

LOCAL EVENTS

What's happening around town?

NOV 11

Remembrance Day Ceremonies
(Little Avenue Park)

10:30 AM

NOV 29

Weston Winterfest
(Artscape Common)

10 AM

NOV 30

Santa Claus Parade
(Starting @ Weston Collegiate)

10 AM

DEC 3

Christmas Carol & Hymn Sing
(Weston Presbyterian)

7:30 PM



Exciting News for Weston!

Weston Village, yet again, appeared in Toronto Life's annual **"Where to Buy Now"**. This time we are in the #1 position !!! Its another reminder of why we are lucky to be in a community that is so well connected to transit, green space, with beautiful architecture, large lots and deep history.

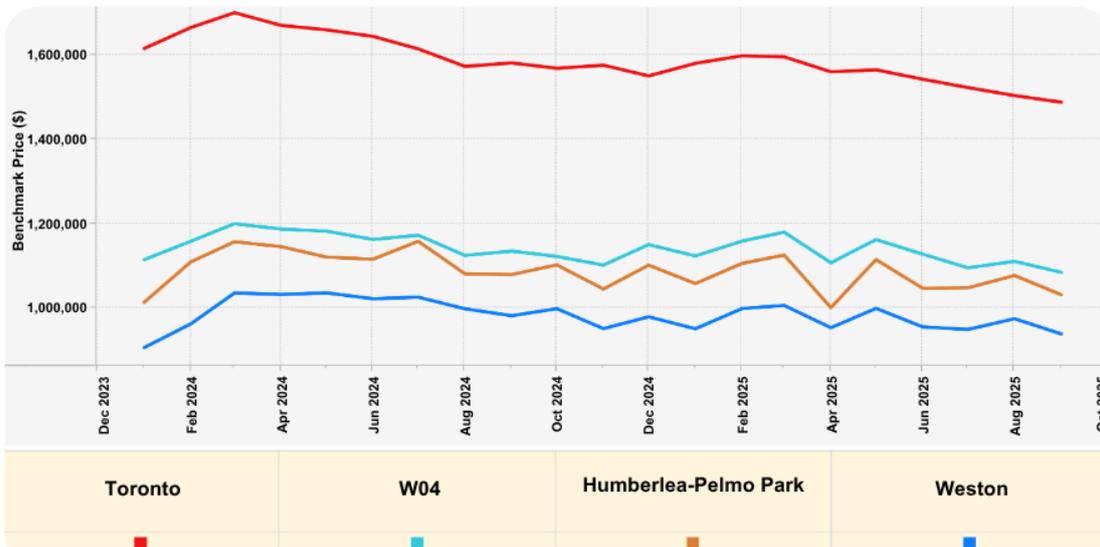
REAL ESTATE SNAPSHOT

From a valuation perspective, as far as it goes for the Toronto West area, unless you live in south Etobicoke [south of the 401, between the Etobicoke Creek & the Humber River] or the Runnymede / Bloor West / Junction area where prices have gone up, we are all in the same boat with prices having dropped year over year.

In our Weston / Humberlea-Pelmo Park neighbourhood, the absorption rate (percentage of properties that sell) has started trending upward this second half vs the first half of this year when Trump's tariff's hammered consumer confidence. I see this upward as a positive, in that we have hopefully started to make the turn. Currently we are riding the edge of a Buyer's market vs a Balanced market.

That said we've had fewer properties to market year over year as prospective Sellers are cautious in a time when consumer confidence is still low.

SINGLE FAMILY DETACHED



This diagram illustrates benchmark price trends for low-rise detached homes across Toronto, W04 (bounded by the Humber River, Highway 401, Allen Road, and Eglinton Ave), Weston, and Humberlea-Pelmo Park. The benchmark price should not be used as a direct property valuation, as our local housing stock varies widely in size, style, and condition.

Source: MLS® Systems

