

Rodney Harvey

Subject:

Your June 2025 Real Estate Update



A banner for Rodney Harvey's real estate services. On the left is a portrait of Rodney Harvey, a middle-aged man with grey hair, wearing a dark suit, light blue shirt, and patterned tie. To his right is a background image of a modern living room with a light-colored sofa and a wooden wall. Overlaid on the background is the text "Helping You Build Wealth Through Real Estate" in a large, white, serif font. Below this text is the phone number "905-447-8864" and three small circular icons for Facebook, LinkedIn, and YouTube. Below the banner, the name "Rodney Harvey" is written in a large, bold, black serif font. Underneath the name are the credentials "Broker of Record, FRI CLO CRB C-RETS CERE CRES MCNE RENE SRS ABR" in a smaller, black, sans-serif font. Below the credentials is the phrase "Service excellence guaranteed." in a yellow, italicized, sans-serif font. At the bottom left of the banner area is the website "www.OurRealEstateGuy.com" in a black, sans-serif font. To the right of the text is the "Our Real Estate Guy" logo, which consists of a stylized yellow house icon above the text "Our Real Estate Guy" in a blue, sans-serif font. Below that is the "Konfidis Brokerage" logo, which features a green circle with a white "K" inside, followed by the word "Konfidis" in a bold, black, sans-serif font and "Brokerage" in a smaller, black, sans-serif font below it.

Helping You Build
Wealth Through Real
Estate

905-447-8864 f in YouTube

Rodney Harvey
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Our Real Estate Guy

Konfidis
Brokerage

Hello Valued Client,

June marks Homeownership Month in the real estate world. As most people know, one of the advantages of homeownership is the ability to build equity. However, just the passing of time isn't enough to fully maximize your investment — properly maintaining your home is key to being able to sell for the highest possible price.

That's why I am sending you this e-newsletter — to provide helpful tips and information for maximizing the value of your home. In addition to my market update, this month's edition features an article about **summer home maintenance tips** to help you protect your property during the warmer months. From checking your air conditioning system to sealing outdoor surfaces, these proactive steps can keep your home in top condition — and your equity growing.

As always, if you have any questions or are looking for advice about anything homeownership-related, I'm just a phone call or e-mail away. I would be happy to help, so please do not hesitate to contact me.

Rodney Harvey
Broker of Record, FRI CLO CRB C-RETS
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GTA REALTORS Release May Stats

The Greater Toronto Area (GTA) housing market experienced an improvement in affordability in May 2025 relative to the same period a year earlier. With sales down and listings up, homebuyers took advantage of increased inventory and negotiating power.



"Looking at the GTA as a whole, homebuyers have certainly benefited from greater choice and improved affordability this year. However, each neighbourhood and market segment have their own nuances. Buyers considering a home purchase should connect with a REALTOR® who is knowledgeable about their preferred area and property type. In today's market, working with a REALTOR® who brings expertise, the right tools, and a strong network is essential," said Toronto Regional Real Estate Board President Elechia Barry-Sproule.

GTA REALTORS® reported 6,244 home sales through TRREB's MLS® System in May 2025 – down by 13.3 per cent compared to May 2024. New listings entered into the MLS® System amounted to 21,819 – up by 14 per cent year-over-year.

On a seasonally adjusted basis, May home sales were up month-over-month compared to April 2025. This was the second monthly increase in a row. New listings were also up compared to April, but by a lesser monthly rate than sales, suggesting a slight tightening in market conditions. [Click here](#) for the balance of the article

Toronto commercial real estate market update – Q1 2025

In the first quarter of 2025, the Greater Toronto Area reported a moderate contraction in investment activity, with \$3.6 billion in dollar volume transacted, a 6% decrease year-over-year



Key Highlights:

- The industrial sector recorded \$1.3 billion in dollar volume transacted, up 26% year-over-year, as investors' confidence in the long-term prospects of the GTA's industrial market remained
- The retail sector saw strong demand, up 59% year-over-year to \$935 million in dollar volume transacted, as investors favoured food-anchored retail properties and shopping centres with redevelopment opportunities
- The land sector recorded \$836 million in dollar volume, representing a 26% year-over-year decrease. The residential land recorded \$399 million in dollar volume transacted, while the ICI land sector recorded \$437 million, down 51% and up 43% year-over-year, respectively
- The multifamily sector saw \$208 million in dollar volume transacted, down 25% year-over-year, as investors await more favourable financing conditions
- The office sector continued on a downward trend, with \$134 million in dollar volume transacted, a 38% year-over-year decline. [Click here](#) for the balance of the article

Canada's housing market finds a footing in May

More homebuyers made their way back to the housing market in May, while price corrections eased in several cities. The developments could be early signs that Canada's housing market is turning a corner after trade war-induced anxiety sent it declining this year.



Home resales are up sequentially for two months nationwide, rising 0.8% and 3.6% in April and May, respectively. The stronger advance last month coincided with the U.S.

administration broadly de-escalating tariffs, which may have comforted homebuyers who had retreated to the sidelines on recession fears.

Still, activity remains soft in many local markets—especially in Southern Ontario and British Columbia where resales are barely off cyclical lows—restrained by affordability issues and deteriorating job prospects. May resales were down 4.3% from a year ago in Canada.

The Greater Toronto Area recorded its first monthly gain in the composite index in six months (0.1%) with the Niagara region (1.6%), London (1.3%), Kitchener-Waterloo (1.6%) and Cambridge (0.6%) seeing larger increases. Single-family homes were the main driver in most cases as condo apartment prices weakened further under the weight of rising inventories.

Aggregate prices, however, fell further in Hamilton (-2.3%), Windsor (-1.2%) Kingston (-0.9%) and Ottawa (-0.2%). [Click here](#) for the balance of the article

Home Maintenance Tips for the Summer Season

Father's Day signifies summer is here! It's the perfect reminder to shift our focus to seasonal upkeep and make sure our homes are ready for the warmer months ahead.



From battling heat and humidity to preparing for outdoor gatherings, summer maintenance is all about keeping things running smoothly while preventing potential issues before they arise. So here are my top tips to get you ready for summer—ensuring your home stays safe, efficient, and comfortable all season long.

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Ensure all air vents are clean and uncluttered

In keeping with maintaining proper air flow throughout your home, it's important to make sure all air vents and returns (ducts that suck air into the HVAC system) are clear of any clutter. Make sure your vents are not obstructed by furniture, drapes or rugs. With the A/C running, check each vent in the home for air flow. If you notice any vents that are not blowing enough air, they may have an obstruction in them.

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Attic and basement inspections

Attics can be claustrophobia-inducing, but you do have to brave those tight confines at least once a year. You want to check your attic for any indication of pests or insects, water leakage, mold or mildew, and turn off the lights to check for any sign of

peeking daylight. You will also want to check your basement for any indication of pests or insects, water leakage, mold and mildew, as well. [Click here](#) for the remainder of the article

Notable, Quotable, Quotes!



“Those who begin many things finish but a few.”

Italian Proverb

“What one has not experienced, one will never understand in print.”

Isadora Duncan

“In the life of the spirit there is no ending that is not a beginning.”

Henrietta Zolde

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