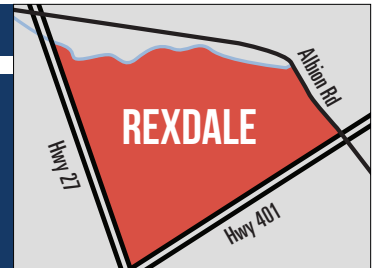


# REXDALE REAL ESTATE



## Rexdale MARKET WATCH

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

Latest 6 Month Recap of Solds – Aug 1, 2020 - Jan 31, 2021

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
2 bedroom	4	745,375	803,000	10
3 bedroom	11	880,409	1,149,000	9
4 bedroom	10	1,047,200	1,490,000	16
5 bedroom	2	1,446,000	1,562,000	22
<b>bungalow</b>				
2 bedroom	3	710,000	730,000	1
3 bedroom	43	904,947	1,310,000	13
4 bedroom	6	894,250	950,000	15
5 bedroom	2	950,000	970,000	35
<b>duplex</b>				
6 bedroom	1	1,015,000	1,015,000	1
<b>link</b>				
3 bedroom	1	829,000	829,000	13
4 bedroom	1	805,000	805,000	22
<b>multiplex</b>				
0 bedroom	1	1,780,000	1,780,000	17
<b>semi-detached</b>				
3 bedroom	4	793,746	835,000	4
4 bedroom	5	797,800	962,000	6
<b>split-level</b>				
3 bedroom	14	913,179	1,225,000	16
4 bedroom	7	1,016,000	1,125,000	7
5 bedroom	1	870,000	870,000	21

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



"Service Is Our Motto"

**Tina Klein**  
REAL ESTATE SERVICES INC.

Broker

O: 416-621-2300

C: 416-743-3832

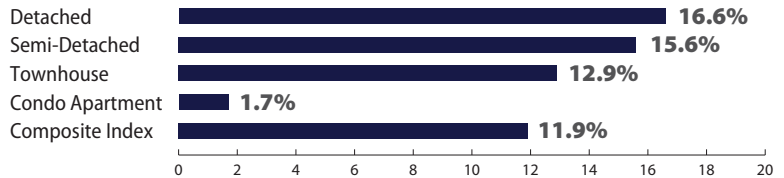
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where the experts are™

## GANGBUSTER START TO 2021 FOR GTA MARKET

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



### MARKET HIGHLIGHTS

- January resale volume of 6,928 units up sharply by 52.4% versus January 2020
- New listings growth of 20.2% still lagged volume growth significantly and put increased upward pressure on prices
- MLS® Home Price Index (apples-to-apples reading) up by 11.9% versus last year; average selling price of \$967,885 up by 15.5%
- Shifting housing needs during the pandemic and historically low interest rates have been the main drivers of demand over the past six months

### Resale Home Sales

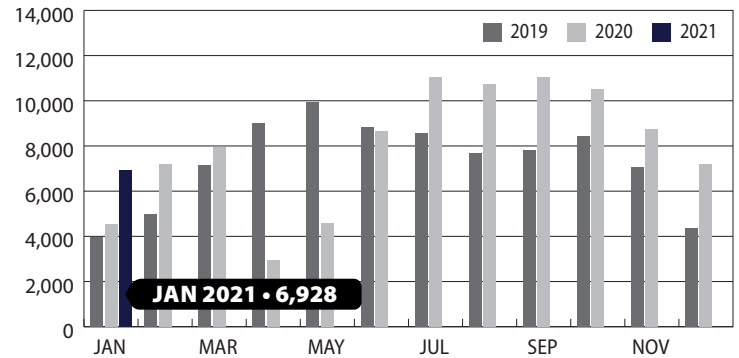
**+52.4%** year  
year

Jan 2021  
**6,928**

Jan 2020  
**4,546**



### GTA Resale Home Sales



## Message from Tina Klein...

### Pandemic spurs more people to move out of urban cities

The coronavirus pandemic has changed lots of things about how we live. It's even changed where we choose to live. Space has become the ultimate desire these days, and many people are choosing to move away from large urban cities into more suburban and rural areas. According to Statistics Canada, from July 2019 to July 2020, Toronto saw 50,375 people leave the city and move to surrounding areas such as Oshawa, Kitchener, Collingwood, Simcoe, Hamilton, and London. As a result of the migration, housing prices in some of these areas have seen an increase. This trend has been taking place across the country, as people have the ability to work remotely and move to more affordable places where there is ample space.

Tina Klein



## Sold Well Over Asking!

Classic Italian built 2-storey home. 4 generous bedrooms, huge living/dining room and a main floor family room with open brick fireplace, eat-in kitchen with walk-out to patio, and 4 bathrooms. \$999,900.

## THREE OF THE COOLEST SECURITY GADGETS FOR YOUR HOME



Everyone should feel safe in their homes. Some people are happy with just a deadbolt and chain lock. Others might feel comfortable adding more bells and whistles to their security measures. If you're in the latter camp, then the following high-tech security gadgets may give you the extra peace of mind you're looking for. Today's security gadgets are much more advanced so you can sleep easy knowing that you and your family are safe.

### Camouflaged security cameras

Some trespassers will try to avoid getting in the path of a security camera so that they can slip away undetected. However, it would be hard to hide from a camera that's camouflaged. Senti is a security camera that looks more like a digital clock that's secured to the wall. Not only does it tell the time, but it's also got all the capabilities of a motion detector, HD video camera, and even air-quality sensor.

### Panoramic video cameras

Standard home surveillance cameras have limitations, one being that it

can only scan a certain area of a room. Piper is an all-in-one home security gadget that includes an HD 180-degree panoramic video camera that also pans, tilts and zooms—and you can even split the screen into four views. It can also set off a powerful 105 dB siren when it detects that your home's security has been breached.

### Smart locks that take pictures

Having footage of everyone that comes to your door is a great way to determine who you let in and don't let in. There are many smart locks with video camera integration, including August Wi-Fi Smart Lock. If you have guests that regularly come to your home, such as cleaners or dog walkers, you can grant them access upon arrival via your phone, so there's no need to create extra keys. It's even got the ability to automatically lock when it detects you're heading out, so you'll never have to worry about whether you locked the door.

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

## Your Smile For The Day!

If you think nobody cares if you're alive, try missing a couple of car payments.

*Keep Smiling!  
Tina*



**Tina Klein**

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