

NEIGHBOURHOOD  
INSPIRED  
REAL ESTATE

FEBRUARY 2017  
PATRICK ROCCA'S REAL ESTATE REVIEW

WHEN YOU HIRE ME, YOU GET ME... NOT A TEAM. THAT'S PERSONAL SERVICE!

# DAVISVILLE VILLAGE VOICE LEASIDE SCENARIO



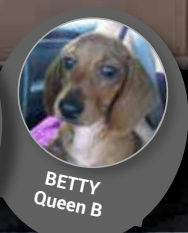
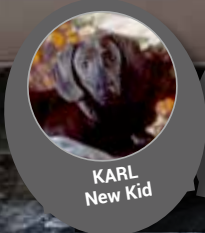
PATRICKROCCA.COM

Community Events/News

January Market Review

Stats, Stats, Stats

TIPS FOR STAGING YOUR HOME IN THE WINTER



PATRICK ROCCA • BROKER  
DAVISVILLEVILLAGEREALESTATE.COM • LEASIDEHOMES.COM  
BOSLEY REAL ESTATE LTD., BROKERAGE • 416-322-8000



No One Knows Leaside & Davisville Better... Often Imitated... Never Equaled!

**STRONG START TO 2017**



February 3, 2017--

**PATRICK ROCCA**  
broker

**416.322.8000**

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**BOSLEY**  
REAL ESTATE

Bosley Real Estate Ltd., Brokerage respects our competitors' contracts

Leaside/Davisville Blog!

VISIT  
leasidedavisville.blogspot.ca

**COMPLIMENTARY  
EVALUATION  
CERTIFICATE**

This special certificate entitles a residential property owner to one Market Evaluation. This service will be performed by the issuing salesperson without obligation to the home owner, and is valid only for properties not currently listed for sale within the Greater Metropolitan Toronto area.

**NO ONE SELLS MORE  
LEASIDE/DAVISVILLE HOMES!**

\* TREB STATS

Toronto Real Estate Board announced that Greater Toronto Area REALTORS® reported 5,188 residential transactions through TREB's MLS® System in January 2017. This result was up by 11.8 per cent compared to 4,640 sales reported in January 2016. Annual rates of sales growth were higher for condominium apartments than for low-rise home types.

January 2017 picked up where 2016 left off: sales were up on a year-over-year basis while the number of new listings was down by double-digit annual rates for most major home types.

"Home ownership continues to be a great investment and remains very important to the majority of GTA households. As we move through 2017, we expect the demand for ownership housing to remain strong, including demand from first-time buyers who, according to a recent Ipsos survey, could account for more than half of transactions this year. However, many of these would-be buyers will have problems finding a home that meets their needs in a market with very little inventory."

The MLS® Home Price Index (HPI) Composite Benchmark price was up by 21.8 per cent on a year-over-year basis in January. Similarly, over the same period, the average selling price was up by 22.3 per cent to \$770,745, with double-digit gains in the average prices for all major home types.

"The number of active listings on TREB's MLS® System at the end of January was essentially half of what was reported as available at the same time last year. That statistic, on its own, tells us that there is a serious supply problem in the GTA – a problem that will continue to play itself out in 2017. The result will be very strong price growth for all home types again this year."

Source: TREB

**DAVISVILLE MARKET WATCH**

**JANUARY RECAP OF SOLDS (C10)**

	Sold	Avg. Price	Med. Price
Detached	3	\$1,883,333	\$1,880,000
Semi-Detached	4	\$1,759,750	\$1,552,500
Condos	28	\$599,994	\$575,500

Sales in the past 6 months are more relevant. Call me to discuss the most recent information, for your style of home. (Info provided by TREB).

**TORONTO REAL ESTATE BOARD  
LAST MONTH**

Total Sales	4640
Average Sales Price	\$770,745
Central Average Price	\$811,972
Davisville Average Price	\$881,996
Average List to Sale Ratio (Davisville)	105
Average Days on the Market (Davisville)	20

**LEASIDE MARKET WATCH**

**JANUARY RECAP OF SOLDS (C11)**

	Sold	Avg. Price	Med. Price
Detached	3	\$1,993,667	\$1,861,000
Semi-Detached	3	\$1,082,667	\$1,078,000
Condos	14	\$322,800	\$322,150

Sales in the past 6 months are more relevant. Call me to discuss the most recent information, for your style of home. (Info provided by TREB).

**TORONTO REAL ESTATE BOARD  
LAST MONTH**

Total Sales	4640
Average Sales Price	\$770,745
Central Average Price	\$811,972
Leaside Average Price	\$723,830
Average List to Sale Ratio (Leaside)	109
Average Days on the Market (Leaside)	22

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## TIPS FOR STAGING YOUR HOME IN THE WINTER

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Winter can cast a dreary mood over your home, so if you're putting it up for sale at this time of year you'll want to find ways to create a warmer, more inviting atmosphere. Here are a few suggestions.

**Lighten up.** Clean your windows, open your blinds and throw back your curtains to take advantage of natural light during daytime showings. Make sure light fixtures and lamps are dusted off, and confirm all light bulbs are working and glowing invitingly for evening showings.

**Turn up the temp.** Warm and welcoming starts with physically warming up the home to a comfortable temperature. If you have a gas fireplace, turn it on for showings and drape cozy throws on living room chairs and couches.

**Display springtime potential.** Place colorful spring flower arrangements around your home and consider, if possible, displaying an open photo album with pictures of your garden (or your condo's garden) in full bloom, along with other outdoor photos of your home's exterior, taken in better weather, to highlight your landscaping's curb appeal.

**Clear the path and roll out the welcome mat.** For those living in wintery climes, selling a house in the winter means being extra vigilant about keeping the walkways and driveway clear of ice and snow, not only for aesthetic reasons but also for safety and liability concerns.



Call for Details

### DAVISVILLE VILLAGE

Fabulous Davisville Semi



Call for Details

### DAVISVILLE VILLAGE

Spectacular 3+1 Bdrm Home with Family Room



\$1,899,000

### 100 BRENTCLIFFE RD

35x125 ft Lot  
Exclusive



Call for Details

### BESSBOROUGH DR

North Leaside  
5 Bdrm!

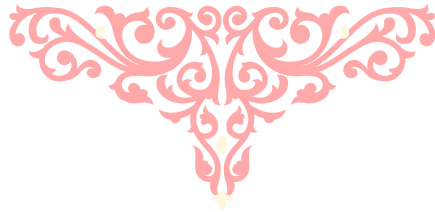
COMING SOON

- NORTH LEASIDE DETACHED
- 2X SOUTH LEASIDE DETACHED
- SOUTH LEASIDE RENTAL

# COMMUNITY EVENTS/NEWS



## PROM DRIVE



### DROP OFF LOCATION:

Bosley Real Estate  
290 Merton Street  
Toronto, ON  
M4S 1A9

We need your help in making a graduating students prom day memorable. Together with New Circles we will be collecting new/gently used dresses, suits, shoes and accessories up until April 10th. Thank You

## Valentines Day & FAMILY DAY

### IN DAVISVILLE AND LEASIDE



### COMPLIMENTS OF:



Feb 20th 11:30-12:30PM  
Free Family Skate at  
Leaside Memorial  
Gardens.

**Great Giveaways!**  
• Free Hot Chocolate  
• Prizes

Feb 14th  
Free Rose giveaway at Valumart  
on Bayview Ave  
\*While quantities last



## COMMUNITY CORNER

### INVESTMENT/FINANCIAL RETIREMENT PLANNING

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### COMMUNITY MERCHANTS PAGE!

Visit my website and check out my Shop Local Merchants page supporting our fine local businesses! There are great offers monthly. If you have a local business, e-mail me your logo and website's link and I will post free of charge!

## A MESSAGE FROM PATRICK

Selling your home is a huge decision; it is very important that you work with a realtor who specializes in your neighbourhood. I am the top realtor in Leaside/Davisville and also live in this area with my family. I feel strongly about Leaside/Davisville and in the value of homes here, as well as the benefits that come along with it. I will work very hard to provide up-to-date market evaluations and make sure that you get the best possible price for your home through my unique marketing approach.

Please do not hesitate to call me with any questions or concerns you have regarding Leaside/Davisville real estate and to arrange a confidential consultation. I look forward to hearing from you soon.

**You Value Your Home... So Do I !**

**Call Me Anytime! 416.322.8000**