



# REXDALE REAL ESTATE

## Rexdale MARKET WATCH

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

Latest 6 Month Recap of Solds – May 1, 2021 - Oct 31, 2021

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
2 bedroom	5	893,600	958,000	12
3 bedroom	17	918,748	1,239,999	12
4 bedroom	9	1,031,156	1,395,000	22
6 bedroom	3	1,149,347	1,298,000	18
<b>bungalow</b>				
2 bedroom	7	997,398	1,205,000	10
3 bedroom	59	1,027,339	1,354,000	10
4 bedroom	10	1,089,700	1,258,000	12
<b>duplex</b>				
4 bedroom	1	1,100,000	1,100,000	6
<b>link</b>				
3 bedroom	2	900,000	1,025,000	6
<b>semi-detached</b>				
3 bedroom	8	876,048	935,000	12
4 bedroom	2	910,000	950,000	8
<b>split-level</b>				
2 bedroom	2	915,056	950,111	4
3 bedroom	15	1,017,752	1,350,000	9
4 bedroom	9	1,163,444	1,460,000	9
5 bedroom	1	880,000	880,000	8
<b>townhouses</b>				
3 bedroom	25	601,846	830,000	14
4 bedroom	4	647,625	750,000	32
<b>Total</b>	<b>179</b>			<b>12</b>

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

# Tina Klein

Broker



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

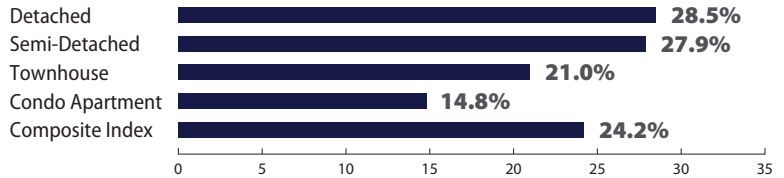


Keep Smiling!

[www.TinaSellsRexdale.com](http://www.TinaSellsRexdale.com) 416 743-3832

## GTA PRICES HIT ALL-TIME HIGH AMID NEW LISTINGS SHORTFALL

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



### Market Highlights

- Ongoing lack of supply (new listings down sharply by 34.1% versus last year) versus continued very brisk demand pushed prices to an all-time high
- MLS® Home Price Index (apples-to-apples reading) was up by a whopping 24.2% versus last year; average selling price of \$1,155,345 (new record) was up by a comparable 19.3%
- All major market segments displaying double digit price growth both in terms of the MLS® Home Price Index and average selling price
- October volume of 9,783 units was down by 6.9% versus last year's all-time high but was up by 8.4% versus September and was also the second best October on record

### New Listings

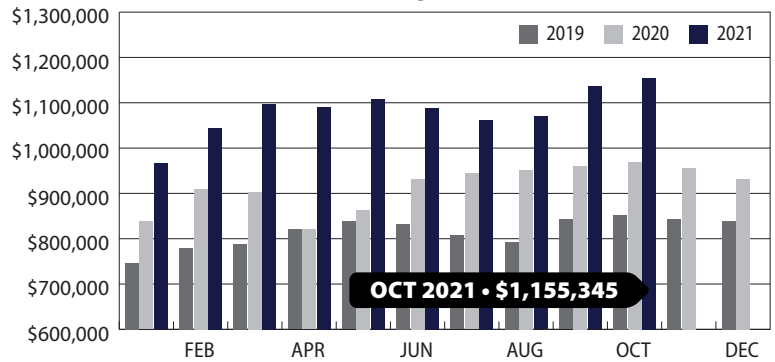
**-34.1%** year/year

Oct 2021  
**11,740**

Oct 2020  
**17,806**



### GTA Average Resale Price



## Message from Tina Klein...

### Bank of Canada moves up rate hike forecast, ends QE amid higher inflation

The Bank of Canada recently ended its bond-purchase program (known as quantitative easing) and altered its timeline for when Canadians should expect higher interest rates, as its revised forecasts peg inflation at 5% for the rest of the year. "The main forces pushing up prices – higher energy prices and pandemic-related supply bottlenecks – now appear to be stronger and more persistent than expected," governor Tiff Macklem said in a statement. While the end of QE was widely anticipated given our robust economic recovery, fewer investors anticipated the shift in the Bank of Canada's guidance for when it expects to raise the benchmark interest rate from its current setting of 0.25%. Policy-makers advanced the timing to "sometime in the middle quarters of 2022," suggesting that borrowing costs could rise as soon as April, compared with previous guidance of sometime in the second half of next year.

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

## REAL ESTATE "A TO Z": ZONING BYLAWS

A zoning bylaw is a municipal or regional law that governs how future land may be used in a community. It determines things like where buildings can be located, what types of buildings are permitted in that area and how they may be used, the size and dimensions of the lot, the height of the building, and parking requirements.

These bylaws are critical because they determine where things like parks, schools, roads, factories, and sewers should be located, and essentially influence how communities look and feel.

In order for a zoning bylaw to pass, the public must be notified of all the

details ahead of time. There is usually a public meeting that is advertised in the local newspaper so that residents can express their views. Concerns can also be submitted via written letter to the local council before the bylaw is passed.

The requirements in a zoning bylaw are legally enforceable, so if any new development or construction project goes against the bylaw, the municipality can refuse a building permit. This ensures that the interests of property owners and the community as a whole are protected from developments that may pose a nuisance or danger.



### HOW TO INCLUDE KIDS IN THE HOME-BUYING PROCESS

If you've got kids and you're looking to buy a new home, you may want to include them in this important decision-making process. Involving the children can help make the transition much smoother and ensures everyone is happy with the big move. Here are a few ways to get the kids on board.

#### Ask them for their wish list

Sit your kids down and ask them what they would like to see in their new home. Is it a bigger backyard, separate bedrooms, or an additional bathroom? Include your own wants on the list and see where everyone's desires overlap. While your children may not get everything they want, this process will make them feel like their voice has been heard and that their opinions are valued.

#### Bring them to a viewing of your top choices

You're going to be seeing a lot of homes. Instead of taking your children to every single viewing, narrow it down to your top picks. This will not only be more manageable, but it may also help you make your final decision. Letting the kids see their potential new home could take their minds off the sad part of moving and get them more excited about the changes to come.

#### Walk around potential neighbourhoods

If you're trying to determine whether a neighbourhood is a right fit for your family, consider organizing a family outing. Walk the streets, visit the local stores, play in the parks, and eat at a nearby restaurant. Not only are these activities fun for your kids, but they also give you a good sense of whether this is the neighbourhood for you.

#### Let their creative juices flow

During the home-buying process, let your kids know that they're allowed to express their individuality in the new home. Whether that's picking out their own bedroom furniture or choosing the colour of their room, giving them the option will make them feel like they have some control.

#### Talk openly about why you're moving

You should be transparent about why you're moving. Whether you're moving to enjoy more space, to be closer to work, or to be near family, letting your kids know the reasons will reassure them that the move is just as beneficial for them as it is for you.

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

### Your Smile For The Day!

If you answer the phone with  
"Hello, you're on the air!"  
most telemarketers will quickly hang up...

*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