

TREB MARKET WATCH HIGHLIGHTS FOR APRIL 2018

Sales through the TREB MLS in April 2018 on a year-over-year basis were down by just over 32 per cent. Compared to April 2017, which had the highest average sale price on record for the Board, April 2018's average selling price was down by 12.4 per cent. April's average sales price was 0.2 per cent below the average sales price in March this year. The month-to-month sales numbers suggest a leveling over the past two months from the drops seen in January and February of this year, and might further indicate that the impact of the tougher new mortgage qualification rules introduced January 1st may already be moderating.



Royal LePage Real Estate Services Ltd., Brokerage
CORPORATE BROKERAGE

April 2018 Market Stats

Statistics provided by the Toronto Real Estate Board

MLS Sales Activity

	UNITS	AVERAGE PRICE
APRIL 2018	7,792	\$804,584
APRIL 2017	11,468	\$918,184

12.4%
\$804,584

Year-Over-Year
Average
Sale Price

32.1%
7,792

Year-Over-Year
Number of
Sales

122.2%
20

Year-Over-Year
Average Days
On Market

Sales & Average Price By Major Home Type



Detached

416
905

Sales

819
2,632

Average Price

\$1,354,719
\$929,092



Semi-Detached

416
905

Sales

265
449

Average Price

\$1,021,986
\$656,874



Townhouse

416
905

Sales

277
1,010

Average Price

\$792,180
\$604,853



Condo Apartment

416
905

Sales

1,574
644

Average Price

\$601,211
\$457,014

Sales & Average Price By Major Home Type^{1,7}

April 2018

	Sales			Average Price		
	416	905	Total	416	905	Total
2018						
Detached	819	2,632	3,451	\$1,354,719	\$929,092	\$1,030,103
Semi - Detached	265	449	714	\$1,021,986	\$656,874	\$792,385
Townhouse	277	1,010	1,287	\$792,180	\$604,853	\$645,172
Condo Apartment	1,574	644	2,218	\$601,211	\$457,014	\$559,343

Year-Over-Year Per Cent Change

Detached	-34.3%	-39.6%	-38.4%	-14.3%	-15.2%	-14.4%
Semi - Detached	-16.4%	-35.2%	-29.3%	-7.8%	-9.6%	-6.4%
Townhouse	-26.5%	-20.8%	-22.1%	0.2%	-10.1%	-7.8%
Condo Apartment	-26.4%	-24.9%	-26.0%	3.8%	1.6%	3.2%