

AMCTO Zone 1 Update

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Municipal and Stakeholder Relations

November 1, 2024



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Participating in the system review

During this review period, we continue to focus on:

- Maintaining our property inventory and staying ready to deliver a reassessment
- Enhancing our services to you as our municipal partners
- Building products and services that meet the needs of all our customers and the communities we serve.

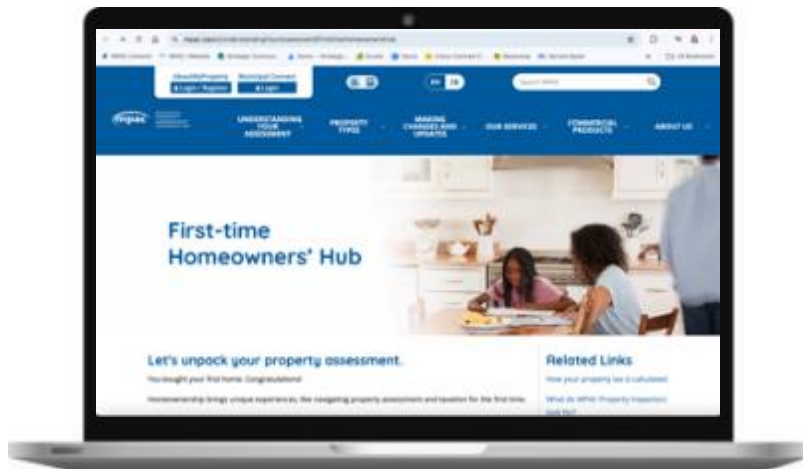


Maintaining Ontario's Property Database.

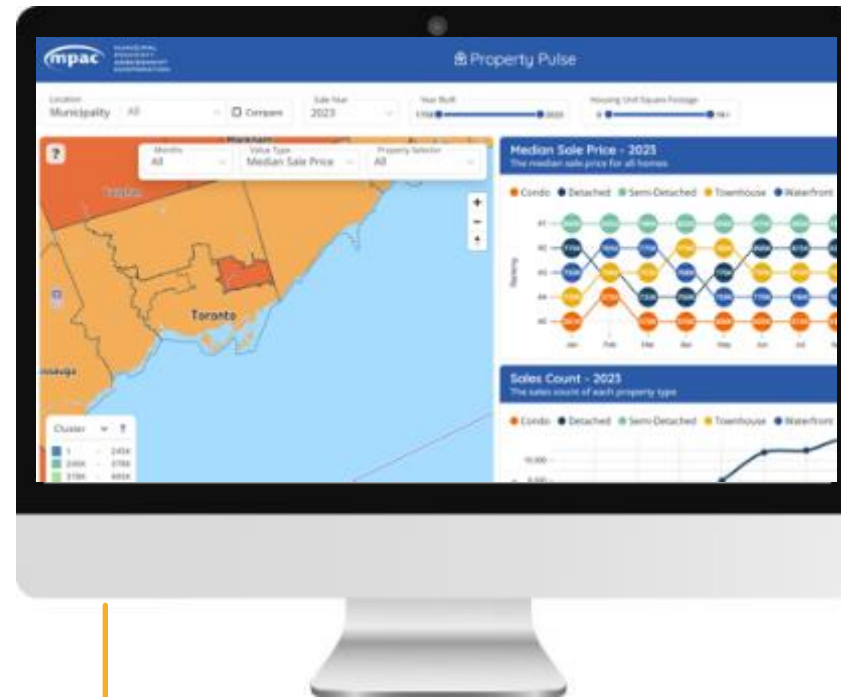
- Provincial, Municipal and Property Owner Support and Guidance.
- Municipal Financial Planning and Insights.
- Processing Severances and Consolidations.
- New Assessment Forecasting and Market Analysis/Trends.
- Vacancy and Tax Applications for Commercial, Business and Residential.
- Requests for Reconsideration and Appeal Processing.



Personalizing the property owner experience



First-time Homeowners' Hub



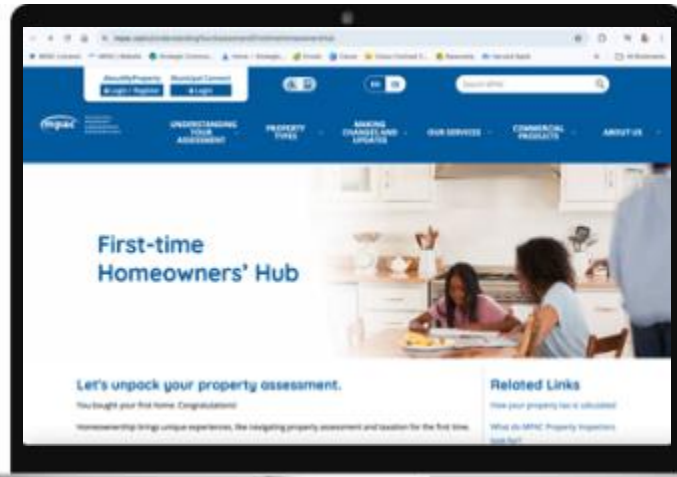
NEW! Property Pulse Dashboard in AboutMyProperty™



Housing Inventory Map



First Time Homeowners' Hub Toolkit



First-time Homeowners' Hub Toolkit includes:

- **Links** to our social posts that can be reshared across your channels;
- **Content** to use in newsletters and on your website; and
- **Ready-to-print** buck slip for your mailings.

AboutMyProperty™ Toolkit



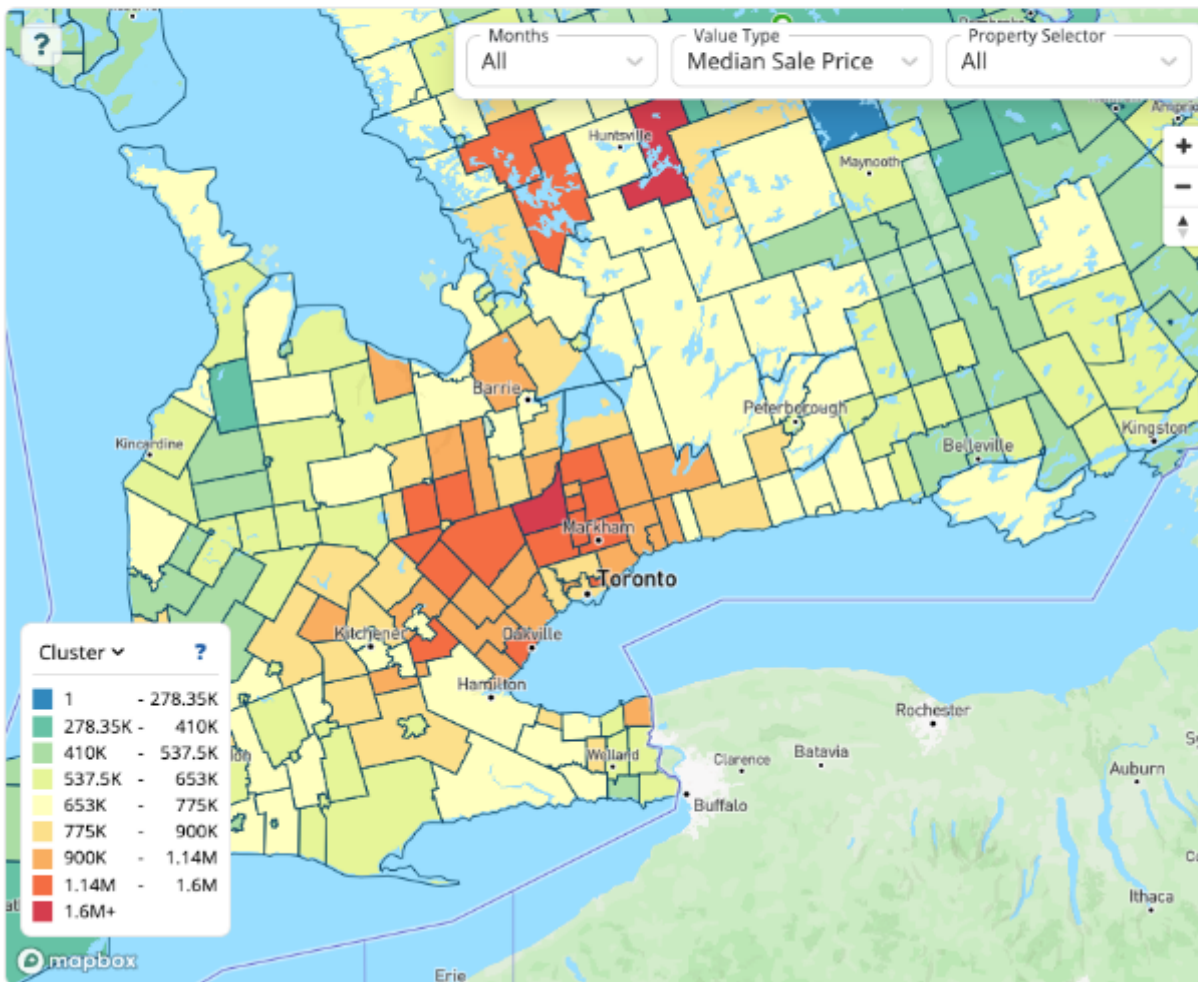
AboutMyProperty™ Toolkit includes a promotional video that can be shared with property owners for additional information about the platform.

AboutMyProperty™ Property Pulse Dashboard

AboutMyProperty™ Property Pulse Dashboard gives homeowners:

- Easy access to the latest residential sales data, **updated monthly**.
- **Ability to explore** based on municipality and property type, including: single-detached, semi-detached, townhouse, condominium, and waterfront properties.
- **‘Compare’ function**, that allows users to analyze sales information across up to five municipalities at once; and
- **Searches** that can be customized by sales year/month, the year the property was built, and its square footage.

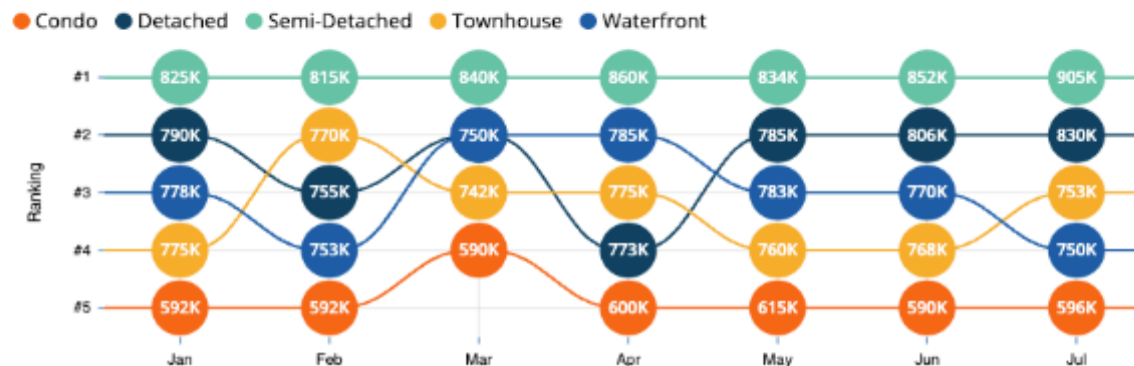
Location: Municipality All ☐ Compare Sale Year: 2024 Year Built: 1599 - 2024 Housing Unit Square Footage: 0 - 5K+



Median Sale Price - 2024

The median sale price of each property type

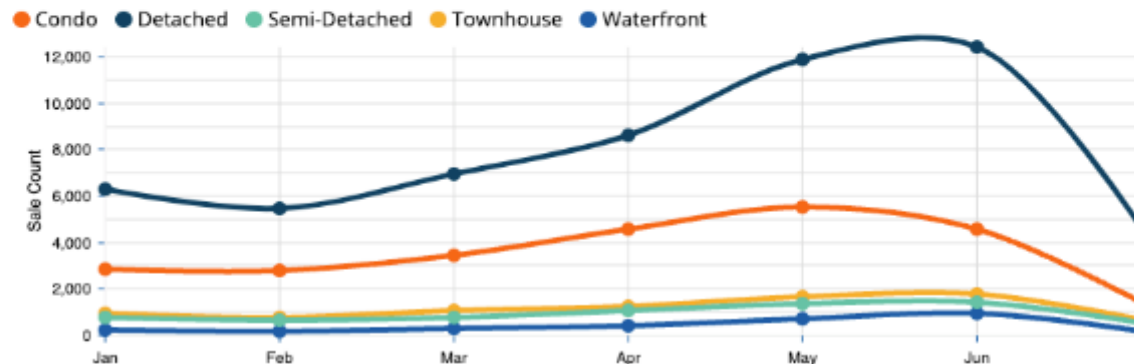
Monthly | Yearly



Sales Count - 2024

The sales count of each property type

Monthly | Yearly



Location

Municipality

Plympton-Wyoming Town - 3835

Essex Town - 3754

Chatham-Kent Municipality - 3650

Compare

Sale Year

2024

Year Built

1699

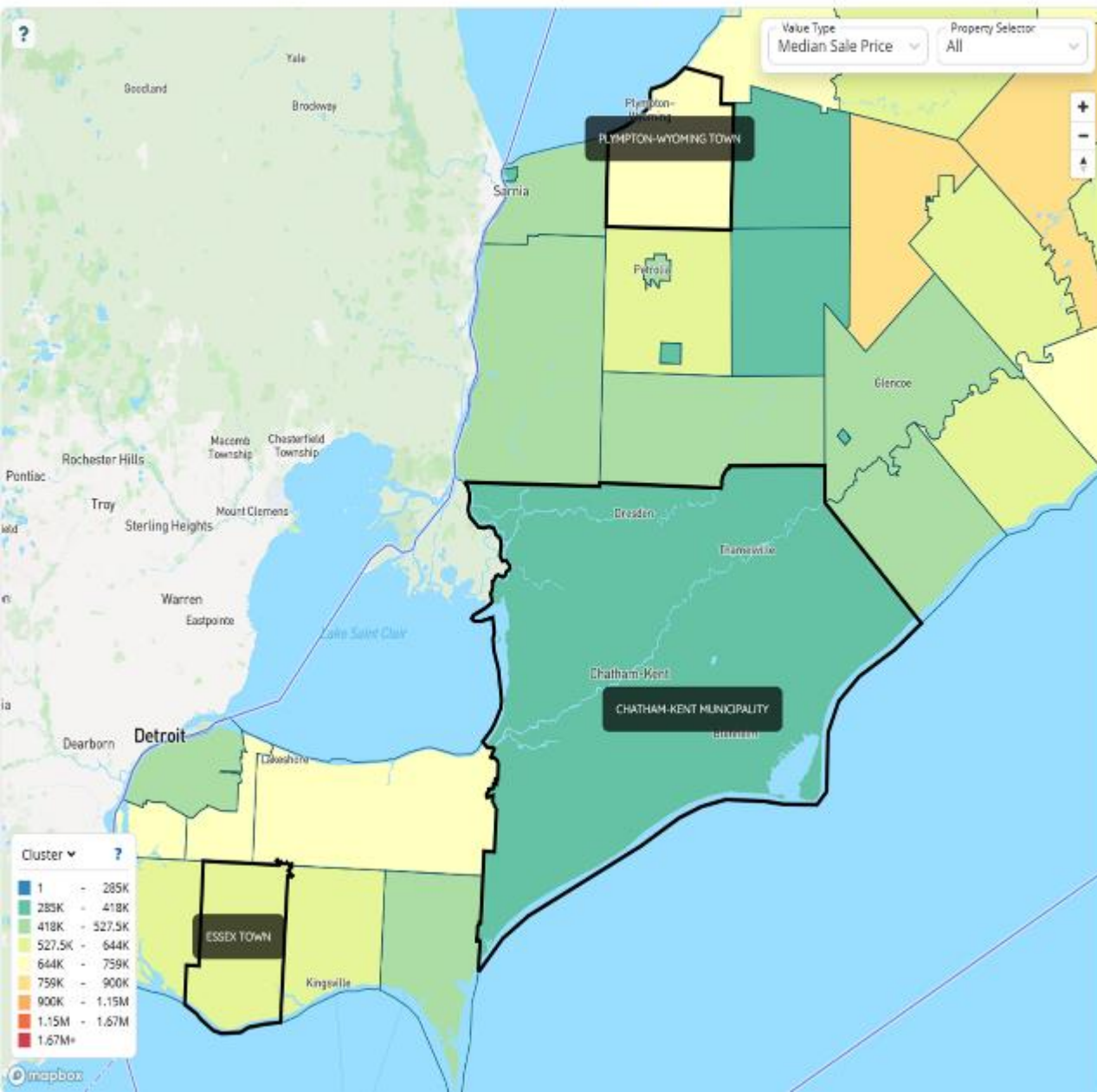
2024

Housing Unit Square Footage

0

5K+

?



Value Type

Median Sale Price

Property Selector

All

Comparison of Median Sale Price - 2024

The median sale price of each property type

Condo Detached Semi-Detached Waterfront Townhouse



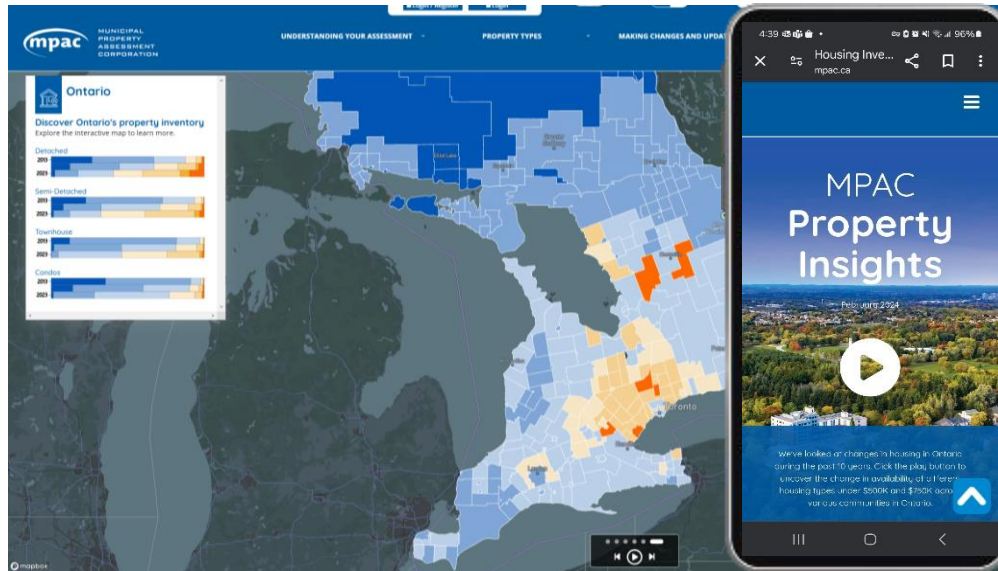
Comparison of Sales Count - 2024

The sales count of each property type

Condo Detached Semi-Detached Waterfront Townhouse



Residential Property Insights Social Toolkit



Explore the changes in Ontario's residential property landscape with our **new Housing Inventory Map**.

Market trends

Provincial

Across all property types, there has been an average **99%** increase since 2016.

Residential homes, accounting for more than **73%** of all property value, have seen an average increase of **94%**.

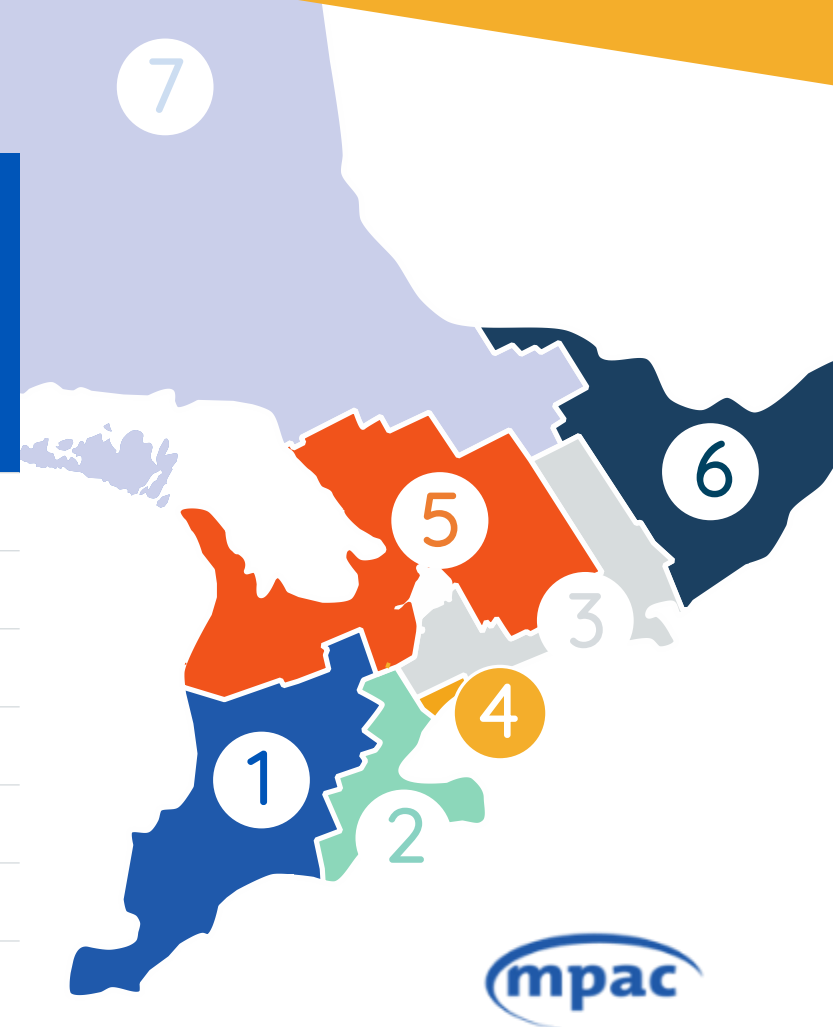
Property Tax Class	% Change 2016 - 2024
Residential	94%
Multi-Residential	104%
Farm	128%
Commercial	108%
Industrial	184%
Exempt	101%
Provincial Average	99%

Market trends

Residential

The median sale price of a residential property has increased an average of **96%** across the province since 2016, varying by geography and housing type.

Zone	Median Price % Change (Q1 2016 – Q2 2024)
1 Southwestern Ontario	149%
2 Golden Horseshoe	100%
3 Greater Toronto Area	78%
4 City of Toronto	76%
5 Central Ontario	138%
6 Eastern Ontario	90%
7 Northern Ontario	86%



Market Trends:

Residential Median Sales Price by Zone and Property Type

Zone 1 Southwestern Ontario					
Year	Single-detached	Semi-detached	Townhouse	Condo	Waterfront
2016	\$295,000	\$243,650	\$314,950	\$196,000	\$375,000
Q2 2024	\$671,000	\$580,000	\$685,000	\$485,000	\$800,000

Zone 2 Golden Horseshoe					
Year	Single-detached	Semi-detached	Townhouse	Condo	Waterfront
2016	\$560,000	\$526,050	\$490,100	\$325,000	\$560,000
Q2 2024	\$948,250	\$927,000	\$863,000	\$635,000	\$975,000

Zone 3 Greater Toronto Area					
Year	Single-detached	Semi-detached	Townhouse	Condo	Waterfront
2016	\$718,000	\$610,000	\$610,000	\$360,000	\$380,000
Q2 2024	\$1,130,000	\$965,000	\$995,000	\$675,000	\$835,000

Zone 4 City of Toronto					
Year	Single-detached	Semi-detached	Townhouse	Condo	Waterfront
2016	\$925,000	\$750,000	\$740,000	\$389,000	N/A
Q2 2024	\$1,400,000	\$1,175,000	\$1,227,500	\$674,444	N/A

Zone 5 Central Ontario					
Year	Single-detached	Semi-detached	Townhouse	Condo	Waterfront
2016	\$344,000	\$300,000	\$320,000	\$235,900	\$438,750
Q2 2024	\$744,606	\$644,581	\$660,000	\$525,000	\$980,000

Zone 6 Eastern Ontario					
Year	Single-detached	Semi-detached	Townhouse	Condo	Waterfront
2016	\$335,000	\$299,450	\$312,000	\$220,500	\$330,000
Q2 2024	\$642,750	\$551,250	\$599,900	\$385,000	\$640,000

Zone 7 Northern Ontario					
Year	Single-detached	Semi-detached	Townhouse	Condo	Waterfront
2016	\$203,000	\$165,000	\$88,950	\$189,500	\$287,500
Q2 2024	\$360,000	\$322,500	\$295,000	\$235,000	\$557,375



Home Values Matter Toolkit



Home Value Matters Toolkit contains content you can share on your website, in newsletters, and across social media channels.

Property Assessment and Taxation Toolkit



Property Assessment and Taxation Toolkit includes:

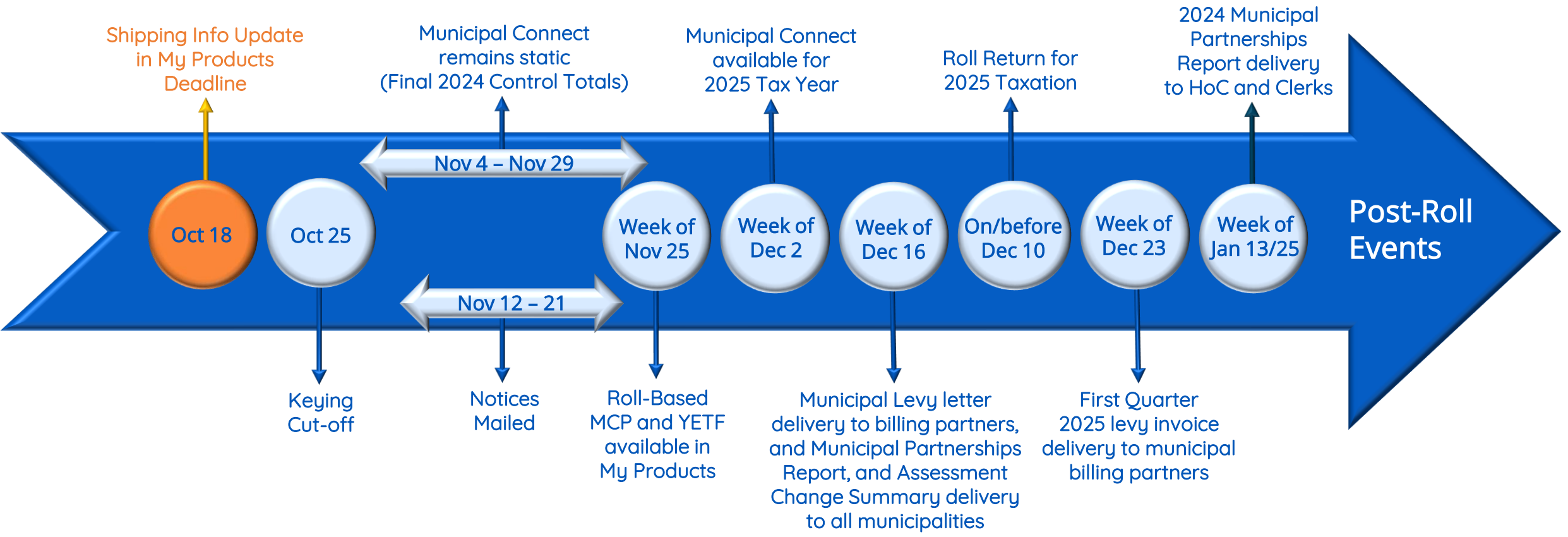
- **MPAC's new video** on How Property Taxes are calculated;
- **Information** on MPAC's Myth vs. Fact education campaign;
- **Shareable content** to post on your website, newsletters, and social media channels;
- **Key Messages** about the relationship between property assessment and property taxes; and
- **Frequently Asked Questions** to share with your customer service and frontline staff.

School Support Portal Toolkit



School Support Portal Toolkit includes website, newsletter, and social media content, and graphics **available for municipalities.**

2024 Year-End Product Delivery Schedule.



DATE	ACTIVITY
October 18	Deadline for updating shipping info in My Products. Last day to update or validate product delivery and shipping information for both the Assessment Roll and any extra copies of the Assessment Roll.
October 25	Keying Cut-off. The deadline for MPAC staff to make any changes for 2024 Roll close. Any updates to be reflected on the roll should be provided to MPAC in advance of this deadline. Please speak to your local Municipal and Stakeholder Relations team for exceptions.
October 30	2024 Preliminary New Assessment Forecast. Available in the My Products portal of Municipal Connect.
November 4 – November 29	Final 2024 Control Totals. All data on Municipal Connect will remain static starting week of November 4. This is a good time to pull the Final 2024 in-year Control Totals.
November 12 – 21	Property Assessment Notices mailed. Property Assessment Notices will be mailed to property taxpayers during this time. For more details, please check your local delivery schedule in the My Products portal in Municipal Connect.
Week of November 25	Roll-Based MCP and YETF available in My Products. 2024 roll-based Municipal Change Profile (MCP) and Year End Tax File (YETF) will be available for download from the My Products portal in Municipal Connect.
Week of December 2	Municipal Connect available for 2025 tax year. 2024 Assessment Roll (for 2025 tax year) and 2025 in-year data will be displayed in Municipal Connect. This will be your window into MPAC's in-year activity throughout the 2025 tax year.
Week of December 16	Delivery of the 2024 Municipal levy (for 2025 tax year) letter, 2024 Municipal Partnerships Report, and Municipal Assessment Change Summary.
On or before December 10	Roll Return for 2025 Taxation. MPAC will commence delivery of the annual Assessment Roll on November 28 through December 9, to meet its legislative requirement for delivery on or before the second Tuesday after December 1.
Week of December 23	First Quarter 2025 levy invoice delivery to municipal billing partners.
Week of January 13, 2025	2024 Municipal Partnerships Report delivery to Heads of Council and Municipal Clerks.

Post-Roll Events. Please speak to a member of your local [Municipal and Stakeholder Relations team](#) to learn more about legislative activity such as Post-Roll Assessment Notices (PACN) that may occur after Roll Return.



Welcome to
MUNICIPAL
CONNECT

Get Started →



COFFEE & CONNECT

WITH YOUR ZONE 1 TEAM

30 MINUTE Municipal Connect Sessions

Committed to Building Customer and Stakeholder Relationships.



2024 Coffee & Connect Municipal Connect Series

Thurs., Sept. 19 10:30 – 11:00a.m.	My Work
Thurs., Sept. 26 10:30– 11:20 a.m.	My Products
Thurs., Oct. 03 10:00 – 10:45 am	My Properties
Thurs. ,Oct. 10 10:30 – 11:00 a.m..	Building Permits
Thurs., Oct. 17 10:30 – 11:00 am.	RfR/Appeals
Thurs., Oct. 24 10:30 – 11:00 a.m.	Analytics/SLA
Thurs., Oct 31 10:30 – 11:00 am	Admin Portal
Thurs., Nov. 07 10:30 – 11:00 am	People Portal

MUNICIPAL CONNECT

Login using the credentials supplied to you by MPAC

User ID

Password



Login

[Forgot password?](#)



We invite you to reach out

Contact your local Municipal and Stakeholder Relations team with questions or to learn more.

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Thank you

