



# Tina Klein

Tina Klein, Broker

*"Service is our Motto"*

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## REXDALE REAL ESTATE



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Just a quick note to say hello and update you on the Rexdale Real Estate Market. There were a total of 55 properties that SOLD during the month of June, 28 were detached. The detached homes sold for an average price of \$1,044,514 and sold 105% above Asking Price. The properties were an average of 11 days on the Market. The theme through out the last 6 months has been too few properties For Sale and there is a huge demand from Buyers. Properties in general are listed lower than the asking Price, waiting a week to look at offers and hoping this is creating multiple offers. I have been keeping track of the Rexdale Real Estate Market since the 1990 and while I was doing the research for this article came across January – June Average Prices for 2010 and 2016. Thought I would share them with you. If you've been thinking of selling your home, NOW is a great time! There is very little competition (homes for sale) and Buyer's are buying! It looks like prices are back to their high's of February 2022.

If you would like an update on what your home is worth in today's market, give me a call. You can always reach me at 416-743-3832 (my private line).

*Keep Smiling!*

*Tina*

### Sales from Jan 1, 2023 - June 30, 2023

| Type                                      | Av. Price 2010 | 2016 - A.P | # of Solds 2023 | Average Price | Lowest Price | Highest Price |
|---|----------------|------------|-----------------|---------------|--------------|---------------|
| Detached 1.5 Storey * No Garage           | \$316,450      | \$562,078  | 7               | \$905,000     | \$825,000    | \$1,025,000   |
| Detached 1.5 Storey *with Garage          | \$336,158      | \$593,600  | 8               | \$1,041,188   | \$825,000    | \$1,200,000   |
| Detached 2 Storey * No Garage             | \$324,800      | \$544,333  | 2               | \$903,000     | \$805,000    | \$1,001,000   |
| Detached 2 Storey * Garage                | \$402,267      | \$703,501  | 24              | \$1,069,496   | \$825,000    | \$1,400,000   |
| Detached Bungalow * no Garage             | \$342,811      | \$592,282  | 11              | \$1,003,617   | \$830,000    | \$1,300,000   |
| Detached Bungalow with Garage             | \$367,415      | \$620,819  | 48              | \$1,081,443   | \$830,000    | \$1,325,000   |
| Detached 3 Lvl Back/Side split * Carport  | \$337,733      | \$576,217  | 13              | \$997,846     | \$875,000    | \$1,182,000   |
| Semi-Detached Bungalow/Backsplit/2 Storey | \$305,727      | \$506,085  | 3               | \$771,000     | \$548,000    | \$975,000     |
| Free -Hold Townhouse                      | N/A            | N/A        | 8               | \$940,375     | \$781,000    | \$1,150,000   |
| Townhouse                                 | \$161,424      | \$289,012  | 26              | \$696,135     | \$504,000    | \$960,000     |
| Condo Apartment - 1 Bedroom               | \$180,810      | \$204,537  | 36              | \$498,997     | \$375,000    | \$552,000     |
| Condo Apartment - 2 Bedroom               | \$167,637      | \$233,847  | 65              | \$570,542     | \$380,000    | \$670,000     |
| Condo Apartment - 3 Bedroom               | *\$134,980     | *\$160,678 | 10              | \$523,940     | \$400,000    | \$665,000     |

\*Reduced Average Prices was a result of some buildings having Financial Issues and Selling well below Market value.

Source: Toronto Regional Real Estate Board