CSD 23-2021 April 14, 2021 Appendix 4

Municipal Liaison Group (MLG) Meeting

February 20, 2020



MUNICIPAL PROPERTY ASSESSMENT CORPORATION



Residential Property Assessment Trends



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Residential: Key Market Drivers

- Ontario Government's Fair Housing Plan
- Rising interest rates
- Affordability and availability
- Growing population/migration
- Increased employment/investment opportunities that have impacted certain markets
- A competitive housing market, including simple supply/demand making it difficult for first time homebuyers
- New mortgage rules primarily related to the stress test
- Seniors looking to downsize



Residential Assessment Trends: Provincial view

Zone	Average	
	Percentage Change	
1	47%	
2	39%	
3	39%	7
4	38%	
5	40%	5
6	13%	3
7	10%	



Single Family, Residential

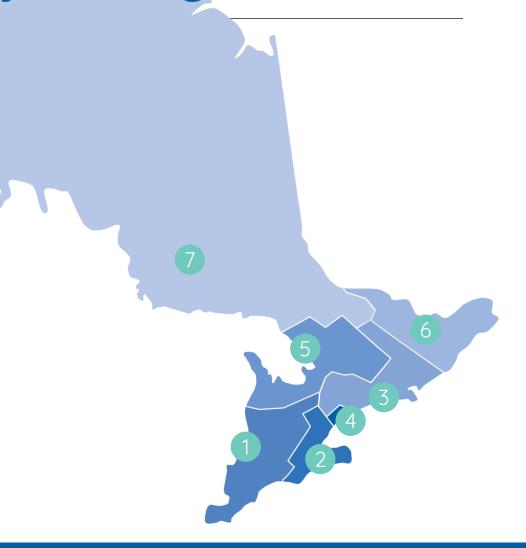


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Assessment Trends: Single Family Dwelling

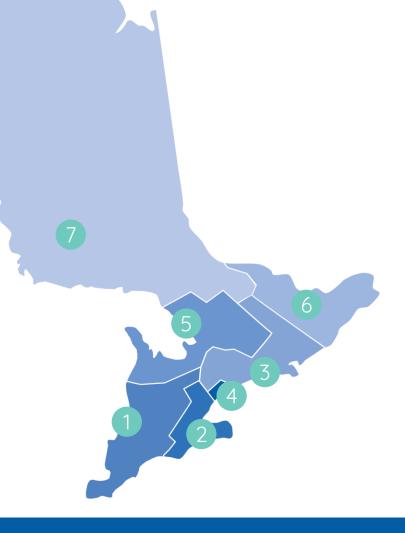
Zone	Average Percentage Change
1	46%
2	35%
3	30%
4	30%
5	43%
6	15%
7	7%



Assessment Trends: Single Family Dwelling

Municipal Area	Average Percentage Change
Windsor	61%
London	52%
Kitchener	45%
Collingwood	55%
Niagara Region	54%
Toronto	30%
Belleville	35%
Ottawa	14%

Municipal Area	Average Percentage Change
Muskoka District	36%
Sudbury	7%
North Bay	5%
Sault Ste. Marie	2%
Thunder Bay	10%
Timmins	2%





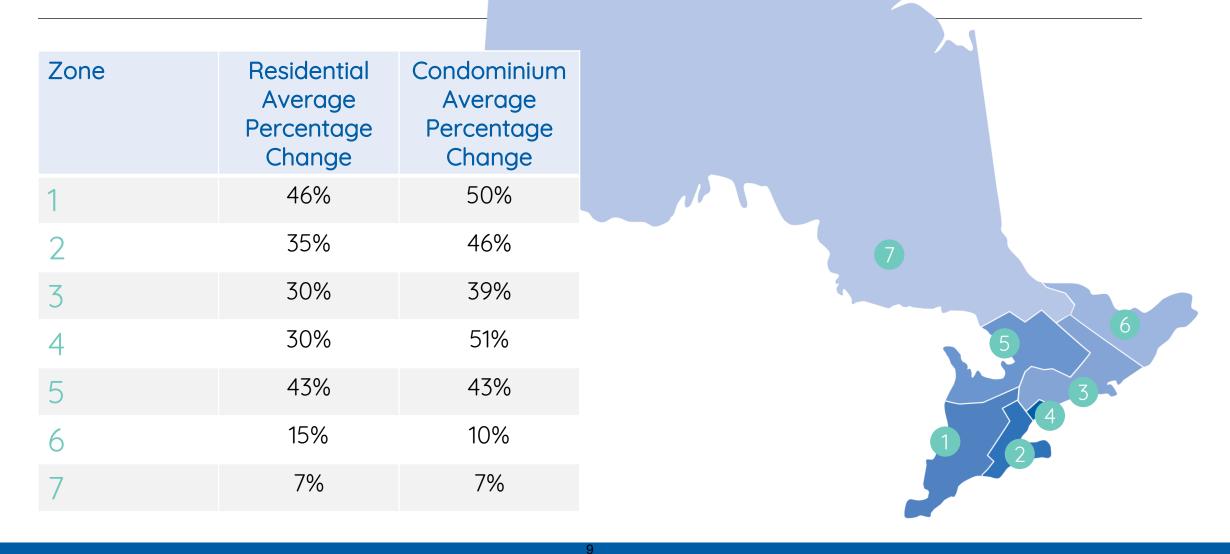
Residential Condominiums

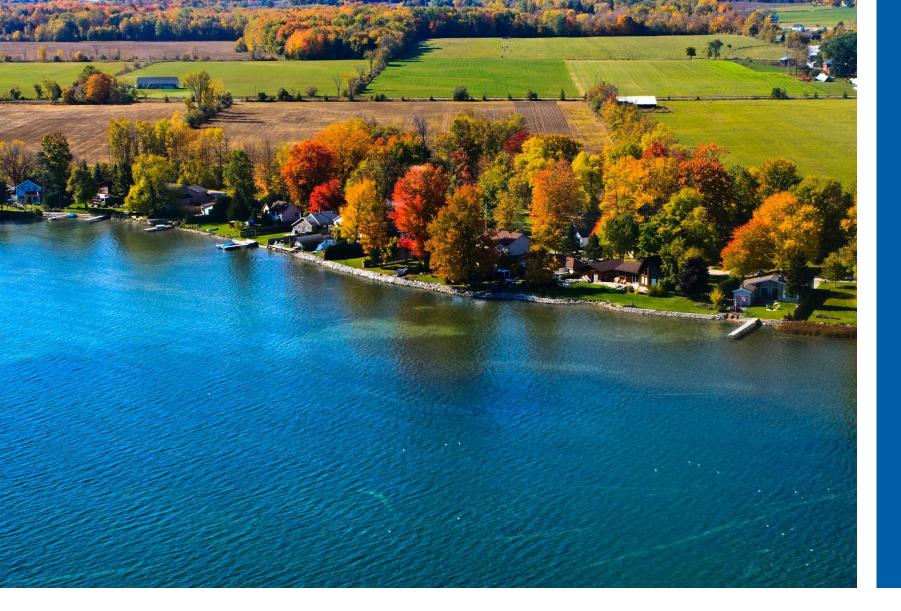


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Assessment Trends: Residential Condominiums





Waterfront Properties



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Assessment Trends: Waterfront properties

Zone	Average Percentage Change			
	Residential	Condominium	Waterfront	
1	46%	50%	44%	
2	35%	46%	36%	
3	30%	39%	47%	
4	30%	51%	34%	5
5	43%	42%	35%	3.3
6	15%	10%	15%	
7	7%	7%	17%	

Questions?