

NEIGHBOURHOOD
INSPIRED
REAL ESTATE

JUNE 2019

PATRICK ROCCA'S REAL ESTATE REVIEW

LIVING IN, CONTRIBUTING TO, AND TRUSTED IN OUR COMMUNITY FOR 25+ YEARS
A CHANGING MARKET REQUIRES AN EXPERIENCED AGENT

DAVISVILLE VILLAGE VOICE & LEASIDE SCENARIO

Market Review
Stats, Stats, Stats

LOCAL SALE DATA NOW AVAILABLE

TOP 6 RENOS TO HELP SELL YOUR HOME

HOT NEW PROPERTIES!!!

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or Instagram

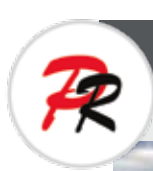


BETTY

KARL

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BOSLEY REAL ESTATE LTD., BROKERAGE • 416-322-8000



No One Knows Leaside & Davisville Better... Often Imitated... Never Equaled!

GTA REALTORS® RELEASE MAY STATS



June 5, 2019 - Toronto Real Estate Board announced that Greater Toronto Area REALTORS® reported 9,989 transactions through TREB's MLS® System in May 2019.* While this result represented a substantial increase of 18.9 per cent over the 15-year low in May 2018, it should be noted that the result was still below the average for month of May sales for the previous ten years, which stands at almost 10,300.

The year-over-year uptick in sales experienced so far in the second quarter of 2019 reflects spring polling results from Ipsos (undertaken on behalf of TREB) suggesting that the share of likely home buyers in the Greater Toronto Area has edged upwards since the fall.

"After a sluggish start to 2019, the second quarter appears to be reflecting a positive shift in consumer sentiment toward ownership housing. Households continue to see ownership housing in the GTA as a quality long-term investment as population growth from immigration remains strong and the regional economy continues to create jobs across diversity of sectors. However, sales activity continues to be below the longer term norm, as potential home buyers come to terms with the OSFI mortgage stress test and the fact that listings continue to be constrained relative to sales."

The number of new listings entered into TREB's MLS® System in May 2019 was up only slightly compared to May 2018, increasing by 0.8 per cent to 19,386. Year-over-year growth in new listings was far outstripped by year-over-year growth in sales. This means that market conditions continued to tighten in favour of sellers. The MLS® Home Price Index (HPI) Composite benchmark price was up by 3.1 per cent on a year-over-basis. The average selling price for all home types combined was up by a similar 3.6 per cent to \$838,540. Price growth was driven by the condominium apartment and townhouse market segments.

"We are experiencing annual rates of price growth that are largely sustainable right now in the GTA – above the rate of inflation, but in the single digits. If, however, we continue to see growth in sales outstrip growth in new listings, price growth will accelerate. This potential outcome underpins calls from TREB and other housing industry stakeholders to address roadblocks preventing a more sustainable and diverse supply of housing reaching the market. Many households are not comfortable listing their homes for sale because they feel that there are no housing options available to better meet their needs."

*The total sales in May 2018 were not as low as originally reported and have been upwardly revised to 8,402 from 7,834. The initial estimate of sales was conservative due to a one-off reporting discrepancy that was discovered when the May 2019 reports were being produced. Source: TREB

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BOSLEY
REAL ESTATE

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

Leaside/Davisville Blog!

VISIT
leasidedavisville.blogspot.ca

COMPLIMENTARY EVALUATION CERTIFICATE

This special certificate entitles a residential property owner to one Market Evaluation.

This service will be performed by the issuing salesperson without obligation to the home owner, and is valid only for properties not currently listed for sale within the Greater Metropolitan Toronto area.

**LEASIDE/DAVISVILLE'S
TOP AGENT**

NO ONE SELLS MORE

LEASIDE/DAVISVILLE HOMES!

* TREB STATS

DAVISVILLE MARKET WATCH

LAST MONTH RECAP OF SOLDS (C10)

	Sold	Avg. Price	Med. Price
Detached	17	\$1,874,235	\$1,820,000
Semi-Detached	7	\$1,209,714	\$1,170,000
Condos	51	\$705,912	\$650,225

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 TREB).

TORONTO REAL ESTATE BOARD LAST MONTH

Total Sales	9989
Average Sales Price	\$838,540
Central Average Price	\$1,064,303
Davisville Average Price	\$1,024,804
Average List to Sale Ratio (Davisville)	100
Average Days on the Market (Davisville)	13

LEASIDE MARKET WATCH

LAST MONTH RECAP OF SOLDS (C11)

	Sold	Avg. Price	Med. Price
Detached	22	\$2,115,182	\$1,805,000
Semi-Detached	6	\$1,274,000	\$1,277,000
Condos	22	\$509,327	\$477,000

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 TREB).

TORONTO REAL ESTATE BOARD LAST MONTH

Total Sales	9989
Average Sales Price	\$838,540
Central Average Price	\$1,064,303
Leaside Average Price	\$1,275,000
Average List to Sale Ratio (Leaside)	100
Average Days on the Market (Leaside)	13

EMAIL ME ANYTIME AT MAIL@PATRICK ROCCA.COM

TOP 6 RENOS TO HELP SELL YOUR HOME

1 - KITCHENS

A kitchen facelift is the best way to boost value in your home. A kitchen is the heart of a home and it can be done inexpensively.

2 - BATHROOMS

Women fall in love with kitchens and bathrooms. A face lift goes a long way.

3 - BASEMENTS

A finished basement adds living space for children.

4 - MECHANICALS

A seller's home inspection, will provide details on the least thought of – but perhaps the most important – elements of the house such as structure, attic, roof, plumbing, heating, air conditioning and electrical systems.

5 - CURB APPEAL

Attractive landscaping can go a long way to wow people from the street. Pots of flowers and inviting greenery add colour and intrigue for as little as \$500 to \$1,000.

6 - PAINTING

Painting your home can add as much as 7.5 per cent to the sale price.

SOURCE: NATIONAL POST



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

Visit my website and sign up
and I will send you the info
you need!!

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!!!***

*TREB STATS

Call Me Anytime! 416.322.8000



434 HEATH ST E
4 Bdrm 2-Sty
For Lease

\$6200/mth



73 THURSFIELD CRES
North Leaside Semi
3 Bdrm 2 Car Parking

\$1,179,000



COMING
SOON

CALL FOR DETAILS
Prime South Leaside Detached
On Oversized Irregular Lot



254 AIRDRIE ROAD
South Leaside Home
with Family Room Renol

\$1,699,000



1 BELSIZE DR
Davisville Assignment Gorgeous 2 Bdrm
Condo with South East View

EXCLUSIVE
\$1,199,000

COMING
TO
MARKET
SOON

- 83 REDPATH
1+1 FOR LEASE
CALL FOR DETAILS
- 160 VANDERHOOF
1 BDRM CONDO
FOR LEASE
CALL FOR DETAILS

COMMUNITY EVENTS/NEWS



2ND ANNUAL BARRELL HOUSE GOLF TOURNEY

Monday June 24 - Mill Run Golf & Country Club.
\$120 without transportation \$140 with. 18 holes-
shotgun start-cart included. Lunch on the course
at the turn. BBQ buffet back at Barrel House on
rooftop patio afterwards. Lots of prizes.

Contact matt@amsterdambh.com



** while quantities last*

DAY

FREE BBQ*

**SATURDAY JUNE 15TH - 12-2 PM
AT VALU-MART ON BAYVIEW!**

DONATIONS ACCEPTED FOR PC CHILDREN'S CHARITY

valu-mart
PATRICKROCCA.com



PROUD SUPPORTER OF:

ROLPH ROAD PUBLIC SCHOOL

Spring Fair - June 14

SIDEWALK SENSATION - BAYVIEW LEASIDE BIA

Saturday, June 15 - 10AM - 5PM

Bayview Avenue from Davisville to Soudan

THE ART OF L LILLEY

Saturday, June 29, 2019 at 11 :00 AM

Party Room - 111 Merton Street

I've been painting for several years now and have been encouraged by many to show my works,
so This is It -> My Art Show - Linda Lilley



Call to reserve for
your street party

** subject to availability*



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!

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 in 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 Value Your Home... So Do I!

Call Me Anytime! 416.322.8000