



MONTHLY REAL ESTATE MARKET NEWS THAT MATTERS

Compliments of Harvey Kalles Real Estate Ltd., Brokerage

APRIL 2017







MARKET COMMENTARY

The Toronto Real Estate Board has recently released its sales statistics for the month of March, 2017. With 12,077 sales being reported by GTA realtors, a new record for total sales in the month of March has been established, pushing total sales for the first quarter of 2017 to 25,239, roughly 12% higher than the same time last year. Though it's early, the Greater Toronto housing market remains on pace for a third straight record sales year.

Pricing continues to be top-of-mind for most real estate watchers, and as of last month, the average sales price of a home in the GTA reached \$916,567, up 33.2% year-over-year. Keep in mind, this figure is a composite of all housing types. If we isolate single detached properties, the figure jumps to \$1,214,422. Within the City of Toronto, the average price of single detached homes reached \$1,561,780, representing a 33% increase from March 2016. Real inflation, as measured by the MLS Home Price Index Composite Benchmark, was up 28.6% for the GTA, led by single detached homes which were up 30.5%. Annual inflation in the condo market is currently at 24%, its highest level to date. What region/product mix is showing the greatest annual inflation? Single detached homes in Simcoe County, which includes Innisfil, were up 36% year over year. In Toronto, single detached homes in W06 (Mimico) and C14 (Newtonbrook, Willowdale East) led the way with 39.7% real inflation.

Though pricing is showing no signs of slowing down, there was some positive news relating to supply. With 17,041 new listings coming to market, there were 15.2% more listings in March than the same time last year. While total active listings were down 35% year-over-year, compared to February when active listings were down by 50%, this is a move in the right direction. Perhaps more sellers are looking to take advantage of the higher price points. Though one month does not make a trend, we look forward to seeing listing activity in April. Regardless, until we experience a sustained period where the rate of new listings exceeds the rate of sales, we do not expect to see any price relief.

BY THE NUMBERS: CENTRAL TORONTO

Detached	Semi-Detached	Condo Apartments
 1,215 Units SOLD	 334 Units SOLD	 2,324 Units SOLD
\$1,561,780 Average Sale Price	\$1,089,605 Average Sale Price	\$550,299 Average Sale Price
\$750,000 LOW \$8,585,000 HIGH	\$850,000 LOW \$3,811,000 HIGH	\$201,000 LOW \$5,200,000 HIGH
 9 Average Days on Market	 7 Average Days on Market	 12 Average Days on Market
113% % Sale Price to List Price	119% % Sale Price to List Price	108% % Sale Price to List Price

Sourced from TREB March 2017 for City of Toronto. For statistical use only.

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Earth PLAY

By Vanessa Farquharson

This Earth Day, bring back 'self-directed' play

When you were a child, did you spend a lot of time outside? Did you build forts, invent new games, get your hands dirty? Did you roam the streets with friends, exploring the neighbourhood until called for dinner? Now think about how children play today. Most spend far more time on screens. They play organized sports, but these involve a lot of adult supervision and rules.

Without question, they are indoors more, and this isn't OK. It's taking a toll on the well-being of our children and the result is a generation that will be more at risk for heart disease, high blood pressure, diabetes and mental health issues.

Active play in nature that is self-directed (not guided by adults or rules) is essential to creating a generation that's not only healthy but also resilient.

It's of particular concern for Earth Day Canada. Children who don't get outside, don't connect with nature, and won't grow up with any motivation to protect our planet. As a result, they've launched the aptly named EarthPLAY program to bring self-directed, outdoor play back into the day-to-day lives of children. Initiatives within the program include: SchoolPLAY, focusing on outdoor play during lunch and after-school. StreetPLAY involves testing a permit process that would allow residents to close local roads for ball hockey and more. ParkPLAY is centered on bringing "loose parts" adventure play into public green spaces.

What do "loose parts" and "adventure play" mean? You may remember the adventure playground that used to exist at the foot of Bathurst Street. It wasn't pretty — some called it a junkyard — but for kids, it provided hours of excitement. There were no slides or monkey bars; instead, there were planks of wood and tires, ropes, hammers and saws, nails, metal scrap, and whatever loose parts people brought from home. Kids of all ages would come to build forts and towers, climbing structures to jump from, cabins to hide in, bridges, rope swings, and more.

The type of play that results when we send kids outside with a bunch of loose parts to have fun, with no micro-management, is called adventure play. It's been disappearing from cities since the 1980s, when risk-averse parents and bureaucrats started "protecting" children by replacing adventure playgrounds with gently sloping plastic slides, see-saws that don't require a second person, and monkey bars that rest four feet from the ground. Earth Day Canada is working to resurrect adventure play through POP-UP Adventure Playgrounds, usually co-hosted with local community groups across the GTA.

Parents and caregivers who attend the POP-UPs often express sheer astonishment at how long their kids will engage in uninterrupted play, how focused they are on building or creating, and how well they cooperate with others. What do the kids have to say? Well, they're usually too busy to talk!

For more info on how to participate and support Earth Day Canada's programming this Earth Day, visit earthday.ca

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DON'T MISS THESE APRIL EVENTS

April 7 – 23 TIFF Kids International Film Festival

Celebrating its 20th Anniversary, an important event for film lovers aged 3 -13.

April 11 Toronto Blue Jays The Boys of Summer are back.

Check the Blue Jays schedule and head to Rogers Stadium to take in a game or two.

April 18 - 23 Canadian Music Festival 1000 artists, 60 venues, 1 wristband.

Artists from 40 countries take to the stage.

April 22 – 30 Georgia O'Keeffe Retrospective @ the AGO A rare opportunity to experience the innovative art of a trailblazing figure in American modernism.

April 27 – May 7 Hot Docs International North America's largest documentary festival.

Featuring 150+ cutting edge docs from Canada and around the world.



HARVEY KALLES REAL ESTATE LTD., BROKERAGE

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*Dollar Value of all MLS Listings Sold. (Source: IMS 2016)

Over \$2.795 Billion in Sales Volume, 2016

CENTRAL OFFICE 2145 Avenue Road Toronto, ON M5M 4B2
MIDTOWN OFFICE 532 Eglinton Avenue West Toronto, ON M5N 2K5
BLOOR WEST OFFICE 2316 Bloor Street West Toronto, ON M6S 1P2
MUSKOKA OFFICE 1A Lee Valley Drive #6 Port Carling ON P0B1J0
LAKE OF BAYS OFFICE 191 Mt Pleasant Crt, Huntsville, ON P1H 1A5

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