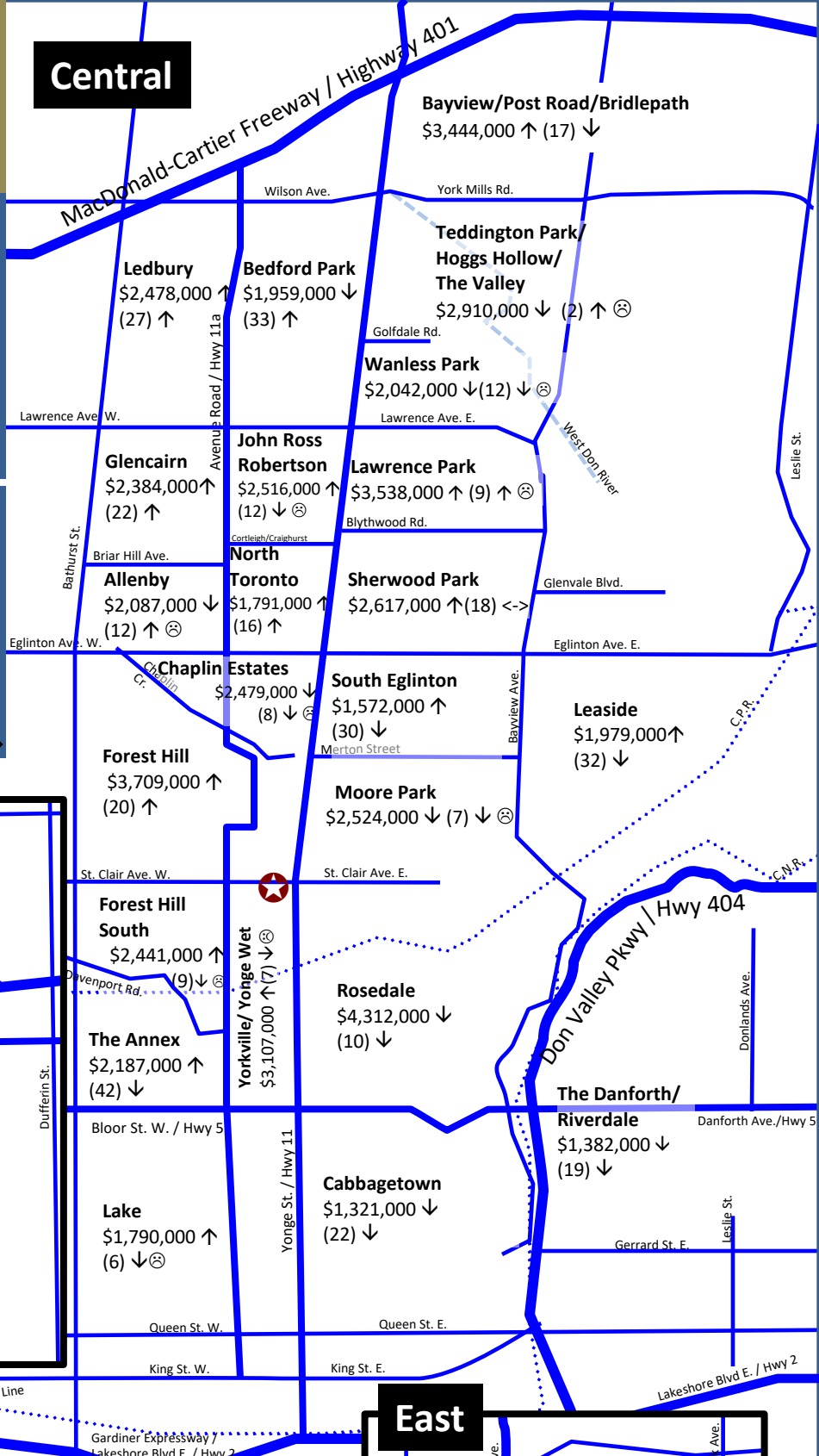
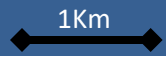


**Central**

**Average Freehold House Prices**  
 (central Toronto neighbourhoods)

**July 1, 2019 to September 30, 2019**

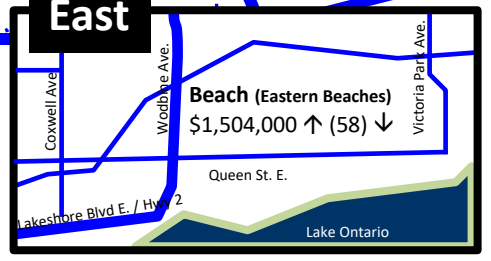
**Legend**  
 \$ = Average House Price  
 () = Volume of Houses Sold  
 ↑ = Change from previous quarter  
 ⊕ = Average not indicative of major change. ( Please contact us for details.)  
 ☆ = Our office.



**West**



**East**



This map shows average selling prices for specific neighbourhoods. Figures are based upon Toronto Real Estate Board Multiple Listing Service© statistics, and are simply an indication of trends. They should not be applied to a specific home or situation. If you wish to know changes and trends for your neighbourhood or street, please call Barbara or Imre at your convenience. Stay tuned for more.

*Our strategic services have proven essential for hundreds of buyers and sellers at accomplishing their financial goals and aspirations. Contact us today for efficient, calm and practical help.*



## Politics and House Prices

We are not normally ones to wade into the morass of politics. However considering recent heated discussions and raised concerns about the health and state of the market we feel that there are some points that we can make to ease concerns.

1. Federal and Provincial politics have very little impact on the local housing market. Simply put, we have a market-driven and regulated market that is largely immune from the seeming chaos that you read about. Long-term trends can be driven by interest rates, immigration, and infrastructure – however in the short-term, municipal policy tends to have a far greater impact. Note that it is in the interest of all parties to keep things stable.
2. Market corrections are inevitable. We have been witness to several corrections in the market over the many years that we have been active on your behalf. There is a lot of concern about a possible incoming recession. The Toronto market, however, has always had much smaller falls compared to the highs. The corrections that we have, such as the one that happened last year were brief, limited in scope and soon surpassed by the larger growing trend of more than a hundred years.
3. Demographics. The Millennial Generation is now exceeding the Baby Boomer Generation in numbers, decision-making and politics. This is the most connected, informed and independent generation ever. Their re-defining actions have only begun to take effect. The very definitions of buying and selling are being shaken from the ground up. This is forcing our entire industry to evolve and adapt.
4. International ownership. There has been a lot of speculation about this, particularly in sensationalist media. Often commentary is made about ‘Asian’ speculative owners. Of course, it turns out that the concerns may be a little overblown. Research indicates that although absentee ownership from Asia can account for less than 15% of market pricing growth, it turns out that more than half of absentee foreign owners are American (and growing rapidly). Furthermore, residency taxes on second homes and tougher mortgage rules mitigate some of the absentee-owner issues.

Finally, please note that the above are educated opinions and as always we encourage you do make your own informed choices at all times. We are here to help.

The key to success in Real Estate is patience and a keen understanding of process and market forces. In all cases, our help in deploying effective marketing strategies and managing rapid turn-around of accurate information is necessary now more than ever.

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*\*\*These maps represent the average prices of freehold houses only. If you, or someone you know, would be interested in similar statistics for condominiums, please contact us directly.*

