



REXDALE REAL ESTATE

Rexdale MARKET WATCH

For detailed Rexdale statistics:
www.rexdalehomes.info

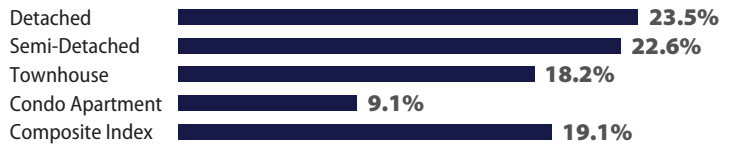
Latest 6 Month Recap of Solds – Apr 1, 2021 - Sep 30, 2021

	# sold	avg price	high price	days on market
1.5 to 3 storey detached				
2 bedroom	3	864,333	958,000	7
3 bedroom	22	891,669	1,114,000	12
4 bedroom	8	1,051,895	1,395,000	22
6 bedroom	2	1,124,020	1,298,000	17
bungalow				
2 bedroom	8	954,411	1,205,000	9
3 bedroom	63	1,019,791	1,354,000	10
4 bedroom	11	1,055,454	1,258,000	11
duplex				
4 bedroom	2	1,037,500	1,100,000	12
link				
3 bedroom	1	775,000	775,000	1
semi-detached				
3 bedroom	11	871,217	950,000	14
4 bedroom	4	903,750	950,000	7
split-level				
2 bedroom	2	915,056	950,111	4
3 bedroom	11	1,023,736	1,350,000	8
4 bedroom	9	1,117,000	1,460,000	11
5 bedroom	1	880,000	880,000	8
townhouses				
3 bedroom	28	602,005	830,000	14
4 bedroom	5	624,100	715,000	28

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

HIGH DEMAND, LOW INVENTORY PUSHING PRICES HIGHER IN GTA

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



Market Highlights

- September volume of 9,046 units was down by 18.0% versus last year's all-time high but was up by 5.4% versus August and was also the third best September on record
- Ongoing lack of supply (new listings down by 34.0% versus last year) versus continued very brisk demand is driving prices higher
- MLS® Home Price Index (apples-to-apples reading) was up by an eye-popping 19.1% versus last year; average selling price of \$1,136,280 was up by a comparable 18.3%
- Price growth being led by low-rise market segments although price growth in the condo segment has also picked up in recent months

New Listings

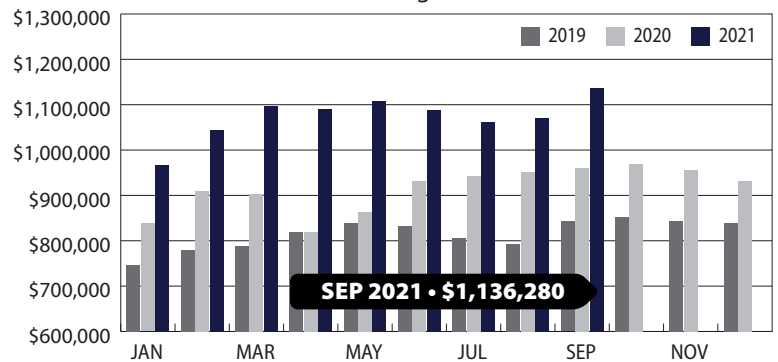
-34.0% year/year

Sep 2021
13,483

Sep 2020
20,441



GTA Average Resale Price



Message from Tina Klein...

Canadian housing starts are at their highest since 1977

The record demand for real estate caused by the COVID-19 pandemic has pushed builders to pump out more home starts than they have in more than four decades. Over the past 12 months, housing starts have been their strongest since the mid-1970s and the number of homes under construction is at an all-time high, according to a new RBC research study. Over the past 12 months, builders have poured foundations for 260,500 homes - the highest quantity since 1977. It also marks a 26% increase, or 53,600 more units, relative to the 2015-2019 average pace of 206,900 units. As Canada's home supply has been struggling to keep up with demand, the length of time for new homes to become livable has more than doubled. Over the past 20 years, the timeline for new construction homes to reach the move-in stage has jumped from 9 months to 21 months.

Tina Klein

Tina Klein

Broker

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

Keep Smiling!

www.TinaSellsRexdale.com **416 743-3832**

Real Estate "A to Z":

WHAT IS AN EASEMENT?

An easement is the legal right for someone to use or access your property for a specific purpose. Why would an easement need to be granted to someone? If you own your home, shouldn't you have full control of the property?

There are various reasons why easements are required, such as a neighbour who needs to share space on your driveway or a neighbour who needs

to pass your property to get to the neighbourhood park or pond. Easements are also granted to city employees so they can enter your property to maintain utilities such as power lines, sewers, and other infrastructure.

Easements can cover a particular area of land or the entire property itself. They are usually determined when a property owner is asked for permission to

use his or her land. Once an agreement is reached, it must be registered and made legal through a document such as a deed. Some easements are attached to the land and can get transferred to new owners after a sale. If you're not sure what easements exist on your property, you can find them on the deed of ownership or the survey of property.



ARE YOU CUT OUT TO BUY A FIXER-UPPER?

Turning a house from drab to fab sounds exciting and all, but it requires a certain kind of person to take on the challenge. Before buying a fixer-upper, consider whether you have what it takes to see the renovation through to the end. Here are a few indicators that you may not be cut out for the job

You aren't handy

Yes, you can hire professionals to do all the work, but being able to do some things yourself could save you lots of money. To make a fixer-upper a worthwhile investment, you'll want to cut down on expenses wherever possible—and cutting labour costs is one way to do that.

If you aren't handy but are willing to learn, some projects are completely doable for first-time DIYers, such as painting, tiling, and installing click flooring. Just don't start tackling anything that's out of your depth.

You don't have anywhere to live during renovation

If you're doing a full gut renovation, you may want to live somewhere else during construction. Getting out of the way will make the project go smoother. Besides, you're probably going to want to get away from all the dust and drilling. Consider staying at a relative's house or pay for temporary lodging.

You won't have time to oversee the work

Just because you've hired professionals to take care of the job, you should still be keeping close tabs on the progress. You should also be reachable by phone during business hours in case any last-minute decisions need to be made. You must build in the time to visit the property regularly to ensure everything is going according to plan. Not checking in regularly could lead to mistakes going unnoticed, which will cost you time and money.

You don't have the money

A fixer-upper may not be right for you if you've maxed out your budget. After paying your down payment and closing costs, you should have enough left over to pay for the renovations. Don't forget to build in a 10% to 15% buffer in case you go over budget during the remodel.

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Your Smile For The Day!

If you answer the phone with
"Hello, you're on the air!"
most telemarketers will quickly hang up...

Keep Smiling!
Tina



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