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.

PATRICKROCCA.com 30 YRS

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

BOSLEY REAL ESTATE EST 1928

PATRICK ROCCA Broker
mail@patrickrocca.com
416-322-8000

DAVISVILLE/LEASIDE VOICE AUGUST EDITION

COMMUNITY HAPPENINGS

PROUD SPONSOR

SUMMER GIVEAWAY

It's a hot summer with lots of heat alerts, so I'm going to help a few lucky winners cool off with AMSTERDAM ROCCA BEER.
Prizes drawn throughout August!

ENTER THE DRAW BY LIKING, FOLLOWING, OR COMMENTING ON MY SOCIAL MEDIA ACCOUNTS

LEASIDEDAVISVILLELIVING

PATRICKROCCALEASIDEDAVISVILLE

MY LISTINGS

432 BROADWAY AVENUE
SOUTH LEASIDE | 3 BEDROOM HOME WIDE LOT

301 KEEWATIN AVE.
STUNNING ARCHITECTURE | 5 BEDROOM HOME | DEEP SOUTH LOT

107 - 40 OAKLANDS AVENUE
ST CLAIR AVENUE | 2 STOREY CONDO OASIS WITH BACKYARD

203 - 1387 BAYVIEW AVENUE
SENIOR LIVING IN THIS LOVELY BOUTIQUE BUILDING | 2 BEDS + 2 BATHS

61 RYKERT CRES
NORTH LEASIDE | 4 BEDROOM STUNNER

COMING SOON

- 2 x SOUTH LEASIDE - 4 BEDS
- SOUTH LEASIDE - 3 BEDS
- SOUTH LEASIDE - BUNGLOW

HAPPY CLIENTS

Real Estate endorsements by "real clients"

A year or so ago I contacted Bosley and talked to Patrick Rocca about a property in Leaside and then two years later upgraded to another unit in the same building. If there is such a thing as a very happy experiences doing real estate deals there can only be one name I would use as a referral ... Patrick Rocca. It has been a distinct pleasure to have him in our corner on the previous the deal and the one just closed ... he and Chantal did a remarkable job and were there for us all the way thru ... thank you both

*- **John, Leaside Resident***

PROUDLY CANADIAN

PATRICKROCCA.COM | DAVISVILLEVILLAGEREALESTATE.COM | LEASIDEHOMES.COM

GTA REALTORS ® JULY STATS 2026

Greater Toronto Area (GTA) resale housing market conditions tightened in July 2026 compared the same month a year earlier. Home sales edged slightly lower over that period, while new listings were down substantially. This suggests that active homebuyers faced more competition from other potential purchasers. If this trend continues, average selling prices could level off in the second half of this year.

“With sales accounting for a larger share of listings, buyers may find there is less room to negotiate moving forward. If current trends continue, home prices could start to level off compared to last year. Many would-be homebuyers are waiting for confidence in the market and broader economy to improve before making a purchase. This includes more clarity on tariffs, inflation and borrowing costs.”

“While uncertainty about the economy and borrowing costs persists, recent news has been more positive than expected. The latest readings on economic growth and jobs surprised to the upside. This could help bolster consumer confidence and prompt an uptick in home purchases in the months ahead, especially if home prices stabilize as we move through the fall,”

GTA REALTORS® reported 5,995 home sales through TRREB’s MLS® System in July 2026 – a slight decrease of 0.9 per cent compared to July 2025. New listings entered into the MLS® System amounted to 14,484 – down by 17.8 per cent year-over-year.

On a seasonally adjusted basis, July 2026 home sales were up month-over-month compared to June 2026, while new listings were down, which means market conditions continued to tighten during the summer.

The MLS® Home Price Index (MLS® HPI) Composite benchmark was down by 4.6 per cent year-over-year in July 2026. The average selling price, at $1,003,956, was down by a similar annual rate of 4.5 per cent.

On a month-over-month seasonally adjusted basis, MLS® HPI Composite edged up compared to June 2026, whereas the average selling price was slightly lower.

“Removing remaining municipal roadblocks to attainable housing is a pressing issue in the GTA and Simcoe County. Restrictive zoning, outdated rules, high taxes and fees, and approval delays are making housing more expensive and are key issues in the upcoming municipal election. They add tens of thousands of dollars to the cost of every home and need to be reformed.”

MARKET WATCH

DAVISVILLE

LAST MONTH RECAP OF SOLDS (C10)

	Sold	Avg. Price	Med. Price
Detached	12	$1,908,542	$1,896,250
Semi-Detached	6	$1,276,836	$1,243,000
Condos	47	$645,648	$585,000

TRREB LAST MONTH

Total Sales	5995
Average Sales Price	$1,003,956
Central Average Price	$1,107,537
Davisville Average Price	$937,061
Avg. List to Sale Ratio (Davisville)	99
Avg. Days on the Market (Davisville)	32

LEASIDE

LAST MONTH RECAP OF SOLDS (C11)

	Sold	Avg. Price	Med. Price
Detached	10	$2,233,500	$1,877,500
Semi-Detached	4	$1,433,874	$1,208,000
Condos	8	$491,563	$475,000

TRREB LAST MONTH

Total Sales	5995
Average Sales Price	$1,003,956
Central Average Price	$1,107,537
Leaside Average Price	$1,383,042
Avg. List to Sale Ratio (Leaside)	100
Avg. Days on the Market (Leaside)	23

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).

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