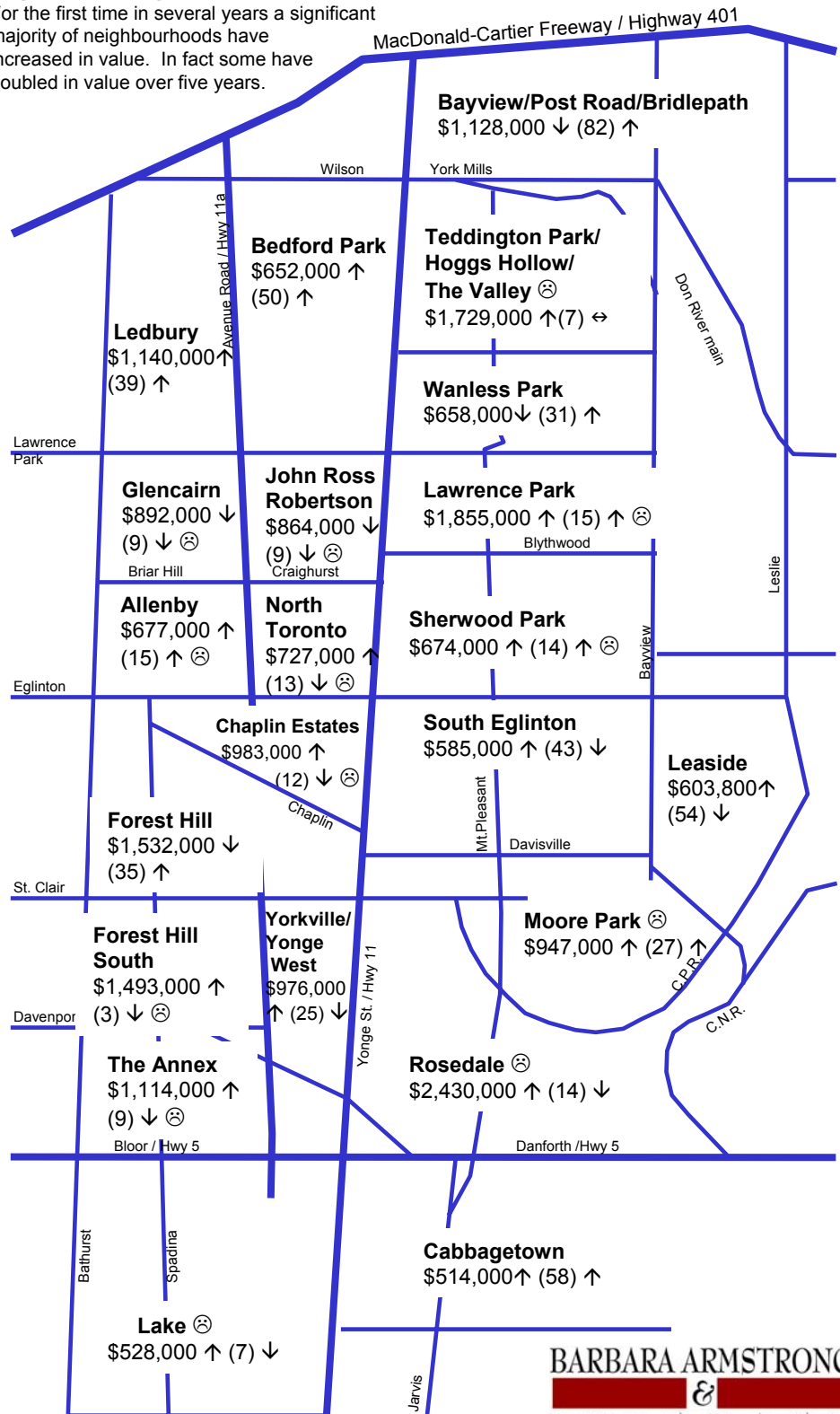


Again & Again! What an investment!

For the first time in several years a significant majority of neighbourhoods have increased in value. In fact some have doubled in value over five years.



Average Freehold House Prices in Central Toronto Neighbourhoods January 1 to March 31, 2005

Five Year Ago Averages:

- ★ Bridlepath was \$765,000
- ★ Bedford was \$399,000
- ★ Leaside was \$374,000
- ★ The Annex was \$412,000
- ★ Forest Hill was \$822,000
- ★ Yorkville was \$507,000
- ★ Glencairn was \$448,000
- ★ Lake/Christie was \$367,000
- ★ Cabbagetown was \$266,000

Legend
 \$ = Average House Price
 () = Volume of Houses Sold
 ↑ = Change from previous quarter
 ⊕ = Insufficient Sales (Average not necessarily accurate. Please contact us for details.)

55 St. Clair Avenue West
 Toronto Ontario
 M4V 2Y7, Canada
 Tel: 416-921-1112 (24hr.)
 Fax: 416-921-7424
 Email:
 barb.imre@sympatico.ca
 Barbara Armstrong,
 Imre Nagy,
 Sales Representatives

BARBARA ARMSTRONG & IMRE NAGY

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. **Royal LePage Real Estate Services Ltd., Broker**

www.torontorealestatecentral.com

CENTRAL TORONTO MARKET UPDATE

Spring 2005

We have been doing these maps since 1991!
Every month we demonstrate the incredible investment capacity of home-ownership in Toronto.

Why spend half your day stuck in traffic? With the price of gasoline rising every day, arguments about living in the suburbs are losing steam. Take the money that you would spend on your car and put it into your home. This way you can enjoy one of the most livable and desirable cities in the world. Visit a museum, a park, even the corner store with ease and compare this with what is available outside the city core.

We can provide you with:

- A guide for first timers *and* those more experienced.
- An estimate as to the value of your home with a complete statistical backup.
- Advice as to all costs involved in moving.
- Advice on making the most from your present home. (Little things mean a lot - painting the front door makes an instant good and lasting impression).
- The best time to sell your home (you might be very surprised).

All this and more are free for the asking and totally without obligation.

We are committed to the highest level of professional service for you, guaranteed.



Barb and Imre,
Multiple Award-Winning, Sales Representatives



55 St. Clair Avenue West
Toronto Ontario
M4V 2Y7, Canada
Tel: 416-921-1112 (24hr.)
Fax: 416-921-7424
Email:
barb.imre@sympatico.ca



BARBARA ARMSTRONG

&

IMRE NAGY