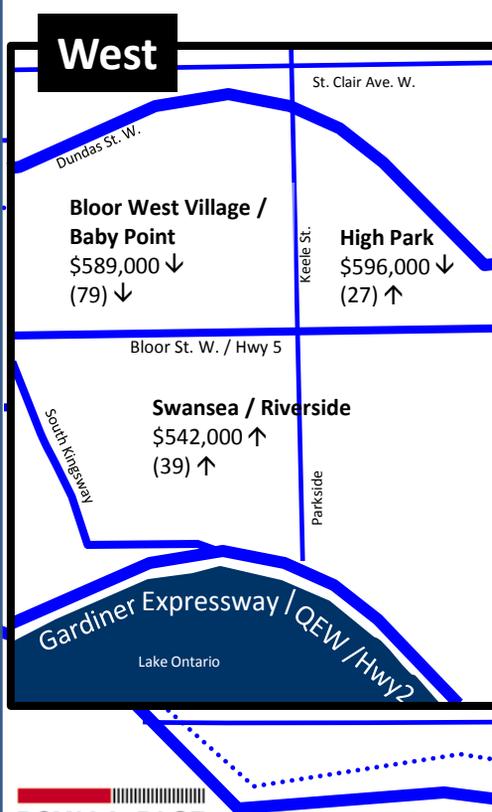
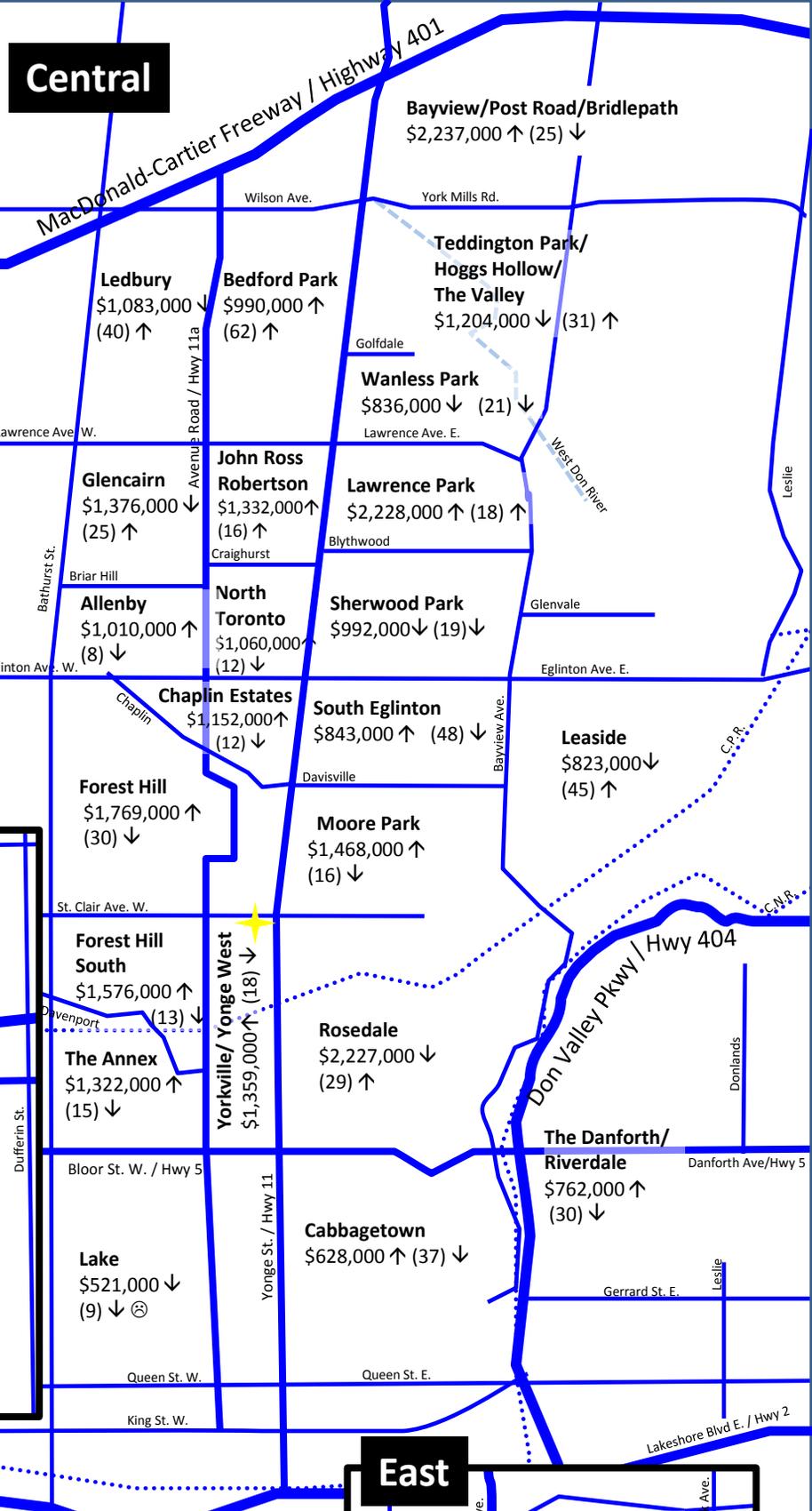


**Average Freehold House Prices**  
 (select Toronto neighbourhoods)  
**January 1, 2010 to March 31, 2010**

**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



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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## **Spring 2010 Market Update**

There has been a lot of talk lately about the economy, especially about rising interest rates, the value of the dollar and especially about economic conditions. So what does this mean for the average Torontonian?

### **The big picture.**

All of our customers should first of all take a deep breath, then relax. The world is not ending. Remember that newspapers sell bad news best.

Interest Rates. Sure interest rates will rise, probably sooner than later. But remember that they are at their lowest point ever right now. Anybody who owned a home 20-30 years ago (10-15% vs. 1-2% today) should know better than to panic.

The value of a dollar. The Canadian Dollar is now on par with the US Dollar. For the Toronto economy this is actually a good thing. Toronto is home to a lot of major companies that are benefitting from the strength of our currency. The price of many goods is dropping and the world is buying from us.

The Toronto market. Yes, we are not as hot as Vancouver but the slow and steady growth underway is far healthier for all. We may not have the mountains and the tourists but we are less susceptible to a crash. Within our market, listing activity is up 42% year over year in March, while prices increased around 20%, proving a strong rebound from the recession. These numbers may seem high but that includes a significant period of catching up from a short but very cool period. Growth is forecast to be in safer single digits through the balance of the year.

## **Neighbourhood Profile: North Toronto**

Popularly considered the centre of the city, “Young & Eligible” is a highly affluent and youthful neighbourhood that has come a long way from being the leading cattle farming community in Canada. Now the neighbourhood is a collection of highly-desirable mixed-density tree-lined residential streets and home to the highest concentration of offices of architects, major charities, schools and urban parks in the country (lets not forget the great shopping, pubs and restaurants).

In 1837 this neighbourhood was the site of the Battle of Montgomery’s Tavern (where the post office is today). Today however instead of rebels marching on troops, we are witnessing battles over condo construction and the planned re-development of the Yonge-Eglinton Square. This has never been a dull neighbourhood.

