

Susan's **MARKET UPDATE**

TRREB has commented on the current housing market trends, stating "it's clear that the historic demand for housing experienced in the second half of last year has carried forward into the first quarter of this year with some similar themes, including the continued popularity of suburban low-rise properties. It's also evident that the supply of listings is not keeping up with demand, which could present an even larger problem once population growth picks up following widespread vaccinations later this year and into 2022. In addition, if we continue to see growth in condo sales outstrip growth in new condo listings in Toronto, renewed price growth in this market segment is a distinct possibility in the second half of the year."

If you require assistance with your Real Estate needs during these unprecedented times, I am here to help you. I sincerely hope that you and your families are staying safe and healthy.

Sincerely,



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PRINCESS ANNE MANOR MARKET UPDATE



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PRINCESS ANNE MANOR - MARKET WATCH

Latest 6 Month Recap of Solds
September 2020 - February 2021

	# sold	avg price	high price	days on market
2 Storey				
4 Bedroom, 4 Bath	2	\$ 2,227,500	\$ 2,580,000	44
4 Bedroom, 5 Bath	3	\$ 2,571,667	\$ 3,450,000	7
4 Bedroom, 6 Bath	4	\$ 3,063,750	\$ 3,230,000	25
4 Bedroom, 7 Bath	1	\$ 3,820,000	\$ 3,820,000	36
Backsplit				
3 Bedroom, 3 Bath	1	\$ 1,650,000	\$ 1,650,000	38
Bungalow				
2 Bedroom, 4 Bath	1	\$ 1,875,000	\$ 1,875,000	30
3 Bedroom, 3 Bath	5	\$ 1,849,200	\$ 2,111,000	19
3 Bedroom, 4 Bath	1	\$ 2,499,000	\$ 2,499,000	23
Sidesplit				
4 Bedroom, 3 Bath	1	\$ 2,220,000	\$ 2,220,000	5
Total	19			

MILLION \$\$ WATER VIEWS!



MULTIPLE BUYERS CONTINUING TO COMPETE

Record home sales in the GTA continued in February as buyers remained confident in their employment situations and took advantage of ultra-low borrowing costs. With multiple buyers continuing to compete for many available listings, double-digit annual price growth was the norm throughout the GTA, with stronger rates of growth in the suburbs surrounding the Toronto.

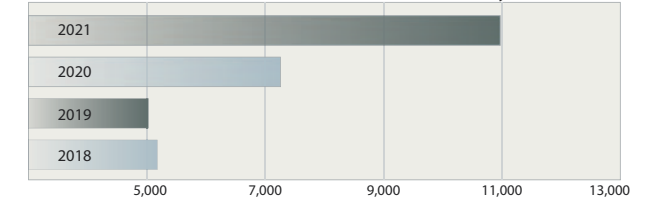
GTA REALTORS® reported 10,970 sales through TRREB's MLS® System in February 2021 – a 52.5 per cent increase compared to 7,193 sales reported in February 2020. Looking at all areas of the GTA combined, the condominium apartment segment led the way with a 64 per cent sales increase compared to last year, with similar rates of increase in the '416' and '905' area codes.

The MLS® Home Price Index Composite Benchmark was up by 14.8 per cent year-over-

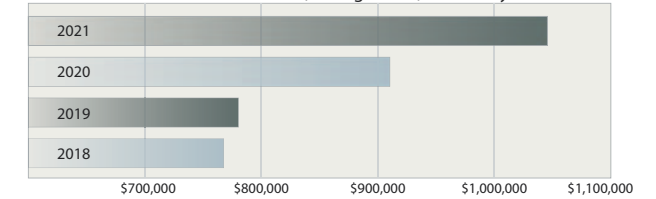
year in February 2021. Over the same period, the average selling price was up by 14.9 per cent to \$1,045,488. While market conditions were tight throughout the GTA region in February, the detached, semi-detached and townhouse market segments in suburban areas were the drivers of average price growth, with annual rates of increase above 20 per cent in all three cases.

"In the absence of a marked uptick in inventory, the current relationship between demand and supply supports continued double-digit average home price growth this year" said TRREB Chief Market Analyst.

GTA Resale Home Sales (Units Sold) - February



GTA Resale Home Sales (Average Price) - February



Thank you for recommending your friends and family to me. It means so much!

JUST LISTED

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