

MPAC Property Insights and Meeting the Evolving Needs of Our Partners

MUNICIPAL PROPERTY ASSESSMENT CORPORATION



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

AMO Conference
Ottawa, Ontario
August 18 - 21, 2024

Our Priorities



The work we do: 2023 at a glance

\$3.14 trillion

dollars in total property value in Ontario.

300,000

building permits.

400,000

sales transactions were completed.

150,000

sales reviews completed.

92,000

farm properties were reviewed as part of program updates to the Farm Forestry Exemption.

17,500

severances and consolidations were processed.

\$42 billion

dollars in new assessment added to municipal rolls.

713,000

Property Assessment Notices mailed out.

5,600,000

total properties in Ontario's property inventory.

160,000

properties were inspected to keep Ontario's property inventory up to date.

170,600

property owners contacted us via phone calls, emails and chats.

8,800

appeals were closed.

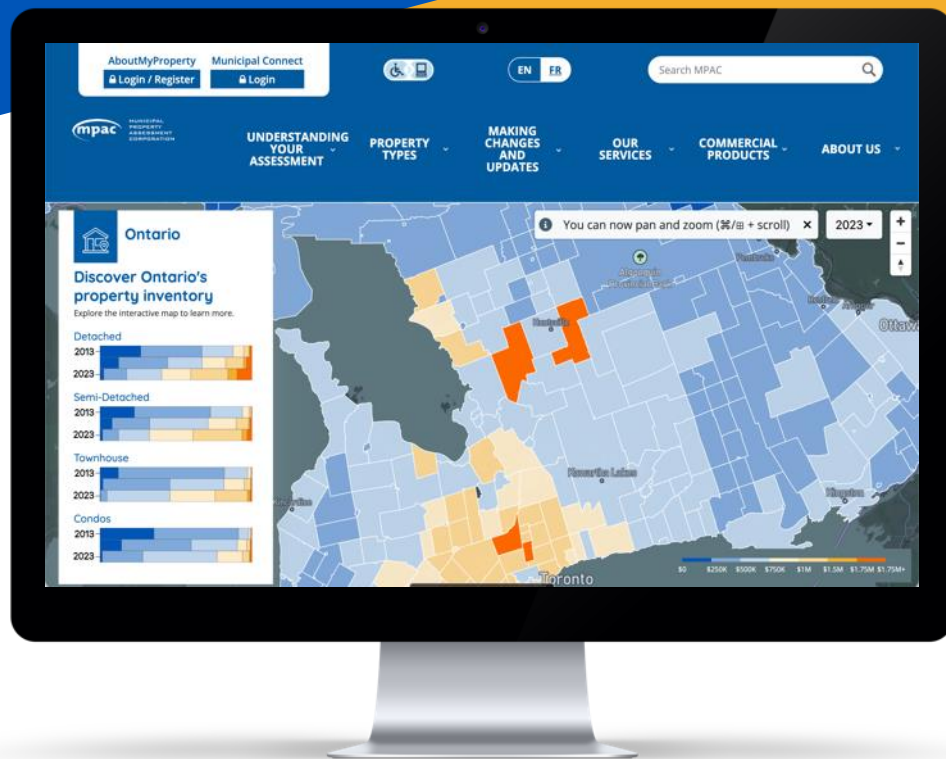
8,700

Requests for Reconsideration were closed.

MPAC data

To support individuals, municipalities and businesses throughout Ontario, MPAC utilizes more than **1 billion data points**.

This data paints a picture of Ontario's property landscape, detailing the **value of individual investments, the evolution of communities, and much more!**



Three primary data types



MPAC Data:

- lot dimensions
- square footage
- bedrooms
- bathrooms
- gross leasable area
- construction
- components, etc.



Land Transfer Tax Data:

- sale date
- sale price
- owner name(s).

This data is licensed from Teranet.



Personal information:

- name
- address,
- school support of owners and tenants in Ontario

Data strategy

Mission

To share data and information in ways that create value, utility, and public good for our clients and partners.

Data Strategy Objectives

- Provide Transparency into MPAC's processes, services and property data.
- Support the current and future strategic and operational needs of municipalities and government partners.
- Become the trusted source of property information and market insights for Ontarians.
- Continue to innovate to create opportunities to grow MPAC's revenue and offset municipal levies.



Leveraging MPAC data for enhanced decision-making



Fiscal Planning
and Budgeting



Urban
Planning and
Development



Economic
Development



Housing Policy
and Programs



Environmental
Management



Public Services and
Infrastructure
Maintenance



Community
Engagement and
Transparency

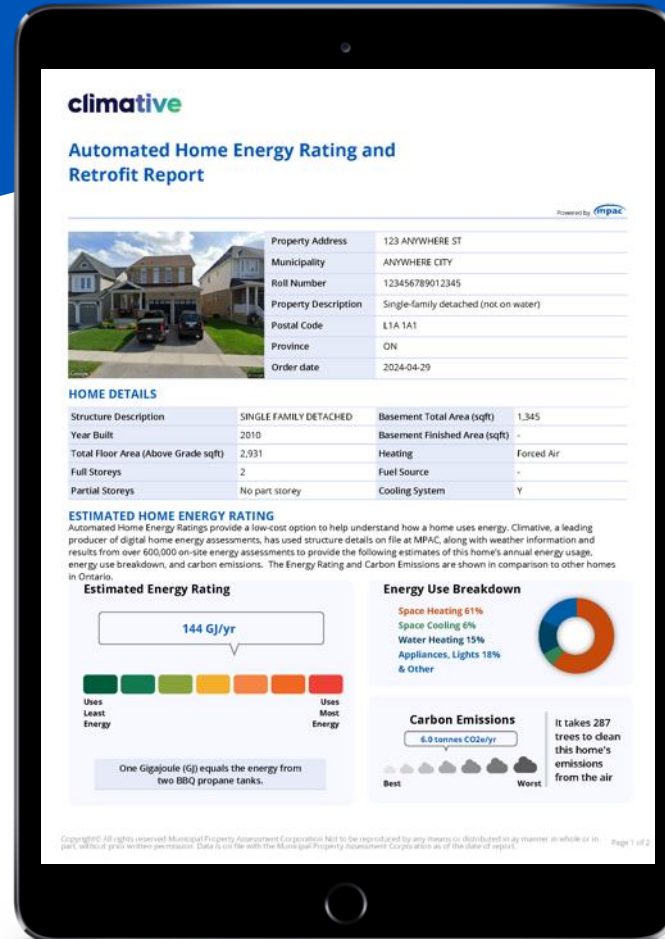
Blue Box Recycling Programs

Our data provides valuable insights for determining the right number of recycling bins based on property type and the number of units.



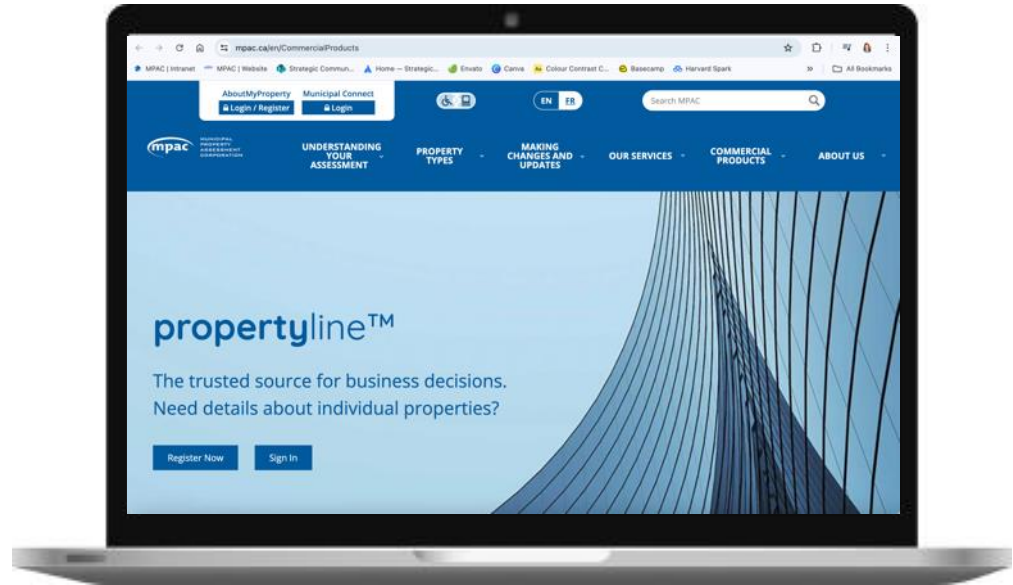
City of Ottawa Home Energy Rating

Using MPAC data, such as square footage, year built, and renovations can help determine the estimated home energy rating.



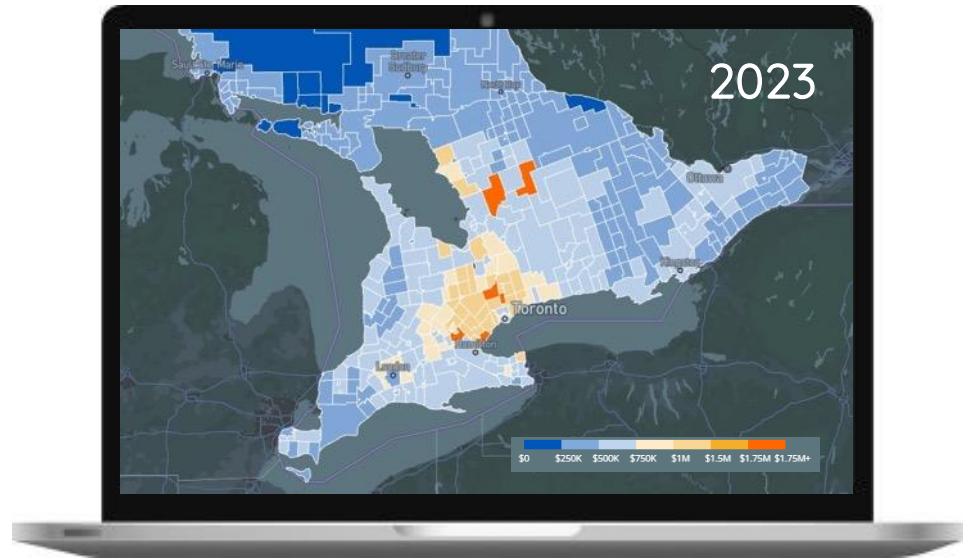
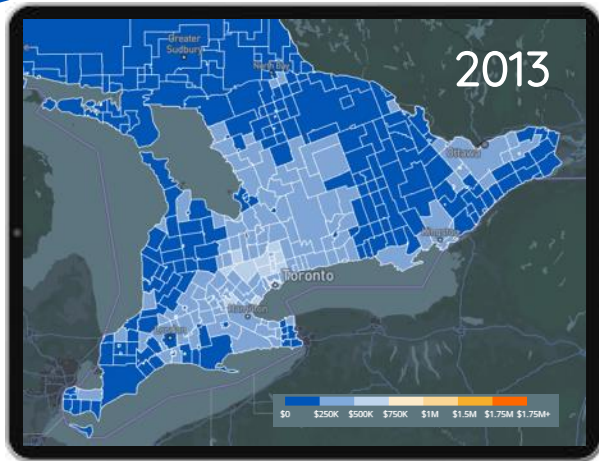
Automated Valuation Model (AVM)

Cost effective use of **MPAC's real time values** helps with the administration of funding programs.



Ontario's property inventory

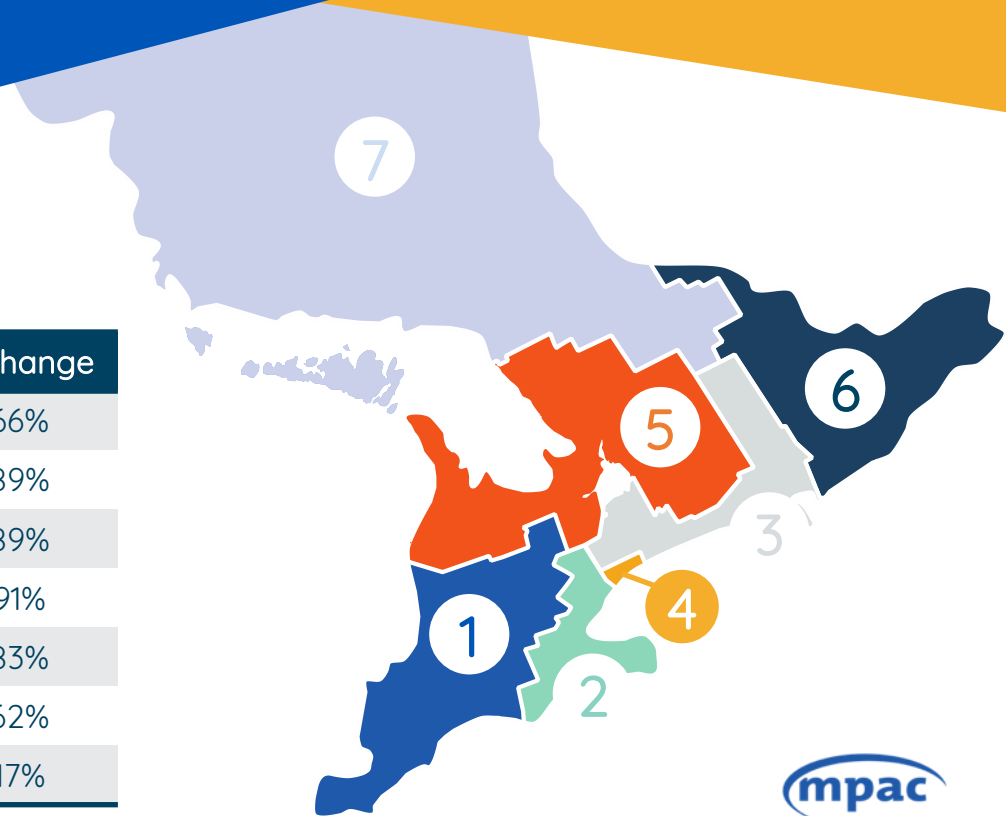
Homes with a value under \$500K



Inventory changes by zone

% inventory under \$500K

Zone	2013	2023	% Change
1 Southwestern Ontario	94%	32%	66%
2 Golden Horseshoe	70%	8%	89%
3 Greater Toronto Area	56%	6%	89%
4 City of Toronto	54%	5%	91%
5 Central Ontario	86%	15%	83%
6 Eastern Ontario	86%	33%	62%
7 Northern Ontario	98%	81%	17%



New products



MFIPPA-compliant
notification list

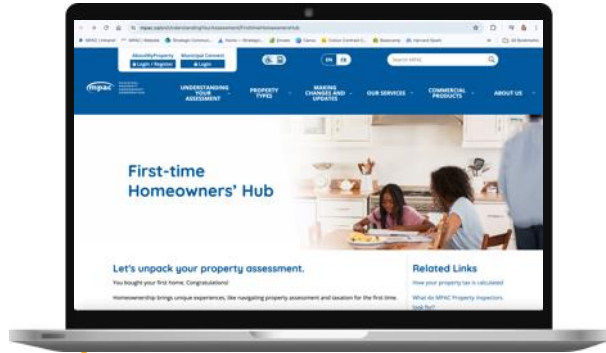


Monthly refresh on data
points not tied to 3rd
parties

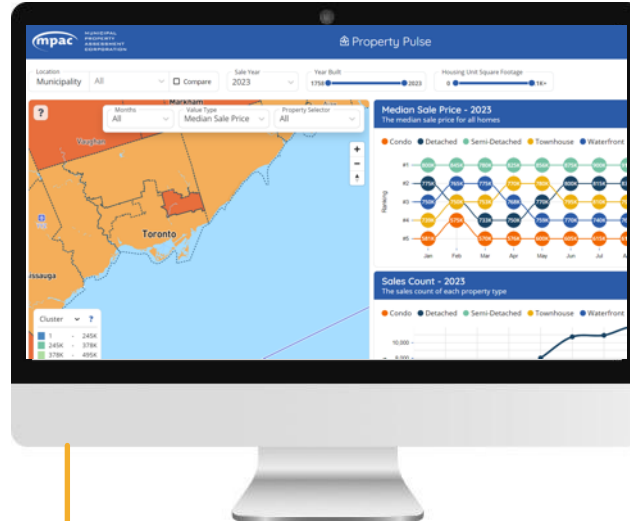


Detailed product
catalogue in
Municipal Connect

Personalizing the property owner experience



First-time Homeowners' Hub



NEW! Property Pulse Dashboard in AboutMyProperty™



Housing Inventory Map

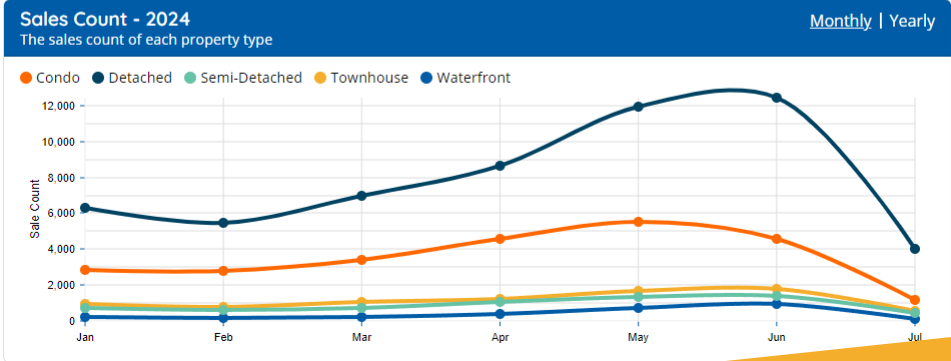
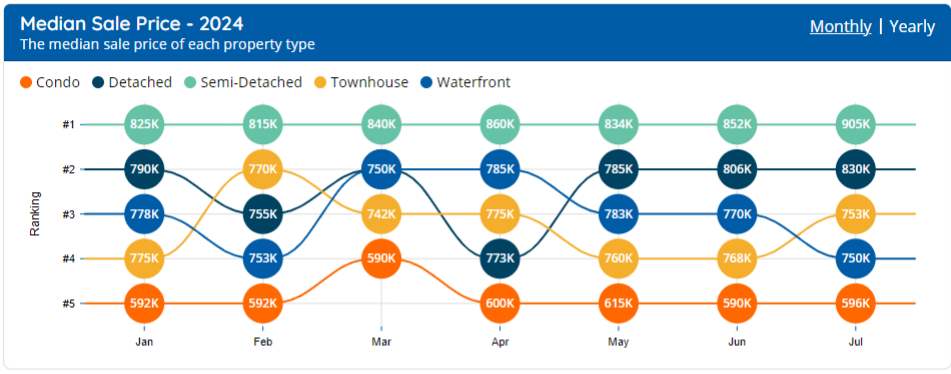
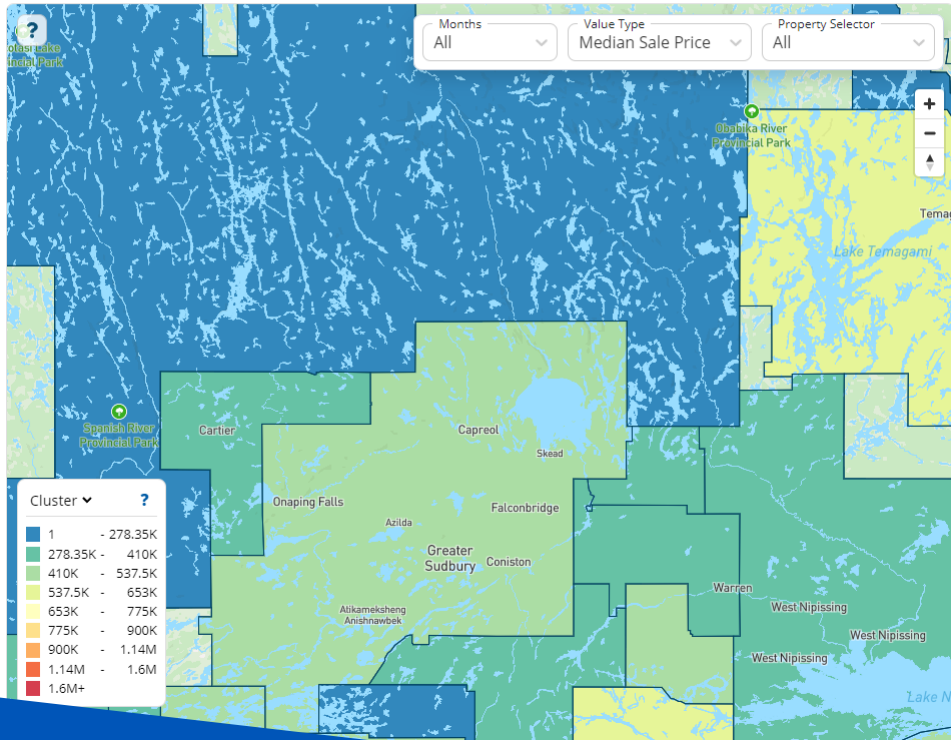


Location: Municipality: All Compare

Sale Year: 2024

Year Built: 1599 - 2024

Housing Unit Square Footage: 0 - 5K+



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%**.

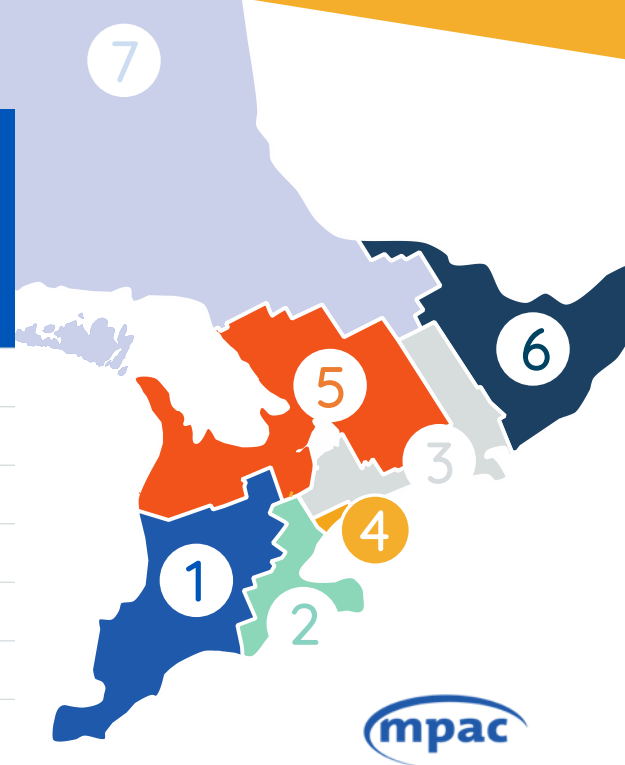
Property Tax Class	% Change 2016 - 2024
Residential	94%
Multi-Residential	104%
Farm	128%
Commercial	108%
Industrial	184%
Exempt	101%
Provincial Average	99%

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

Key takeaways

- MPAC works daily to maintain Ontario's property inventory in service of the property assessment and taxation system.
- MPAC collects and utilizes millions of data points that paints a picture of Ontario's property landscape, detailing the value of individual investments and the evolution of communities.
- Our data can help inform municipal policy and planning decisions.
- MPAC is dedicated to ensuring municipalities have responsible access to property data for smarter decision-making, critical innovation, and meaningful action.



Thank you

