

Average Freehold House Prices
 (select Toronto neighbourhoods)

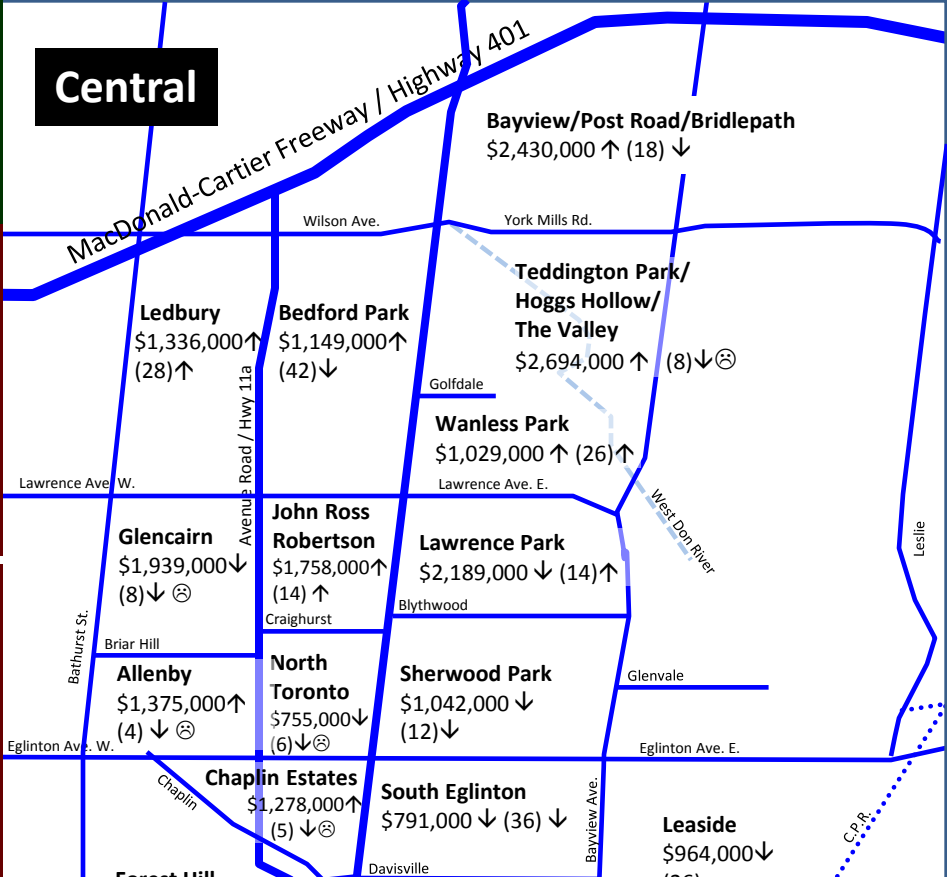
October 1, 2011 to December 31, 2011

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

1Km

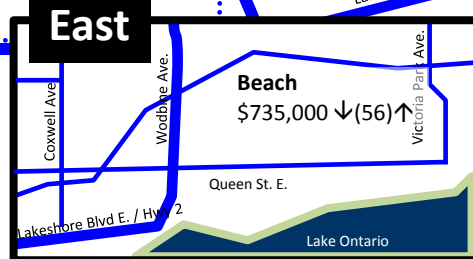
Central



West



East





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.

Market Update - The Rise of Central Toronto!

Here is the Big Picture: Once again, Toronto has proven that even in troubled market times, we are still a phenomenal place in which to invest. Although prices in a few neighbourhoods are slightly down this past quarter, the overall trend is definitely upward. In fact, over the past 20 years of Market Updates, very few quarters saw overall downward trends, and even those were superseded by gains within a few months. As always, some neighbourhoods are better investments than others.

The very definition of Toronto has changed: 'High-end' Toronto has not only grown significantly but entry-level homes are now rare in the Central Core.

Not that long ago, neighbourhoods such as Rosedale and Forest Hill held a premiere price to accompany their premiere cachet. In recent years, however, surrounding neighbourhoods have been catching up. If you are already located here, odds are strong that **your home is worth more than a million dollars** (more than half of the Central city is). In fact, formerly 'peripheral' neighbourhoods such as Glencairn or the Annex are now premiere locations in their own right – certainly price-wise. For home buyers, this means that far more of Toronto is high-priced than most people expect. First time buyers usually have to work with us in going further afield. Also notable is that the increasing volume of homes being sold in certain neighbourhoods, particularly east of Yonge Street, is indicative of older 'boomer' homes being sold to a new generation.

55 St. Clair Avenue West
Toronto, ON
M4V 2Y7
Canada
Tel: 416-921-1112 (24hr.)
barb.imre@sympatico.ca



Do the unexpected this winter in Toronto

UofT Hart House is open to the public and features ghost tours and some of the cheapest theatre in the city.

The PATH. Why drive to Yorkdale when you can get lost in the world's 9th largest mall stretching from Dundas to Lakeshore Blvd, all sheltered.

Warm up in the tropics at **Allan Gardens Conservatory**.

Nathan Philips Square. Rent skates if you need to at the newly renovated rink.

St. Lawrence Market. The original super-food market.

The Toronto Zoo is an amazing place to go in the winter.

The animals cannot hide, so why should you? Plan for lots to see and no crowds.

