

Average Freehold House Prices in Central Toronto Neighbourhoods April 1, 2004 to July 1, 2004

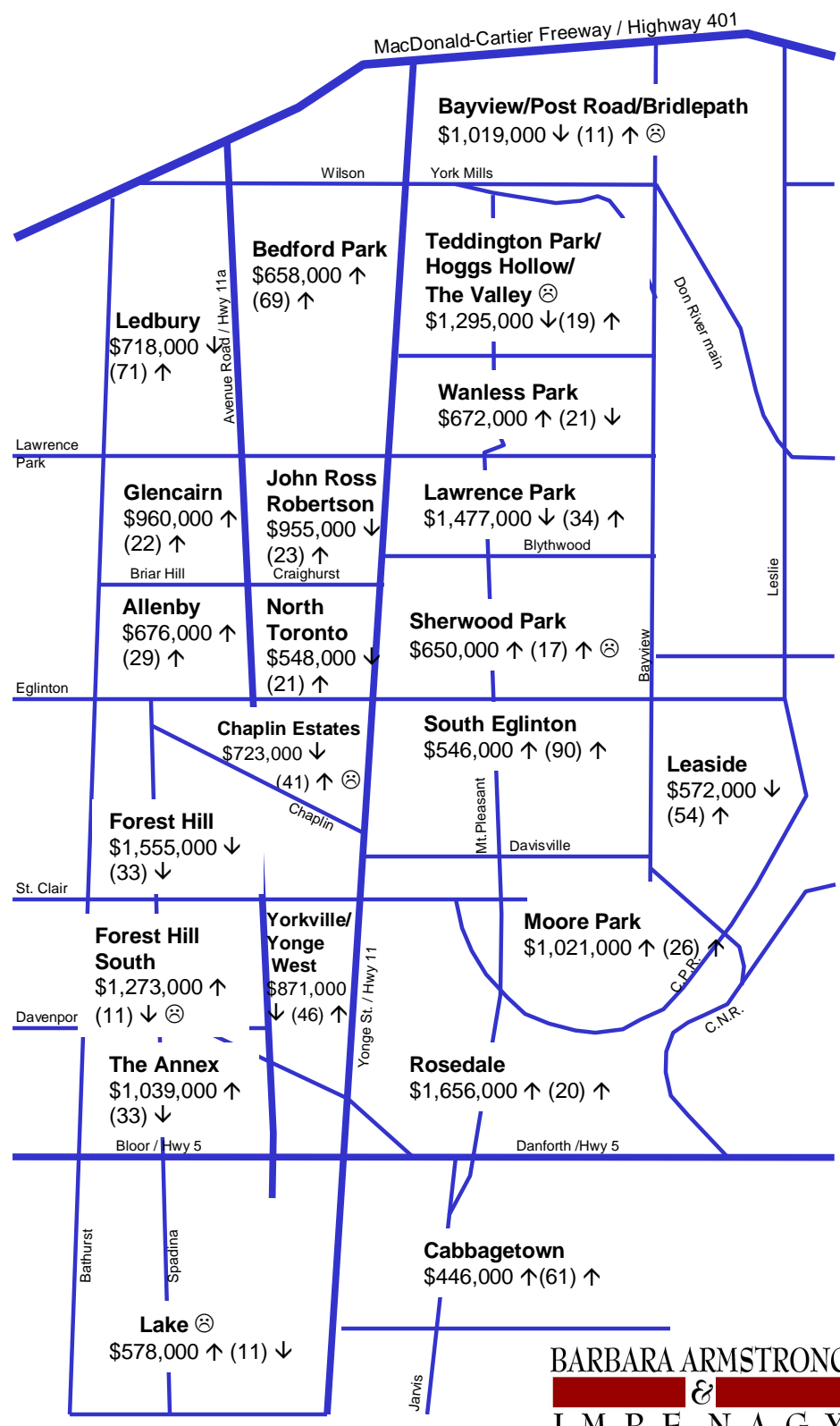
Five Year Ago Averages:

- ★ Bridlepath was \$750,000
- ★ Bedford was \$477,000
- ★ Leaside was \$404,000
- ★ The Annex was \$443,000
- ★ Forest Hill was \$731,000
- ★ Yorkville was \$537,000
- ★ Glencairn was \$739,000
- ★ Lake/Christie was \$347,000
- ★ Cabbagetown was \$299,000

Legend

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

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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

Second Quarter
2004

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

"Land, they don't make it anymore". The centre of the city is small and not getting any bigger. The commute is getting worse, so more people would rather live in a small place in the city than waste two hours of their life, daily, stuck in traffic. That and the low interest rates which, although we expect them to marginally increase, likely won't make a drastic jump, combine to make the prices go up. Great for sellers, not so great for buyers, but still our prices compared to other great cities are not too bad and you do get a lot for your money - great parks, schools and facilities. As well, if you don't own a car, or only one, that really cuts down on your costs. Call us for advice as to maximize your investment. If selling, remember women go to the kitchen first (stainless appliances) and men to the fuse box (update that wiring). And if buying, some old elbow grease of your own (painting and refinishing the floors, etc.) make a world of difference."

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



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