

## TREB MARKET WATCH HIGHLIGHTS FOR JUNE 2019

The new President of the Toronto Real Estate Board, Michael Collins, announced that Greater Toronto Area REALTORS® reported 8,860 sales through TREB's MLS® System in June 2019, representing a 10.4 per cent increase compared to June 2018. Over the same time period, total new listings remained at a similar level for the month of June and active listings at month-end were down by 5.7 per cent.

The overall average selling price in June 2019 was \$832,703 – up by three per cent compared to the average of \$808,066 in June 2018. Price growth was driven by the higher density market segments, including semi-detached houses, townhouses and condominium apartments.

The MLS® Home Price Index Composite Benchmark was up by a similar annual rate of 3.6 per cent. For the first half of 2019, the average selling price was \$810,661, representing an increase of 2.4 per cent compared to the first half of 2018.

### Sales & Average Price By Major Home Type<sup>1,7</sup>

#### May 2019

	Sales			Average Price		
	416	905	Total	416	905	Total
2019						
Detached	1,180	3,469	4,649	\$1,384,993	\$925,621	\$1,042,218
Semi - Detached	408	611	1,019	\$1,050,532	\$678,152	\$827,250
Townhouse	366	1,290	1,656	\$796,089	\$629,049	\$665,967
Condo Apartment	1,739	803	2,542	\$642,891	\$478,230	\$590,876

#### Year-Over-Year Per Cent Change

Detached	30.4%	23.4%	25.1%	1.5%	0.3%	1.1%
Semi - Detached	34.7%	23.7%	27.9%	-0.2%	2.1%	1.9%
Townhouse	16.6%	24.8%	22.8%	6.2%	2.5%	3.2%
Condo Apartment	-0.2%	24.3%	6.4%	6.6%	4.9%	4.9%

## Year Over Year Summary

	May 2019	May 2018	% Change
Sales	9,989	8,402	18.9%
New Listings	19,386	19,237	0.8%
Active Listings	20,017	20,919	-4.3%
Average Price	\$838,540	\$809,305	3.6%
Average DOM	19	20	-5.0%