THEMOVE.CA has chosen to highlight an informative report, researched and developed by one of Toronto's leading REALTORS- Doug Vukasovic. Within this report, readers will discover impacts of price fluctuations over the past quarter across Toronto's popular neighbourhoods.

2107 Q3 Report - Toronto Freehold

Featured Author: **Doug Vukasovic, ZooCasa**

TheMove.ca

THE QUARTERLY

TORONTO FREEHOLD RESIDENTIAL REPORT

Published by: Doug Vukasovic

Transactions taper.
Values advance at a slower pace.
Active listings increase.

.

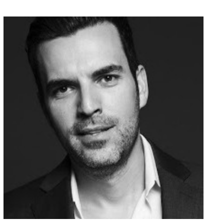
The third quarter, typically the second most active in the year, produced fewer transactions than the first two of the year. Sales volumes dropped by 30% and price increased by 7% versus Q3 2016. From an inventory perspective, active listings increased by 16% allowing buyers to be more selective - a key factor in helping transition from a sellers market to one that is more balanced.

It's difficult to predict where the market will go next but the pace at which the market has been growing has cooled in the last quarter. My breakdown by neighbourhood will provide clarity on how your specific area of interest has performed versus others.

My spotlight series this quarter is a Q&A with notable Toronto interior designer Megan Crosbie. Megan shares her story on how she got started in the industry and provides details on her own personal style and what it's like being a designer.

While I continue to expand my reach, I remain committed to excellence in servicing all of my clients and the unique challenges presented with every deal. My intention moving forward is to share key insights regarding Toronto's real estate market that will help you make better informed decisions when purchasing or selling real estate. If you have any questions regarding your property or have specific real estate needs, I would be more than pleased to help you navigate the market and share my collective thoughts and perspective.

Sincerely,
Doug Vukasovic
416-629-4510
doug.vukasovic@zoocasa.com



TORONTO'S TOP PERFORMING NEIGHBOURHOODS AT A GLANCE

1

SUMMERHILL

An increase in both the number of transactions YTD +24% and price +37.4% makes Summerhill the fastest growing neighbourhood in the city. Two noteworthy sales, one on Farnham and the other on Woodlawn both over the $5M+ were significant drivers of this growth.

2

ROSEDALE

Year to date sales in one of Toronto's most prestigious neighbourhood have been nothing short of explosive. The high end market continues to flourish in Rosedale with price increases of +37.3%. The neighbourhood saw an increase in ultra luxury home sales with ten sales over $6M this year versus only two last year during the same period.

3

TRINITY BELLWOODS

It's no surprise that this trendy neighbourhood continues to increase in value by +27%. Sales this year have showed that if you are looking for a detached in this neighbourhood you'll need to spend $2M, plus the costs to renovate.

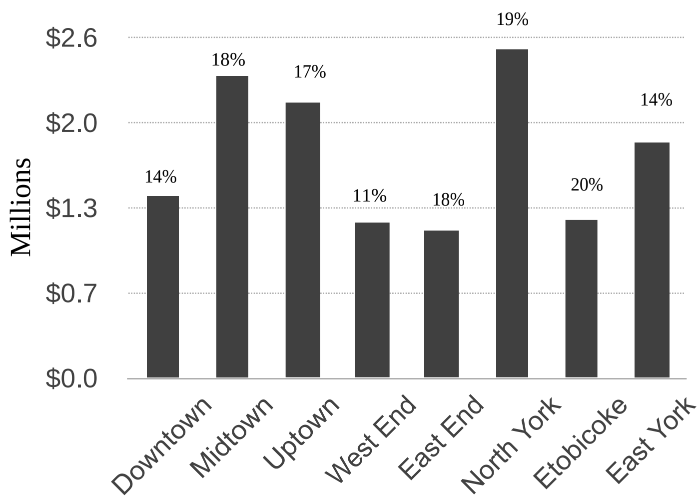
4

PARKDALE

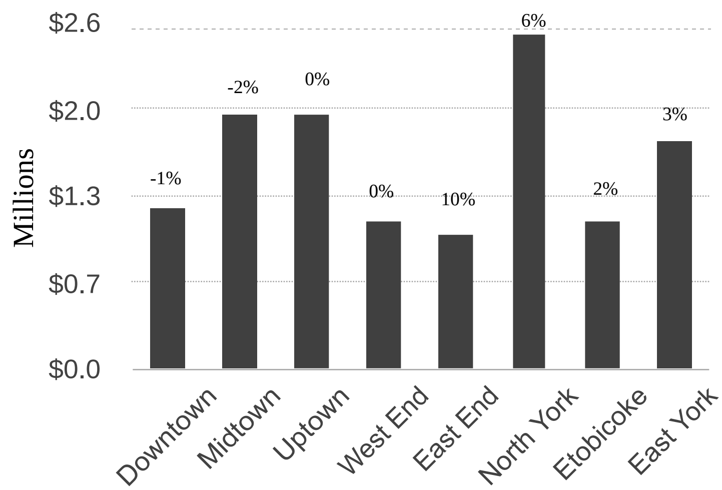
Your chances of getting into this hip and much talked about neighbourhood for under $1M have decreased by 50% this year. Year to date there have only been 10 homes sold for under $1M versus 20 during the same time period last year. Parkdale saw -5% fewer transactions, but prices still grew by +26.7%.

AVERAGE FREEHOLD PRICE

YEAR TO DATE



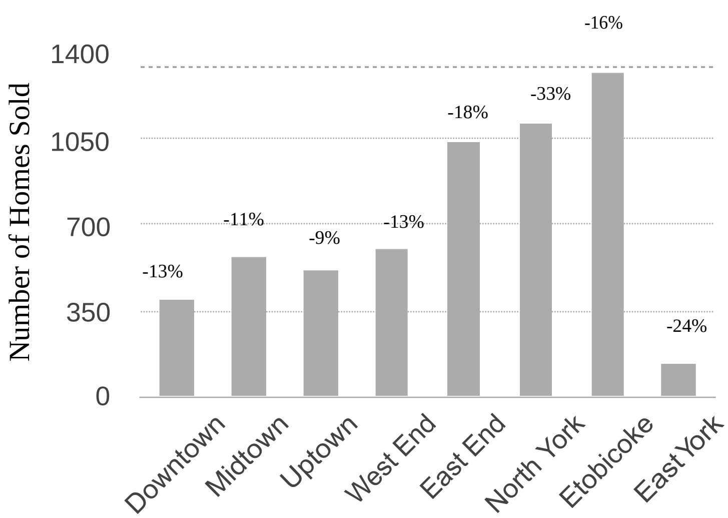
QUARTER 3



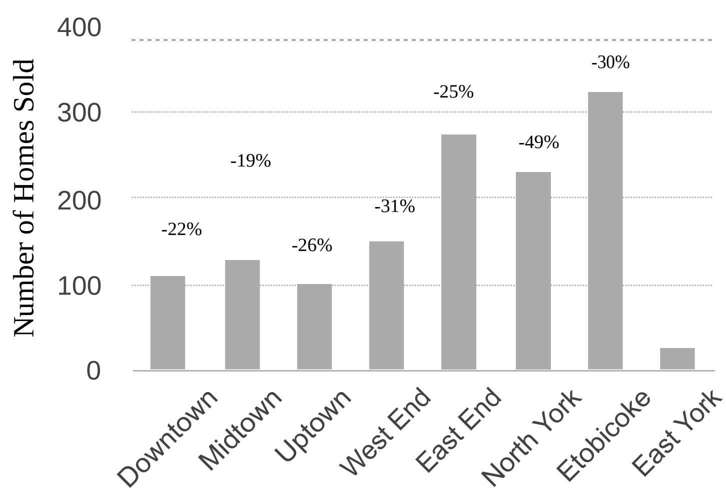
Despite YTD growth being in the double digits across all regions, a softening of average price was experienced in the third quarter. Fewer homes also traded hands with the biggest impact being felt in the North York region.

NUMBER OF TRANSACTIONS

YEAR TO DATE



QUARTER 3



NEIGHBOURHOOD REPORT

	Year To Date						Q3					
NEIGHBOURHOOD	# OF SALES		AVERAGE SALES PRICE		DAYS ON MARKET		# OF SALES		AVERAGE SALES PRICE		DAYS ON MARKET	
	2017	% Change	2017	% Change	2017	% Change	2017	% Change	2017	% Change	2017	% Change
DOWNTOWN												
Alexandra Park	5	-17%	$1,302,400	46%	24	26%	2	100%	$1,422,500	73%	23	57%
Beaconsfield	40	-7%	$1,304,398	16%	13	-35%	8	-60%	$1,018,588	-14%	24	21%
Bickford Park	27	-13%	$1,451,956	20%	21	50%	7	0%	$1,348,214	2%	45	73%
Cabbage town	72	-6%	$1,356,217	9%	15	-21%	18	-25%	$1,171,639	-4.0%	25	24%
Corktown	14	40%	$1,158,750	31%	32	113%	7	40%	$960,286	8%	41	46%
Dufferin Grove	45	2%	$1,432,803	15%	17	-6%	8	-47%	$1,318,313	1%	37	46%
Grange Park	11	10%	$1,430,626	14%	16	-38%	5	150%	$1,268,178	23%	18	17%
Kensington	10	-29%	$1,175,500	-12%	15	-48%	2	-67%	$1,077,500	-17%	18	-44%
Little Italy	31	-30%	$1,251,023	10%	16	7%	8	-33%	$1,163,125	4%	29	41%
Niagara	24	-8%	$1,271,750	11%	21	11%	8	14%	$1,100,000	2%	26	50%
South Annex	58	-16%	$1,654,746	17%	12	9%	23	44%	$1,426,087	3%	11	0%
St. Lawrence	3	50%	$948,667	11%	9	29%	1	0%	$961,000	14%	18	67%
Trefann	6	50%	$1,147,500	47%	12	-25%	4	300%	$1,220,000	39%	8	-350%
Trinity Bellwoods	33	-33%	$1,423,955	27%	11	-42%	6	-60%	$1,199,833	-1.6%	19	-26%
West Queen West	3	-25%	$1,223,333	8%	7	-74%	2	0%	$1,205,000	-10%	8	-388%
Yonge/Church Corridor	12	-43%	$1,365,344	0%	19	-59%	2	-75%	$1,275,000	-13%	59	76%
TOTAL	**394**	**-13%**	**$1,383,375**	**14%**	**16**	**-16%**	**111**	**-22%**	**$1,221,787**	**-1%**	**25**	**28%**
MIDTOWN												
Annex	49	0%	$2,568,724	26%	22	83%	13	30%	$2,815,923	47%	58	81%
Casa Loma	19	-5%	$1,909,211	-4%	14	-39%	5	-29%	$2,005,600	0%	20	-40%
Christie Pits	28	-39%	$1,257,269	25%	12	-14%	6	-57%	$1,159,336	12%	26	42%
Davenport	28	-28%	$937,371	16%	18	80%	10	-17%	$920,900	10%	21	33%
Deer Park	23	-50%	$2,330,783	15%	17	6%	4	-64%	$2,188,750	-0%	28	18%
Dovercourt Park	46	15%	$1,032,015	10%	11	22%	13	8%	$946,298	3%	15	33%
Forest Hill	78	-18%	$3,269,946	10%	16	-30%	16	-27%	$2,231,250	-35%	25	52%
Hillcrest	48	12%	$1,389,251	11%	8	-27%	12	-14%	$1,041,241	-14%	14	0%
Moore Park	41	24%	$2,583,231	5%	11	-35%	9	50%	$2,488,444	-11%	12	-150%
Rathnelly	8	167%	$2,330,625	1%	13	-24%	2	100%	$2,100,000	66%	22	-118%
Regal Heights	9	-44%	$1,407,222	9%	10	-38%	2	-60%	$1,314,500	7%	6	-300%
Rosedale	72	-24%	$3,667,954	37%	17	-29%	12	-50%	$3,498,479	25.9%	38	26%
Seaton Village	39	3%	$1,345,363	19%	11	10%	11	267%	$1,379,522	32%	13	23%
South Hill	16	60%	$3,437,438	-9%	27	-16%	4	100%	$3,099,750	-27%	47	-66%
Summerhill	51	24%	$2,630,420	37%	10	0%	8	-27%	$1,735,160	-17.5%	13	-15%
Wynchwood Park	3	-50%	$1,698,333	-13%	11	-48%	0	-100%	N/A	N/A	N/A	N/A
Yorkville	7	-53%	$2,200,729	-1%	8	-47%	2	-50%	$2,844,300	155%	5	-220%
TOTAL	**565**	**-11%**	**$2,318,314**	**18%**	**14**	**-13%**	**129**	**-19%**	**$1,941,102**	**-2%**	**25**	**24%**

NEIGHBOURHOOD REPORT

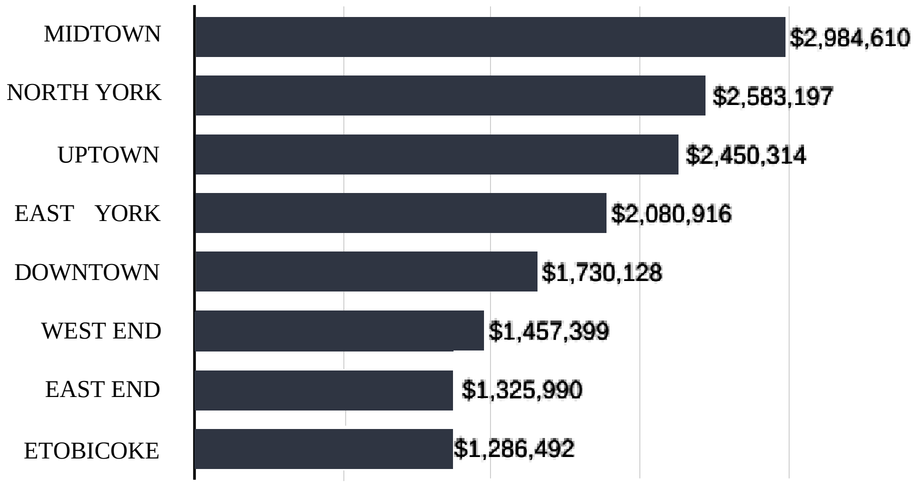
NEIGHBOURHOOD	Year To Date: # OF SALES 2017	% Change	AVERAGE SALES PRICE 2017	% Change	DAYS ON MARKET 2017	% Change	Q3: # OF SALES 2017	% Change	AVERAGE SALES PRICE 2017	% Change	DAYS ON MARKET 2017	% Change
UPTOWN												
Allenby	21	-5%	$1815429	16%	8	0%	3	0%	$1,695,000	5%	12	50%
Bedford Park	113	-9%	$1,850,038	15%	14	17%	26	0%	$1,689,575	-3%	16	6%
Chaplin Estates	31	-6%	$2,458,510	24%	9	-31%	6	-33%	$2,172,000	15%	16	50%
Davisville Village	143	8%	$1,644,880	17%	9	0%	33	-6%	$1,601,907	6%	12	17%
Lawrence Park	49	-22%	$4,251,353	25%	19	-5%	3	-81%	$5,080,000	40%	37	16%
Lytton Park	51	-12%	$2,731,536	22%	15	67%	11	-27%	$2,695,364	13%	19	32%
North Toronto	91	-22%	$1,827,413	11%	11	-8%	18	-40%	$1,498,351	-10%	15	7%
Teddington Park	5	-50%	$3,603,840	39%	27	170%	1	-67%	$1,872,500	-11%	4	-150%
Wanless Park	10	150%	$3255300	70%	16	-64%	1	0%	$11,632,000	802%	102	-47%
TOTAL	**514**	**-9%**	**$2,185,022**	**17%**	**12**	**0%**	**102**	**-26%**	**$1,963,458**	**-0%**	**16**	**0%**
WEST END												
Bloor West Village	47	21%	$1,327,626	16%	11	10%	11	0%	$1,396,318	37%	15	40%
Brockton Village	43	-26%	$1,045,557	16%	14	-18%	8	-53%	$816,111	-10%	14	-150%
Carleton Village	48	23%	$788,156	17%	20	-26%	17	6%	$749,471	11%	19	-58%
Earlscourt	56	-25%	$833,881	11%	14	-13%	11	-48%	$789,016	1%	17	29%
High Park	130	-4%	$1,424,836	3%	13	8%	27	-34%	$1,244,815	-16.7%	15	-7%
Junction Triangle	42	5%	$915,704	18%	10	0%	14	-7%	$848,897	3%	14	-7%
Parkdale	39	-5%	$1,434,805	27%	19	46%	9	-25%	$1,222,320	5.2%	17	12%
Roncesvalles Village	60	-20%	$1,209,026	10%	14	-18%	14	-22%	$1,277,750	16%	23	43%
Swansea	54	-39%	$1,662,191	19%	17	21%	16	-45%	$1,518,406	6%	23	52%
Wallace Emerson	40	-25%	$989,835	12%	12	-37%	8	-64%	$1,030,125	12%	7	-129%
West Junction	39	-17%	$1,096,158	3%	18	64%	14	0%	$997,929	-8.9%	31	61%
TOTAL	**598**	**-13%**	**$1,197,617**	**11%**	**15**	**0%**	**149**	**-31%**	**$1,102,007**	**-0%**	**18**	**11%**
EAST END												
Danforth Village	186	-12%	$946,337	20%	8	-20%	47	-20%	$913,011	16%	12	8%
Lelieville	208	-23%	$981,141	12%	11	10%	58	-29%	$946,656	5%	12	25%
Playter Estates	15	-17%	$1,597,453	19%	20	43%	4	0%	$1,735,000	36%	44	75%
Riverdale	208	-23%	$1,271,820	25%	10	11%	55	-29%	$1,159,054	14%	13	31%
Riverside	76	-17%	$1,108,295	20%	10	-29%	20	-31%	$975,150	-0%	15	27%
The Beach	343	-14%	$1244255	15%	12	20%	91	-19%	$1,178,213	7%	15	33%
TOTAL	**1036**	**-18%**	**$1,138,616**	**18%**	**11**	**10%**	**275**	**-25%**	**$1,073,549**	**10%**	**14**	**29%**
EAST YORK												
Bennington Heights	4	-50%	$2,262,500	12%	8	-70%	0	N/A	N/A	N/A	N/A	N/A
Governor's Bridge	7	-22%	$2,640,714	7%	16	-20%	2	-50%	$3,142,500	25%	41	41%
Leaside	117	-23%	$1,826,564	16%	10	0%	26	-42%	$1,610,500	1%	14	14%
TOTAL	**128**	**-24%**	**$1,884,710**	**14%**	**10**	**-9%**	**28**	**-43%**	**$1,719,929**	**3%**	**16**	**19%**

NEIGHBOURHOOD REPORT

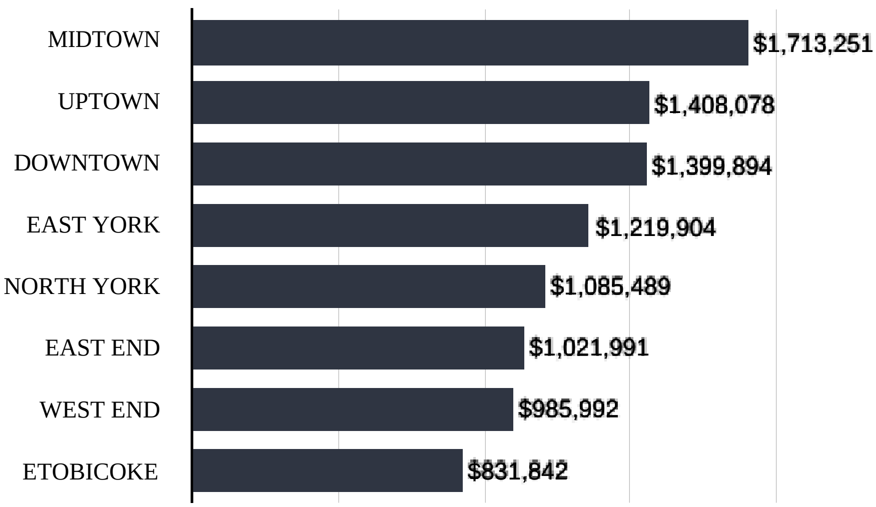
	Year To Date						Q3					
NEIGHBOURHOOD	# OF SALES		AVERAGE SALES PRICE		DAYS ON MARKET		# OF SALES		AVERAGE SALES PRICE		DAYS ON MARKET	
	2017	% Change	2017	% Change	2017	% Change	2017	% Change	2017	% Change	2017	% Change
NORTH YORK												
Armour Heights	12	-43%	$2,134,168	48%	7	-70%	3	-57%	$1,663,333	17%	6	-183%
Bayview Village	83	-15%	$2,612,501	14%	13	18%	18	-18%	$2,421,444	5%	29	55%
Bridle Path	14	17%	$6,509,800	-30%	26	-46%	5	400%	$6,704,400	-70%	24	-138%
Cricket Club	17	-45%	$3,074,119	12%	21	50%	4	-50%	$293,004	-90%	44	61%
Don Mills	80	-29%	$1,874,217	22%	10	-9%	10	-69%	$2,552,880	66%	12	-8%
Hoggs Hollow	14	-36%	$5,398,213	53%	63	-2%	4	0%	$6,182,575	82%	177	89%
Lansing	51	-47%	$1,968,525	13%	28	155%	13	-57%	$1,717,538	-7%	55	80%
Ledbury Park	87	-19%	$2,273,108	13%	15	-17%	21	-13%	$2,233,095	4%	26	31%
Newtonbrook	272	-34%	$1,845,410	24%	16	33%	54	-56%	$1,637,269	3%	27	52%
Willowdale	227	-44%	$2,379,274	20%	16	7%	42	-64%	$2,297,009	9%	26	54%
Winfields	65	-4%	$2,978,210	15%	14	8%	15	-6%	$2,606,633	-10%	33	39%
York Mills	187	-28%	$3,631,942	12%	19	-10%	43	-39%	$3,103,477	-18%	25	4%
TOTAL	**1109**	**-33%**	**$2,546,723**	**19%**	**17**	**0%**	**232**	**-49%**	**$2,414,603**	**6%**	**31**	**45%**
ETOBICOKE												
Alderwood	101	-22%	$937,372	15%	15	7%	29	-17%	$901,350	3%	23	35%
Centennial Park	128	-10%	$974,591	22%	12	0%	34	-19%	$846,345	2%	34	-21%
Eatonville	106	-10%	$1,316,782	20%	12	-37%	25	-17%	$1,056,088	-8%	18	6%
Humber Valley Village	112	5%	$1,968,713	16%	16	-33%	26	-4%	$1,757,688	2%	28	0%
Islington Village	51	-7%	$1,590,462	13%	19	-5%	14	-30%	$1,505,865	1%	12	-142%
Kingsway	60	5%	$1,858,386	13%	17	6%	10	-33%	$2,001,000	6%	27	37%
Long Branch	68	-27%	$1,120,783	24%	22	57%	21	-40%	$988,675	2%	39	56%
Markland Woods	28	-32%	$1,378,871	24%	18	80%	5	-44%	$1,335,900	16%	38	76%
Mimico	141	-15%	$944,002	16%	17	42%	38	-10%	$881,379	-4%	27	-52%
New Toronto	57	-30%	$980,586	26%	12	0%	12	-52%	$1,007,077	27%	18	22%
Princess Manor	84	-20%	$1,488,393	9%	12	-37%	15	-61%	$1,163,400	-13.1%	15	-33%
RIchview	124	-27%	$976,906	22%	13	-7%	35	-34%	$922,277	10%	24	29%
Sunnylea	100	-16%	$1,450,523	17%	12	9%	23	-15%	$1,259,891	-5%	17	41%
The Queensway	119	-26%	$1,116,423	22%	13	-19%	27	-46%	$1,042,924	5%	20	25%
West Dean Park	43	26%	$980,012	15%	13	-46%	9	-25%	$908,889	1%	22	45%
TOTAL	**1322**	**-16%**	**$1,242,164**	**20%**	**14**	**-7%**	**323**	**-30%**	**$1,102,710**	**2%**	**25**	**12%**

AVERAGE PRICE BY HOUSE TYPE

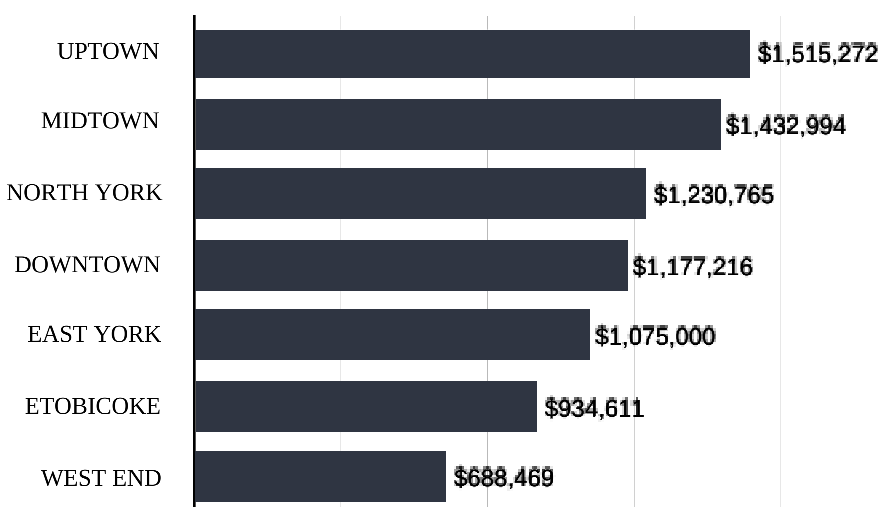
DETACHED HOMES AVG: $1,970,019



SEMI- DETACHED HOMES AVG: $1,184 ,684



ROWHOUSES/TOWNHOUSES AVG: $1,057,586



Year to Date 2017

Homes north of Bloor across all freehold housing types are the most expensive in the city.

On average you'll spend about 12% more for a semi-detached than you would for a Rowhouse. If you are looking to move from a semi-detached to a detached be prepared to pay 66% more on average.

Etobicoke and the West End areas consistently offered the most affordable housing options across the three housing segments.

AVERAGE PRICE BY HOUSE TYPE

NEIGHBOURHOOD	YEAR TO DATE					
	# OF SALES	DETACHED	# OF SALES	SEMI-DETACHED	# OF SALES	ROWHOUSE/ TOWNOHOUSE
DOWNTOWN						
Alexandra Park	2	$1,422,500	1	$1,409,000	1	$890,000
Bay Street Corridor	1	$885,000	1	$3,206,000	-	-
Beaconsfield	8	$1,678,270	10	$1,313,880	21	$1,105,570
Bickford Park	6	$1,508,333	17	$1,373,518	4	$1,700,750
Cabbage town	8	$1,702,053	33	$1,339,226	28	$1,239,706
Corktown	1	$2,327,500	1	$545,000	10	$1,026,000
Dufferin Grove	8	$1,667,766	29	$1,391,242	2	$997,500
King West	-	-	-	-	1	$1,300,000
Grange Park	2	$1,543,500	2	$1,342,444	5	$1,320,800
Kensington	1	$1,100,000	3	$1,231,667	4	$941,250
Little Italy	2	$1,644,000	19	$1,252,995	9	$1,192,978
Niagara	3	$1,706,667	7	$1,424,571	14	$1,102,143
South Annex	12	$2,085,333	34	$1,598,053	9	$1,225,274
St. Lawrence	-	-	-	-	3	$948,667
Trefann	-	-	3	$1,396,667	3	$898,333
Trinity Bellwoods	8	$1,649,250	10	$1,307,500	13	$1,353,962
West Queen West	-	-	2	$1,417,500	1	$835,000
Yonge/Church Corridor	2	$2,211,500	1	$1,400,000	9	$1,173,458
TOTAL	**64**	**$1,730,128**	**173**	**$1,399,894**	**137**	**$1,177,216**
MIDTOWN						
Rosedale	60	$3,890,419	11	$2,512,955	-	
Annex	24	$3,241,354	20	$2,016,650	4	$1585500
Casa Loma	12	$2,296,750	3	$1,055,000	2	$1,344,500
Christie Pits	10	$1,409,102	14	$1,165,752	5	$1,178,400
Davenport	9	$986,778	13	$931,338	5	$812,000
Deer Park	12	$2,230,083	9	$2,443,556	2	$2,427,500
Dovercourt Park	13	$1,006,192	26	$1,032,473	7	$1,078,267
Forest Hill	74	$3,327,146	2	$2,098,509	-	-
Hillcrest	23	$1,565,500	21	$1,269,316	3	$857,296
Moore Park	34	$2,711,764	5	$1,431,500	-	-
Rathnelly	3	$2,276,667	5	$2,363,000	-	-
Regal Heights	8	$1,440,000	1	$1,145,000	-	-
Rosedale	60	$3,890,419	11	$2,512,955	-	-
Seaton Village	12	$1,449,652	20	$1,291,417	6	$1,107,500
South Hill	12	$3,679,500	3	$2,940,000	1	$1,325,000
Summerhill	11	$3,355,455	26	$2,598,077	12	$1,905,953
Wynchwood Park	1	$1,940,000	2	$1,577,500	-	-
Yorkville	-	-	2	$2,844,300	5	$1,943,300
TOTAL	**378**	**$2,984,610**	**194**	**$1,713,251**	**52**	**$1,432,994**

AVERAGE PRICE BY HOUSE TYPE

	YEAR TO DATE					
	Detached		SEMI-DETACHED		ROWHOUSE/TOWNHOUSE	
NEIGHBOURHOOD	# OF SALES	AVERAGE PRICE	# OF SALES	AVERAGE PRICE	# OF SALES	AVERAGE PRICE
UPTOWN						
Allenby	21	$1,815,429	-	-	-	-
Bedford Park	84	$2,012,459	29	$1,379,578	-	-
Chaplin Estates	28	$2,552,065	1	$1,368,000	1	$898,000
Davisville Village	82	$1,787,643	50	$1,406,203	6	$1,462,166
Lawrence Park	49	$4,251,353	-	-	-	-
Lytton Park	51	$2,989,860	4	$1,218,000	3	$1,928,667
North Toronto	63	$1,996,973	27	$1,454,603	1	$1,211,000
Teddington Park	4	$4,036,675	1	$1,872,500	-	-
Wanless Park	10	$3,255,300	-	-	-	-
TOTAL	**392**	**$2,450,314**	**112**	**$1,408,078**	**11**	**$1,515,272**
WEST END						
Bloor West Village	36	$1,342,657	8	$1,089,463	1	$1,313,000
Brockton Village	8	$1,261,063	23	$1,012,742	11	$902,491
Carleton Village	1	$715,000	39	$798,936	8	$744,750
Earlscourt	17	$906,618	33	$821,593	5	$764,455
High Park	78	$1,598,126	39	$1,152,893	6	$1,076,333
Junction Triangle	4	$1,418,288	30	$876,500	8	$810,821
Parkdale	11	$1,705,773	16	$1,112,368	7	$1,044,286
Roncesvalles Village	21	$1,298,193	32	$1,176,627	7	$1,070,786
Swansea	45	$1,719,096	5	$1,184,800	1	$1,100,000
Wallace Emerson	9	$1,168,556	22	$990,768	8	$794,313
West Junction	17	$1,246,878	17	$917,252	4	$1,090,000
TOTAL	**247**	**$1,457,399**	**264**	**$985,992**	**88**	**$688,469**
EAST END						
Danforth Village	66	$1,015,577	111	$913,086	9	$848,666
Lelieville	56	$1,031,378	126	$973,746	22	$883,638
Playter Estates	9	$1,845,200	3	$1,213,333	2	$1,057,500
Riverdale	91	$1,390,019	105	$1,185,332	8	$1,075,625
Riverside	13	$1,311,214	33	$1,055,118	27	$1,083,545
The Beach	160	$1,492,727	145	$1,017,505	31	$1040790
TOTAL	**395**	**$1,325,990**	**523**	**$1,021,991**	**99**	**$1,003,214**
EAST YORK						
Bennington Heights	4	$2,262,500	-	-	-	-
Governor's Bridge	7	$2,640,714	-	-	-	-
Leaside	88	$2,028,133	28	$1,219,904	1	$1,075,000
TOTAL	**99**	**$2,080,916**	**28**	**$1,219,904**	**1**	**$1,075,000**

AVERAGE PRICE BY HOUSE TYPE

	YEAR TO DATE					
	DETACHED		SEMI-DETACHED		ROWHOUSE/TOWNHOUSE	
NEIGHBOURHOOD	# OF SALES	AVERAGE PRICE	# OF SALES	AVERAGE PRICE	# OF SALES	AVERAGE PRICE
NORTH YORK						
Armour Heights	12	$2,134,168	-	-	-	-
Bayview Village	79	$2,686,704	4	$1,147,000	-	-
Bridle Path	14	$6,539,071	-	-	-	-
Cricket Club	17	$3,074,119	-	-	-	-
Don Mills	61	$2,094,593	8	$1,176,375	11	$1,159,655
Hoggs Hollow	13	$5,669,422	1	$1,872,500	-	-
Lansing	49	$1,959,282	1	$890,000	-	-
Ledbury Park	86	$2,281,516	3	$1,310,000	-	-
Newtonbrook	222	$2,041,850	33	$980,648	12	$1,013,000
Willowdale	202	$2,503,507	4	$1,222,500	20	$1,400,534
Winfields	62	$3,058,930	3	$1,310,000	-	-
York Mills	181	$3,612,283	-	-	-	-
TOTAL	**998**	**$2,583,197**	**57**	**$1,085,489**	**43**	**$1,230,765**
ETOBICOKE						
Alderwood	78	$964,191	18	$900,898	3	$664,167
Centennial Park	114	$994,800	12	$793,389	1	$825,000
Eatonville	103	$1,325,407	1	$909,888	2	$1,076,000
Humber Valley Village	106	$2,014,931	6	$903,650	1	$1,425,000
Islington Village	51	$1,590,462	-	-	-	-
Kingsway	62	$1,857,550	-	-	-	-
Long Branch	57	$1,121,761	3	$1,029,333	2	$844,444
Markland Woods	28	$1,378,871	-	-	-	-
Mimico	97	$931,894	7	$820,614	34	$970,729
New Toronto	50	$986,168	2	$804,500	2	$447,500
Princess Manor	83	$1,498,133	-	-	2	$1,002,500
RIchview	104	$1,023,080	10	$664,200	8	$830,875
Sunnylea	89	$1,508,331	1	$850,000	10	$996,090
The Queensway	104	$1,143,381	4	$809,000	11	$973,337
West Dean Park	42	$987,576	-	-	1	$662,300
TOTAL	**1168**	**$1,286,492**	**64**	**$831,842**	**77**	**$934,611**

DESIGNER SPOTLIGHT:
MEGAN CROSBIE

Our homes are our most intimate spaces. They are where we unwind, entertain, grow up, find sanctuary and connect with the people closest to us. From the tiny studio apartments of downtown Toronto to the larger stately homes of North Toronto, Megan Crosbie creates beautiful designs that are both inspiring and inviting. My Q&A with Megan below….

What determined your passion for design? Tell us about the moment you decided this is the way to go.

My obsession with design began around the age of 8; I would come home from school every day and turn on the TV to watch Sarah Richardson's renovation design show *Design Inc*. At the time I thought my ever becoming a designer was far-fetched and unrealistic. It wasn't until first year of university that I realized, I wasn't interested in psychology or classical studies -- what I wanted to do for my career was art and design. From that moment on I knew I would end up working in interior design. As things turned out, I was lucky enough to land a job at Sarah Richardson Design, unexpectedly fulfilling my childhood dream!

Can you remember your first design project. Describe it a bit. It could be even something you worked on as a kid.

When I was 7 years old, for a brief period the colour purple was VERY in. That year for my birthday I wanted every possible accessory and gift to be purple. At the time, my bedroom walls were green, the addition of an eggplant coloured corded phone, purple bedside lamp and purple pillows were all I could hope for. Needless to say, my taste and style has come a long way, as well (thankfully) my colour sense!

The first design project that I was paid to take on, was to revamp a tired traditional living room. The owners wanted to infuse the space with something different, and after a deep breath, I jumped in with both feet. The outcome was a phenomenal transformation. I will always be grateful that my clients had confidence in me, and the willingness to take a chance. Our collaboration resulted in a space they could love for years.

What is the most frustrating aspect of your job as a designer? What is most rewarding one?

The most challenging part about being a designer is that you aren't always doing the fun "design" stuff. A huge part of the job is project and people management, and this aspect can often be out of your control. When dealing with people's homes, emotions run high and keeping both the trades and the clients happy at times can be a balancing act. The reward is "load in day" -- when you finish the project, and you put that final piece in place. Seeing the culmination of months of work and waiting (and waiting… and waiting) for renovations, and furniture, and drapery etc. to come together is the sweetest reward.

How would you describe your design style? Do you have a signature touch with your designs?

My style leans towards the contemporary, I like clean lines with unexpected elements of surprise. Pops of colour and texture, layered in with carefully selected pieces are what take a space from being ordinary to extraordinary. What I enjoy most is working with my clients to create their dream home. I think it is key to understand the needs and tastes of my clients first and to reflect their lives and interests, to make it a home. For me the most important thing, beyond my style preference, is to create beautiful spaces that my clients will love and be proud to call their home. I aim to create timeless spaces that are both beautiful and functional.

What advice do you have for young designers or architects reading this interview?

As both a young designer and entrepreneur my advice to anyone starting out, would be to believe in yourself. Working in a creative field has its unexpected and often trying times, as do all jobs. In my experience the risk and effort is always worth the reward. There is nothing more personal than your home, and you quickly learn that from working in other peoples' homes! What is so exciting (and sometimes nerve-racking) is being part of creating something that will be a part of someone's daily life. A well-designed space has the potential to bring joy or calm efficiency to someone every single day.

Describe yourself in three words?

Detailed, organized, creative, design-obsessed, always smiling. Oops, that's more than three!

www.megancrosbiedesign.com