

# Municipal Liaison Group (MLG) Meeting

February 20, 2020

# Residential Property Assessment Trends



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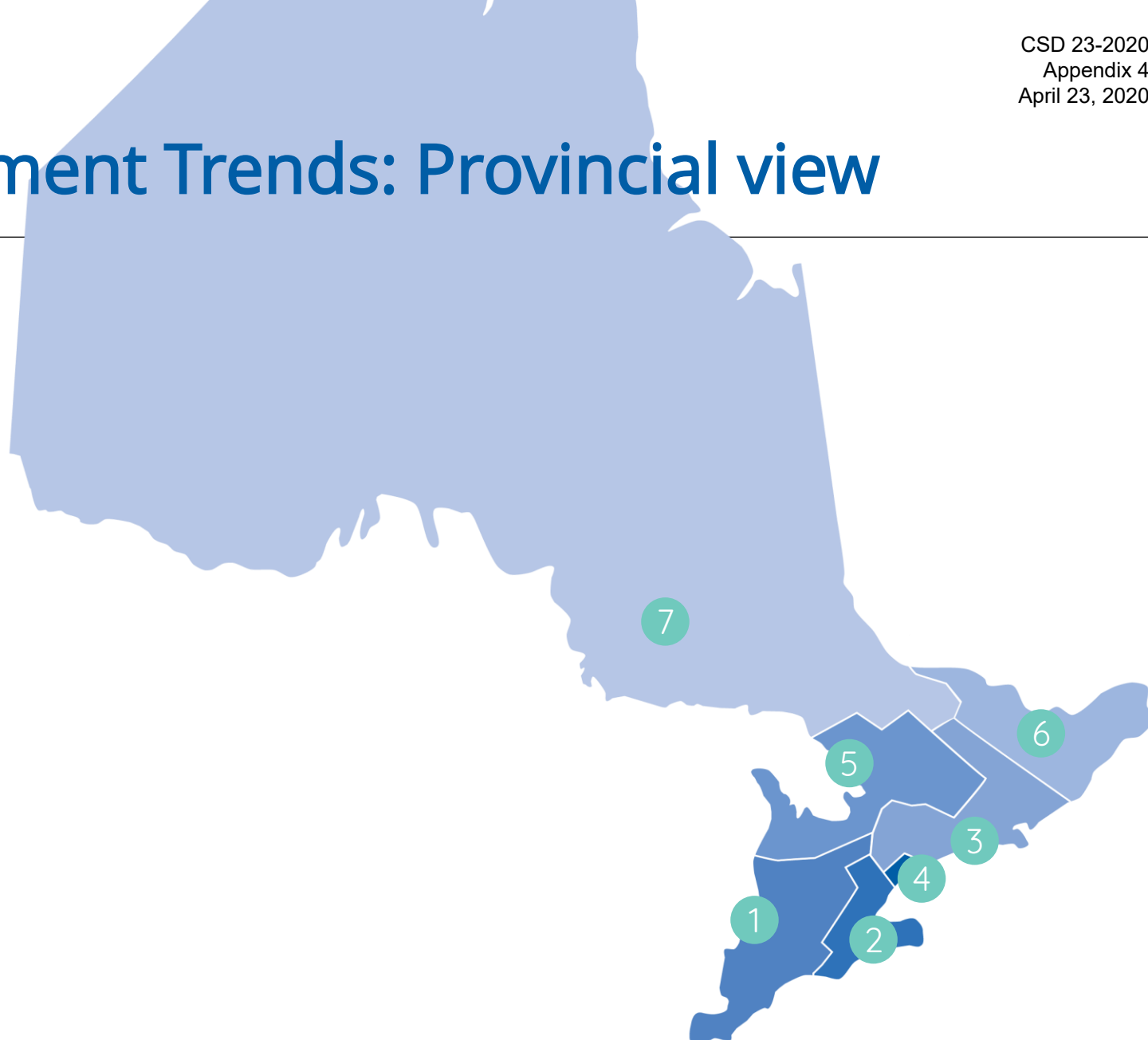
# Residential: Key Market Drivers

- 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%
4	38%
5	40%
6	13%
7	10%







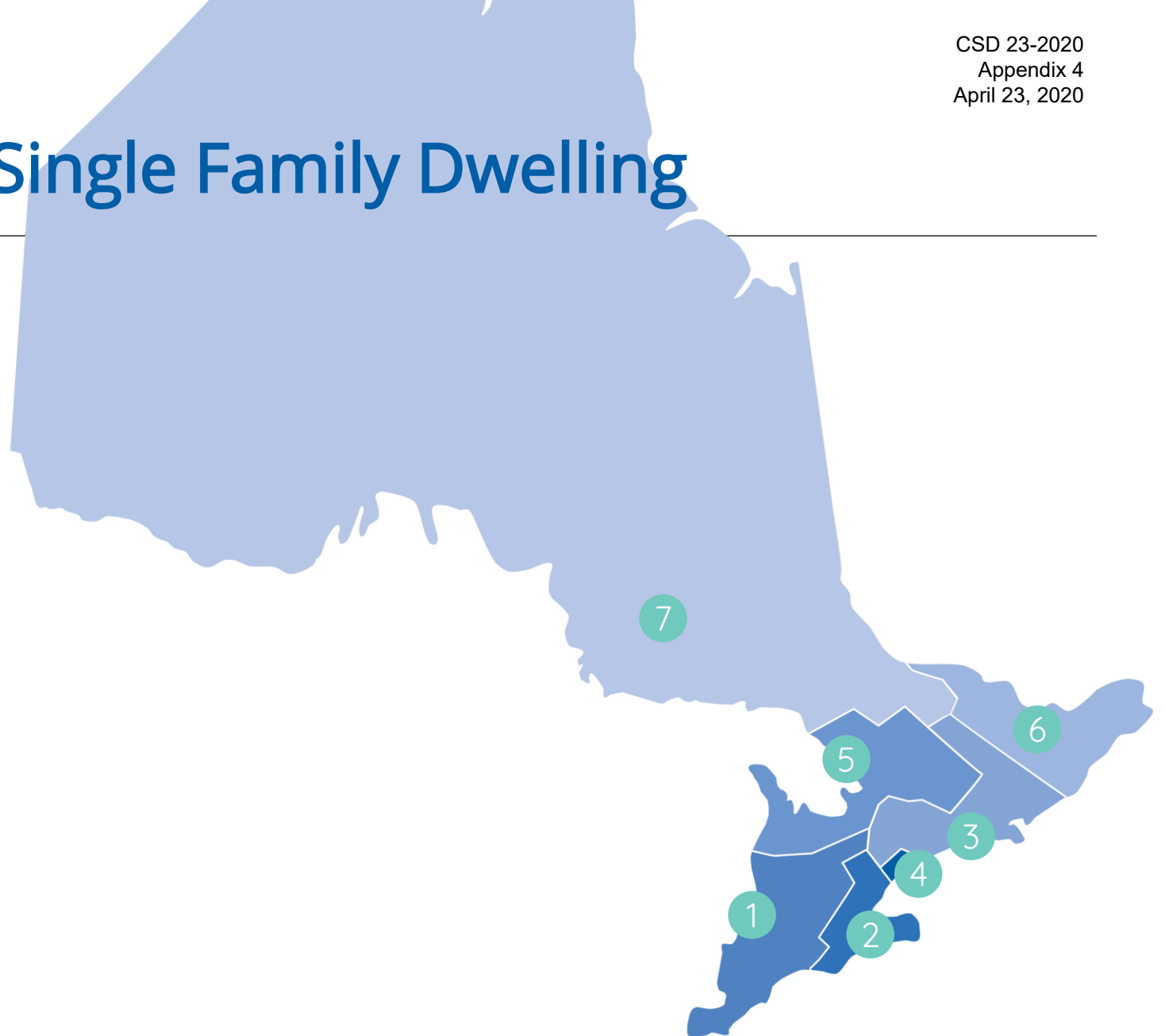
# Single Family, Residential



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# Assessment Trends: Single Family Dwelling

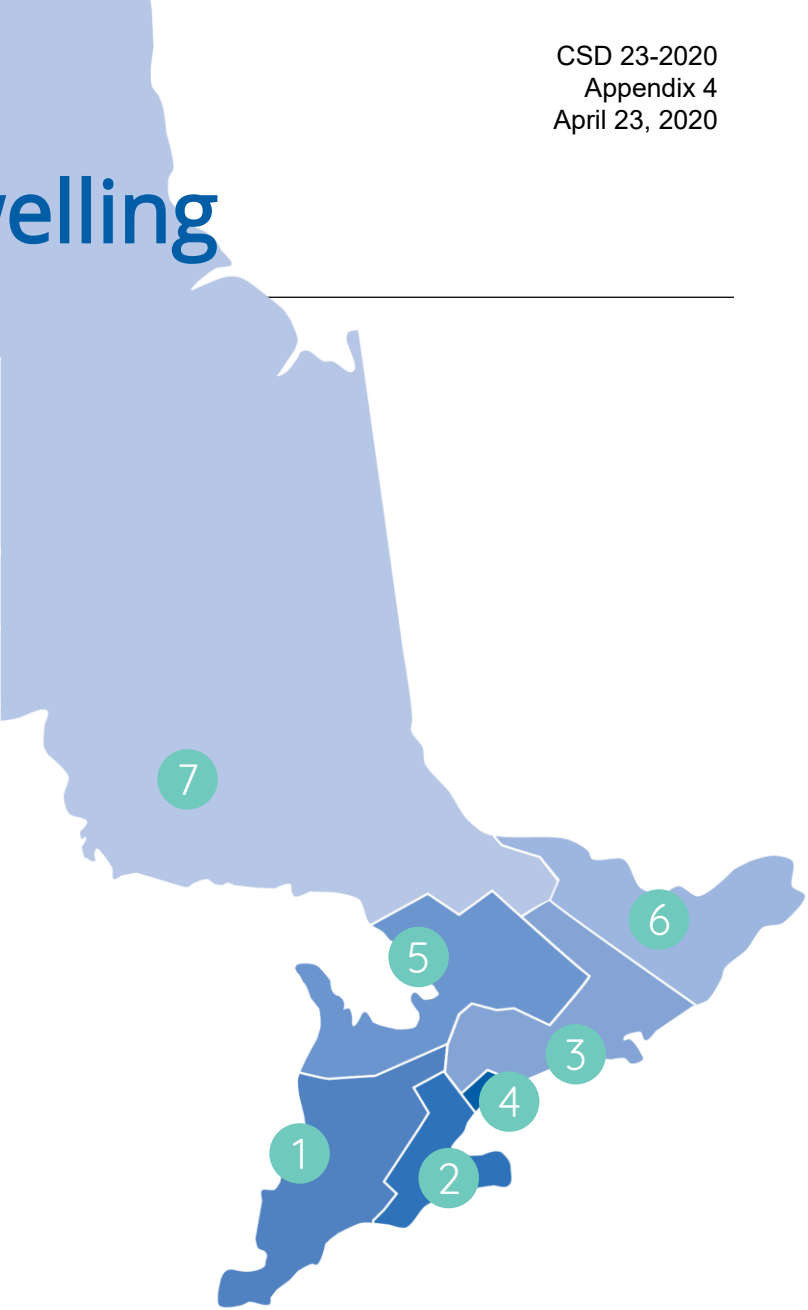
Zone	Average Percentage Change
1	46%
2	35%
3	30%
4	30%
5	43%
6	15%
7	7%



# 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

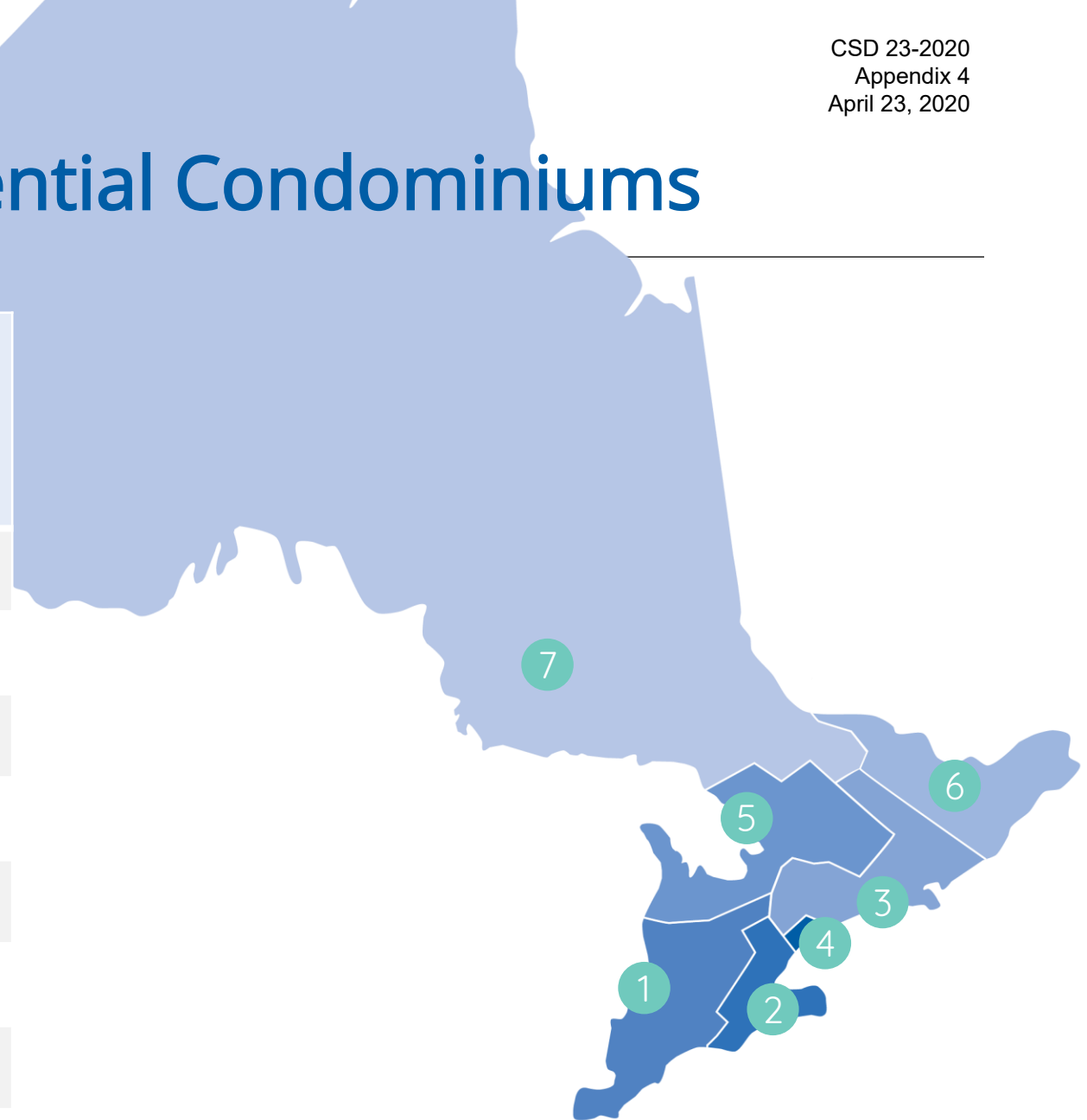


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# Assessment Trends: Residential Condominiums

Zone	Residential Average Percentage Change	Condominium Average Percentage Change
1	46%	50%
2	35%	46%
3	30%	39%
4	30%	51%
5	43%	43%
6	15%	10%
7	7%	7%





# Waterfront Properties

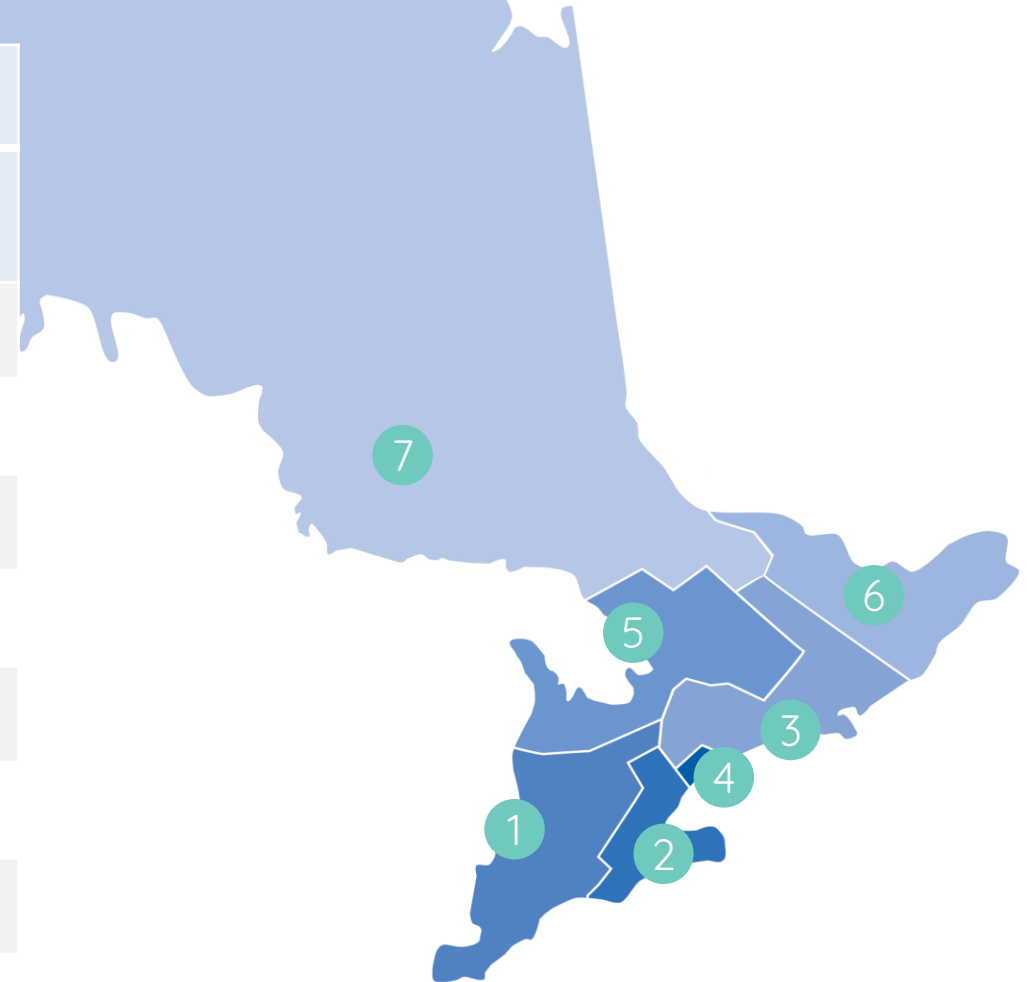


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# Assessment Trends: Waterfront properties

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





# Questions?