

Miami GLOBAL REAL ESTATE CONGRESS

November 3, 2024



Greater Toronto Area and Beyond



Toronto Real Estate Market Insights

DIVERSE NEIGHBOURHOODS

Toronto's neighbourhoods vary greatly.



Condo Market Dominance



Condos represent a significant portion of Toronto's real estate market, partly due to the city's push for vertical growth in response to land constraints. Condos are especially popular among young professionals and investors.



Toronto Real Estate Market Insights



Toronto frequently experiences a “seller’s market,” especially for freeholds. This trend is driven by limited housing supply relative to the demand from newcomers, including immigrants and international students who find Toronto an attractive place to live.



Toronto has seen an uptick in the luxury real estate market, with an increasing number of properties selling over \$5 million. High-net-worth buyers, including international investors, are looking to Toronto for stable real estate investments.



Toronto Real Estate Market Insights



Sustainability is a growing priority in Toronto's real estate market. More new builds are incorporating eco-friendly designs, and there is an increasing focus on LEED-certified buildings that offer energy efficiency, reduced waste, and lower carbon footprints.



The growth of Toronto's tech sector, which rivals cities like San Francisco, has had a notable impact on real estate. The influx of tech workers has driven up demand for housing in the city, especially in neighbourhoods close to tech hubs.



Top 10 Most Expensive
Listings in Toronto

FREEHOLDS

Top 10 Most Expensive Freehold Listings in Toronto

Address	Area	Municipality	List Price	Property Type	Bedrooms
17 Ardworld Gate	Toronto	Toronto C02	\$34,500,000.00	Detached	6
11204 Kennedy Rd	York	Markham	\$33,900,000.00	Farm	4
14358 Bathurst St	York	King	\$31,998,000.00	Detached	5
20/22 Park Lane Circle	Toronto	Toronto C12	\$29,990,000.00	Detached	6
88 Forest Hts Blvd	Toronto	Toronto C12	\$29,800,000.00	Detached	6
45 Park Lane Circ	Toronto	Toronto C12	\$29,800,000.00	Detached	5
85 The Bridle Path	Toronto	Toronto C12	\$28,900,000.00	Detached	8
30 High Point Rd	Toronto	Toronto C12	\$28,000,000.00	Detached	8
489 Lakeshore Rd E	Halton	Oakville	\$27,850,000.00	Detached	4
45 Bayview Ridge	Toronto	Toronto C12	\$22,500,000.00	Detached	6

1



Top 10 Most Expensive Freehold Listings in Toronto

\$34M | 17 Ardwood Gate | Toronto | Detached 3-Storey | 6 + 2 Beds | 11 baths | 15,200 sqft

3



Top 10 Most Expensive Freehold Listings in Toronto

**\$32 | 14358 Bathurst Street | King City | Detached 2-Storey | 5 + 1 Beds | 8
baths | 5,000+ sqft**

4



Top 10 Most Expensive Listings in Toronto

**\$30M | 20/22 Park Lane Circle | Toronto | Detached 2-Storey |
6 + 2 Beds | 9 baths**

5



RE/MAX REALTRON BARRY COHEN HOMES INC., Brokerage



Top 10 Most Expensive Freehold Listings in Toronto

**\$30M | 88 Forest Heights Blvd | Toronto |
Detached 2-Storey | 6 + 2 Beds | 11 baths | 20,000+ sqft**

6



THE AGENCY, Brokerage



THE AGENCY, Brokerage

Top 10 Most Expensive Freehold Listings in Toronto

\$30M | 45 Park lane Circle | Toronto | Detached Bungalow | 5 + 1 Beds | 9 baths | 17,000+ sqft

Top 10 Most Expensive Listings in Toronto

CONDOMINIUMS



Top 10 Most Expensive Condominium Listings in Toronto

Address	Area	Municipality	List Price	Property Type	Bedrooms
1 Bloor Street St W	Toronto	Toronto C01	\$34,981,778.00	Condo Apt	6
155 Cumberland St	Toronto	Toronto C02	\$29,000,000.00	Condo Apt	3
183 Wellington St W	Toronto	Toronto C01	\$23,500,000.00	Condo Apt	3
50 Yorkville Ave	Toronto	Toronto C02	\$18,800,000.00	Condo Apt	3
200 Cumberland St	Toronto	Toronto C02	\$17,800,000.00	Condo Apt	3
200 Russell Hill Rd	Toronto	Toronto C02	\$16,995,000.00	Condo Apt	4
118 Yorkville Ave	Toronto	Toronto C02	\$14,800,000.00	Condo Apt	3
33 Jackes Ave	Toronto	Toronto C09	\$11,998,000.00	Condo Apt	3
33 Jackes Ave	Toronto	Toronto C09	\$11,500,000.00	Condo Apt	2
88 Davenport Rd	Toronto	Toronto C02	\$9,925,000.00	Condo Apt	3

1



Top 10 Most Expensive Condominium Listings in Toronto

\$35M | 1 Bloor Street St W 8000 | Toronto | Condominium | 6 + 2 Beds | 8 baths | 8,785 sqft



Top 10 Most Expensive Condominium Listings in Toronto

\$29M | 155 Cumberland St 1700 | Toronto | Condominium | 3 Beds | 4 baths | 6,644 sqft

3



Top 10 Most Expensive Condominium Listings in Toronto

\$24M | 183 Wellington St W 4602&03 | Toronto | Condominium |
3 Beds | 5 baths | 6,000 sqft

4



RE/MAX REALTRON BARRY COHEN HOMES INC., Brokerage



RE/MAX REALTRON BARRY COHEN HOMES INC., Brokerage

Top 10 Most Expensive Condominium Listings in Toronto

\$19M | 50 Yorkville Ave 5202 | Toronto | Condominium | 3 + 1 Beds | 4 baths | 5,000 sqft

5



Top 10 Most Expensive Condominium Listings in Toronto

**\$18M | 200 Cumberland St 3802 | Toronto | Condominium | 3 Beds |
4 baths | 4,300 sqft**



Population Growth

Greater Toronto
Area (GTA) 7.5
MILLION.

Greater Golden
Horseshoe (GGH) is 9
MILLION.



The GTA is Canada's most diverse economic region and the country's financial capital, contributing a substantial portion.....about 20 per cent of the country's GDP.



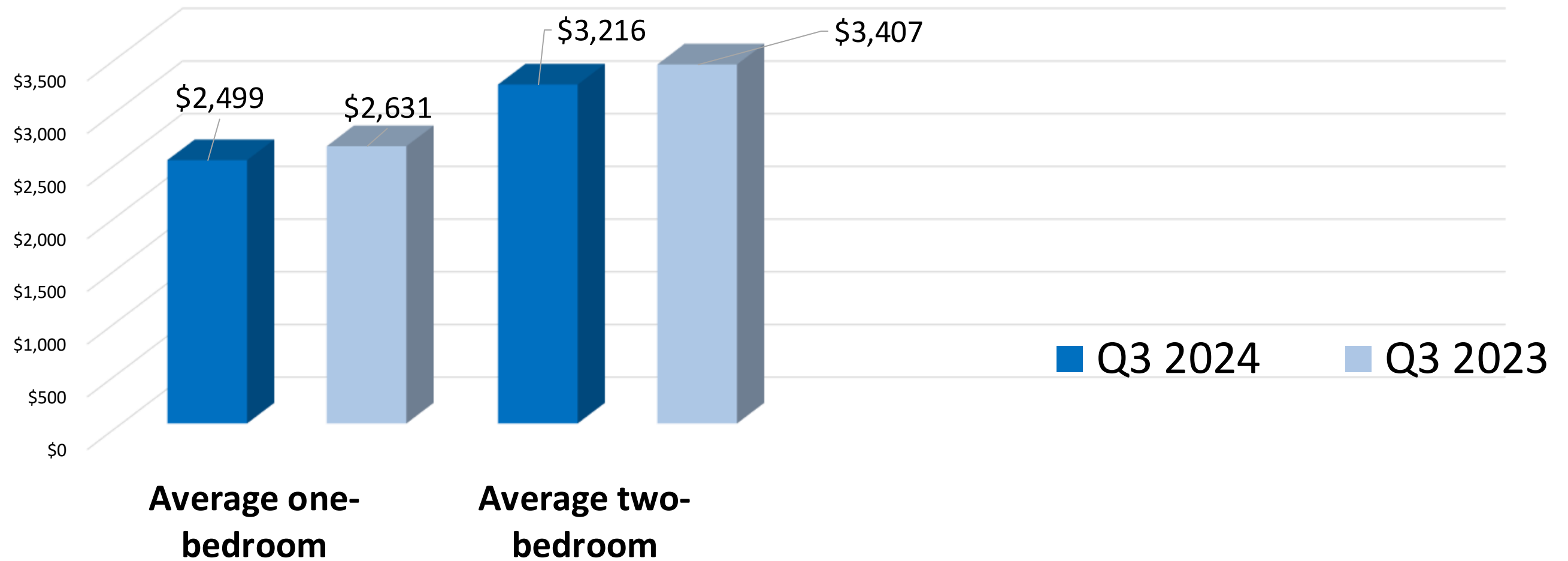
The Toronto region is a global player in various industries, including information technology, finance, manufacturing, education and motion picture production.



International Arrivals
Arrivées internationales

Toronto's Pearson International Airport is a critical asset, offering flights to over 300 destinations in 54 countries.

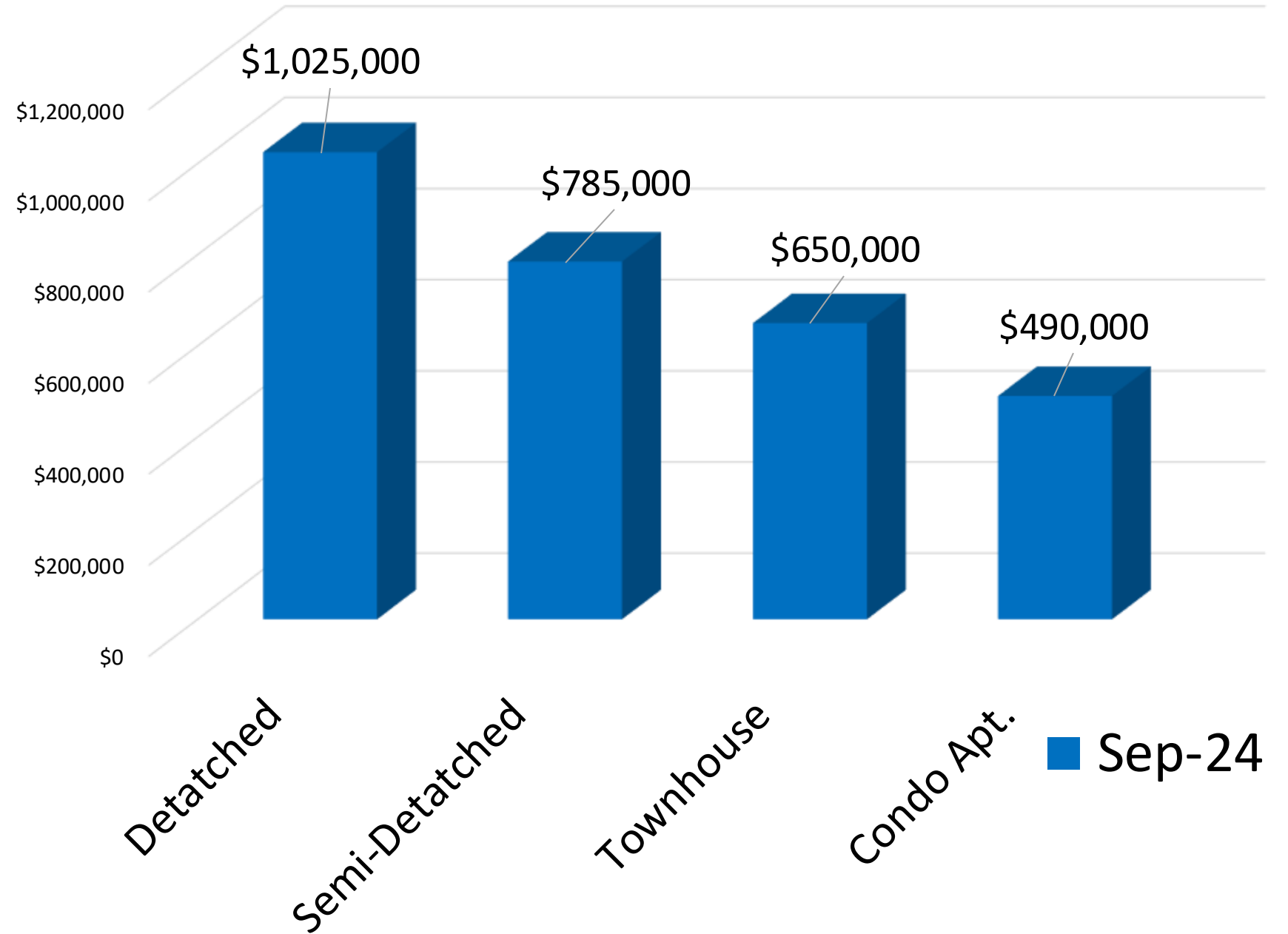
Average Rental Prices in CND





The Bank of Canada has started cutting its policy rate, including an over-sized 50 basis point cut in October.

GTA Average Home Prices in USD



Canadians Investing in Florida



In 2023 approximately 3.2 million Canadians visited the Sunshine State. This was up by 19.8 per cent over 2022.



We have around 500,000 “snowbirds” who make your state their home for a month or longer each year.



Canadians hold over \$60 billion in real estate investments in Florida, contributing more than \$600 million annually in property taxes to local municipalities.



The 3.5 million Canadians visiting Florida annually contribute approximately \$6.5 billion to the state's economy.

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May 14 and 15, 2025



Toronto Congress Centre



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Thank you and see you in
Toronto in May!