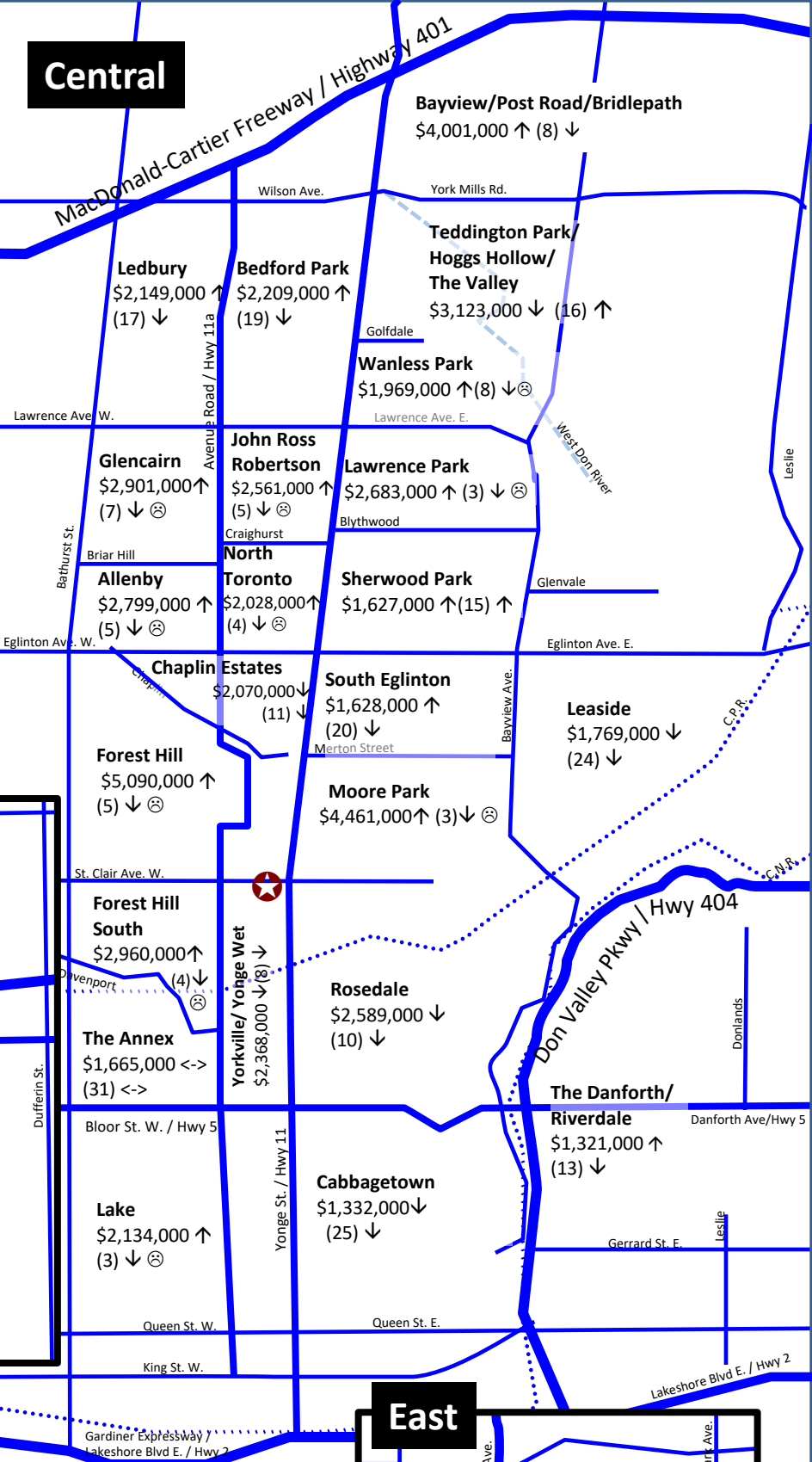
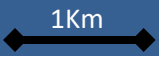


**Central**

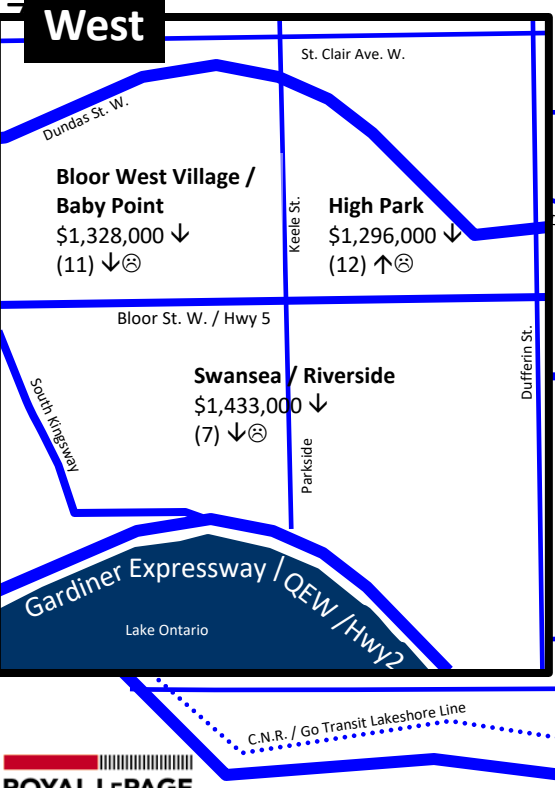
**Average Freehold House Prices**  
 (central Toronto neighbourhoods)

**January 1, 2019 to March 31, 2019**

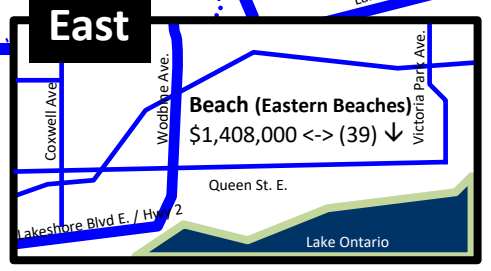
**Legend**  
 \$ = Average House Price  
 () = Volume of Houses Sold  
 ↑ = Change from previous quarter  
 ⊕ = Average not indicative of major change. ( Please contact us for details.)  
 ☆ = Our office.



**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.

*Our strategic services have proven essential for hundreds of buyers and sellers at accomplishing their financial goals and aspirations. Contact us today for efficient, calm and practical help.*



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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.*



## Welcome to Spring!

After a long and disruptive winter it is time to consider reinvesting in your home. Whether you are selling or not, maintenance and upgrades are critical on your home. Here are some important tips: The biggest challenge that we seem to have is not on the planning, the urgency or even what to do – it is how to find capable and professional help. Major projects alone require research and diligence on those that will work for you.

**Referrals:** Ask friends and family. Even your online friends. People tend to only recommend names that will reflect positively on themselves. Also you take advantage of the efforts of others.

**Internet:** Dig deep in Google, review websites and compare against trade association websites. Remember that some bad reviews are outliers but trends can be found.

**Go to the stores:** You'll be surprised to find out that the larger stores do a great deal of effort on vetting contractors and although limited on how they comment, are fairly indicative of quality.

**Shows:** Do go to home improvement shows, not just for great ideas but to meet qualified, eager and professional contractors. And you can ask tough questions. Product showcases will be able to refer qualified people.

**Most importantly:** Read fine print, stay on top of things and educate yourself.

## Some Trends This Quarter

- Generally, pricing and volume is stable in the upper core
- Lack of available home inventory, especially south of Bloor and the West-end is resulting in lower levels of sales
- North of Eglinton (in the core) is consistently rising in price
- The Eastern Beaches and Cabbagetown (or no matter what you call them) are once again the busiest areas in the city.

The key to success in Real Estate is patience, and a keen understanding of process and market forces. In all cases, our help in deploying effective marketing strategies and managing rapid turn-around of accurate information is necessary now more than ever.