

26 LEITCH AVE  
TORONTO

PIN 102450415



This report was prepared by:

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Broker

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## Property Details

**GeoWarehouse Address:**

26 LEITCH AVE  
TORONTO  
M3J3P2

**PIN:** 102450415

**Land Registry Office:** METROPOLITAN TORONTO (80)

**Land Registry Status:** Active

**Registration Type:** Certified (Land Titles)

**Ownership Type:** Freehold



## Lot Size

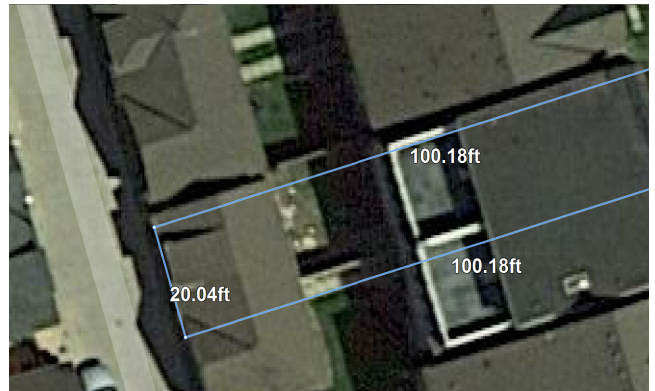
**Area:** 2002.09 sq.ft

**Perimeter:** 239.5 ft

**Measurements:** 100.18ft x 20.04ft x 100.18ft x 20.03ft

**Lot Measurement Accuracy : HIGH**

Measurements are based on coordinate geometry, providing a high degree of confidence that the measurement calculations are within an acceptable variance of the registered plan dimensions.



## Assessment Information

ARN

190803334004232

Phased-In Value	Assessed Value
\$666,750 2019 Tax Year	\$701,000 Based on Jan 1, 2016

Frontage: 20.01 ft

Depth: 100.07 ft

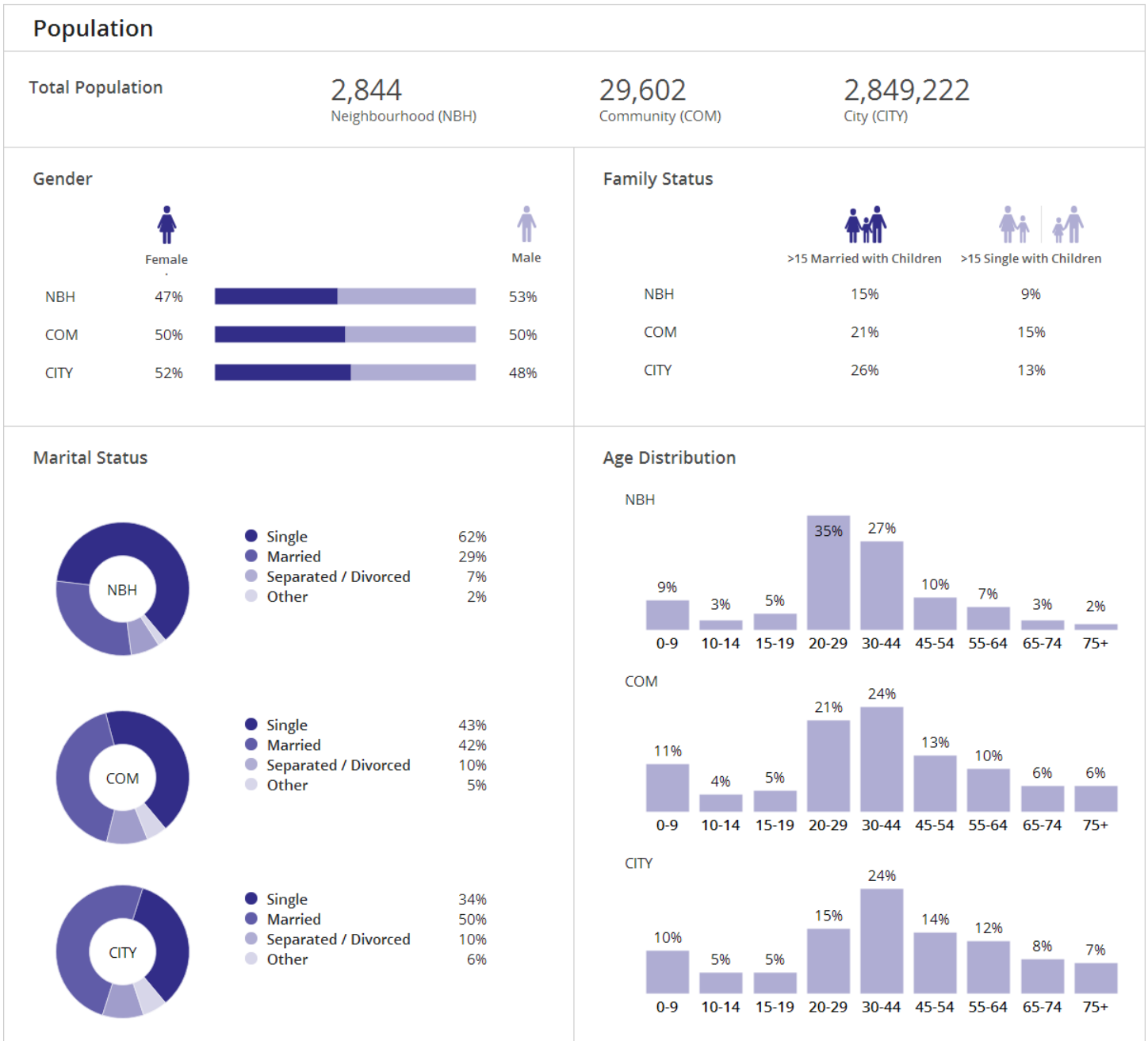
Description: Semi-detached residential

Property Code: 311

## Sales History



Sale Date	Sale Amount	Type	Notes
Dec 30, 2013	\$630,000	Transfer	
Aug 30, 2011	\$615,000	Transfer	
Jul 15, 2005	\$373,630	Transfer	

## Demographics



## Households

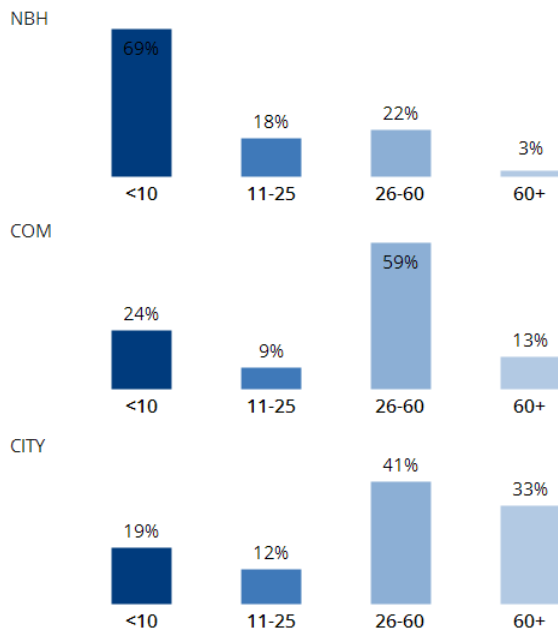
### Structure Details

	 Total # of Occupied Private Dwellings	 Dominant Year Built
NBH	1065	After 2011
COM	11418	1961-1980
CITY	1163126	Before 1960

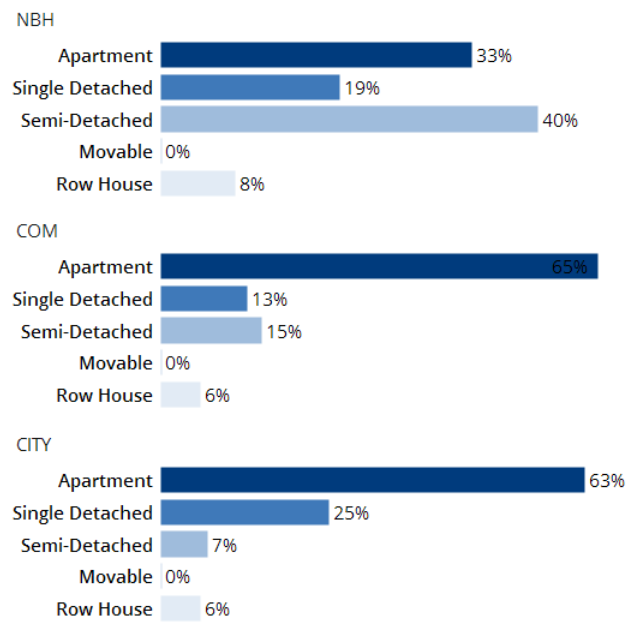
### Ownership

	 Owned	 Rented
NBH	35%	65%
COM	46%	54%
CITY	54%	46%

### Age of Home (Years)



### Structural Type



### Socio-Economic

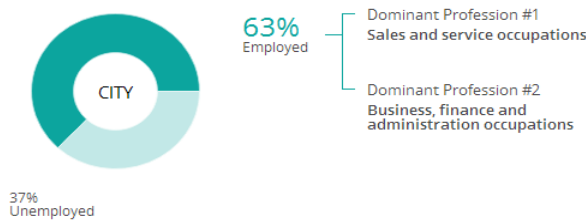
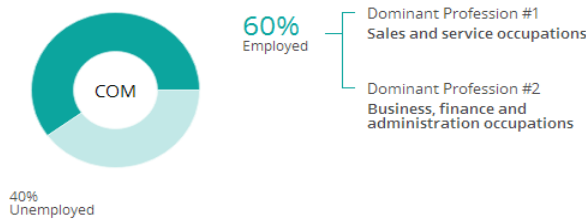
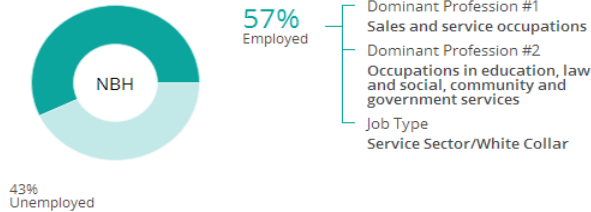
Avg. Household Income

26565  
Neighbourhood (NBH)

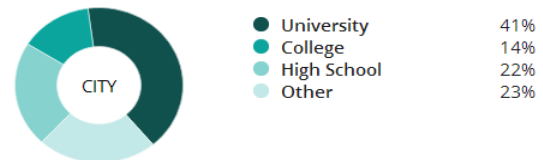
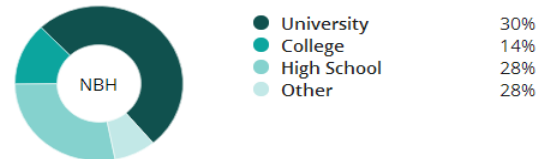
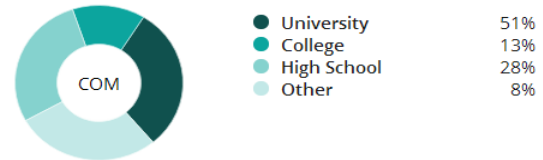
54370  
Community (COM)

103381  
City (CITY)

#### Employment

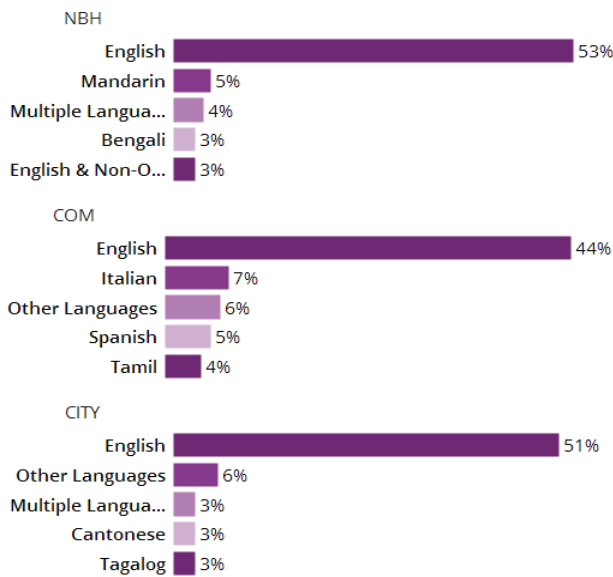


#### Highest Level of Education

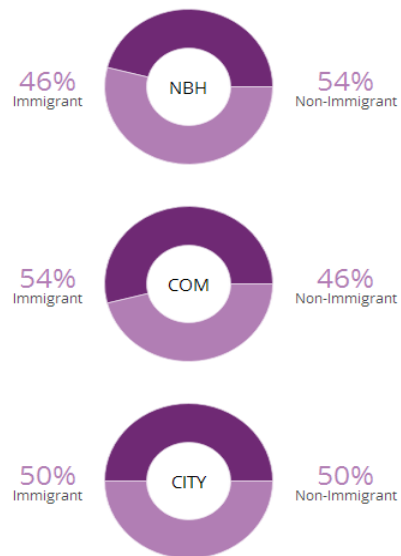


### Cultural

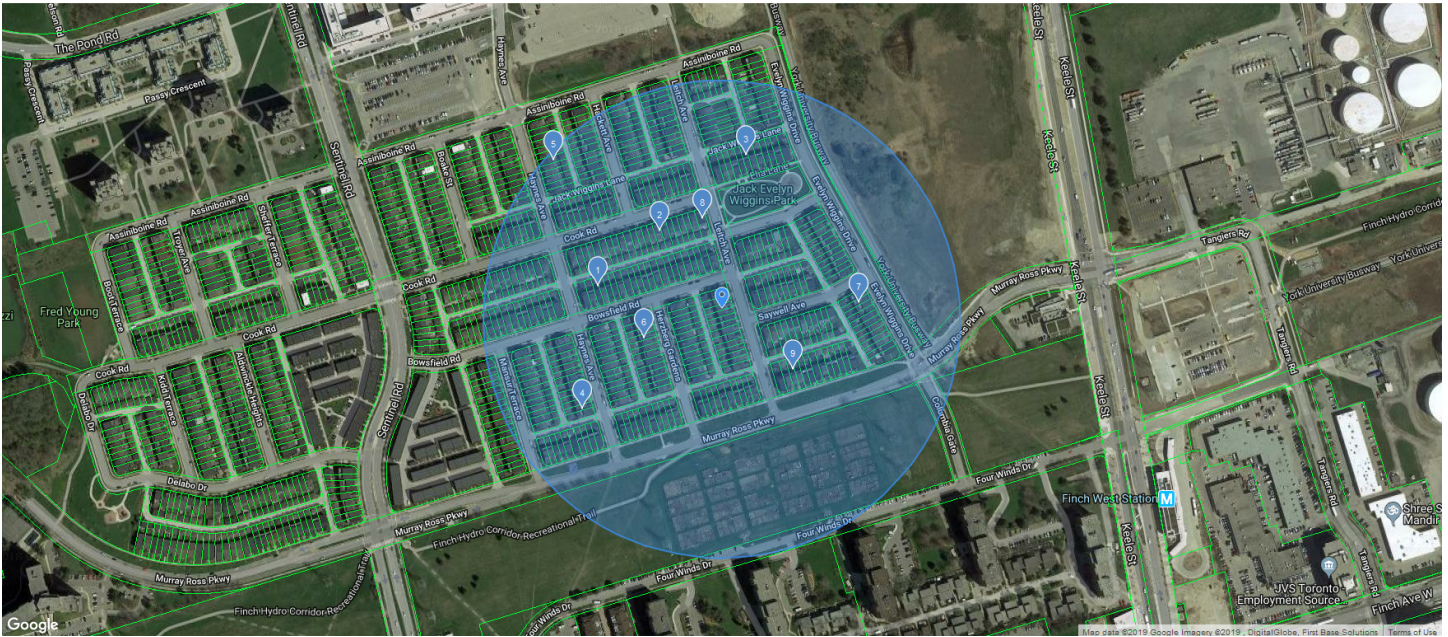
#### Dominant Language



#### Immigration Status



## Comparable Sales

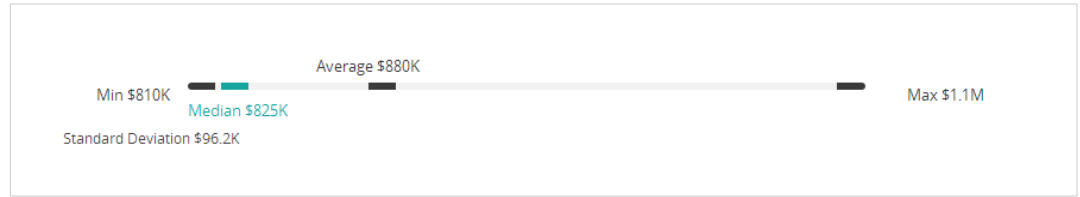


### Comparable Sales Search Results

#	Address	Date	Sales Amount (\$)	Lot Size (sq.ft)	\$/sq.ft	Distance (m)	PIN
1	40 BOWSFIELD RD, TORONTO, M3J3R3	Jul 31, 2018	820,000	2,002.00	410	133	102450481
2	263 COOK RD, TORONTO, M3J3T1	Aug 07, 2018	875,000	2,432.00	360	108	102450233
3	13 ELIA LANE, TORONTO, M3J0E5	Nov 13, 2018	820,000	2,098.00	391	168	102450889
4	10 HAYNES AVE, TORONTO, M3J3P6	Sep 17, 2018	1,030,000	2,895.00	356	177	102450296
5	63 HAYNES AVE, TORONTO, M3J0C3	Nov 20, 2018	820,000	2,002.00	410	238	102450798
6	26 HERZBERG GDNS, TORONTO, M3J3P4	Jul 31, 2018	825,000	2,002.00	412	85	102450518
7	20 JACK EVELYN WIGGINS DR, TORONTO, M3J0G3	Nov 30, 2018	860,000	2,098.00	410	144	102450940
8	48 LEITCH AVE, TORONTO, M3J3P3	Oct 02, 2018	1,060,000	3,207.00	331	102	102450238
9	251 MURRAY ROSS PKY, TORONTO, M3J0G4	Dec 03, 2018	810,000	2,260.00	358	94	102450960

### Sales Statistics

<b>Maximum:</b>	\$1,060,000
<b>Minimum:</b>	\$810,000
<b>Average:</b>	\$880,000
<b>Median:</b>	\$825,000

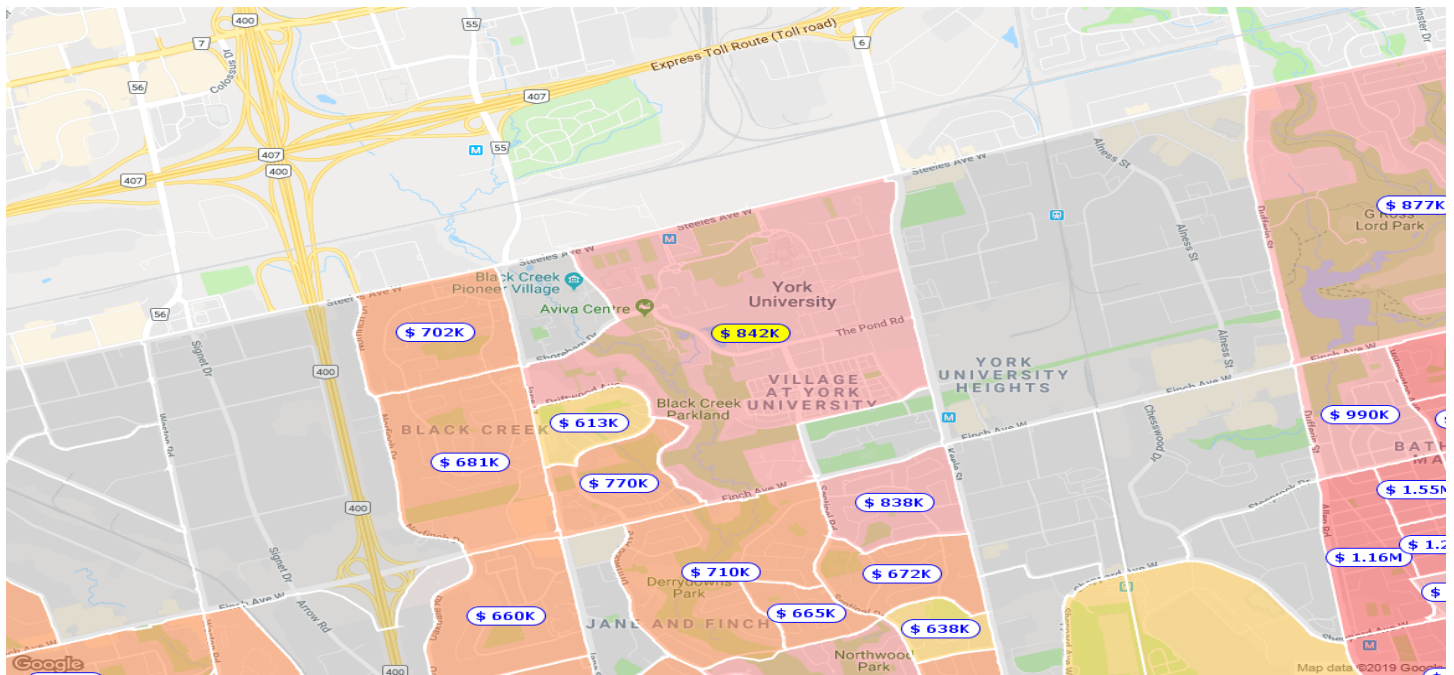


\*Standard Deviation: The smaller the number, the more similar are the sales results in the area. The larger the number, the more widely spread the sales results are in the area.

### Area Heat Maps

#### Average Sales Heat Maps - Last 1 Year

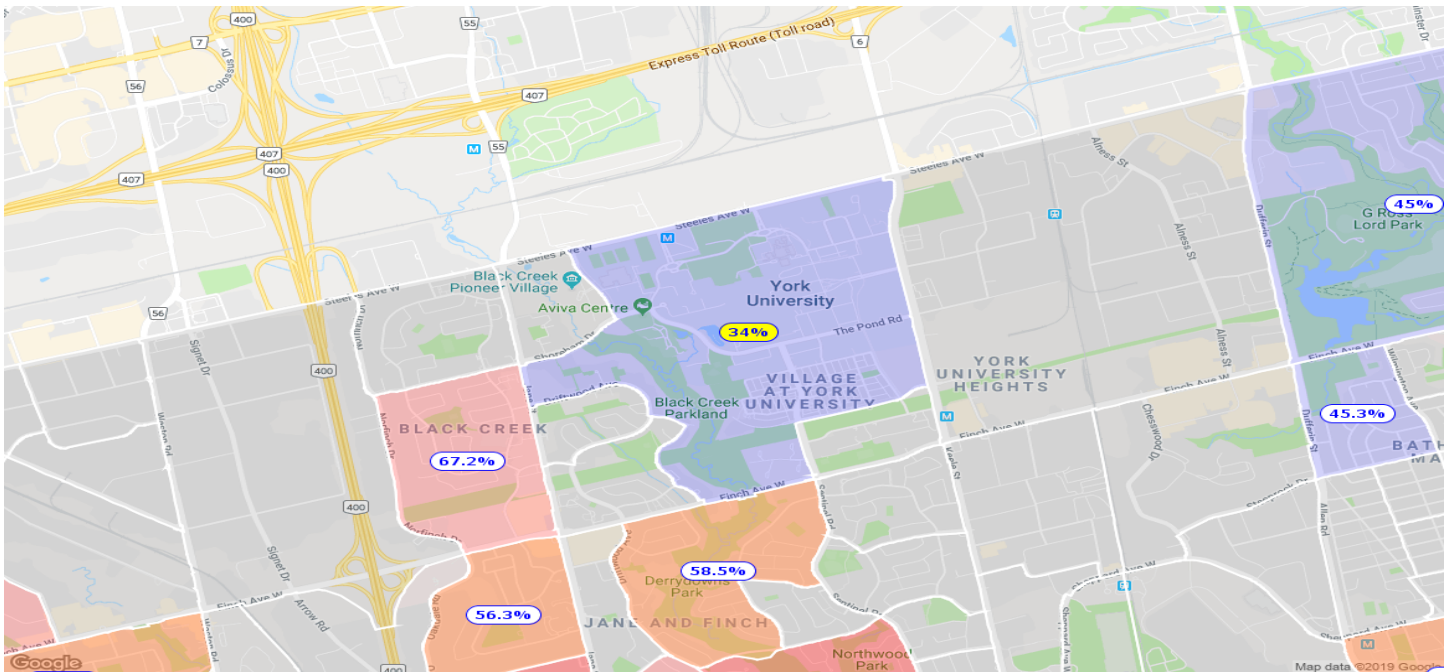
##### Block





## Growth Rate Heat Maps - Last 5 Years

### Block



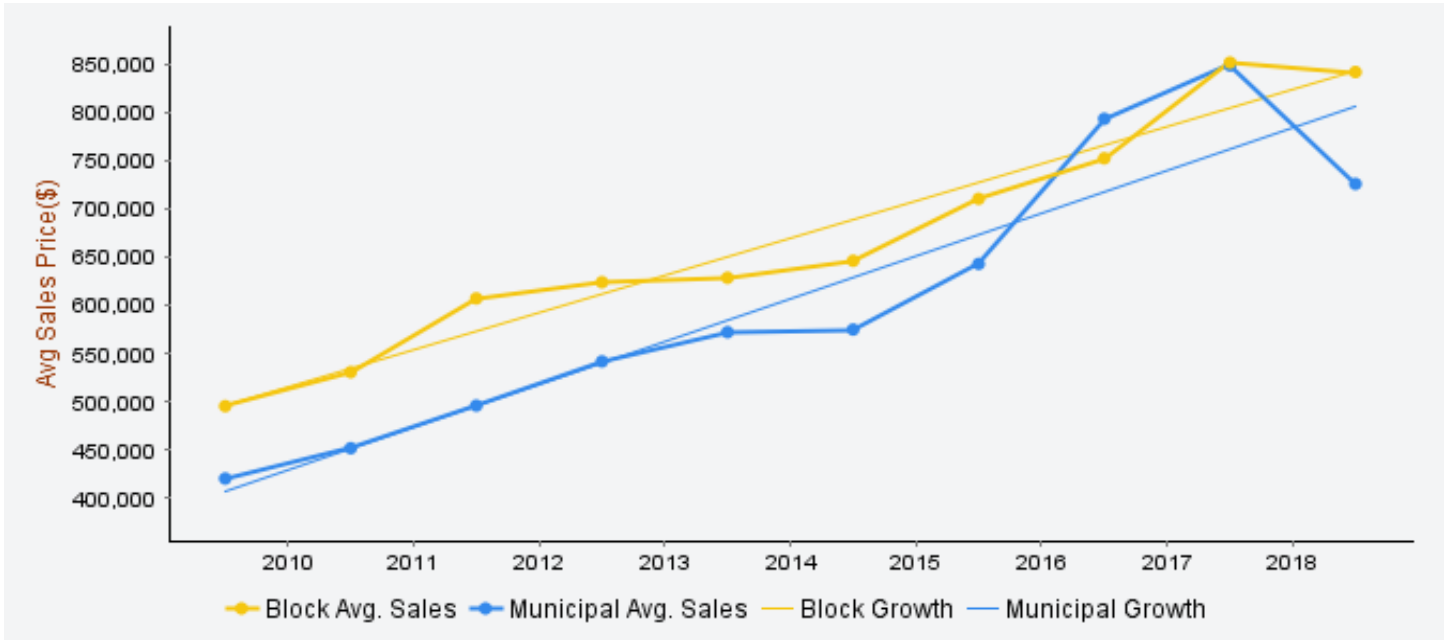
## Market Turnover Heat Maps - Last 1 Year

### Block

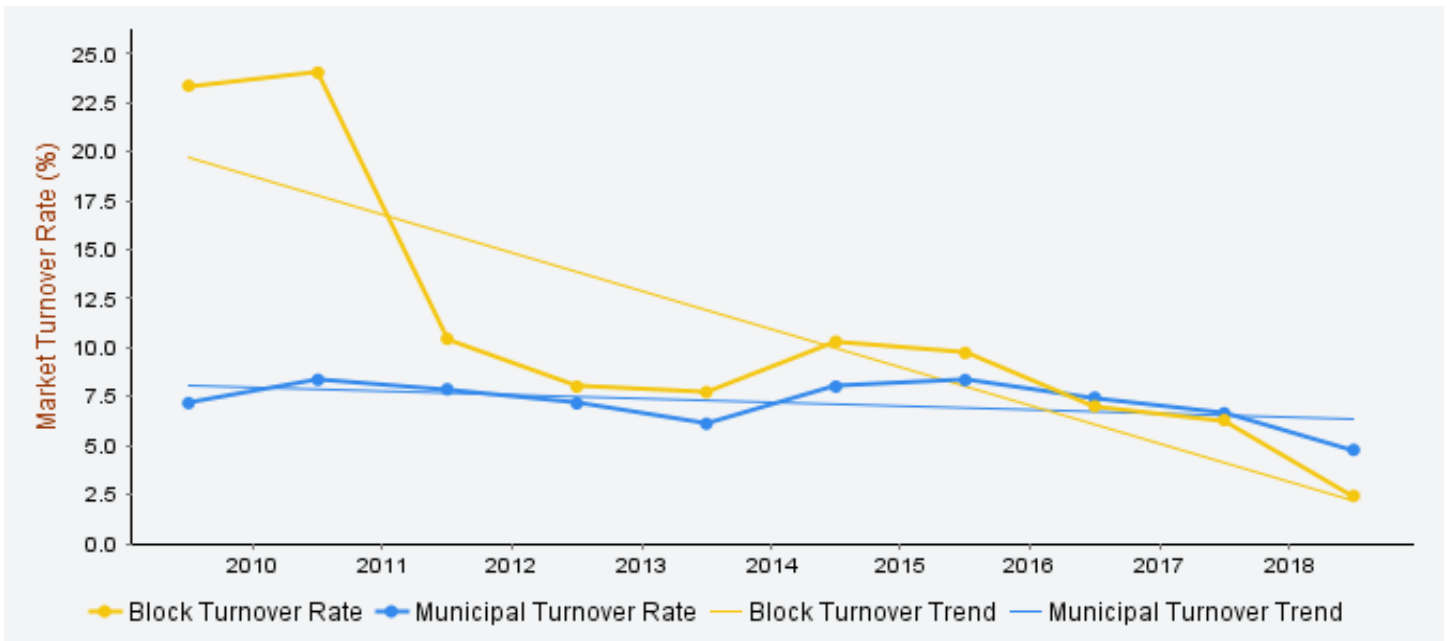


## Historical Market Trends

### Average Sale Values and Growth Rates



### Market Turnover Rates



## Market Statistics

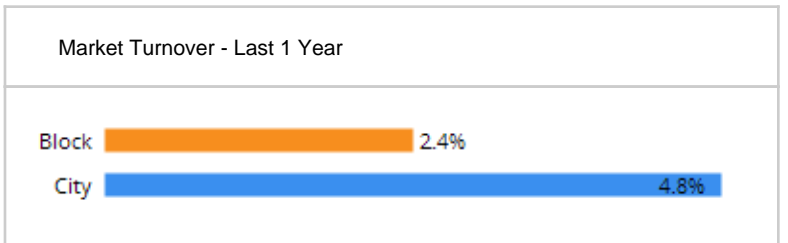
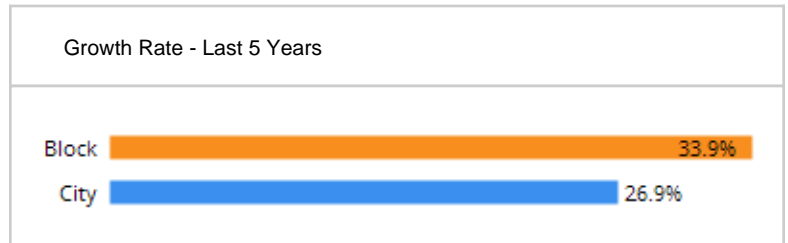
### Area Map



**5 Year Analysis**

Trending - Better move fast! Sales values for the neighbourhood are 3.2% higher than the municipal average, have grown at rates 26.3% higher than the average municipal growth, and properties change hands 4.4% more often than the rest of the municipality.

Average Sales Price - Last 1 Year	
<b>\$842,471</b>	<b>\$726,372</b>
Block	Municipality



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