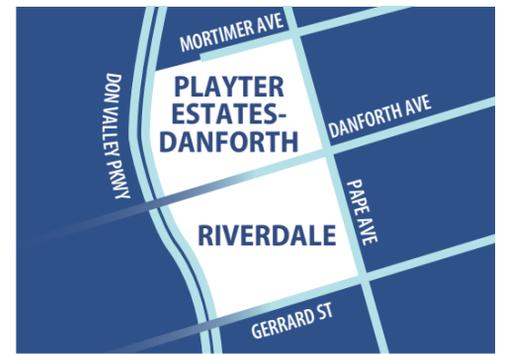


THE RIVERDALE REPORT

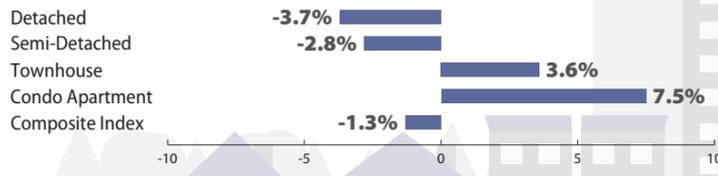
December 2022 Market Watch

FATIMA BREGMAN'S REAL ESTATE NEWSLETTER



GTA MARKET CONTINUES TRANSITION TO HIGHER BORROWING COST ENVIRONMENT

MLS® Home Price Index by Segment (versus Oct 2021)



Resale Home Sales



Market Highlights

- October sales totaled 4,961 units - down significantly by 49.1% versus last year
- Average selling price of \$1,089,428 fell by 5.7% versus the October 2021 level but strengthened by 0.2% versus September 2022
- October marked the third consecutive month of month-over-month price increases indicating that prices have found some support near the \$1.1 million level since the late summer
- Persistent lack of inventory (new listings down by 11.6% versus last year and by 7.5% versus last month) helps explain why the downward trend in home prices experienced in the spring has flattened over the past three months

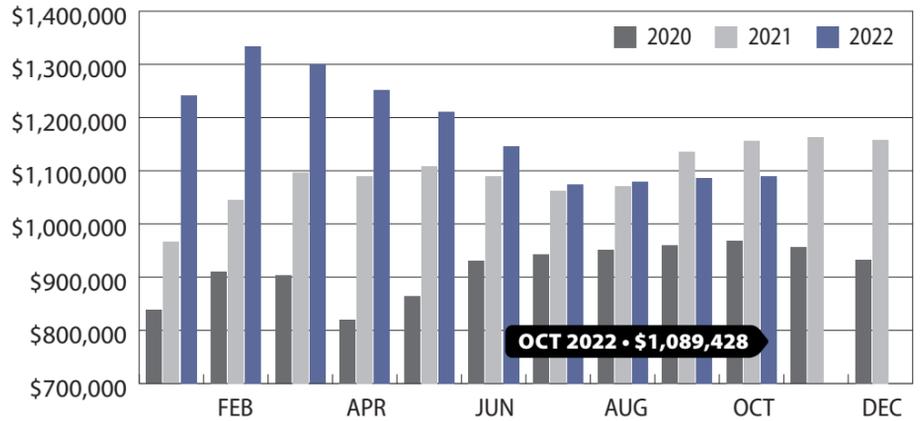
RIVERDALE Local Market Watch



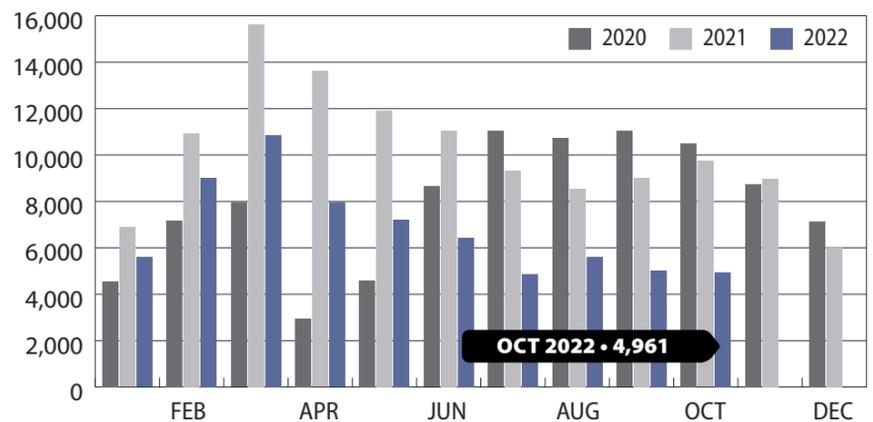
Latest 6 Month Recap of Solds – May 1, 2022 - Oct 31, 2022

	# sold	avg price	high price	days on market
Playter Estates-Danforth				
1.5 to 3 storey detached				
3 bedroom	4	1,421,000	1,650,000	13
4 bedroom	3	2,043,333	2,460,000	9
semi-detached				
3 bedroom	1	1,450,000	1,450,000	11
4 bedroom	1	2,100,000	2,100,000	5
5 bedroom	1	2,124,000	2,124,000	8
Total	10			10
Riverdale				
1.5 to 3 storey detached				
2 bedroom	1	2,266,500	2,266,500	13
4 bedroom	2	2,244,750	2,888,000	14
semi-detached				
3 bedroom	5	1,765,200	2,400,000	24
4 bedroom	2	2,085,000	2,210,000	20
5 bedroom	4	1,405,000	1,550,000	16
townhouses				
3 bedroom	1	1,465,000	1,465,000	6
Total	15			18

GTA Average Resale Price



GTA Resale Home Sales



For more detailed RIVERDALE statistics visit RIVERDALEHOMES.INFO

MESSAGE FROM FATIMA BREGMAN



Season's Greetings!

I would like to extend my most hearty wishes to you and your family for a joyous and festive holiday season. I would also like to wish you a very happy, healthy and prosperous year in 2023. Please drive carefully over the holidays and let's all remember to do whatever we can to help out those who are less fortunate than we are at this very special time of year.



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Featured Properties

FOR SALE



Perfect On Pretoria!

Fabulous family home in Playter Estates in Jackman School district. Sophisticated and elegant design perfect for family living and entertaining. 3 minute walk to Broadview Station.

FOR SALE



Heavenly On Hogarth!

Incredible opportunity in the heart of prime Riverdale! Rare premium lot (38 x 160 foot) on a much sought-after tree-lined street. Walk to Withrow and Riverdale Park.

FOR SALE



Superb On Strathcona!

Spectacular sun-drenched 2.5-storey home in coveted Frankland school district with 2-car parking. Nestled on a charming, family-friendly, tree-lined street off Withrow Park.

SHOULD YOU DECORATE YOUR HOME FOR THE HOLIDAYS IF IT'S ALREADY ON THE MARKET?

Choosing the perfect tree and getting the decorations down from the attic might be a family tradition — but should you deck the halls when you're putting your house on the market? Too many decorations and potential buyers could be put off by a personalized house that appears cramped. And yet, a lack of festivity might make your house look like the Grinch. We're championing a strategic approach that straddles the two — here's how to attack holiday decorations.

Keep it simple

Most prospective buyers will attach emotion to houses — so seeing the way it could be dressed up in festive garb could actually be a huge plus. What you don't want to do is go overboard and make it hard for them to imagine the space outside of the holidays. Keep things simple and on theme with the rest of your decor.

Be organized (and don't leave a mess)

Decorate in one go to avoid having unfinished areas that look untidy. Opt for a clean and simple style, even if that's not your normal style. Next year, in your new home, is the time to go wild on the ornaments.

Keep it secular

You want to make your home inviting, so be cognizant of the variety of sellers who may be viewing your home. Try to avoid putting off families from different religious and cultural backgrounds by decorating with ornaments and trinkets that are not overtly religious. Aim for winter versus Christmas — think snowflakes, not angels.

Take photos beforehand

A touch of festive decor might leave buyers feeling all warm and fuzzy, but don't leave anything up to chance. Take some photos of your living areas pre-decorating and leave them on a counter so visitors can peruse at their leisure and get a sense of your home outside of the holiday period.

Don't have too many personal elements

Buyers want to picture celebrating the holidays in your home — not with your family. Tchotchkes crafted by your kids might make it a challenge for potential buyers to picture themselves in your home. Plus, overly personal items like Christmas cards could present issues of privacy.



Visit RIVERDALEHOMES.INFO for the rest of your newsletter



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