

The Elli Davis Report

THE JACK

Your Neighbourhood Real Estate Newsletter

April 2021

Condo sales on a tear Prices climb from last month

February brought even more signs that the GTA condo market is turning around. Following in the footsteps of January's 85 per cent spike in sales year-over-year, February continued the boom with growth of 64.3 per cent.

Even though the average price of the condos in the City of Toronto (\$676,837) was 6.4 per cent lower than a year ago, it was still higher by 8.3 per cent month-over-month. However, the average price of

condos in the 905 areas was up 5.4 per cent to \$563,587 compared to same time last year.

Condo listings in Toronto are gradually dropping off, which could boost prices going forward. Although this February's condo listings in the city were 50 per cent above

those of February 2020, the number was not as high as in the fall of 2020 when city dwellers spooked by the pandemic and lockdown restrictions continued to flee

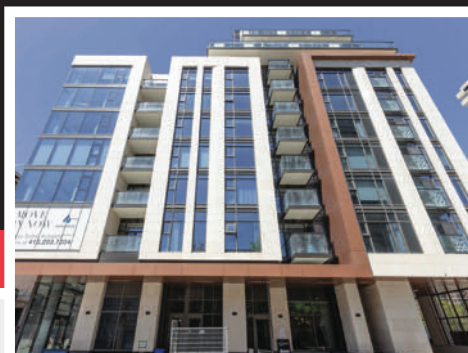
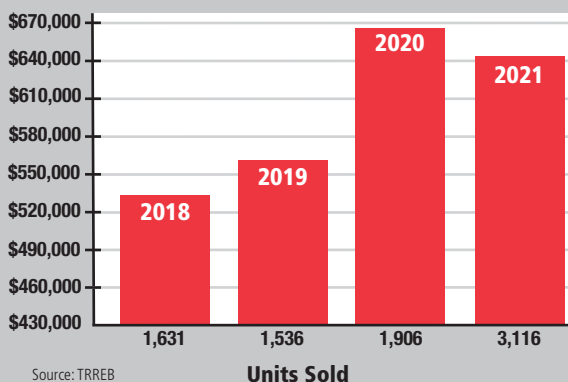
downtown in search of single-family houses with more indoor and outdoor space.

Prices could climb if sales continue to outstrip new listings. "Renewed price growth in this market segment is a distinct possibility in the second half of the year," says Jason Mercer, chief market analyst

for the Toronto Regional Real Estate Board (TRREB).

TRREB believes February's numbers indicate that COVID-19 fears aren't keeping buyers and sellers out of the market and that their interest in purchasing or listing homes will fuel record prices to climb even higher.

Average Condo Apt. Prices - February in the Greater Toronto Area



6 Jackes Avenue Market Watch

For detailed statistics visit
TheJackED.ca

Recent Sales

(September 2020 – February 2021)

	# sold	avg price	highest price	days on market
1 bed, 1 bath (600-699 sqft)	-	-	-	-
2 bed, 2 bath (900-999 sqft)	2	1,234,300	1,328,600	8
2 bed, 2 bath (1200-1399 sqft)	1	1,880,000	1,880,000	15
2 bed, 3 bath (1400-1599 sqft)	2	1,835,000	1,885,000	83
2 bed, 3 bath (1800-1999 sqft)	1	2,100,000	2,100,000	18
2 bed, 3 bath (2250-2499 sqft)	-	-	-	-

Figures are based on all MLS® sales as reported by the Toronto Regional Real Estate Board. Market values depend on other factors not shown above.

CONDO APTS

↓3.7%
YEAR
YEAR

\$642,346
Average Price

SEMS

↑20.3%
YEAR
YEAR

\$1,050,820
Average Price

DETACHED

↑23.1%
YEAR
YEAR

\$1,371,791
Average Price

*February prices in the GTA



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* 2019 – Top 1% Based on GCI

TOP 1% In Canada,
For Royal LePage,
Out Of Almost 18,000 Agents*

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Featured Listings



85 Burrows Avenue

Custom Built Home Situated on 45' x 112' Lot, 4 Bedroom/5 Bath Offering Approx. 3,070 sq.ft.+1440 sq.ft., Dbl Priv. Drive w/Built-In Garage. Close to Ravine, Golf Course & Bike Paths! Mins From Best Schools & Shopping, \$2,389,000



58 Nesbitt Drive

North Rosedale Locale! Reno'd/Updated Det. On 36' X 100' Lot W/Priv. Drive! Living Rm & Open Concept Dining Area W/Kitchen & Main Flr Family Rm. 3 Bdrms/4 Baths + Fin. Bsmt. Garden Oasis w/ Deck! \$2,150,000



740 Eglinton Ave. W. #206

Located In Desirable Upper Forest Hill, This Spacious 1 Bedroom Plus Den Plan In Albany Court Is Approx. 700 sq.ft. and Features East Treed Views & Open Balcony. Locker Incd. \$499,000



88 Davenport Road #604

"The Florian"! Luxury Living In Yorkville! 2 Bdrm + Den, 10' Ceilings, 2 Balconies, 2 Parking, Locker. Beautiful North/West Views. Many Upgrades & Built-Ins. Valet Pkg, Saltwater Pool++



10 Tichester Avenue #905

Heath Gate in Forest Hill! Superb Sunlight and Unobstructed Treed-Top Views. Boasting Approx. 1449 sq.ft., 2 Bedrooms+Den/2 Baths, 2 Parking/Double Locker Incd. Close to Everything!



260 Heath St. W. #1003

Pristine, Reno'd 2 Bdrm Suite, Approx. 1450 SqFt + 70 SqFt Open Balcony w/West Views. Comb LR/DR, Reno'd Kit & Baths. Many Upgrades! Pkg & Locker. Boutique Bldg In Yonge/St. Clair.



19 Lower Village Gate #612

Village Gate! Approx. 1,727 Sq. Ft. West Facing Unit. 2 Bdrms+Den/2 Baths, Reno'd Kitchen and Baths, Large Balcony O/L Garden, 2 Parking and Locker Incd. Avail. Immed. \$5850/month



260 Heath St. W. #1103

Village Terraces! Open Concept Lr/Dr, Updated, Eat-In Kitchen, 2+1 Bdrms & 2 Full Baths. 1450 SqFt. Clear SW Views From Large Open Balcony. Parking & Locker Incd. Avail. Immed. \$3500/mo



33 Delisle Avenue #209

Luxury Bldg In Prime St.Clair/Yonge! 1 Bdrm+Den, Appx. 920 SqFt. Comb LR/DR w/Palladian Win, Open Concept Kit w/Bfst Bar. Locker & Parking. Superb Amenities! Avail. Immed. \$2,600/mo

"For a complimentary market evaluation of your home or an update of neighbourhood activity, please feel free to call me directly for sensational results."



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