



For immediate release

**GTA real estate proves resilient
during first six months of 2009, says RE/MAX**

One in five neighbourhoods have surpassed pre-recession average price levels

Mississauga, Ontario (July 28, 2009) - In the midst of the recession, approximately twenty per cent of single-detached homes and condominiums in Greater Toronto Area neighbourhoods managed to post an increase in average price, according to RE/MAX.

The RE/MAX Return on Investment Report found that 11 (17 per cent) of the 65 Toronto Real Estate Board (TREB) districts reported an upswing in the value of a single-detached home in the first six months of 2009, despite one of the worst first quarters on record. The Beach (E02) saw the greatest percentage increase year-over-year at 3.79 per cent, with average price rising to \$715,422, up from \$689,278 in June, 2008. Pickering (E13) placed second, with the average price of a single-detached home climbing 3.72 per cent to \$389,536, up from \$375,577 from one year earlier. Willowdale, Newtonbrook (C14) ranked third, with a single-detached home rising in value from \$754,470 to \$779,537 -- a 3.32 per cent increase. Rounding out the top five neighbourhoods are newcomers Downsview, Weston (W04) – where prices have climbed 2.25 per cent to \$384,485 from \$376,007, and Rouge, Malvern (E11) where a 1.99 per cent uptick has brought year-to-date housing values to \$345,468 (from \$338,738).

“Purchasers clearly moved to take advantage of greater affordability in the marketplace in the first half of the year,” says Michael Polzler, Executive Vice President, RE/MAX Ontario-Atlantic Canada. “Prices were down in virtually every neighbourhood surveyed; supply of homes listed for sale was at an all-time high; and interest rates were at historic levels. If you’re a buyer, it doesn’t get much better than that.”

Given their more affordable price point, condominium properties fared slightly better than single-detached homes, with 13 (22 per cent) of 59 TREB districts posting an increase in average price. Condos in Cliffcrest, Guildwood (E08) in the city’s east end saw the greatest appreciation in value, with average price climbing 6.45 per cent to \$175,855, up from \$165,197 one year ago. North Toronto, Cricket Club (C04) ranked second with a 6.1 per cent increase in average price, bringing condominium values to \$301,065 (up from \$283,746). Downsview, Weston (W04) clinched third spot, with a 4.37 per cent increase in average price to \$173,083 in June 2009, up from \$165,834 one year earlier. Mississauga’s thriving Port Credit community (W12) experienced a 2.63 per cent increase in condominium values year-over-year – with average price hovering at \$304,954. Bendale, Woburn, and West Hill comprise E09, where the average price of a condo appreciated 2.46 per cent over figures reported one year ago to \$201,830.

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“But that was then and this is now,” says Polzler. “Lower inventory levels combined with increased demand -- comparable to what we’ve seen in recent months -- is expected to place renewed pressure on housing values for the remainder of the year. As a result, average prices are forecast to be at par or slightly ahead of last year’s levels by year-end in almost all neighbourhoods.”

Case in point is areas like Toronto’s east end, where bidding wars are breaking out on single-detached properties daily. The average sale-to-list price ratio in E01 and E02 approaches 100 per cent. Average prices are up in four of the 18 East District neighbourhoods. Overall average price in the east is down less than one per cent to \$346,597 from the January to June 2008 figure.

The areas with the highest percentage decreases in the average price of a single-detached home have also seen the greatest increases in the number of properties sold. The overall average price of a single-detached home fell by 5.17 per cent in the Central District to \$884,036, down from \$932,198 one year ago, while the North District dropped 4.49 per cent in value to \$526,693, down from \$551,452 in June 2008. Sales are up in both areas, with 2,000 homes changing hands in the central area (up 4.28 per cent over one year ago) and 4,249 properties sold in the north (up three per cent from June 2008).

Only one district reported an overall increase in the average price. Condominiums in the North District – comprised mostly of York Region – posted a 0.26 per cent increase in values – and now hover at \$275,822, compared with \$275,113 one year ago.

“The momentum going forward is expected to be healthy – buoyed by positive economic data and a return to stability in the financial sector,” says Polzler. “There may be some bumps along the road, but all in all, the worst is over for the residential real estate in the Greater Toronto Area.”

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*Note: All statistics sourced from RE/MAX and TREB Net
Districts that recorded less than 100 sales year-to-date were discounted to prevent the reporting of statistical anomalies.*

Top Five Neighbourhoods by Average Price Appreciation - January to June						
Detached Homes						
Neighbourhoods	2009 Avg. \$	2008 Avg. \$	% +/-	2009 Unit Sales	2008 Unit Sales	% +/-
The Beach (E02)	\$715,422	\$689,278	3.79	168	164	2.44
Pickering (E13)	\$389,536	\$375,577	3.72	288	302	-4.64
Willowdale, Newtonbrook (C14)	\$779,537	\$754,470	3.32	188	176	6.82
Downsview, Weston (W04)	\$384,485	\$376,007	2.25	192	198	-3.03
Rouge, Malvern (E11)	\$345,468	\$338,738	1.99	208	219	-5.02

Top Five Districts by Average Price Appreciation- January to June						
Condominiums						
Neighbourhoods	2009 Avg. \$	2008 Avg. \$	% +/-	2009 Unit Sales	2008 Unit Sales	% +/-
Cliffcrest, Guildwood (E08)	\$175,855	\$165,197	6.45	155	179	-13.41
North Toronto, Cricket Club (C04)	\$301,065	\$283,746	6.10	149	162	-8.02
Downsview, Weston (W04)	\$173,083	\$165,834	4.37	100	148	-32.43
Port Credit (W12)	\$304,954	\$297,132	2.63	138	181	-23.76
Bendale, Woburn, West Hill (E09)	\$201,830	\$196,991	2.46	299	388	-22.94

Source: RE/MAX, TREB NET

*Based on districts reporting sales over 100 units year-to-date