

The Next Hot 'Hoods

LONG BRANCH

Butting up against the Mississauga sign in the far west of the city is this swath of pretty houses; the area was 19th-century Toronto's cottage country. Upwardly mobile young couples are discovering that the house prices are not only low, but stable. At the end of 2008, the median house price in this area was \$355,000, compared to \$362,000 for the same period in 2007, and the average time it's been taking a house to sell is 37 days (lower than the Toronto average of 41). Even sales of the multi-million-dollar houses along Lake Promenade are a good bet to stay strong—a case of high demand. The Lake Shore Boulevard strip looks suspiciously like the Junction end of Dundas West did about five years ago, before the organic groceries and fair-trade cafés moved in. The anchors of the neighbourhood are Mike Malik's menu-less Al Lago Ristorante (he'll cook whatever you like, as long as he has the ingredients) and the Polish deli Karpaty Markets. In addition to the 24-hour streetcar line, there's also a GO station here, so Long Branchers are conveniently linked to both downtown and the 905. The best part: you're never more than a 10-minute walk from the lake.



Lake Shore Boulevard West's busy retail strip



**82 41st St.,
\$270,000,
September 10**



**70 Alder Cres.,
\$385,000,
September 24**



**397 Lake Prom.,
\$1,229,000,
September 18**