

# REXDALE REAL ESTATE

## Rexdale MARKET WATCH

For detailed Rexdale statistics:  
[www.rexdalehomes.info](http://www.rexdalehomes.info)

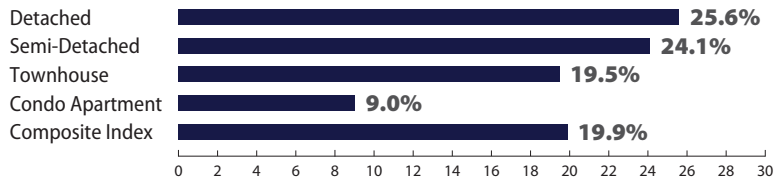
Latest 6 Month Recap of Solds — Jan 1, 2021 - Jun 30, 2021

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
2 bedroom	4	925,000	1,025,000	4
3 bedroom	22	930,100	1,425,000	11
4 bedroom	14	1,034,297	1,390,000	14
6 bedroom	2	1,124,020	1,298,000	17
<b>bungalow</b>				
2 bedroom	6	941,714	1,205,000	8
3 bedroom	68	1,006,034	1,311,111	10
4 bedroom	9	1,108,889	1,305,000	10
<b>duplex</b>				
4 bedroom	2	1,037,500	1,100,000	12
<b>multiplex</b>				
0 bedroom	1	1,780,000	1,780,000	17
<b>semi-detached</b>				
3 bedroom	11	867,409	950,000	15
4 bedroom	7	898,286	962,000	4
<b>split-level</b>				
2 bedroom	2	915,056	950,111	4
3 bedroom	15	984,318	1,350,000	7
4 bedroom	6	1,102,833	1,330,000	13
5 bedroom	1	880,000	880,000	8
<b>townhouses</b>				
2 bedroom	1	415,000	415,000	8
3 bedroom	29	560,605	680,000	18
4 bedroom	6	573,250	700,000	29
<b>Total</b>	<b>206</b>			<b>12</b>

For a complimentary analysis of the current value of your home give me a call at 416-743-3832

## GTA MARKET TRANSITIONS FROM RECORD PACE TO ROBUST PACE

### MLS® Home Price Index by Segment (versus Jun 2020)



### MARKET HIGHLIGHTS

- June resale volume of 11,106 units up by 28.5% versus June 2020 as volume has transitioned from a record pace to a robust pace over the past three months
- Slowing pace of volume growth versus the record-breaking spring indicates that a large portion of pent-up demand has been satisfied
- That said, the resumption of population growth based on immigration (another key demand trigger) is only months away
- MLS® Home Price Index (apples-to-apples reading) was up by 19.9% versus last year and the average selling price for all home types was up by a comparable 17.0%

### Resale Home Sales

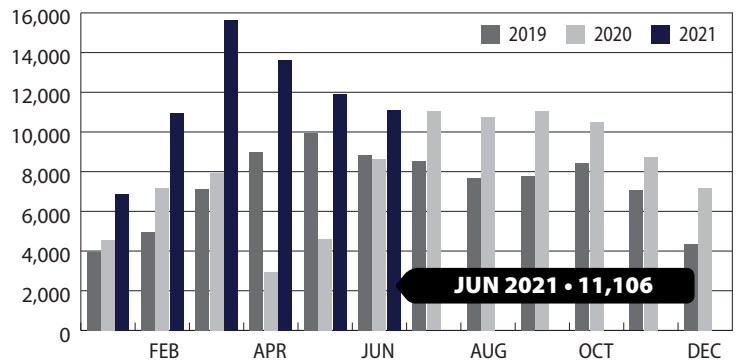
**+28.5%** year/year

Jun 2021  
**11,106**

Jun 2020  
**8,645**



GTA Resale Home Sales



### Message from Tina Klein...

#### Resumption of immigration expected to provide support for housing market

The real estate market enjoyed a "boom year" in 2020 despite a massive decline in immigration, thanks to many factors such as increased savings rates, historically low interest rates and the widespread re-examination of housing needs due to the work from home phenomenon. However, the fact that low levels of immigration weren't overly harmful for the market in 2020 doesn't mean that restored levels of full-scale immigration won't be overly helpful for it in the future. Starting in 2021, Canada plans to welcome more than 1.3 million newcomers over a three-year period. Since immigration rules require permanent residents to bring money for their settlement, it is inevitable that a lot of this money will be directed toward the future purchase of homes. And that level of additional support could be arriving at a very opportune time for the housing market.

Tina Klein

## Tina Klein

Broker

- Over 40 years in the Real Estate Business.
- Top Agent in Rexdale

Keep Smiling!

www.TinaSellsRexdale.com 416 743-3832



**SOLD ABOVE ASKING!**



**SOLD ABOVE ASKING!**



**SOLD WELL OVER ASKING!**



**SOLD WELL OVER ASKING!**



**SOLD WELL OVER ASKING!**



**SOLD OVER ASKING!**



**SOLD**



**SOLD**



**SOLD**



[www.rexdalehomes.info](http://www.rexdalehomes.info) for the rest of your newsletter...

## Your Smile For The Day!

Did you know that if you garden naked, your neighbours will build a privacy fence at no cost to you?

*Keep Smiling!  
Tina*



**Tina Klein**

REAL ESTATE SERVICES INC.

Broker

O: 416-621-2300

C: 416-743-3832

Tina@TinaSellsRexdale.com

www.TinaSellsRexdale.com



where the experts are™

Realty Executives Plus Ltd., Brokerage  
33 Massey St. #3, Toronto, ON M6J 3W4