



Tina Klein

Tina Klein, Broker

"Service is our Motto"

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REXDALE REAL ESTATE



Accredited Senior Agent



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44 Orpington Cres

Situated on child safe crescent with a huge pie shaped lot is this fabulous 3 bedroom bungalow with a separate entrance to a 2 bedroom in-law suite. On the main floor a sunny bright L-shaped living room/dining room, renovated eat-in kitchen, warm oak hardwood floors, 3 nice size bedrooms. The basement has a separate entrance with a huge eat-in kitchen, living room and a additional recreation room with wood stove. There are 2 additional bedrooms and a hidden private office (make sure you see that one!) Don't let me forget to talk about the backyard. It is pie shaped and huge! You'll have lots of summer B.B.Q's. \$999,900. For a picture tour please visit www.TinaSellsRexdale.com

*Thought I would take a moment to say hello and update you on the Rexdale Real Estate Market. In May 2023 there were a total of 60 properties that SOLD. 28 were Detached. Prices have been going back up nicely. The Average Prices for a detached property in **January 2023** was \$891,311. In May (2023) the average price for a detached property was \$1,069,067. We're not that far from our all time high of February 2022 - \$1,303,828*

The number of properties SOLD is still well below where they were in 2022. From Jan - May 2023 there were a total of 225 properties sold. That was down from (2022) when 316 properties sold and 423 during that same time period in 2021.

What does all of this mean in plain language? Well, because there are so few properties For Sale, bidding wars have resumed. Of the 60 properties SOLD in May over half of them sold over asking. In other words there was more than one offer at the time of the offer presentation. If you've been thinking of selling your home NOW is a great time. We're not too far away from our all time high of February 2022, there is very little for Sale! Call me if you have any questions or would like an update on what your home is worth in this market. You can always reach me at 416-743-3832 (direct line)

Keep Smiling!

Tina

Sales from Jan 1, 2023 - May 31, 2023

Type	# of Solds	Average Price	Lowest Price	Highest Price
Detached 1.5 Storey with NO Garage	5	\$857,200	\$825,000	\$896,000
Detached 1.5 Storey *With Garage	7	\$1,072,071	\$900,000	\$1,200,000
Detached 2 Storey *No Garage	2	\$903,000	\$805,000	\$1,001,000
Detached 2 Storey with Garage/or Carport	21	\$1,074,900	\$825,000	\$1,400,000
Detached Bungalow *No Garage	7	\$970,684	\$830,000	\$1,189,000
Detached Bungalow with Garage	40	\$1,085,671	\$850,000	\$1,325,000
Detached 3 Lvl Back/Side split *Carport	7	\$974,571	\$875,000	\$1,182,000
Semi-Detached Bungalow/Backsplit/2 Storey	5	\$884,000	\$770,000	\$975,000
Townhouse (Freehold)	6	\$920,500	\$781,000	\$1,140,000
Townhouse (Condo)	17	\$706,441	\$505,000	\$960,000
Condo Apartment - 1 Bedroom	31	\$494,394	\$375,000	\$548,000
Condo Apartment - 2 Bedroom	59	\$565,817	\$380,000	\$670,000
Condo Apartment - 3 Bedroom	7	\$513,500	\$445,000	\$570,000

Source: Toronto Regional Real Estate Board

