

TREB MARKET WATCH HIGHLIGHTS FOR DECEMBER 2018

Toronto Real Estate Board President Garry Bhaura announced that Greater Toronto Area REALTORS® reported a total of 77,426 residential transactions in 2018 with an overall average selling price of \$787,300 for all home types combined in the TREB market area that includes both the 416 and 905 areas. These numbers compared to 2017 translate into declines of 16.1 per cent in sales and 4.3 per cent in price. Despite overall declines, the condo market segment in both the 416 and 905 bucked the trend with average sales up by 7.8 per cent and average prices up by just over 8 per cent year over year. The volume of sales and positive price increases of this home type reflects a move of GTA home buyers in 2018 to more affordable home ownership options.



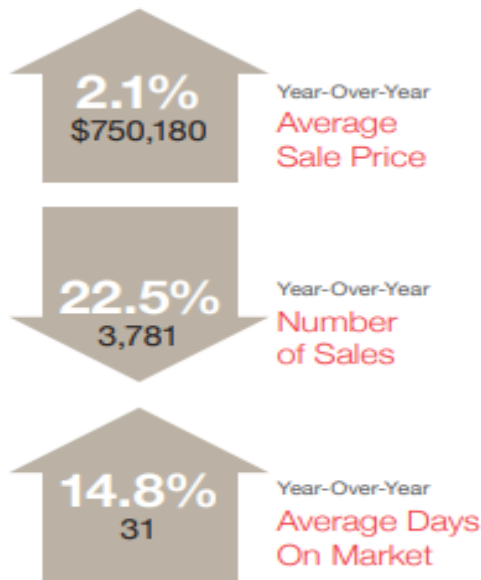
Royal LePage Real Estate Services Ltd., Brokerage
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December 2018 Market Stats

Statistics provided by the Toronto Real Estate Board

MLS Sales Activity

	UNITS	AVERAGE PRICE
DECEMBER 2018	3,781	\$750,180
DECEMBER 2017	4,876	\$734,847



Sales & Average Price By Major Home Type

Home Type	Sales	Average Price
Detached	416	\$1,145,892
	905	\$891,095
Semi-Detached	416	\$939,859
	905	\$661,186
Townhouse	416	\$714,456
	905	\$591,851
Condo Apartment	416	\$594,381
	905	\$454,135



Royal LePage Real Estate Services Ltd., Brokerage
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Sales & Average Price By Major Home Type^{1,7}

December 2018

	Sales			Average Price		
	416	905	Total	416	905	Total
2018						
Detached	340	1,250	1,590	\$1,145,892	\$891,095	\$945,580
Semi - Detached	116	226	342	\$939,859	\$661,186	\$755,707
Townhouse	162	455	617	\$714,456	\$591,851	\$624,042
Condo Apartment	848	337	1,185	\$594,381	\$454,135	\$554,497

Year-Over-Year Per Cent Change

Detached	-24.1%	-14.8%	-17.0%	-8.0%	-2.2%	-4.4%
Semi - Detached	-32.6%	-26.6%	-28.8%	4.0%	3.9%	3.2%
Townhouse	-18.2%	-31.1%	-28.1%	10.0%	2.9%	5.3%
Condo Apartment	-23.9%	-21.8%	-23.4%	11.4%	5.8%	9.9%

Average Price by Territory & Home Type

	"416" - Average Price			+	"905" - Average Price			=	Total TREB - Average Price		
	Nov 2018	Nov 2017	% Chg		Nov 2018	Nov 2017	% Chg		Nov 2018	Nov 2017	% Chg
Detached	\$1,301,382	\$1,278,975	1.8%		\$903,517	\$896,109	0.8%		\$1,008,768	\$995,430	1.3%
Semi	\$1,060,359	\$904,729	17.2%		\$655,504	\$632,998	3.6%		\$791,760	\$731,072	8.3%
Townhouse	\$739,837	\$761,682	-2.9%		\$613,846	\$586,429	4.7%		\$647,418	\$627,979	3.1%
Condo Apt	\$595,678	\$556,498	7.0%		\$454,288	\$415,046	9.5%		\$556,723	\$517,756	7.5%

Adjusted for large sales (Detached > \$5m, All Other Property Types >\$2M)

- 416 Detached = **2.6%** vs. 1.8%
- 416 Semi = **12.1%** vs. 17.2%
- 416 Towns = **0.8%** vs. -2.9%
- 416 Condos = **6.3%** vs. 7.0%
- 905 Detached = **0.2%** vs. 0.8%
- No difference for remainder of 905