

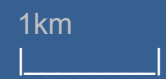
Central

**Central Toronto:
 Average Freehold
 House Prices**

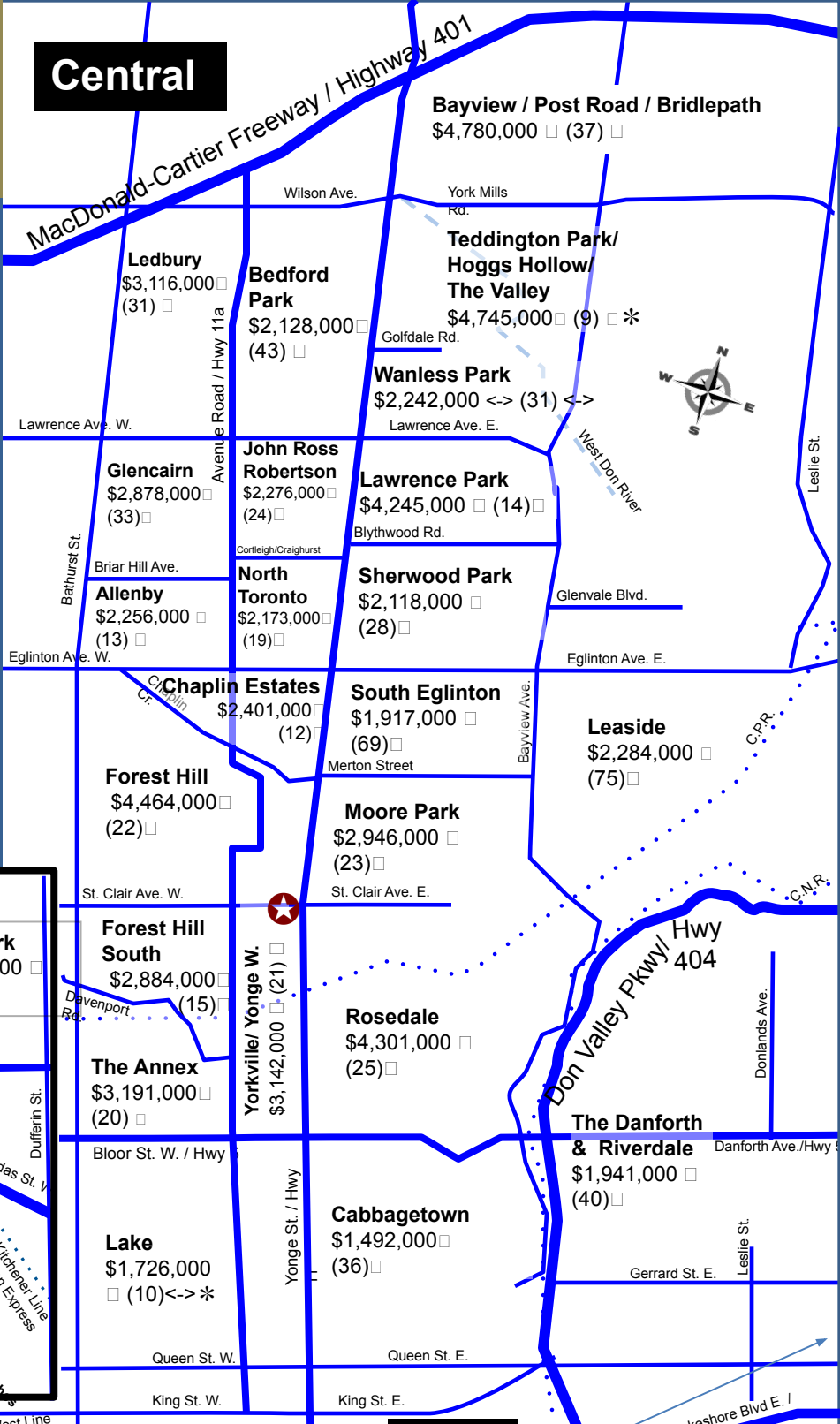
April 1, 2021 to
 June 30, 2021

Legend

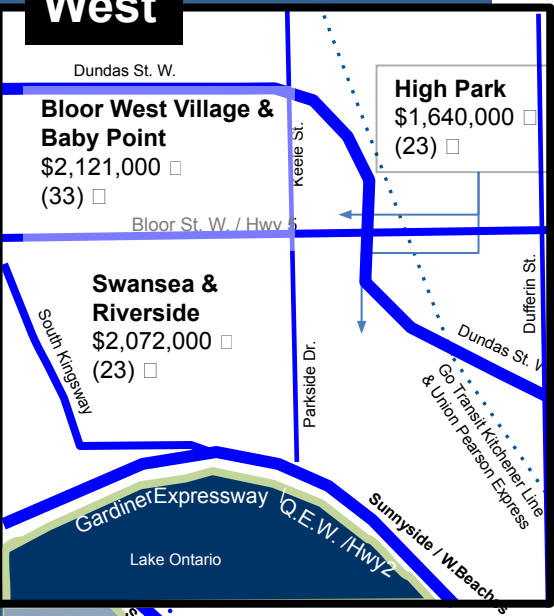
- \$ = Average House Price
- () = Volume of Houses Sold
- = Change from previous quarter
- * = Average not indicative of major change.
- ★ = Our office.



*These maps represent the average prices of freehold houses only. If you, or someone you know, would be interested in similar statistics for condominiums or other neighbourhoods, or want to know changes and trends for your own neighbourhood or street, please call Barbara or Imre at your convenience.



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.
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We remain unwavering in our commitment to providing compassionate, seasoned and honest support to you in all times of your need.

YEAR / YEAR
TORONTO HOUSE
PRICE INCREASE

14.8%

*Royal LePage

YEAR / YEAR
TORONTO CONDO
PRICE INCREASE

5.8%

*Royal LePage

2021 FORECAST
BANK LENDING
RATE

2.45%

*Bank of Canada Overnight Rate

THE YEAR SO FAR: 2021

As expected, the local market is showing signs of the typical seasonal easing and that some of the pent-up demand left over from last year has washed through the system. What we are seeing now is consistent very high demand, with very low inventory. Much of the well-publicized panic about drastically high-priced homes are, as usual, based on outlier examples. Indeed many homes do sell for prices that may seem high compared to past years, this has always been the case. Homes that were bought in the 1970s for well under a hundred thousand dollars are selling for more than two million dollars today through generational change. This need not be a reason to panic as it has always been the case. Toronto is continually growing, and we will always find reasons to complain about traffic congestion, higher prices, bad roads, bad politics, etc.

This leads us to point out that as the city grows, so does the need to change our perspective. Since we started this market study almost 25 years ago, the city has evolved to give *far more flexibility*. We and our clients used to think only in terms of neighbourhoods; today we can service effectively much of southern Ontario. Buyers are willing and able to freely move from Niagara to Kingston (and beyond) with ease. Families are more spread out, fixed workplaces are evolving, and we can hunt for value far beyond the next subway stop. Relocation is now as simple as improving choices and lifestyle. While we are proudly strong in Central Toronto, we help buyers and sellers constantly beyond the scope of this Map. So wherever buyers and sellers come from and want to go to, we will be by their side. Barb & Imre