



REXDALE REAL ESTATE

Rexdale MARKET WATCH

For detailed Rexdale statistics:
www.rexdalehomes.info

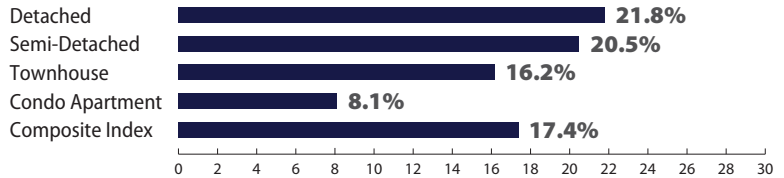
Latest 6 Month Recap of Solds – Mar 1, 2021 - Aug 31, 2021

	# sold	avg price	high price	days on market
1.5 to 3 storey detached				
2 bedroom	5	931,600	1,025,000	5
3 bedroom	25	919,868	1,425,000	12
4 bedroom	10	978,016	1,300,157	20
6 bedroom	2	1,124,020	1,298,000	17
bungalow				
2 bedroom	7	944,184	1,205,000	9
3 bedroom	74	996,160	1,311,111	9
4 bedroom	9	1,061,666	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	14	871,813	950,000	15
4 bedroom	7	896,571	950,000	6
split-level				
2 bedroom	2	915,056	950,111	4
3 bedroom	13	1,005,085	1,350,000	7
4 bedroom	9	1,117,000	1,460,000	11
5 bedroom	1	880,000	880,000	8
townhouses				
2 bedroom	1	415,000	415,000	8
3 bedroom	25	568,370	680,000	13
4 bedroom	6	600,083	700,000	16
Total	213			11

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

GTA MARKET REMAINS EXTREMELY TIGHT

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



Market Highlights

- August volume of 8,596 units was down by 19.9% versus last year's all-time high for the month but was still the third-best August sales result on record
- MLS® Home Price Index (apples-to-apples reading) was up by a whopping 17.4% versus last year; average selling price of \$1,070,911 was up by 12.6%
- Persistent lack of supply (new listings down by 43.0% versus last year) versus continued buoyant demand is driving prices higher
- Market tightness and upward price pressure will further intensify as population growth in the GTA trends back to pre-COVID levels

New Listings

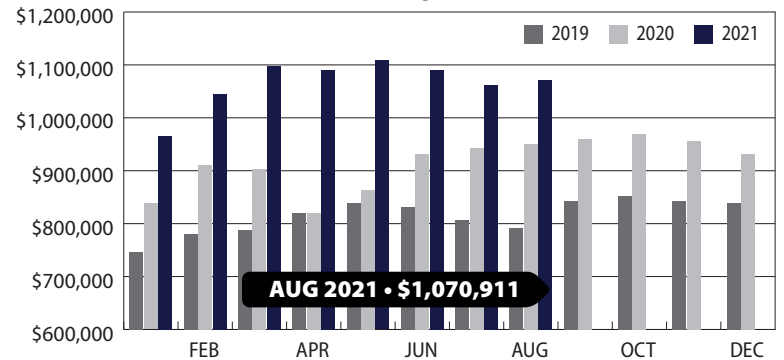
-43.0% year/year

Aug 2021
10,609

Aug 2020
18,599



GTA Average Resale Price



Message from Tina Klein...

Canadians piling into mortgages at fastest pace since 2007

Canadians are piling into mortgages at more than double the historical pace according to a recent release from Statistics Canada. The total value of residential mortgages rose by 1.2 per cent to \$1.73 trillion in June, as per data released in mid-August by Stats Canada. That's the fastest monthly increase in loans borrowed for real-estate purchases since 2007. The spike in mortgages is evidence of Canadians' seemingly insatiable demand for more living space during the COVID-19 pandemic, which has sent sales volumes and prices to record highs. Further driven by lower interest rates, the total amount of real estate-related debt outstanding in the country has risen 9.2 per cent in the past year, the largest increase since 2008.

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**



HOW TO KEEP YOUR DECK FROM COLLAPSING THIS WINTER

Whether you like it or not, winter is coming. This is a good time to ensure your deck is structurally sound to prevent collapse and damage. Not only will it give you and your family some peace of mind, but it might also help you avoid a costly repair in the future. Review this checklist to ensure your deck is tough enough to handle the upcoming winter.

Loose railings

Give your railing a good tug. Is it wobbly, unsteady, or leaning too much in one direction? This should be addressed to prevent further damage, especially before heavy winds and snow arrives. Secure the railing by tightening any loose screws or fasteners.

Support posts

Check your support posts for signs of rust and moisture damage, which can typically occur where it meets the ground. It's important to address this as the rot can continue up the post if left untreated.

Cracked concrete

If your support posts are resting on top of concrete blocks, inspect the condition of the concrete and look out for cracks or crumbling.

Loose ledgers

Ledgers ensure that the deck stays attached to the house. If the ledger is decaying or improperly

fastened to the house, this could lead to an eventual collapse.

Rotted wood

Not sure if your wood is rotting? Look for mildew, dark colouring, cracks in the wood, or a soft, spongy texture. If you think your deck is rotting in some areas, have these specific boards replaced before winter arrives or it could become more damaged.

Loose screws, nails, and fasteners

Look for things like rusted screw heads, loose fasteners, or nails that are sticking out on the surface of your deck. If you see any of these signs, it could mean there is a problem underneath. Fix these issues as soon as you can.

Heavy furniture

Consider removing your furniture before winter hits, especially if they are heavy. The combination of furniture, snow, and ice can add too much weight to your deck, so try to take any pressure off before the snow hits.

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

Your Smile For The Day!

When a woman says..."Correct me if I am wrong."

Do NOT, under any, I mean ANY, circumstances do it!

*Keep Smiling!
Tina*



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