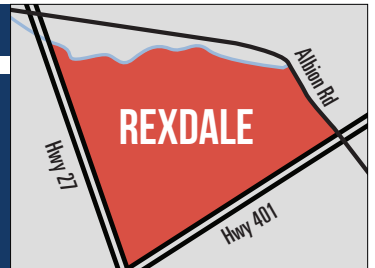


# REXDALE REAL ESTATE



## Rexdale MARKET WATCH

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

Latest 6 Month Recap of Solds – Jul 1, 2020 - Dec 31, 2020

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
2 bedroom	5	755,300	803,000	10
3 bedroom	13	846,423	1,149,000	11
4 bedroom	10	1,006,700	1,490,000	19
5 bedroom	2	1,446,000	1,562,000	22
<b>bungalow</b>				
2 bedroom	5	730,000	760,000	3
3 bedroom	53	879,532	1,040,000	12
4 bedroom	6	894,250	950,000	15
5 bedroom	2	950,000	970,000	35
<b>duplex</b>				
6 bedroom link	2	1,055,000	1,095,000	32
<b>link</b>				
3 bedroom	1	829,000	829,000	13
4 bedroom	1	805,000	805,000	22
<b>semi-detached</b>				
3 bedroom	4	793,746	835,000	4
4 bedroom	4	756,750	841,000	6
<b>split-level</b>				
3 bedroom	13	883,869	1,225,000	16
4 bedroom	8	1,039,125	1,200,000	7
5 bedroom	1	870,000	870,000	21
<b>Total</b>	130			13

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



"Service Is Our Motto"

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where the experts are™

## GTA MARKET TURNS IN THIRD BEST YEAR EVER

Average Resale Price

2020 **\$929,699** **+13.5%** year/year 2019 **\$819,279**

### MARKET HIGHLIGHTS

- Despite the challenges posed by the pandemic, the GTA market recorded 95,151 sales in 2020 (up by 8.4% versus 2019) - its third best year ever
- Led by a buoyant single-family home market, the average selling price in 2020 reached a record annual high of \$929,699 - up by a whopping 13.5% versus 2019
- Strong sales rebound in the summer and fall resulted from a strong economic rebound in many sectors of the economy and by ultra-low borrowing costs
- The pandemic also caused many households to re-evaluate their housing needs in light of a fundamental shift to the "work from home" phenomenon

### Resale Home Sales

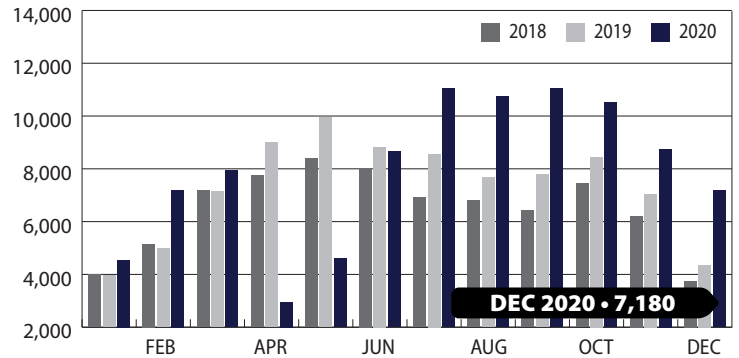
**+8.4%** year/year

2020  
**95,151**

2019  
**87,751**



### GTA Resale Home Sales



## Message from Tina Klein...

### Federal government looking to implement a nation-wide foreign buyers tax

This year, the federal government plans to introduce a foreign buyers' tax in an effort to make housing more affordable. That means any foreign buyers who purchase a property in the country but don't reside in Canada would face an additional tax. The government says this tax will help first-time homebuyers afford a home while adding more inventory to the market. Parts of Ontario and BC already have a similar tax in place for non-permanent residents. However, when the national tax gets implemented, it would affect all regions of Canada. Few details were given, but more information on the timing and scope of the plans are expected to be announced in March or April.

Tina Klein

## Real Estate "A to Z" – What is an assignment sale?

In some real estate transactions, the buyer can assign the property to someone else before they even take possession of it. This is what's known as an assignment sale. They're most commonly found in transactions involving pre-built houses and condos, but assignments can occur on any type of property including resale properties.

There are many reasons why a buyer may want to sell before they close on a property. For instance, their personal situation may have changed prior to taking possession and they no longer want to take ownership of the property.

Or perhaps their financial situation has taken a hit and they no longer have the funds to complete the sale. Instead of backing out on the deal with the seller and paying hefty penalties, they can simply pass the contract along to another buyer. The original buyer would be considered the "assignor" while the new buyer would be considered the "assignee." The assignee is the one who ultimately completes the deal with the original seller.

It's important to note that if the original buyer makes a profit from the assignment, they would be expected to pay taxes on those profits.



### HOW TO INCORPORATE PANTONE'S 2021 COLOURS INTO YOUR HOME

Pantone has selected not one, but two colours for 2021. They are Ultimate Grey, a light, soft grey, and Illuminating, a light, vibrant yellow. These colours were selected because they conveyed "a message of strength and hopefulness that is both enduring and uplifting." Another good thing about this year's selections? They're incredibly easy to incorporate into your home décor. Here's how.

#### Illuminating Yellow

Pantone describes Illuminating as "a bright and cheerful yellow sparkling with vivacity, a warming yellow shade imbued with solar power." Here are a few ways, big and small, to introduce this colour into your home:

- **Paint your front door:** This may be a bold choice, but Pantone actually recommends it. "Painting a front door in bright yellow Illuminating conveys a warm and welcoming message," says Pantone

- **Paint an accent wall:** If you have a blank wall, this is the perfect opportunity to give it a coat of paint in a standout shade like Illuminating. The good thing about painting an accent wall is that you can always change it.
- **Add an accent chair:** Make a bold, fun statement with a yellow accent chair. No matter what style you choose, it'll instantly brighten up a space.
- **Throw in a few accessories:** If you're not ready for a big change, add pops of yellow through accessories. This could be pillow cushions, throw blankets, table linens, and decorative items on your shelves.

#### Ultimate Grey

According to Pantone, Ultimate Grey is "emblematic of solid and dependable elements which are everlasting and provide a firm foundation." If you don't already have this colour in your home, here's how to start adding it into your décor:

- **Paint the walls:** This is a colour that's versatile and timeless. That means you can go all out and paint your walls or kitchen cabinets knowing it will stay in style for years to come.
- **Switch up your sheets:** There's just something cool and calming about an all-grey bed.
- **Swap out your curtains:** Grey curtains will beautifully frame your windows while adding warmth and elegance to a room.

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

### Your Smile For The Day!

I wish my siblings would stop calling me "spoiled" just because I'm the baby of the family. The fact is, my parents kept having children until they found one they liked. It is so not my issue.

*Keep Smiling!*  
Tina



**Tina Klein**

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