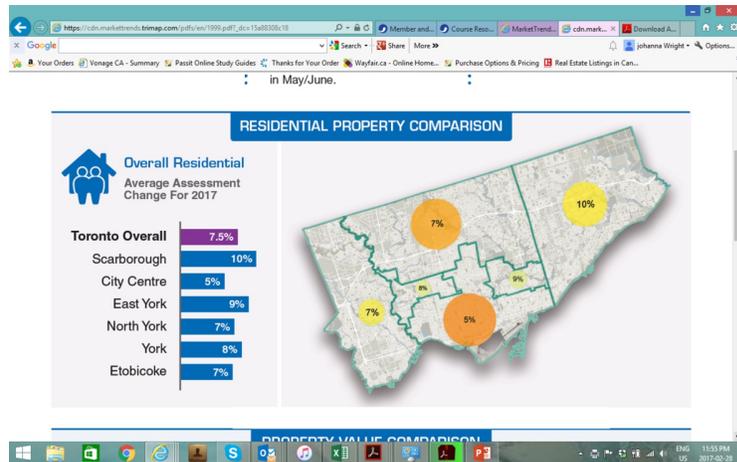




Hi

There have been many reports on the perceived "Bubble Burst" for GTA real estate. I wanted this month to focus on statistics reported by MPAC 2016 vs 2017 as I believe our market is strong.



MPAC property comparison

	Value
<b>Etobicoke</b>	
1 Bedroom	\$680 - \$1,225
2 Bedroom	\$825 - \$1,475
3 Bedroom	\$1,120 - \$1,725
Bachelor	\$490 - \$1,015
Vacancy	2.50%
Expense	34.0% - 54.0%
Capitalization Rate	3.75% - 4.25%

## What Bubble?....let's take a closer look at Etobicoke

Neighborhoods in Etobicoke include Lakeshore-Queensway, Kingsway-Humber, Markland Centennial and Rexdale-Thistletown. Etobicoke is primarily suburban in development, with a lower

population density than central Toronto, larger main streets, shopping malls, and cul-de-sac housing developments.

Property values up 6.5% in Etobicoke

Residential property owners in Etobicoke will see an average assessment increase of approximately 6.5% in 2017.

The assessed value of a typical residential home in Etobicoke is \$714,000.



Property Value Comparisons MPAC

## So What?

Year on year prices are still increasing and that is great news. Interest rates are going up supporting the growth in our economy. Property prices in the city -- which fell from an average of \$919,589 in April to \$793,915 last month, according to data from the Toronto Real Estate Board -- should pick up again due to supply constraints and a stronger economy,

The response we're seeing in the Toronto market seems almost emotional and a knee-jerk reaction to some of the changes, which suggests that these impacts will be short-lived. I would advise any first-time buyers to take advantage of the market now as in my opinion, it is a very good time to buy. And for anyone wanting to sell, brace yourself I believe September will reflect the growth we experienced in the first quarter of 2017!



Always here to help,

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Lets Chat



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