

Your Cizmar Report

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

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April 2021



GTA REALTORS® Release March 2021 Stats

For the third straight month of 2021, record home sales continued in March across the Greater Toronto Area (GTA) with buyers taking advantage of favourable borrowing costs and continued improvement in many sectors of the economy.

GTA REALTORS® reported 15,652 sales in March 2021 – close to double that of March 2020. While sales were strong, it is important to remember that for the second half of March we are comparing against the initial impact of COVID-19 in the second half of March 2020 when sales activity dropped off dramatically. With this in mind, it is important to consider annual sales growth for the pre-COVID period (March 1 to 14, 2020) and COVID period (March 15 to 31, 2020):

- There were 6,504 sales reported during the first 14 days of March 2021 - up 41 per cent compared to the pre- COVID period in March 2020.
- There were 9,148 sales reported between March 15th and March 31st 2021, an increase of 174 per cent compared to the COVID period of March 2020.

This is a stark reminder of the initial impact COVID-19 had on the housing market and overall economy a year ago.

For March 2021 as a whole, new listings were up 57 per cent year-over-year to 22,709. While representing a strong year-over-year increase, the annual growth rate for new listings was well-below that of sales.

The MLS® Home Price Index Composite Benchmark for March 2021 was up by 16.5 per cent compared to March 2020. The average selling price, at \$1,097,565 was up by 21.6 per cent over the same period. Following the recent trend, low-rise home sales in regions surrounding the City of Toronto drove price growth.

Milana's Market Watch: New Toronto/Mimico

Last 6 Month Solds from October 15, 2020 – April 15, 2021

		#Sold	Average Price	Avg DOM
Bungalow	2 bedrooms	22	\$957,086	13
	3 bedrooms	3	\$965,417	15
Detached 1.5 Storey	2 bedrooms	2	\$1,337,500	5
	3 bedrooms	1	\$1,500,000	6
	4 bedrooms	1	\$760,000	16
Detached 2 & 3 Storey	2 bedrooms	4	\$1,069,250	17
	3 bedrooms	24	\$1,310,379	10
	4 bedrooms	10	\$1,863,267	28
	5 bedrooms	1	\$5,050,000	10
Semi Detached	2 bedrooms	3	\$907,633	10
	3 bedrooms	7	\$1,173,271	9
	4 bedrooms	2	\$955,000	14
Att/Row/Townhouse	2 bedrooms	2	\$829,260	8
	3 bedrooms	2	\$900,000	2

TOTAL HOMES SOLD	TOTAL AVG SALE PRICE	TOTAL AVERAGE DOM
84	\$ 1,398,433	12

Based on the last 6 month solds as reported by the Toronto Real Estate Board. Property values depend on other variables besides type of housing and number of bedrooms. Overall condition, size, recent updates/upgrades, lot size etc. are all factored into consideration.

FOR SALE



Great Condo Alternative for 1st Time Buyer – Walk to the Lake! 2 Bdrm 2 Bath Bungalow with Separate Ent. to Finished bsmt. Was one time an Apt. Private Drive, Fabulous Mimico location close to GO Station, TTC, Shops, Schools, Sanremo Bakery, Waterfront Trails... Include: SS Fridge, Induction Stove, Washer, Dryer, B/In DW, SS Micro, All Elf's and Window Coverings.

\$849,900

Is it time to make that move before it's too late?

The real estate market has just boomed in the first quarter of 2021 alone! You hear just how **"HOT"** the real estate market is, as buyer frenzy and bidding wars run rampant on pretty much every house for sale in the neighbourhood. So many people are making moves from their current housing situation, moving out of the city and into larger homes. So many buyers are looking to move out of their condos into a house with more space. Who would have thought a world pandemic would ignite the real estate market to beyond the craziness we experienced in 2017!

Has Covid 19 forced you to slow down and re-evaluate your life and priorities as well? As many of us are working from home, I hear from so many clients how they are looking at their homes in a whole different light. Many people are realizing their homes are not as big as they thought? Some need a dedicated office space or two, more room for family activities or hobbies or just more room to spread out and/or have some privacy. I bet this past year you have figured out EXACTLY what you would like in your next home.

Have you even thought of relocating to an area you only dreamt about, but now with a continued work from home scenario it could be a possibility? So much has changed in our lives over the past year but, your future dreams have not. Why not put them in motion like so many have during this pandemic? Why not take advantage of this **"HOT"** real estate market while you still can. I don't know how much longer it will last?

If you would like to know how much your home could be worth, it is a great time for us to connect. I'll make sure you have the latest market information, local activity trends and professional guidance to move you forward with your real estate dreams. Let's make it happen before it's too late!

Until next time,

Milana

Your New Toronto/Mimico Realtor®

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Whether you are thinking of selling your home, buying a new one, or are just curious as to real estate values in the neighbourhood, you'll want to make sure you talk to a real estate professional who is knowledgeable and familiar with the area. As a real estate broker who has been selling in New Toronto and Mimico for over 23 years, I want every home in the neighbourhood to sell for the highest price. Every time that happens, it maintains and increases the value of your home.

I am committed to getting the most value and the highest price for every property I sell. If you are considering a move and would like to know how all of this information directly affects your property, please give me a call.