

Susan's MARKET UPDATE

Home sales in the Greater Toronto Area (GTA) reached the second-highest level on record for the month of October. However, the inventory of homes for sale did not keep up with demand.

The number of new listings was down by approximately one-third compared to October 2020. Market conditions tightened across all major home types compared to last year, and the annual rate of average price growth remained in the double digits, including for the resurgent condominium apartment segment.

Demand isn't going away. And that's why all three levels of government need to focus on supply. The federal government has stated that collaboration with provinces and municipalities is required.

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,



SOLD

BY SUSAN

(St. Andrew On The Green)

- Unit 101
- Unit 106
- Unit 610
- Unit 707
- Unit 311 (represented the buyer)
- Unit 603 (represented the buyer)

Not intended to solicit buyers or sellers under contract with a brokerage. Statistics courtesy of the TREB. Copyright © 2021

ST. ANDREW ON THE GREEN MARKET UPDATE



SUSAN STERBINSKY

sales representative

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ST. ANDREW ON THE GREEN MARKET WATCH

Latest Recap of Solds

	# solds	average price	high price	days on market
9 Burnhamthorpe Cres				
700 - 1100 sq. ft.				
1 Bed, 1 Bath	2	\$ 560,000	\$ 590,000	16
1+ Bed, 1 Bath	2	\$ 749,700	\$ 849,900	13
1100-1200 sq. ft				
2 Bed, 2 Bath	1	\$ 921,500	\$ 921,500	1
1100 - 1500 sq. ft.				
2 Bed, 2 Bath	2	\$ 1,014,500	\$ 1,099,000	5
2+ Bed, 2 Bath	1	\$ 1,298,000	\$ 1,298,000	92

Total: 8

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

JUST LISTED! ▶

PRESTIGIOUS WALMER ROAD.

**RARELY AVAILABLE SPACIOUS CORNER SUITE - 1740 FT2.
3 BEDROOMS, 3 BATHS - STUNNING.**

**WONDERFUL AMENITIES INCLUDING AN INDOOR POOL, STEAM ROOM,
SAUNA, EXERCISE ROOM & ROOFTOP TERRACE.**

\$1,398,000

LUXURY LOWRISE IN FOREST HILL



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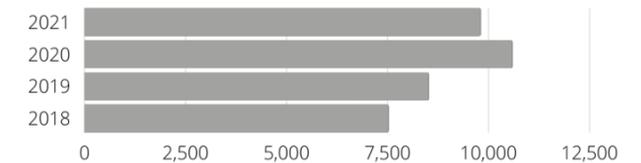
TIGHT MARKET CONDITIONS ACROSS ALL SEGMENTS

GTA REALTORS® reported 9,783 sales through TRREB's MLS® System in October 2021 – down by 6.9 per cent compared to the October 2020 record of 10,503. A strong double-digit increase in condominium apartment sales mitigated annual declines in low-rise home sales. The number of new listings entered into the system was down by almost a third over the same period, with consistent declines across all major home types.

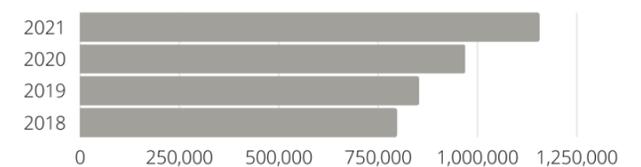
The MLS® Home Price Index Composite Benchmark was up by 24.2 per cent year-over-year. The average selling price for all homes combined rose by 19.3 per cent year-over-year to \$1,155,345. The low-rise market continued to drive price growth in October, but the annual price growth for condominium apartments was in the double digits as well.

“The tight market conditions across all market segments and areas of the GTA is testament to the broadening scope of economic recovery in the region and household confidence that this recovery will continue. A key part of future economic development in the GTA will be the ability to provide adequate ownership and rental housing supply so that people can continue to move to the region to live, work and spend money in the local economy,” said TRREB Chief Market Analyst Jason Mercer.

GTA Resale Home Sales (Units Sold) October



GTA Resale Home Sales (Average Price) October



THANK YOU

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

