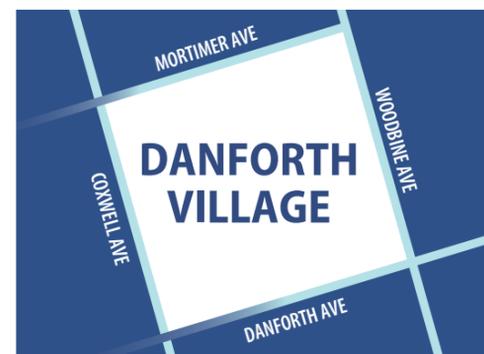


# THE DANFORTH VILLAGE REPORT

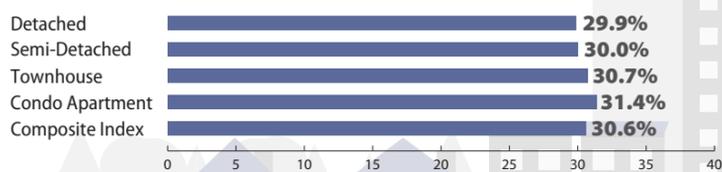
June 2022 Market Watch

FATIMA BREGMAN'S REAL ESTATE NEWSLETTER



## HIGHER BORROWING COSTS WEIGH ON GTA MARKET

### MLS® Home Price Index by Segment (versus Apr 2021)



### Resale Home Sales



### Market Highlights

- Higher borrowing costs moved some buyers to the sidelines in April causing volume to decline both versus last year (-41.2%) and last month (-26.8%)
- Despite slower sales, market conditions remained tight enough to support higher selling prices compared to last year
- April MLS® Home Price Index continued its massive upward year-over-year trend (+30.6%) although it softened slightly versus last month (-0.1%)
- April average price of \$1,254,436 was also up by 15.0% versus last year but down by 3.5% versus last month

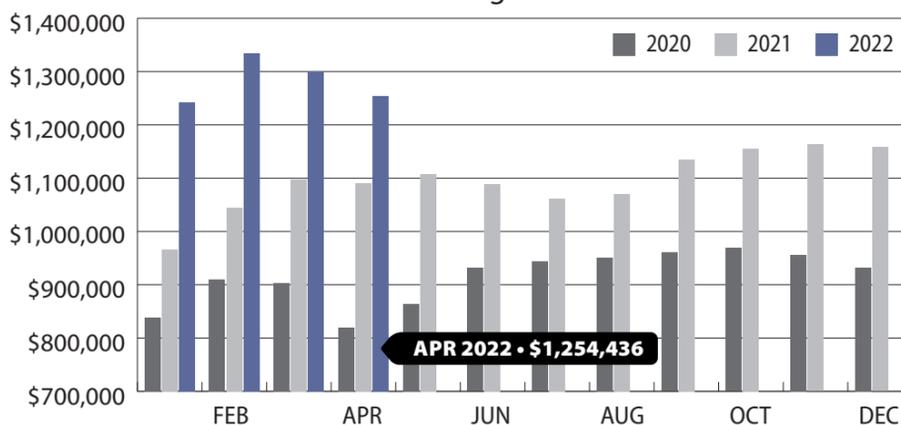
## DANFORTH VILLAGE

### Local Market Watch

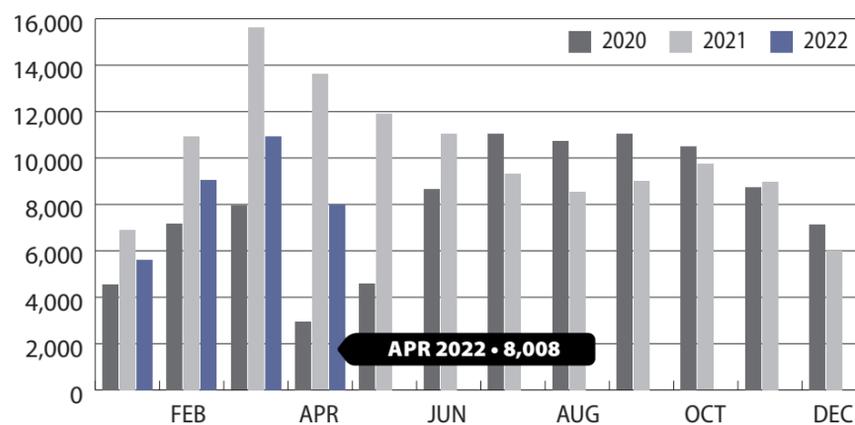
Latest 3 Month Recap of Solds – Feb 1, 2022 - Apr 30, 2022

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
2 bedroom	2	1,087,500	1,225,000	8
3 bedroom	10	1,393,687	1,950,000	36
4 bedroom	1	2,558,000	2,558,000	6
<b>bungalow</b>				
2 bedroom	3	1,225,667	1,250,000	20
<b>semi-detached</b>				
2 bedroom	1	1,075,000	1,075,000	7
3 bedroom	24	1,457,488	2,000,000	6
4 bedroom	2	1,759,152	1,980,000	4
<b>Total</b>	<b>43</b>			<b>14</b>

### GTA Average Resale Price



### GTA Resale Home Sales



For more detailed **DANFORTH VILLAGE** statistics visit **DANFORTH-VILLAGE.INFO**

## MESSAGE FROM FATIMA BREGMAN

### Canada bans foreign home buyers for two years in bid to cool housing market

The recently tabled federal budget announced two measures to cool the hot housing market. The government announced a two-year ban on foreign home buying as well as higher taxes for people who sell their home within a year, although both measures include multiple exceptions. The budget also included billions of dollars for new housing as well as other measures to help Canadians trying to get into the market, including a new savings account and changes to the first-time home buyers tax credit. While tinkering with the demand side of the equation may provide some relief, industry experts have long pointed to the issue of inadequate supply being the major culprit in waning housing affordability. So it will be interesting to see how effective the new housing initiatives will be – particularly as immigration numbers increase substantially this year.



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## Buying based on school district? Here's what you need to know

September is here, which means school is back in session. For many aspiring homeowners, school districts are one of the most important considerations when buying a home. According to a 2017 real estate survey conducted by Leger, 84 percent of Canadian parents wanted to scope out the schools when they were searching for a new house.

If being in a desirable school district is top of mind for you, here are some things to consider before you start your search.

### 1. You might pay more to live in a top school district

Neighbourhoods that have high-ranking schools tend to be in higher demand. As a result, you might be paying a premium to live in those areas. School districts that top the Fraser Institute's annual school rankings or the Education Quality and Accountability Office ratings may cost hundreds of thousands of dollars more than neighbourhoods with low-ranking schools.

### 2. Check that the school can take in new students

If you've got your heart set on a specific school, you should make sure that the school will actually be able to accommodate new students. It would be devastating to close on the house of your dreams, only to find out that the school you moved to be close to is unable to accept your children due to limited capacity.

### 3. Keep in mind that school boundaries can change

Buying a house in a certain school district doesn't guarantee your child's attendance in your desired school. Boundaries can change from year to year, which means your child may have to attend another school even if your address never changes.

### 4. Be open to other schools

Before you start house hunting, create a list of the schools that you want your children to attend. The key is to have multiple schools in mind. That way if one school district falls outside of your budget or the school is not able to accommodate new students, you will still have other options to fall back on.

## 5 USEFUL ITEMS THAT EVERY HOMEOWNER SHOULD OWN

Whether you've purchased a fixer-upper or the move-in ready home of your dreams, you'll likely spend some time and money sprucing up your new digs. You don't need to break the bank with expensive gadgets and gizmos, but there are a few key items that will be worth their weight in gold.

#### Ladder

From gutter cleaning to painting, every homeowner needs a ladder (or two). Having a short indoor ladder for changing lightbulbs and minor repairs is essential, but don't forget that home emergencies take place both inside and out. Purchase a tall ladder to provide access to your attic and gutter. If storage space is an issue, consider investing in an adjustable or collapsible ladder with multiple height settings.

#### Tools

Get a hammer and a high-quality cordless drill along with a large set of drill and driver bits, often purchased separately. Make sure to also get both a stubby screwdriver and an offset ratchet screwdriver to get at those tight and awkward spaces. A bright, adjustable work light will be essential, especially if you are painting a room and have removed all the light fixtures.

#### Power Washer

Keeping the exterior of your home clean and presentable can take up a lot of your precious time. Investing in a power washer provides homeowners with an opportunity to quickly and efficiently clean sidewalks, driveways, decks, garage floors and fences. Plus, let's face it — it's weirdly satisfying to watch.

#### Wet-Dry Vacuum

If you're planning smaller scale home DIY, like sanding and drilling, your existing vacuum will come in handy. However, a wet-dry vacuum is what you need for bigger objects like nails and other debris that would clog a normal vacuum. Grab some extra filter bags if you're dealing with a dusty job, like cleaning a fireplace. It can also clean up liquid messes of all kinds and some wet-dry vacuums can even be put in reverse to act as a blower.

#### Snow Shovel

One of the less glamorous parts of Canadian home ownership is shovelling snow. Since the safety of your family (and passersby who use your sidewalk) depend on its removal, it's wise to invest in the right equipment. From plastic over metal to a shovel with a straight vs. ergonomic handle, make sure you choose one that isn't too much of a chore to use.



Visit [DANFORTH-VILLAGE.INFO](https://danforth-village.info) for the rest of your newsletter



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