



# 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, 2021 - Jan 31, 2022

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
2 bedroom	6	925,817	1,064,900	14
3 bedroom	11	972,864	1,239,999	13
4 bedroom	7	1,164,179	1,511,000	22
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	4	979,000	1,035,000	8
3 bedroom	51	1,111,771	1,515,000	9
4 bedroom	6	1,050,000	1,190,000	12
<b>link</b>				
3 bedroom	2	1,025,000	1,025,000	10
<b>multiplex</b>				
6 bedroom	1	2,213,500	2,213,500	25
<b>semi-detached</b>				
3 bedroom	3	935,000	1,025,000	3
4 bedroom	5	1,060,000	1,170,000	8
6 bedroom	1	2,500,000	2,500,000	12
<b>split-level</b>				
3 bedroom	14	1,055,020	1,365,000	9
4 bedroom	5	1,145,200	1,365,000	7
5 bedroom	1	1,850,000	1,850,000	21
<b>townhouses</b>				
3 bedroom	27	642,743	830,000	12
4 bedroom	4	766,250	950,000	25
<b>Total</b>	<b>150</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

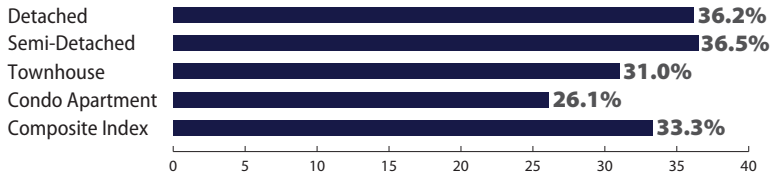


Keep Smiling!

[www.TinaSellsRexdale.com](http://www.TinaSellsRexdale.com) 416 743-3832

## GTA RESALE PRICES CONTINUE TO SMASH RECORDS AMID CONTINUED LOW INVENTORY

### MLS® Home Price Index by Segment (versus Jan 2021)



### Market Highlights

- January MLS® Home Price Index (apples-to-apples reading) was up by an eye-popping 33.3% versus last year to a new record high; average selling price of \$1,242,793 (also a new record) was up by a comparable 28.6%
- All major market segments recorded double digit price increases both in terms of the MLS® Home Price Index and average selling price
- Active listings totaled 4,140 units at the end of January - down by 44.0% to the lowest level in more than two decades
- January volume of 5,636 units was down by 18.2% versus last year's all-time high but was still the second best in history for the month

### Average Resale Price

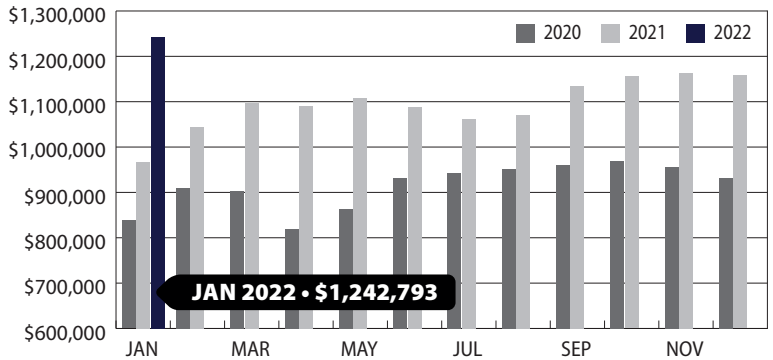
**+28.6%**  $\frac{\text{year}}{\text{year}}$

Jan 2022  
**\$1,242,793**

Jan 2021  
**\$966,068**



### GTA Average Resale Price



## Message from Tina Klein...

### How baby boomers are helping to fuel sky-high housing prices

Canada's record-low supply of listings is being compounded by an emerging trend: baby boomers who won't let go of their homes. The tight real estate market is one of biggest factors contributing to Canada's skyrocketing housing prices. And it appears the real-estate wealthy boomers may be partially to blame. Traditionally, seniors sell their family homes and downsize or move into retirement communities. However baby boomers, who were born between 1946 and 1964 and who own a substantial share of Canadian real estate, are breaking that trend. They are aging in place. Many boomers are still working, and they are healthier than previous generations, so they aren't yet ready to move into retirement communities or nursing homes. Moreover, the pandemic has caused many of them to become wary of long-term care facilities, and also to increasingly value the size of their homes during lockdowns.

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

**SOLD OVER ASKING!**



**SOLD**



**SOLD**



**SOLD OVER ASKING!**



**SOLD**



**SOLD OVER ASKING!**



**Real estate prices have changed dramatically, if you would like an update on the value of your home give me a call at 416-743-3832.**

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

### Your Smile For The Day!

Road sign outside a tavern:  
Beer is now cheaper than gas  
**Drink! Don't drive!**

*Keep Smiling!*  
*Tina*



**Tina Klein**  
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