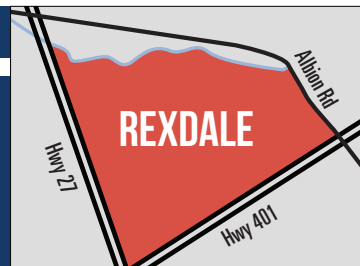


REXDALE REAL ESTATE



Rexdale MARKET WATCH

For detailed Rexdale statistics:
www.rexdalehomes.info

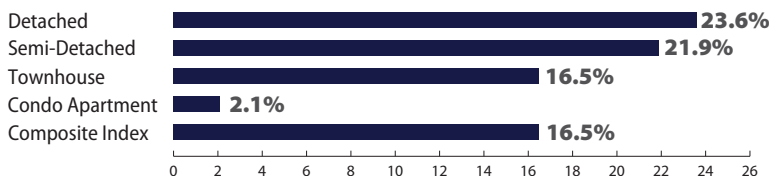
Latest 6 Month Recap of Solds – Oct 1, 2020 - Mar 31, 2021

	# sold	avg price	high price	days on market
1.5 to 3 storey detached				
2 bedroom	5	858,700	1,025,000	5
3 bedroom	12	956,333	1,425,000	10
4 bedroom	14	1,058,357	1,490,000	13
bungalow				
2 bedroom	2	805,000	890,000	4
3 bedroom	51	942,055	1,310,000	11
4 bedroom	5	964,500	1,305,000	13
duplex				
6 bedroom link	1	1,015,000	1,015,000	1
3 bedroom	1	829,000	829,000	13
4 bedroom	1	805,000	805,000	22
multiplex				
0 bedroom	1	1,780,000	1,780,000	17
semi-detached				
3 bedroom	8	840,873	899,999	10
4 bedroom	6	856,667	962,000	5
split-level				
3 bedroom	13	937,667	1,225,000	15
4 bedroom	4	1,011,000	1,125,000	9
5 bedroom	1	870,000	870,000	21
Total	125			11

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

GTA HOUSING MARKET CONTINUES TO SMASH RECORDS

MLS® Home Price Index by Segment (versus Mar 2020)



MARKET HIGHLIGHTS

- March resale volume of 15,652 units established an all-time monthly sales record
- Buyers taking full advantage of favourable borrowing costs and continued improvement in many sectors of the economy
- Despite new listings surge of 57.3% versus last year, new listings growth still significantly lags sales growth resulting in strong upward pressure on prices
- MLS® Home Price Index (apples-to-apples reading) up by 16.5% versus last year; average selling price of \$1,097,565 up by 21.6%

Resale Home Sales

+97.0% year / year

Mar 2021

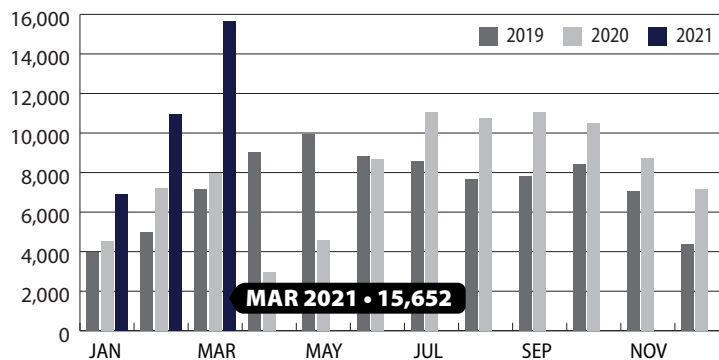
15,652

Mar 2020

7,945



GTA Resale Home Sales



Message from Tina Klein...

Taxing capital gains on principal residences is no silver bullet

When it comes to housing policy, taxing capital gains on principal residences is often raised as a solution. But a tax on Canadians' homes is not the silver bullet some would have you believe. In fact, the introduction of a tax would be excessively complicated with far reaching implications and would likely backfire. The rapid rise in prices we've seen across the country has simply been due to the basic laws of supply and demand. Against a backdrop of burgeoning demand caused by low interest rates and the work-from-home dynamic caused by the pandemic, we have also seen woeful levels of supply. Taxing capital gains on primary residences would likely exacerbate the supply problem as it would dissuade some would be sellers from exiting the market altogether (not to mention the devastating impact it would have on the net worth of almost every Canadian homeowner). Addressing construction restrictions at the municipal level plays a far larger part in making housing more affordable than a potential new tax would.

Tina Klein

Broker

- Over 40 years in the Real Estate Business.
- Top Agent in Rexdale

Keep Smiling!

www.TinaSellsRexdale.com 416 743-3832

FEATURED PROPERTIES

SOLD OVER ASKING!



Well loved 4 bedroom bungalow with 2.5 bathrooms, 2 kitchens, recreation room with log burning fireplace, nice size lot, within walking distance of Beaumonde Heights Public School. This won't last!

SOLD OVER ASKING!



SOLD OVER ASKING!



SOLD WELL OVER ASKING!



SOLD WELL OVER ASKING!



SOLD WELL OVER ASKING!



www.rexdalehomes.info for the rest of your newsletter...

Your Smile For The Day!

If at first you don't succeed,
Skydiving is not for you!

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