

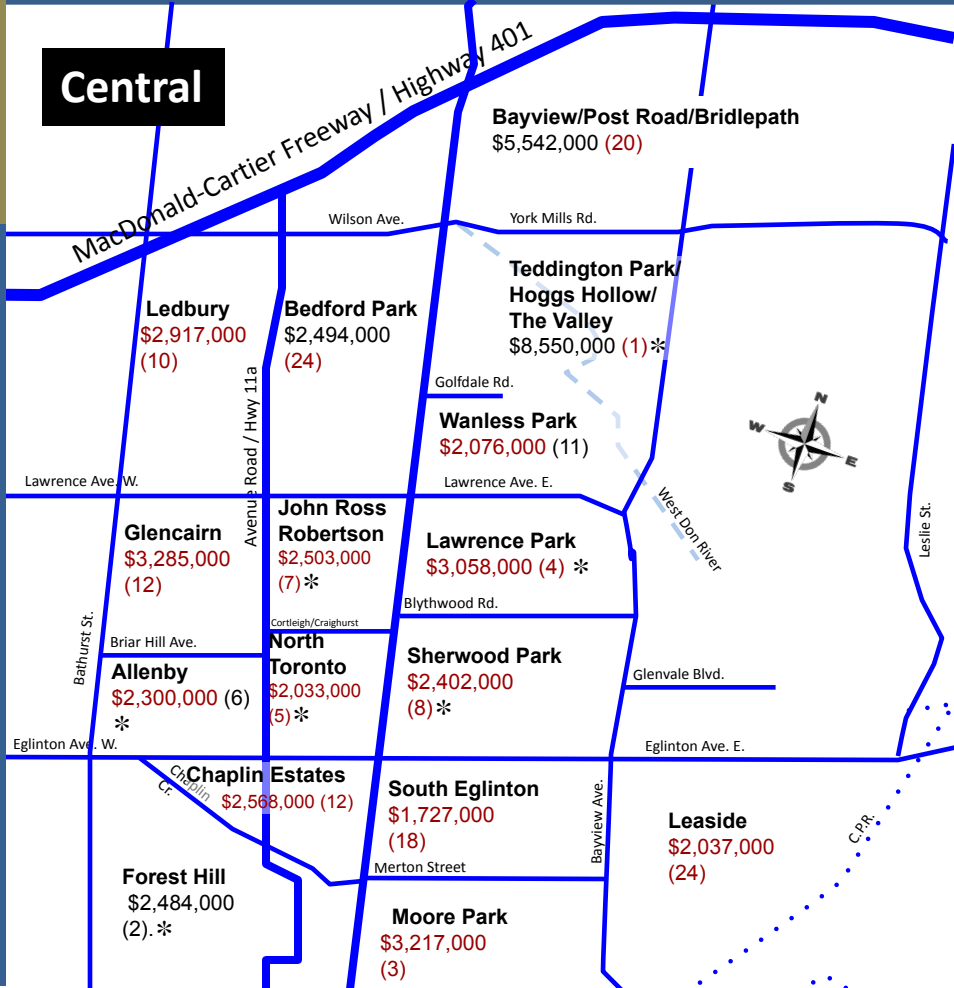
**Central Toronto:
 Average Freehold
 House Prices
 July 1, 2022 to
 Sept 30, 2022**

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.

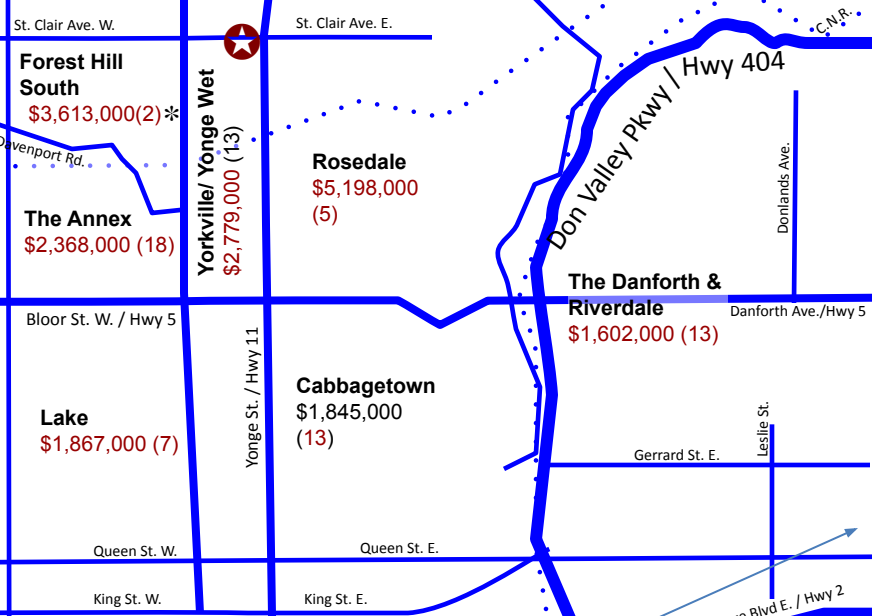
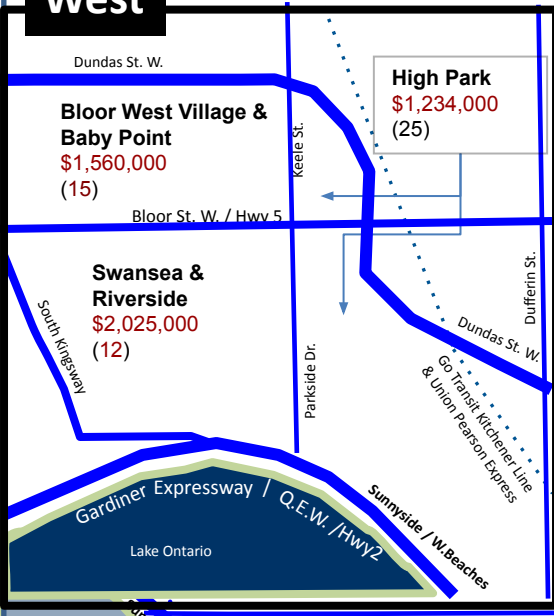
1km | _____ |

**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 Q4
FORECAST
TORONTO HOUSE
PRICE**

-3.5%

*Royal LePage

**2021-2022
AGGREGATE
TORONTO HOME
PRICE CHANGE**

2.1%

*Royal LePage

**INTEREST RATE
BANK OF CANADA
PRIME**

5.5%

*Bank of Canada Overnight Rate

Inflation, etc. and the Central Toronto Market

Toronto is once again proving to be one of the most interesting investment and ownership markets in the country. Here are the key factors impacting local conditions the second half of the year:

- Record Low Inventory
- Continuingly high demand, including a new pool of buyers that have secured low interest rate mortgages and are moving to take advantage of their status
- A shift in the investment market as the pool from mainland China has frozen - if not collapsed outright
- Strong economic conditions and forecasts in job markets including manufacturing, services and pent-up head-office growth
- Skyrocketing rental demand to record levels
- Cooling price increases in Freehold homes (GTA down to an increase of 2.1% from double-digit price increases in past quarters)
- Significant price increases in Condominiums as inventory has shrunk (8.9% price increase this past year)
- Political stability, government investment in local infrastructure (we can complain about Eglinton, however it will eventually be positive)
- Interest rates have climbed from record lows to more of a generational average and have generally levelled off

All of these are worth further discussion. Toronto is Canada's busiest market and a constant source of change. Stay tuned for more!

We are here to help. We have significant experience in strategies and chaotic markets. For now, please call and discuss your needs.

Barb & Imre