

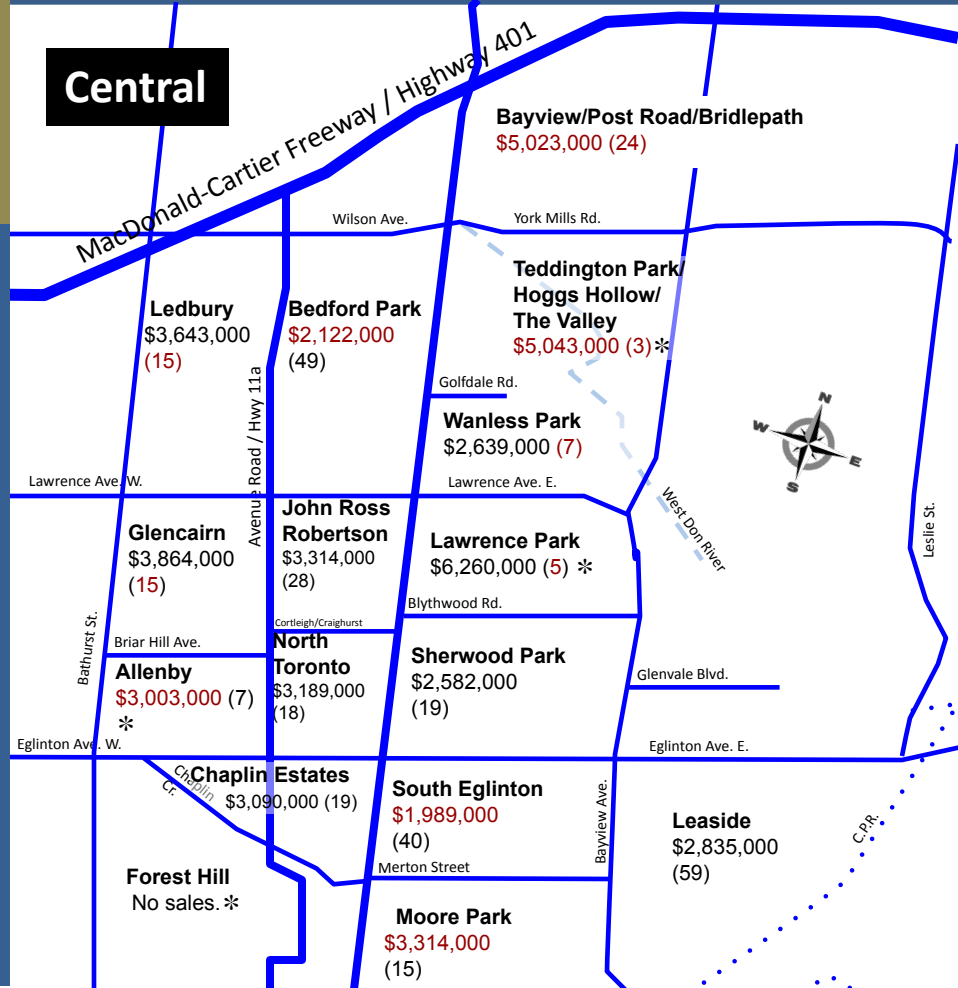
**Central Toronto:
 Average Freehold
 House Prices**
 April 1, 2022 to
 June 30, 2022

Legend
 \$ = Average House Price, **red** indicates drop from previous quarter
 () = Volume of Houses Sold, **red** indicates drop
 * = Average not indicative of major change.
 ★ = Our office.

1km | _____ |

**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.*

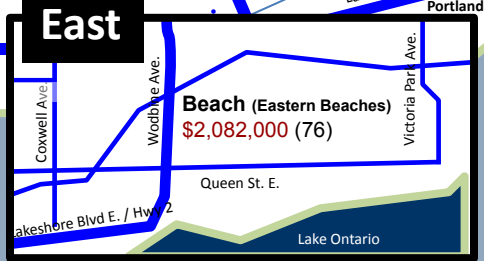
Central



West



East



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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.

2022 FORECAST
TORONTO HOUSE
PRICE INCREASE

16.5%

*Royal LePage

2022 FORECAST
TORONTO CONDO
PRICE INCREASE

12%

*Royal LePage

INTEREST RATE
BANK OF CANADA
PRIME

3.7%

*Bank of Canada Overnight Rate

THE QUESTION OF CHANGE

Low amounts of inventory coupled with significant demand are a significant challenge. As evidenced by our map, a few mid-priced neighbourhoods have had an uptick in sales, but comparatively few home-buying and investment opportunities remain- at least in houses. What increases in transaction volume are primarily driven by vendors accelerating their moving plans in response to a modest rise in interest rates. To make matters more challenging, there is an increase in demand due to many employers re-opening offices.

An exciting pattern recently is the change in house prices. Overall, simply put, there are a lot of neighbourhoods that have had slight cooling of prices. We view this as necessary (however slight) to the recent accelerated climbs, which have priced many out of the market. Moving forward, we and the teams behind us indicate climbing prices and low inventory. Some volatility is natural. However, to some extent, this is somewhat a return to normality.

This is Canada's busiest market and a constant source of change. Stay tuned for more!

Trust your instincts and invest with a clear path and expert assistance. We are here to help. We have significant experience in strategies and chaotic markets. For now, please call and discuss your needs.

Barb & Imre