

DAVISVILLE + LEASIDE VOICE

PATRICK ROCCA'S REAL ESTATE REVIEW

APRIL 2021

PATRICKROCCA.COM



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

LOCAL LEASIDE/DAVISVILLE DINING PASSPORT

THE LEASIDE HERITAGE PRESERVATION SOCIETY

- 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!

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?



PATRICK ROCCA
Broker



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



Infinity Youth Summer Camp

Dedication. Determination. Play.



**VISIT FOR MORE INFO:
INFINITYYOUTHSUMMERCAMP.COM**

IMPORTANT INFORMATION

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

These restrictions take effect 12:01am April 8th 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.

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



#ReGrowTO is a public space re-invention project led by The Apple Tree Group

The project is set to launch Tuesday May 11th as restrictions allow. To learn more about the project follow The AppleTree Group on social media or connect directly via their website at www.appletreemarkets.ca

LOCAL PASSPORT: LEASIDE & DAVISVILLE DINING

EAT LOCAL & WIN!



SUPPORT LOCAL BUSINESSES!

VISIT PATRICKROCCA.COM
FOR MORE DETAILS

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

Visit my website
and sign up .

2020 TRREB Market Stats



MY HOMES
SELL
ON AVERAGE FOR
105% OVER ASK
AND
10 DAYS
ON MARKET

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



KARL

BETTY



\$1,749,000

68 PETMAN AVE
Davisville One of a Kind
Bungalow with Huge Addition



\$1,179,000

1030 MT. PLEASANT RD
Davisville Semi



Call for
Details

997 MT. PLEASANT RD
Davisville Detached on 40 ft lot.



\$5,500,000

Bayview/York Mills
5 Bdrm



\$2,099,000

34 TILSON RD
Stunning Newer Home on
One of the Most Desirable Streets

COMING SOON

- LEASIDE 4 BDRM WITH FAMILY ROOM
- LEASIDE BUNGALOW
- YONGE & EG CONDO
- EAST YORK CONDO





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GTA REALTORS® RELEASE MARCH STATS

TORONTO, APRIL 6, 2021 – For the third straight month of 2021, record home sales continued in March across the Greater Toronto Area (GTA) with buyers taking advantage of favourable borrowing costs and continued improvement in many sectors of the economy.

GTA REALTORS® reported 15,652 sales in March 2021 – close to double that of March 2020. While sales were strong, it is important to remember that for the second half of March we are comparing against the initial impact of COVID-19 in the second half of March 2020 when sales activity dropped off dramatically. With this in mind, it is important to consider annual sales growth for the pre-COVID period (March 1 to 14, 2020) and COVID period (March 15 to 31, 2020):

There were 6,504 sales reported during the first 14 days of March 2021 - up 41 per cent compared to the pre- COVID period in March 2020.

There were 9,148 sales reported between March 15th and March 31st 2021, an increase of 174 per cent compared to the COVID period of March 2020. This is a stark reminder of the initial impact COVID-19 had on the housing market and overall economy a year ago.

For March 2021 as a whole, new listings were up 57 per cent year-over-year to 22,709. While representing a strong year-over-year increase, the annual growth rate for new listings was well-below that of sales.

The MLS® Home Price Index Composite Benchmark for March 2021 was up by 16.5 per cent compared to March 2020. The average selling price, at \$1,097,565 was up by 21.6 per cent over the same period. Following the recent trend, low-rise home sales in regions surrounding the City of Toronto drove price growth. *Source - TRREB*

MARKET WATCH

DAVISVILLE

LAST MONTH RECAP OF SOLDS (C10)

| | Sold | Avg. Price | Med. Price |
|---------------|------|-------------|-------------|
| Detached | 13 | \$2,183,319 | \$1,850,000 |
| Semi-Detached | 9 | \$1,550,552 | \$1,550,000 |
| Condos | 84 | \$746,575 | \$720,500 |

TORONTO REAL ESTATE BOARD LAST MONTH

| | |
|--|-------------|
| Total Sales | 15,652 |
| Average Sales Price | \$1,097,565 |
| Central Average Price | \$1,140,636 |
| Davisville Average Price | \$983,919 |
| Average List to Sale Ratio (Davisville) | 105 |
| Average Days on the Market (Davisville) | 14 |

LEASIDE

LAST MONTH RECAP OF SOLDS (C11)

| | Sold | Avg. Price | Med. Price |
|---------------|------|-------------|-------------|
| Detached | 13 | \$2,443,384 | \$2,350,000 |
| Semi-Detached | 3 | \$1,521,667 | \$1,524,000 |
| Condos | 30 | \$569,557 | \$560,000 |

TORONTO REAL ESTATE BOARD LAST MONTH

| | |
|---|-------------|
| Total Sales | 15,652 |
| Average Sales Price | \$1,097,565 |
| Central Average Price | \$1,140,636 |
| Leaside Average Price | \$1,118,624 |
| Average List to Sale Ratio (Leaside) | 104 |
| Average Days on the Market (Leaside) | 13 |