

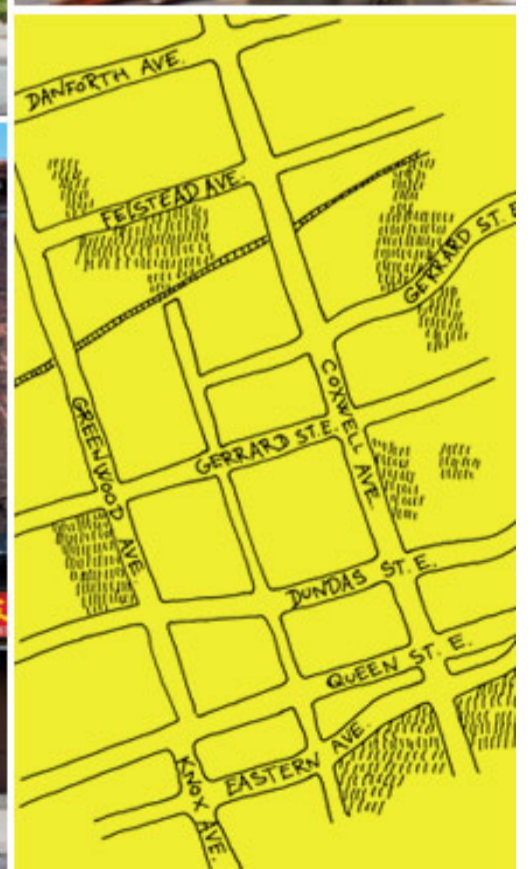
Where to Buy Now 2013: the city's top 10 neighbourhoods for high-return real estate

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Ten years ago, it was Leaside. Five years ago, Leslieville. Buyers are always looking for the next hot zone—places with great housing stock, lots of green space, good shops and restaurants and, most important of all, high resale value. Here, 10 Toronto neighbourhoods on the verge of greatness.

Greenwood-Coxwell Because it's an understated, under-the-radar pocket among the red-hot east end neighbourhoods



Average home price: \$462,405 in 2012, down 0.6% from 2011 | **Average days on the market:** 16 | **Average property taxes:** \$2,460

For house hunters drained by bidding wars in the east end, Greenwood-Coxwell offers a reprieve. It hasn't been hit with the same frenzy of jam-packed open houses—yet. Greenwood may soon go the way of neighbourhoods like Riverside and Leslieville to the west, the Beach to the southeast and Danforth Village to the north—all of which are, for the moment, pricier and less accessible. Toronto broker Adam Brind of Core Assets Real Estate calls Greenwood's properties “stepping stone houses” for the under-40 families who have started moving in. “You get more for your dollar. For \$650,000, instead of a tiny semi in the Beach, you could get a detached here,” he says. There are stirrings of neighbourhood pride, too: the new group Friends of Monarch Park has spruced up the local green space (the park has a pool with a two-storey water slide, and a skating rink in winter). For buyers looking for a live-work space, the commercial-residential loft buildings along Gerrard and Queen East are some of the best bargains in the city.