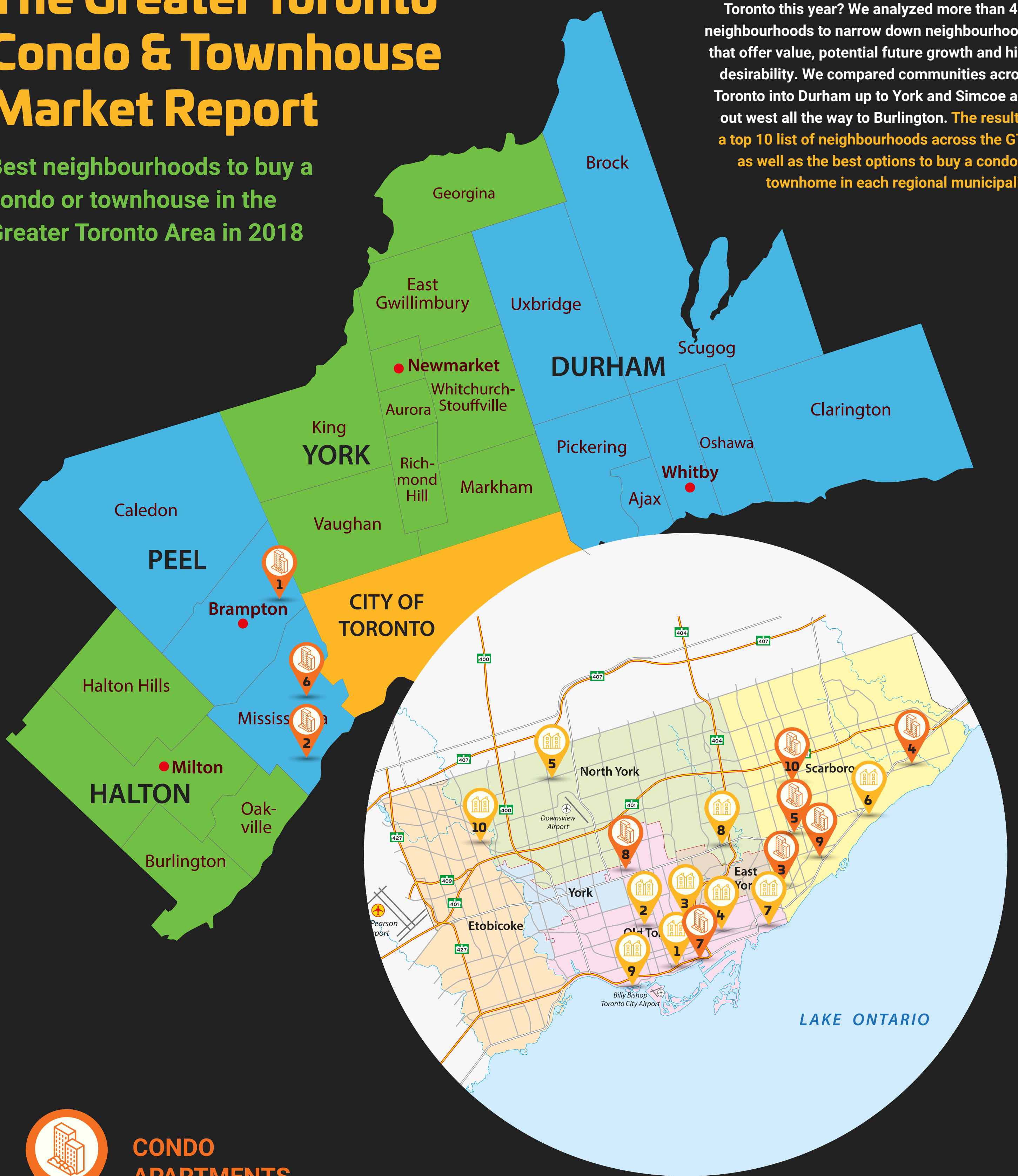


The Greater Toronto Condo & Townhouse Market Report

Best neighbourhoods to buy a condo or townhouse in the Greater Toronto Area in 2018

Looking at buying a condo or townhouse in Toronto this year? We analyzed more than 400 neighbourhoods to narrow down neighbourhoods that offer value, potential future growth and high desirability. We compared communities across Toronto into Durham up to York and Simcoe and out west all the way to Burlington. The result is a top 10 list of neighbourhoods across the GTA, as well as the best options to buy a condo or townhome in each regional municipality.



CONDO APARTMENTS

RANK	DISTRICT	AREA	NEIGHBOURHOOD	2017 AVG. PRICE	PRICE TO RENT RATIO	TIME TO BUY IN YEARS	WALK SCORE	TRANSIT SCORE
1	Peel	Brampton	Queen Street Corridor	\$335,683	5.19	4.17	91	67
2	Peel	Mississauga	Malton	\$361,855	4.82	4.78	75	74
3	Toronto	Toronto E03	Crescent Town	\$248,110	10.05	3.17	77	89
4	Toronto	Toronto E10	West Hill	\$285,047	8.75	3.64	66	64
5	Toronto	Toronto E04	Ionview	\$203,056	12.28	2.59	70	91
6	Peel	Mississauga	City Centre	\$398,412	4.38	5.26	91	83
7	Toronto	Toronto C08	Waterfront Communities C8	\$683,352	3.65	8.72	95	100
8	Toronto	Toronto C04	Forest Hill North	\$378,875	6.58	4.83	77	84
9	Toronto	Toronto E04	Kennedy Park	\$300,853	8.29	3.84	62	89
10	Toronto	Toronto E04	Dorset Park	\$390,247	6.39	4.98	68	70



TOWNHOUSES

RANK	DISTRICT	AREA	NEIGHBOURHOOD	2017 AVG. PRICE	PRICE TO RENT RATIO	TIME TO BUY IN YEARS	WALK SCORE	TRANSIT SCORE
1	Toronto	Toronto C01	Waterfront Communities C1	\$920,354	3.13	11.74	95	100
2	Toronto	Toronto C01	Kensington-Chinatown	\$734,788	3.92	9.38	97	100
3	Toronto	Toronto C08	Cabbagetown-South St. James Town	\$577,704	4.99	7.37	100	100
4	Toronto	Toronto E01	South Riverdale	\$765,253	3.77	9.76	91	88
5	Toronto	Toronto W05	York University Heights	\$472,869	6.10	6.03	60	81
6	Toronto	Toronto E08	Scarborough Village	\$411,214	7.01	5.25	70	66
7	Toronto	Toronto E02	The Beaches	\$848,338	3.40	10.82	88	78
8	Toronto	Toronto C11	Flemingdon Park	\$280,250	10.29	3.58	63	65
9	Toronto	Toronto C01	Niagara	\$691,941	4.17	8.83	92	100
10	Toronto	Toronto W10	Elms-Old Rexdale	\$328,449	8.78	4.19	48	70

Notes:

Price-to-rent ratio is a measure of the relative affordability of renting and buying in a given housing market. It is calculated as the ratio of home prices to annual rental rates.

A price-to-rent ratio of 1 to 15 indicates it's much better to buy than rent; a ratio of 16 to 20 indicates it is typically better to rent than buy; and a ratio of 21 or more indicates it is much better to rent than buy.

Median household income was taken from the 2016 Census (based on 2015 figures) and adjusted to reflect 2017 medians (using a 2016 increase of 2.2% and a 2017 increase of 2.05%).

Average rent is calculated using CMHC average of GVA rents of purpose built rental apartments, plus an 11% premium that was determined based on a Metro Vancouver analysis of new tenants rental rates.

Sources: Canada Mortgage and Housing Corporation November 2017 Market Report, Statistics Canada Census 2016, Oakville.ca, Yorkregion.com, Newtecumseth.ca, Pickering.ca, ChooseWhitby.edtools.ca, Bedc.ca, Toronto Tenant Issues Committee Report

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