

DAVISVILLE + LEASIDE VOICE

PATRICK ROCCA'S REAL ESTATE REVIEW

MARCH 2022

PATRICKROCCA.COM



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

**A FEW KIND WORDS FROM MY CLIENTS
SUPPORT LOCAL ON ST PATRICK'S DAY**

- 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!



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!

BOSLEY
REAL ESTATE

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

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



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



SUPPORT LOCAL ON ST PATRICKS DAY
Great in-house/take-out specials.
Reservations recommended, order ahead if possible!

- LEASIDE PUB
- AMSTERDAM BARREL HOUSE
- AMSTERDAM BREWERY
- THE GRANITE BREWERY
- BELSIZE PUB

PROUD SUPPORTER OF THE LEASIDE WILDCATS March Madness Tournament

Good Luck To All Participants
March 11-13th
Neighbourhood Inspired Real Estate



DAVISVILLE CC MARCH BREAK CAMP

50 DAVISVILLE AVE
MARCH 14-18TH AGES: 6-12 FEE: \$143

Look online at efun.toronto.ca for more information or contact Jodie ferrante CRP for Davisville CC at jodie.ferrante@toronto.ca



SOLD
RECORD PRICE
68 MERTON ST #1003
Luxurious 2+1 Bdrm
Merton St Condo South View



Call for Details
88 VANDERHOOF AVE
Leaside Commercial Office Lease



Coming Soon
1 CONCORD PL
Fabulous 2+1 Bdm Condo



Call for Details
Leaside Executive Rental



\$699,000
77 LOMBARD ST #712
Fabulous 1+1
New York Style Loft

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?

A FEW KIND WORDS FROM MY HAPPY CLIENTS



“ Patrick sold my condo when I was away, he knew exactly what to do to get it done. The experience and results were stress free! **”**

Lesley Midtown

“ I have known Patrick for 17 years and have done my buy, sell, and leases with him, very professional! **”**

Susan Leaside /Davisville Resident

”

PLEASE SEE MY GOOGLE REVIEWS FOR MORE



FROM BIDDING WARS TO SOARING PRICES, THE T.O. CONDO MARKET IS ON FIRE

Toronto's thriving real estate market shows no sign of slowing down, and the city is coming back with a bang as bidding wars for condos and rapid fire sales have escalated over the past month. Condo prices reached an all-time high in the fourth quarter of 2021,

2022 MARKS A MIGRATION BACK INTO THE CITY

"The resurgence in the condo market was a key real estate story for 2021. First-time buyers, who arguable remained on the sidelines longer than existing home buyers during the earlier stages of the pandemic, re-entered the market with vigour last year". The resurgence points to a migration back to the city, after two years of the pandemic found Torontonians moving out of the city. From Jan. 1 to Jan. 31, 1,409 condos were sold, down 17 per cent from last year, but prices continued to rise. The average price for a condo in Toronto is now \$760,643, an increase of almost 22 per cent from this time last year. While competition to buy a condo in Toronto is fierce, there is no indication that rising prices and bidding wars won't continue. "People feel a high level of confidence about Toronto, which is why so many people are investing. It's a successful city where people want to live, jobs are being created, and corporations from all over the world are investing here," he said. "I personally don't see the prices coming down anytime soon."



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

- LEASIDE DETACHED x2
- DAVISVILLE SEMI
- DAVISVILLE DETACHED
- LEASIDE SEMI





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GTA REALTORS® RELEASE FEBRUARY STATS

March 2022 –

February home sales were down compared to the all-time record in 2021, but represented the second-best result for the month of February in history. New listings dropped, but by a marginally lesser annual rate than sales, pointing to a modest move to a slightly more balanced market. Competition between buyers, however, remained tight enough to support double-digit price growth year-over-year.

Greater Toronto Area (GTA) REALTORS® reported 9,097 sales through the Toronto Regional Real Estate Board's (TRREB) MLS® System in February 2022, representing a 16.8 per cent decrease in the number of sales compared to February 2021. The supply of listings for low-rise home types (detached, semi-detached and townhouses) was also down year-over-year, but not by as much as sales. In the condominium apartment segment, particularly in Toronto, new listings were up in comparison to February 2021.

"Demand for ownership housing remains strong throughout the GTA, and while we are marginally off the record pace seen last year, any buyer looking in this market is not likely to feel it with competition remaining the norm. Many households sped up their home purchase

and entered into a transaction in 2021, which is one reason the number of sales were forecasted to be lower this year and a trending towards higher borrowing cost will have a moderating effect on home sales. Substantial immigration levels and a continued lack of supply, however, will have a countering effect to increasing mortgage costs".

The MLS® Home Price Index Composite Benchmark was up by 35.9 per cent year-over-year in February. The average selling price for all home types combined was up by 27.7 per cent to \$1,334,544. The pace of price growth varied by home type and region, but there was relative parity between low-rise and condominium apartment growth rates.

"We have seen a slight balancing in the market so far this year, with sales dipping more than new listings. However, because inventory remains exceptionally low, it will take some time for the pace of price growth to slow. Look for a more moderate pace of price growth in the second half of 2022 as higher borrowing costs result in some households putting their home purchase on hold temporarily as they resituate themselves in the market.

Source - TRREB

MARKET WATCH

DAVISVILLE

LAST MONTH RECAP OF SOLDS (C10)

	Sold	Avg. Price	Med. Price
Detached	4	\$2,090,250	\$2,090,500
Semi-Detached	8	\$1,959,125	\$1,844,000
Condos	59	\$544,777	\$780,000

TORONTO REAL ESTATE BOARD LAST MONTH

Total Sales	9,097
Average Sales Price	\$1,334,544
Central Average Price	\$1,251,353
Davisville Average Price	\$1,033,716
Average List to Sale Ratio (Davisville)	133
Average Days on the Market (Davisville)	9

LEASIDE

LAST MONTH RECAP OF SOLDS (C11)

	Sold	Avg. Price	Med. Price
Detached	6	\$2,992,333	\$3,087,500
Semi-Detached	3	\$1,651,167	\$1,705,000
Condos	30	\$682,836	\$691,1250

TORONTO REAL ESTATE BOARD LAST MONTH

Total Sales	9097
Average Sales Price	\$1,334,544
Central Average Price	\$1,251,353
Leaside Average Price	\$1,087,502
Average List to Sale Ratio (Leaside)	\$114
Average Days on the Market (Leaside)	10