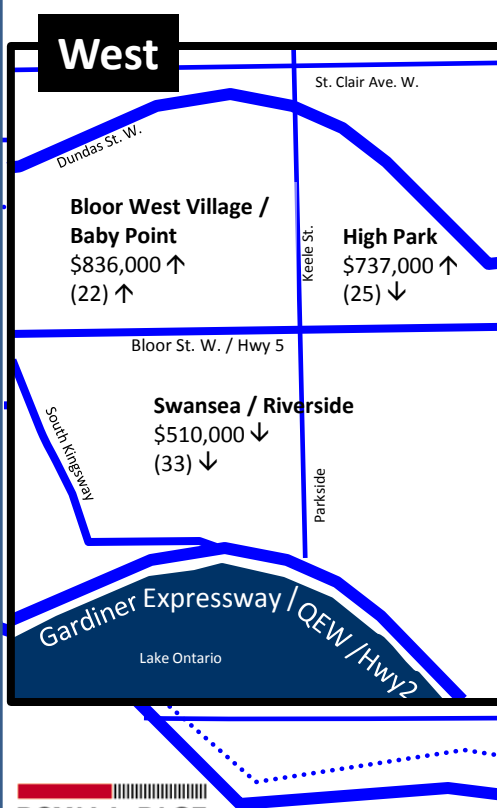
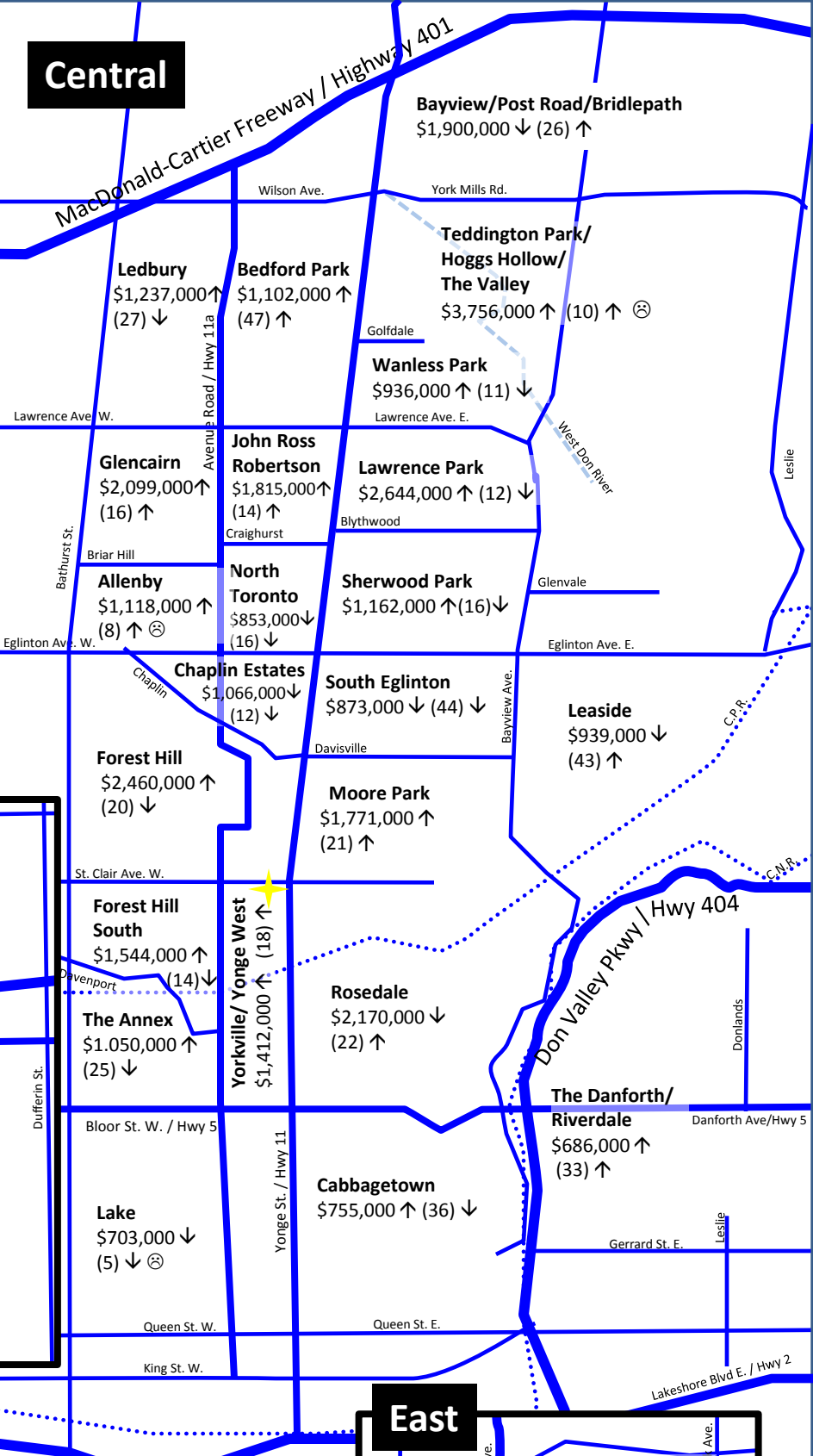


Average Freehold House Prices
 (select Toronto neighbourhoods)
January 1, 2011 to March 31, 2011

Legend
 \$ = Average House Price
 () = Volume of Houses Sold
 ↑ = Change from previous quarter
 ⊕ = Insufficient Sales
 (Average not necessarily accurate. Please contact us for details.)
 ★ = Central Toronto Branch



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.
Royal LePage Real Estate Services Ltd., Broker



BARBARA ARMSTRONG
&
IMRE NAGY

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

Transformation: Condos VS. Houses

Geographically, the two areas that are often leaders in market activity in the city are Yonge-Eglinton and those older neighbourhoods south of Bloor and west of Yonge which are stable, family-oriented areas with strong multi-cultural identities. Yet both are currently undergoing a radical transformation that is directly relevant to the real estate market.

Typically, any neighbourhood has a few homes added annually - either industrial buildings being replaced with residential complexes (through retro-fit or complete replacement) or single, large homes replaced with multiple, smaller ones (flats, mini-condos, duplexes). These evolutionary changes are typically slow and sporadic.

But the past few years have seen the start of a drastic re-invention of the city at its very heart. Multiple, large condominium complexes are sprouting up, capable of bringing thousands of new residences to the city in very short periods of time. Although many buyers of these new units are downsizing from houses, the vast majority of buyers are new to Toronto. Because the conversion of former industrial and commercial lands (CityPlace, Kingsway, and Yonge-Eg.) is at a relative peak, this massive influx will eventually abate. Meanwhile whole new neighborhoods are appearing with their own, as-yet unseen, character.

As real-estate professionals, we are very excited about these changes as many of the buildings and plans are well done and offer a lot of new choices for our buyers. Please call us for more details.

We are committed to the highest level of professional service for you – guaranteed!

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Spring 2011 Update

In Central Toronto this past quarter, almost all neighborhoods increased in value, a normal pattern of the annual real estate cycle.

In terms of volume however, the house market is a little soft and variable across the city. This is due to both a residue of uncertainty left over from the recent recession and the impact of the new condominium market which is absorbing many buyers.

