

# MARKET WATCH



## 416-616-2484

### JUST LISTED



#### **25 Dervock Crescent #3, North York Toronto, Ontario**

Executive townhome located in the highly sought-after community of Bayview Village within walking distance to Bayview Village shopping, Pusateri's, restaurants and subway stations. This open concept contemporary 4 br, 3.5 bath upscale townhome is over 2300 Sq Ft with \$100K in upgrades and includes 4 outdoor living spaces!

### JUST LISTED



#### **Assignment Sale Available Oakville, Ontario**

1 Bedroom + Den  
Spring 2022 Possession  
Contact me for more information!

## Investing in Rental Suites

Ever wondered if you could convert your basement into a legal rental apartment? Do you want to purchase a house and turn it into an income property? Not sure where to start? Well we can help! We will help you find the perfect property (or if you already have one) and team you up with an amazing local company founded in 2015 that can assist you with EVERY STEP in creating a legal income property with a second or even third income suite.

Don't like the thought of sharing your home? Then how about a Garden suite? Many Ontario municipalities will be allowing garden suites to existing properties as an exciting new housing opportunity for homeowners and investors to add a fully separate detached housing unit in their OWN yards. YES, THAT'S RIGHT, you may be able to add an auxiliary income producing dwelling without having to buy any additional property AND do so without the traditional hurdles and costs associated with development.

Whether you simply want a consultation to provide you with ideas and an analysis of your property, or if you require design, permit drawings, city communication, reno coaching and the full package of property management during the renovation we can help you get rolling with an option to suit whatever your needs may be!

Call us today so you don't miss a tremendous opportunity to not only profit from your real estate investment but to also provide a great, much needed housing option for local communities. If you currently have a sizable outdoor property, or would like help to find the perfect investment home give us a call at 416-616-2484 and we would be happy to help!

For more information visit: [arcadianrealtyteam.ca](http://arcadianrealtyteam.ca)



**CENTURY 21**  
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Brokerage  
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Tel: 416-616-2482  
[arcadianrealtyteam.ca](http://arcadianrealtyteam.ca)

# September 2021

## MARKET STATS

Statistics provided by the Toronto Real Estate Board

**CENTURY 21**  
Miller Real Estate Ltd.  
Brokerage

### MLS Sales Activity

SEPTEMBER  
2021

Units  
9,046

Average  
Price  
\$1,136,280

SEPTEMBER  
2020

Units  
11,033

Average  
Price  
\$960,613

+18.3%  
\$1,136,280

YEAR-OVER-YEAR  
AVERAGE  
SALE PRICE

-18%  
9,046

YEAR-OVER-YEAR  
NUMBER  
OF SALES

-13.6%  
19

YEAR-OVER-YEAR  
AVERAGE  
DAYS ON  
MARKET

DETACHED	SALES	AVG PRICE
416	895	\$1,778,928
905	3,013	\$1,451,471

TOWNS	SALES	AVG PRICE
416	365	\$930,056
905	1,193	\$902,853

SEMI	SALES	AVG PRICE
416	325	\$1,304,504
905	499	\$991,073

CONDO	SALES	AVG PRICE
416	1,792	\$744,730
905	872	\$634,111

## Fall Housing Outlook

As is typical in the fall housing market, Ontario is on track to see an influx of transactions, with activity set to remain on an upward trajectory and average sales prices set to increase by the end of 2021. In fact, the average price for all home types in Ontario may increase by as much as 5% by year end.

Comparing 2020 to 2021, the sale of single detached homes has seen the most significant price gains, rising between 14.6% to 35.5% in 16 surveyed Ontario housing markets, a trend driven by high demand from young families.

Soaring housing prices as a result of high demand and lack of supply are creating challenging conditions for homebuyers across Toronto and the GTA, yet has generated favourable conditions for sellers in these regions. This means that while great for homeowners and their equity, many first-time buyers have been priced out of the market.

Prices even continue to rise in smaller cities and communities that have gained popularity during COVID-19, as homebuyers flee busy city centres in search of refuge from the hustle and bustle. Suburban markets such as London, Kitchener, Peterborough, North Bay and Southern Georgian Bay have also experienced an increase in year-over-year condo and townhouse sales.

If you have been waiting on the housing bubble to "pop" before you buy, unfortunately it doesn't look to be happening anytime soon, so now would be an ideal time to get into the real estate market before housing prices increase any further. For more information on home buying or current market conditions, contact me today!

\*Source: storeys.com