

# Chart of the Week

Analyzing the current macroeconomic environment is the foundation for all of SkyPoint's research

## Toronto's housing affordability deteriorated by the equivalent of a year's income in 2016

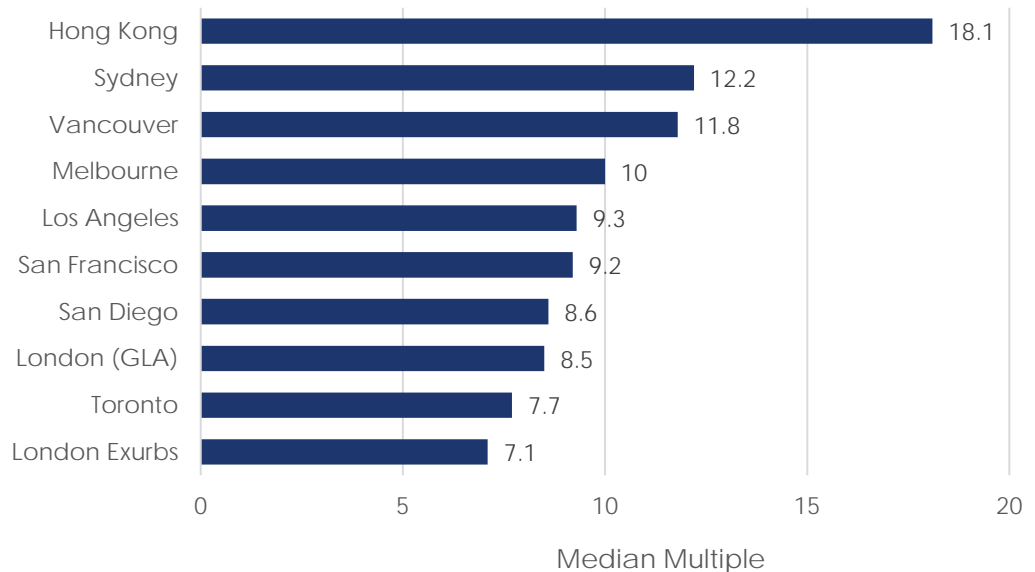
Toronto's affordability has reach new lows, as the city joins the international likes of the world's least affordable cities such as Hong Kong, Sydney, Vancouver, and Los Angeles. According to the Demographia International Housing Affordability Survey, affordability in Toronto deteriorated by the equivalent of a year's income in 2016.

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*Median Multiple:*

*Median house price  
divided by median  
household income*

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Source: Demographia



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The Demographia International Housing Affordability Survey uses the "median multiple" which is the median house price divided by the median household income. The survey measures middle-income affordability across 406 housing markets and rates anything over 3.0 as unaffordable. This 13-year long survey finds that house prices have generally risen at a rate similar to household incomes until relatively recently when home prices have skyrocketed across major global cities.<sup>1</sup>

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<sup>1</sup> 13<sup>th</sup> Annual Demographia International Housing Affordability Survey: 2017



## Inspired living in the heart of Toronto's Entertainment District

40 Widmer is located in the heart of Toronto's Entertainment District. A vibrant neighbourhood, the Entertainment District is home to some of the nation's most iconic landmarks including the CN Tower, Rogers Centre, Air Canada Centre, Princess of Wales Theatre, TIFF Bell Lightbox and many more. It is the city's cultural centre for sports, dining, nightlife, and the arts.

## We're not making concessions by making a more traditional, suburban-type condo.

OpArt Lofts is located in the Kerr Village neighbourhood of Oakville, one of North America's fastest growing regions. OpArt Lofts features a stunningly modern design consisting of two, eight-storey towers atop a two-storey podium. Designed by the acclaimed firm of Teeple Architects, two white towers spangled with black-framed windows in jaunty patterns reflect the eye-popping Op Art painting style of the 1960s.



## About SkyPoint

SkyPoint Realty Partners (SkyPoint) is the first company to bring institutional grade multifamily real estate investments to Asia. SkyPoint was formed to provide Asian investors access to Class A North American multifamily real estate opportunities. SkyPoint combines macroeconomic fundamentals with local in-depth market intelligence to deliver trusted research on current North American real estate trends and opportunities to the international market.



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