



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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416-322-8000

DAVISVILLE/LEASIDE VOICE APRIL EDITION

COMMUNITY HAPPENINGS

Toronto-Leaside Rotary Club wants to help you...

RECYCLE YOUR ELECTRONICS

Rotary
Toronto-Leaside

Saturday, April 18, 2026
10am-4pm
@ East York Town Centre
45 Overlea Blvd.
See map on the back for more details.

PROUD SUPPORTER

Spring FAIR St. Cuthbert's
Sat. April 25, 2026 • 11am-2 pm

St. Cuthbert's Leaside Anglican Church
1399 Bayview Avenue
Corner of Bayview & St. Cuthbert's Road

PROUD SUPPORTER

AWESOME SALE | MAY 8 & 9
LEASIDE UNITED CHURCH
WWW.LEASIDEUNITED.ORG

DONATIONS

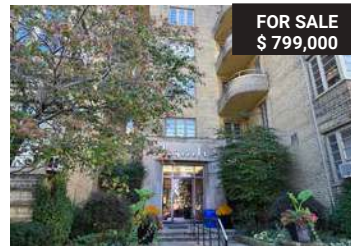
ACCEPTED UNTIL APR 28TH

YOU'RE INVITED!
CELEBRATING COMMUNITY
LEASIDE DAY
MAY 23

ONE DAY. ONE ROOM. ONE COMMUNITY.

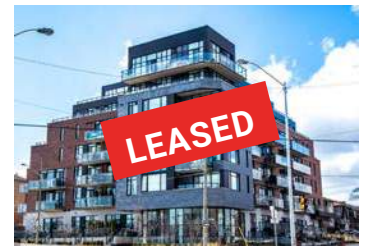
JOIN US!
WILLIAM LEA ROOM | 1 - 4 PM
EVERYONE WELCOME!

MY LISTINGS



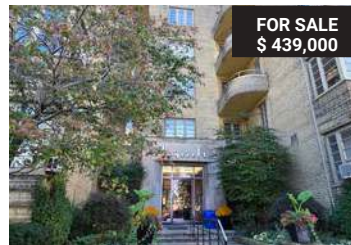
FOR SALE
\$ 799,000

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



LEASED

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



FOR SALE
\$ 439,000

707 EGLINTON AVE W #201
FABULOUS 2 BED
1050 SQ FT CO-OWNERSHIP



SOLD

543-545 DAVISVILLE AVE
FABULOUS INCOME PROPERTY
WITH LANEWAY HOUSING POTENTIAL



SOLD

333 SUTHERLAND DRIVE
SOUTH LEASIDE BUNGLOW



SOLD

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

HAPPY CLIENTS

As we come to the Dec closing on the condo in Toronto we wanted to reach out to say how pleased we have been with the services of Bosley Real Estate. Throughout the years and culminating in the purchase, Patrick and Chantal have been extraordinarily helpful and patient with us. Patrick has provided us with valuable advice and guidance regarding our purchase process. Chantal is so responsive, anticipates needs, wonderful to the seller and generous in her time with us and our many questions. They have become like friends to both of us and we really appreciate their knowledge, talent and style in the world of real estate. We appreciate the advice you both have provided to us over the years. Always spot on and helpful in so many ways.

- Gerry H., Leaside Resident

Real Estate endorsements by "real clients"



PATRICKROCCA.COM | DAVISVILLEVILLAGEREALESTATE.COM | LEASIDEHOMES.COM

GTA REALTORS® MARCH STATS 2026

Greater Toronto Area (GTA) resale housing market conditions tightened in March 2026 in comparison to last year. Sales were up year-over-year, while new listings were down. Selling prices were lower compared to March 2025 helping with affordability moving into the spring market.

"It's encouraging to see an uptick in March home sales compared to last month and last year. This suggests that an increasing number of GTA households are looking to take advantage of improved affordability as we move into the spring market. Positive news on trade and geopolitical issues would help improve consumer confidence and home sales in the months ahead,"

"Buyers continued to benefit from substantial negotiating power on price across major market segments in the last month. This explains why benchmark and average selling prices were down year-over-year. However, if market conditions continue to tighten, as they did in March, selling prices could start levelling off as we move through the remainder of 2026,"

GTA REALTORS® reported 5,039 home sales through TRREB's MLS® System in March 2026 – an increase of 1.7 per cent compared to March 2025. New listings entered into the MLS® System amounted to 14,442 – down by 16.7 per cent year-over-year.

On a seasonally adjusted basis, March 2026 home sales and new listings were up month-over-month compared to February 2026. Sales were up by a slightly greater monthly rate than new listings.

The MLS® Home Price Index (MLS® HPI) Composite benchmark was down by 7.4 per cent year-over-year in March 2026. The average selling price, at \$1,017,796, was down by 6.7 per cent compared to March 2025.

On a month-over-month seasonally adjusted basis selling prices remained relatively flat, with the MLS® HPI Composite edging down and the average selling price edging up compared to February 2026.

"The GTA housing supply pipeline is in danger of running dry in the medium-to-long term. The federal and provincial governments announcements on HST and development charge relief were important affordability policy initiatives designed to spur new home sales and construction. It will be important to ensure that the right types of homes are built, namely 'missing middle' home types bridging the gap between condos and traditional single-family homes. This is contemplated in the recent Ontario Building Homes and Improving Transportation Infrastructure Act,"



MARKET WATCH



DAVISVILLE

LAST MONTH RECAP OF SOLDS (C10)

	Sold	Avg. Price	Med. Price
Detached	10	\$1,956,400	\$2,155,000
Semi-Detached	5	\$1,562,500	\$1,416,000
Condos	35	\$636,957	\$618,000

TRREB LAST MONTH

Total Sales	5039
Average Sales Price	\$1,017,796
Central Average Price	\$1,045,503
Davisville Average Price	\$993,370
Avg. List to Sale Ratio (Davisville)	101
Avg. Days on the Market (Davisville)	24

LEASIDE

LAST MONTH RECAP OF SOLDS (C11)

	Sold	Avg. Price	Med. Price
Detached	6	\$2,155,000	\$1,875,000
Semi-Detached	3	\$1,155,000	\$1,200,000
Condos	18	\$521,878	\$481,000

TRREB LAST MONTH

Total Sales	5039
Average Sales Price	\$1,017,796
Central Average Price	\$1,045,503
Leaside Average Price	\$1,016,029
Avg. List to Sale Ratio (Leaside)	99
Avg. Days on the Market (Leaside)	34

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).

