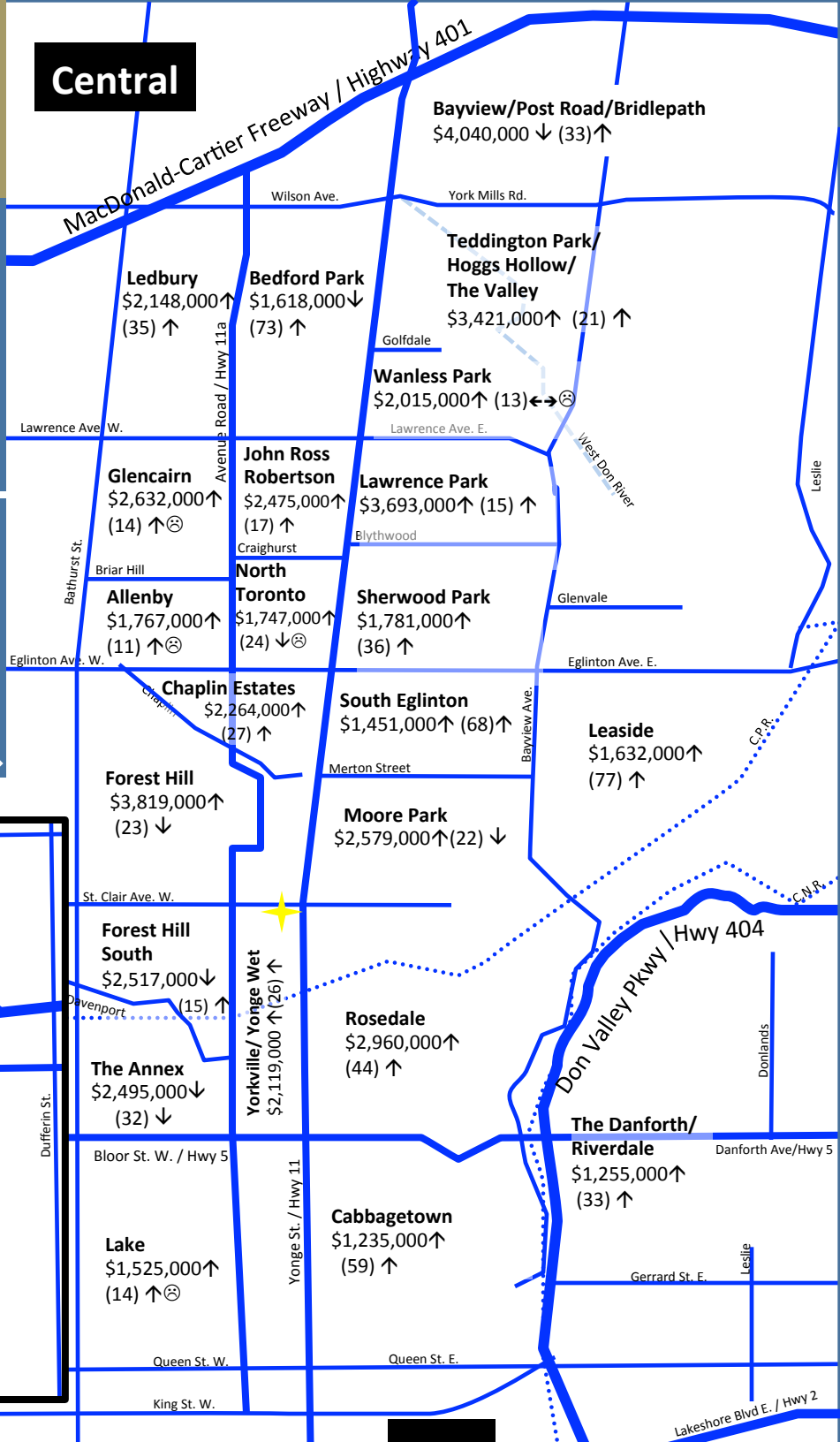


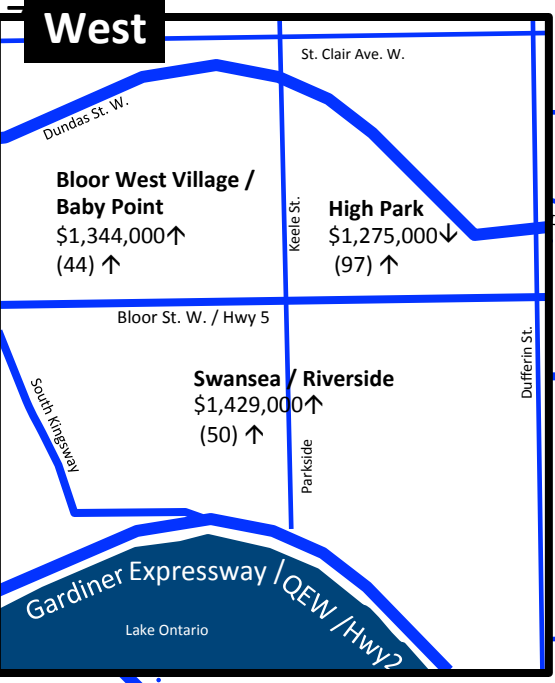
**Central**

**Average Freehold House Prices**  
 (select Toronto neighbourhoods)  
**April 1, 2016 to June 30, 2016**

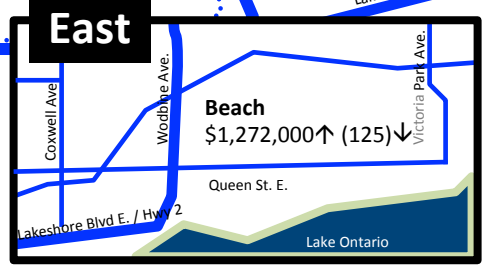
**Legend**  
 \$ = Average House Price  
 () = Volume of Houses Sold  
 ↑ = Change from previous quarter  
 ⊕ = Average not indicative of major change. (Please contact us for details.)  
 ✨ = Our office.



**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.  
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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.*

## SO WHAT IS YOUR HOUSE WORTH? WE ARE HERE TO HELP YOU!

### WELCOME TO A BOOMING MARKET!

Spoilers Ahead! The Toronto house market is hot in both prices and volume. Although, as we reminded you last quarter that there is some risk to drawing conclusions from perceived patterns shown in only one quarter, there are some incredible things happening right now.

The first part of the year was notable in the fact that **for the first quarter ever, all of the Central Toronto neighbourhoods were well more than a million dollars!** This may very well be a permanent situation.

This quarter is notable firstly for drastic price increases (we are looking at you *Annex* and *Forest Hill*). **Overall Toronto home prices have risen almost 20% year over year.** This is by far the largest increase our market has ever had. Some neighbourhoods downtown have seen even much more than that.

The second major development is the high volume of activity. Although some neighbourhoods have stable growth, others such as the *Beaches*, the west-end and much of the core on the east side of Yonge have seen a **doubling and nearly tripling of activity from one quarter to the next.**

There are many reasons for this including: record-low lending rates, increased foreign ownership, rising immigration, and the chronically low availability of rental space driving investors.

To see how this impacts you and for real world solutions, call us today. We are here to help!

**This is what we do.** We provide you with projections, professional advice and guidance for you to make your own decisions. We do not bully, sensationalize or steer you wrong. We are working for you.

