROM LOCAL MERCHANTS.

FOR A CHANCE TO WIN 1 OF SEVERAL PRIZES & GIFT CARDS



LIKE OR FOLLOW AND COMMENT

LeasideDavisvilleLiving

PatrickRoccaLeasideDavisvilleEastYorkRealEstate

COMPLIMENTS OF:

@HIVESOCIETY.BUZZ @AMSTERDAMBEER
@GRANITEBREWERY @ELKANDDOE

FOLLOW MY SOCIAL MEDIA FOR MORE INFO.

VALENTINE'S DAY CONTEST

MY LISTINGS



707 EGLINTON AVE W #604
2 BED + 2 BATH + STUNNING TERRACE
CO-OWNERSHIP



1387 BAYVIEW AVE #306
FABULOUS 1+1 BEDROOM
LIFE LEASE EXCEPTIONAL VALUE



333 SUTHERLAND DRIVE
SOUTH LEASIDE BUNGLOW



955 MILLWOOD ROAD #408
FAB 2+2 CONDO
COMPLETELY RENOVATED



928 MILLWOOD ROAD #306
FAB 1+1 BEDROOM
SOUTH LEASIDE



25 MALCOLM ROAD #TH105
SOUTH LEASIDE | STUNNING 2+1 BEDS
T/H WITH DEN

HAPPY CLIENTS

Real Estate endorsements by "real clients"

I want to take this opportunity to thank you for wonderful guidance in the sale of the house. Your advice on the price was dead on. Patrick you are a good friend and I thank you for your friendship.

- George, Leaside Resident



PATRICKROCCA.COM | DAVISVILLEVILLAGEREALESTATE.COM | LEASIDEHOMES.COM

GTA REALTORS® JANUARY STATS 2026

There were 3,082 home sales reported in January 2026 – down by 19.3 per cent compared to January 2025. New listings entered into the MLS® System amounted to 10,774 – down by 13.3 per cent yearover-year.

The MLS® Home Price Index (MLS® HPI) Composite benchmark was down by eight per cent yearover-year in January 2026. The average selling price, at \$973,289, was down by 6.5 per cent compared to January 2025.

On a seasonally adjusted basis, January 2026 home sales were down month-over-month compared to December 2025, while new listings were up slightly. Both the MLS® HPI composite and average price trended lower compared to December.

The 2026 TRREB Market Outlook and Year in Review Report is now available. The report covers all aspects of the GTA real estate market, including trends for new homes and condominiums, as well as a review of the commercial real estate market.

For more insights and if you would like a copy of the report, feel free to call or email me.



MARKET WATCH



DAVISVILLE

LAST MONTH RECAP OF SOLDS (C10)

	Sold	Avg. Price	Med. Price
Detached	1	\$3,500,000	\$3,500,000
Semi-Detached	1	\$1,790,000	\$1,790,000
Condos	33	\$627,842	\$618,000

TRREB LAST MONTH

Total Sales	3082
Average Sales Price	\$973,289
Central Average Price	\$995,067
Davisville Average Price	\$756,184
Avg. List to Sale Ratio (Davisville)	96
Avg. Days on the Market (Davisville)	54

LEASIDE

LAST MONTH RECAP OF SOLDS (C11)

	Sold	Avg. Price	Med. Price
Detached	5	\$2,720,600	\$2,550,000
Semi-Detached	1	\$1,380,000	\$1,390,000
Condos	12	\$580,417	\$447,500

TRREB LAST MONTH

Total Sales	3082
Average Sales Price	\$973,289
Central Average Price	\$995,067
Leaside Average Price	\$1,201,842
Avg. List to Sale Ratio (Leaside)	95
Avg. Days on the Market (Leaside)	61

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).

