

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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SOLD BY SUSAN

(Kensington I & Kensington II)

- Unit 101 (twice)
- Unit 103
- Unit 104
- Unit 107
- Unit 108
- Unit 201 (buyer's agent)
- Unit 204 (twice)
- Unit 206 (twice)
- Unit 208
- Unit 209
- Unit 211
- Unit 302 (buyer's agent)
- Unit 303
- Unit 304
- Unit 306
- Unit 309
- Unit 310 (twice)
- Unit 401 (twice)
- Unit 407 (twice)
- Unit 408
- Unit 409
- Unit 410
- Unit 503
- Unit 506 (twice)
- Unit 508
- Unit 509 (twice)
- Unit 510
- PH1 (twice)
- PH2
- PH4
- PH5
- PH6
- PH 7 (Kensington I)
- PH 7 (Kensington II)
- PH8

Not intended to solicit buyers or sellers under contract with a brokerage. Statistics courtesy of the TREB.
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THE KINGSWAY / OLD MILL MARKET UPDATE



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sales representative

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THE KINGSWAY / OLD MILL - MARKET WATCH

Latest 6 Month Recap of Solds
September 2020 - February 2021

	# sold	avg price	high price	days on market
less than 700 sq. ft.				
1 Bed, 1 Bath	2	\$ 679,500	\$ 689,000	20
700 - 1100 sq. ft.				
1 Bed, 1 Bath	1	\$ 825,000	\$ 825,000	26
1 Bed, 2 Bath	3	\$ 967,667	\$ 1,020,000	29
2 Bed, 2 Bath	8	\$ 1,017,750	\$ 1,160,000	42
1100 - 1500 sq. ft.				
1 Bed, 2 Bath	1	\$ 1,488,000	\$ 1,488,000	1
2 Bed, 2 Bath	10	\$ 1,256,100	\$ 1,598,000	37
1500 - 2000 sq. ft.				
2 Bed, 2 Bath	1	\$ 1,749,000	\$ 1,749,000	10
2 Bed, 3 Bath	1	\$ 1,770,000	\$ 1,770,000	42

* statistics are from 2662 Bloor Street, 2885 Bloor Street, 10 Old Mill Trail, 12 Old Mill Trail & 30 Old Mill Rd.

JUST LISTED

ADMIRALTY POINT - BEAUTIFULLY UPDATED SOUTH-FACING SUITE. HARDWOOD FLOORING, RENOVATED KITCHEN, WONDERFUL SPACE AND FLOW - OVER 1400 Ft². SUNNY, SOUTH EXPOSURE - VERY BRIGHT SUITE. TWO WALK-OUTS TO LARGE BALCONY WITH WATER VISTAS - BBQS WELCOME! 24 HR CONCIERGE! PARKING AND LOCKER INCLUDED! OUTDOOR POOL AND USE OF RADISSON HOTEL SERVICES. \$4500/MONTH

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.

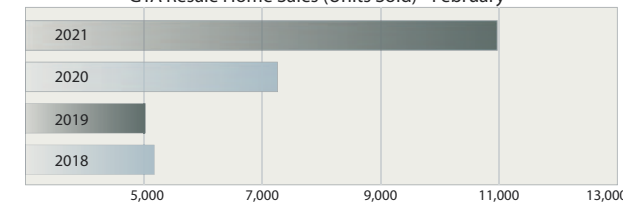
The MLS® Home Price Index Composite Benchmark was up by 14.8 per cent year-over-

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.

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

GTA Resale Home Sales (Units Sold) - February



GTA Resale Home Sales (Average Price) - February

