

# 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, 2021 - Dec 31, 2021

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
2 bedroom	6	922,150	1,064,900	14
3 bedroom	14	931,821	1,239,999	12
4 bedroom	8	1,142,031	1,511,000	23
5 bedroom	1	1,206,000	1,206,000	5
6 bedroom	1	1,200,000	1,200,000	19
<b>bungalow</b>				
2 bedroom	5	962,600	1,035,000	8
3 bedroom	57	1,076,313	1,354,000	9
4 bedroom	6	1,050,000	1,190,000	12
<b>link</b>				
3 bedroom	3	941,667	1,025,000	7
<b>multiplex</b>				
6 bedroom	1	2,213,500	2,213,500	25
<b>semi-detached</b>				
3 bedroom	5	888,778	935,000	9
4 bedroom	3	1,058,333	1,170,000	9
<b>split-level</b>				
3 bedroom	15	1,030,685	1,365,000	9
4 bedroom	6	1,197,667	1,460,000	7
5 bedroom	1	1,850,000	1,850,000	21
<b>townhouses</b>				
3 bedroom	26	635,617	830,000	12
4 bedroom	4	681,250	750,000	28
<b>Total</b>	<b>162</b>			<b>11</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 HOME SALES SET RECORDS IN 2021

### Resale Home Sales

2021

**121,712**

**+28.0%** year year

2020

**95,066**

### Average Resale Price

2021

**\$1,095,475**

**+17.8%** year year

2020

**\$929,636**

### Market Highlights

- 2021 home sales of 121,712 units were up by a jaw dropping 28.0% versus 2020; 2021 sales eclipsed the previous record of 113,040 units set in 2016
- Low interest rates, economic growth, increased household savings and more flexible work arrangements due to the pandemic were the key demand drivers
- 2021 new listings were up by 6.2% versus 2020 but didn't keep pace with the record demand; this imbalance caused prices to rise to record levels
- 2021 average annual price jumped by 17.8% to a record high \$1,095,475; December average price clocked in at \$1,157,849

### New Listings

**+6.2%** year year

2021

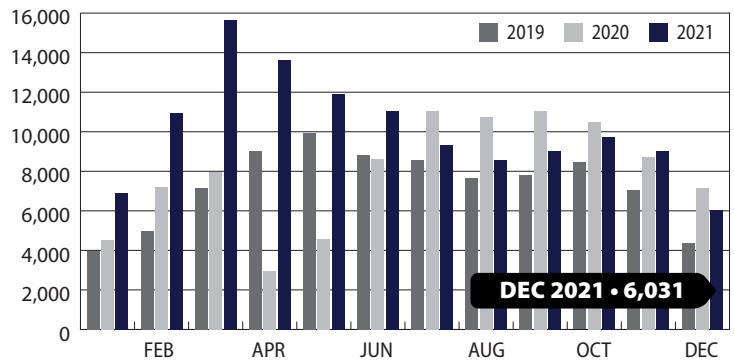
**166,469**

2020

**156,805**



### GTA Resale Home Sales



## Message from Tina Klein...

### Industry Experts: Home prices surge but there is no bubble

Most industry experts don't see a bubble bursting in Canada's housing market anytime soon, despite the surging home prices of 2021. The main argument against the "bubble hypothesis" is that demand will continue to far exceed supply. In fact, the persistent lack of both new listings and active listings virtually across the country has taken supply down to unprecedented low levels. In addition, the number of new houses being brought to the market continues to be held back by bureaucratic red tape at the municipal level. Balance that with increasing levels of immigration in 2022, the continuation of historically low interest rates (even when they do go up a little), and the ongoing work-from-home trend, and we will likely see the continuation of strong demand for housing in 2022. That, in turn, will continue to support price growth in 2022, albeit perhaps at a less aggressive level than the mega increases that we witnessed in 2021.

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

As a real estate professional, I am keenly aware that there is a lot more to listing and selling a home than just the paper process. It takes time, it requires consideration for your future and it requires a strong team of experts both within and outside of real estate.

One of the areas I have focused on has been the mature and senior members of our community. Many times they are facing a situation where they need to move but the last time they moved was 45 years ago. Where do you start? Call me and I will explain step by step how to go about the move. From sorting and dispersing the 45 years of treasures you have accumulated. To de-cluttering the home, preparing it for sale, and making it the best it can be to get the possible highest price. I have access to a full complement of top professionals from home stagers, dispersion experts, painters, cleaners, handymen, lawyers, tax consultants, financial consultants, and auctioneer's who have the "know how" to take care of every detail.

I am not here just to sell your house. My goal is to help you transition to the next chapter of your life. To ensure you are comfortable with the decisions you have made and are ready to face the world with confidence. If you have any questions, don't hesitate to give me a call at **416-743-3832**.

*Keep Smiling!*



Tina Klein

## 7 REASONS YOUR HOME LOOKS SMALLER THAN IT IS

In real estate, square footage is everything. If you want an easy way to maximize every inch of your home—without investing in a costly addition to your property—then you need to pay close attention to how you're styling the space. You may be unintentionally shrinking your home just by way of decorations alone. Here are seven things to avoid.

### Clutter

When you have lots of items in your home, it can start to make the space feel closed in. Taking stock of what you have and whittling it down to the necessities will give your home some much-needed breathing room.

### Bare walls

Even though clutter can make a space feel small, it doesn't mean you should leave all of your walls blank. That's because walls allow you to emphasize the height and width of your space. When left blank, you miss out on this opportunity. Consider

hanging an oversized piece of art, leaning a big mirror against the wall, or installing floating shelves.

### Low-hanging curtains

If your curtains are hung at the wrong height, your space will feel smaller than it really is. Ideally, curtains should start at the top of the ceiling (yes, even if it means going past the window line). If you want to create the illusion of wider windows, you can even extend the curtains past each side of the window.

### Busy patterns

It's hard to know where to look when there are polka dots, florals, and bright plaids competing for attention. You don't have to avoid patterns altogether. Just use them sparingly and keep the rest of the space simple.

### Bulky furniture

If you've got the space for large furniture, then go for it. But if you're short on space, avoid large, chunky

furniture. Opt for simple furniture with clean lines that are low to the ground.

### Low lighting

A home that's dimly lit will naturally feel small. That's why people desire homes with large windows—it does wonders to open up a space. If you're not blessed with natural lighting, layer in artificial lights like pendants, floor lamps, and table lamps.

### Dark paint colours

Dark absorbs light, so any room with dark colours will quickly feel small. If you want a space that feels open and airy, opt for lighter paint colours.



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## Your Smile For The Day!

I named my dog  
5 miles so I  
can tell people  
I walk 5 miles  
every day.



*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