

## Susan's MARKET UPDATE

There were almost 11,000 Greater Toronto Area (GTA) home sales reported in March 2022, capping off the third-best March and second-best first quarter on record.

Tight market conditions continued to support a double-digit annual pace of price growth, with an average selling price of \$1.3 million. The average selling price dipped slightly month-over-month, bucking the regular seasonal trend.

"Now is the time for governments to govern and focus on measures that are proven to increase housing supply. The GTA population will experience rapid growth in the coming years as our region's economic strength and diversity continues to attract people from around the world." .said TRREB President Kevin Crigger.

To acquire a better understanding of the current value of your home, or to discuss your many options, please call me directly at 416-277-2232. I am always available to provide you with unbiased, knowledgeable advice about the market, at no cost or obligation.

Sincerely,



## SUSAN STERBINSKY

Sales Representative



ArriveAtHome.ca

416.234.2424

Not intended to solicit buyers or sellers under contract with a brokerage. Statistics courtesy of the TREB. Copyright © 2022 B6005

## PRINCESS ANNE MANOR MARKET UPDATE



## SUSAN STERBINSKY

sales representative

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## PRINCESS ANNE MARKET WATCH

Latest 6 Month Recap of Solds  
November 2021 - April 2022

	# solds	average price	high price	days on market
<b>2 Storey</b>				
4 bed, 6 bath.	2	\$ 4,025,000	\$ 4,250,000	23.5
<b>Backsplit</b>				
4 bed, 4 bath	2	\$ 2,265,000	\$ 2,410,000	4.5
<b>Sidesplit</b>				
3+1 bed, 3 bath	1	\$ 2,279,000	\$ 2,279,000	7
<b>Bungalow</b>				
3 bed, 3 bath	2	\$ 2,610,000	\$ 2,920,000	14
3+1 bed, 4 bath	1	\$ 2,375,000	\$ 2,375,000	3
4 bed, 4 bath	2	\$ 2,296,5000	\$ 2,325,000	4.5

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

**JUST LISTED!** ▶

## JUST LISTED!

Kingsway's Finest. Spectacular, renovated, sun-filled corner suite. 2 bed + den, 3 baths. Locker and parking. Approx. 1700 ft2. - Stunning!! Steps to subway. **\$1,879,000**



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## COMPETITION BETWEEN HOME BUYERS REMAINS STRONG

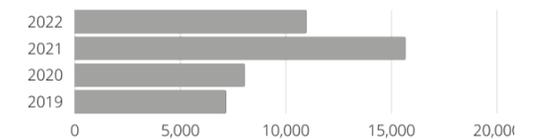
GTA REALTORS® reported 10,955 sales through TRREB's MLS® System in March 2022, representing a 30 per cent decline compared to the record result of 15,628 in March 2021. While sales were down year-over-year for all major market segments, condominium apartment transactions dipped by a much lesser annual rate.

New listings were also down on a year-over-year basis, but by a much lesser annual rate than sales. This suggests that while market conditions remained very tight, home buyers did not experience the same level of competition from other buyers compared to a year earlier.

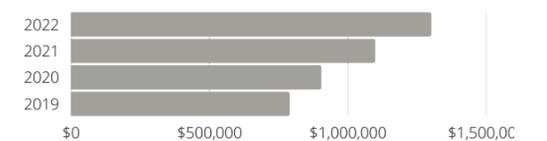
The MLS® Home Price Index Composite benchmark was up by 34.8 per cent year-over-year in March 2022. This annual rate of increase was down slightly from February. The average selling price was up by 18.5 per cent year-over-year. The annual growth rates for the MLS HPI® and average selling price differed, in part, because the mix of homes sold in March 2022 shifted in favour of condominium apartments which generally sell for a lower average price compared to other home types.

"Competition between home buyers in the GTA remains very strong in most neighbourhoods and market segments. However, we did experience more balance in the first quarter of 2022 compared to last year. If this trend continues, it is possible that the pace of price growth could moderate as we move through the year," said TRREB Chief Market Analyst Jason Mercer.

GTA Resale Home Sales (Units Sold) March



GTA Resale Home Sales (Average Price) March



**THANK YOU**

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

