

TREB MARKET WATCH HIGHLIGHTS FOR JANUARY 2019

4,009 home sales were reported through the Toronto Real Estate Board MLS in January 2019, up by 0.6 per cent compared to January 2018. The average selling price was up by 1.7 per cent for the month year-over-year. On a preliminary seasonally adjusted basis, sales were up by 3.4 per cent compared to December 2018. "It is encouraging to see the slight increase in January transactions on a year-over-year basis, even with the inclement weather experienced in the GTA region during the last week of the month. The fact that the number of transactions edged upwards is in line with TREB's forecast for higher sales in calendar year 2019," said Mr. Bhaura The MLS® HPI Composite Benchmark price was up by 2.7 per cent compared to January 2018. The condominium apartment market segment continued to lead the way in terms of price growth. The average selling price was up by 1.7 per cent on a year-over-year basis. After preliminary seasonal adjustment, the average selling price edged lower compared to December 2018.



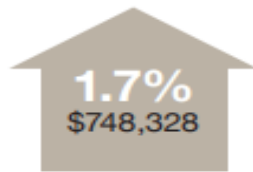
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January 2019 Market Stats

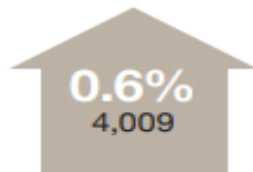
Statistics provided by the Toronto Real Estate Board

MLS Sales Activity

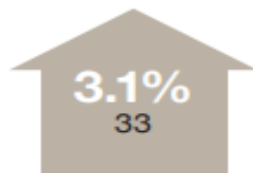
	UNITS	AVERAGE PRICE
JANUARY 2019	4,009	\$748,328
JANUARY 2018	3,987	\$735,874



Year-Over-Year
Average
Sale Price



Year-Over-Year
Number
of Sales



Year-Over-Year
Average Days
On Market

Sales & Average Price By Major Home Type

Home Type	Sales	Average Price
Detached	342	\$1,174,134
Semi-Detached	91	\$993,465
Townhouse	141	\$797,528
Condo Apartment	840	\$591,444



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

January 2019

	Sales			Average Price		
	416	905	Total	416	905	Total
2019						
Detached	342	1,361	1,703	\$1,174,134	\$883,027	\$941,488
Semi - Detached	91	248	339	\$993,465	\$650,737	\$742,738
Townhouse	141	544	685	\$797,528	\$600,465	\$641,028
Condo Apartment	840	398	1,238	\$591,444	\$456,857	\$548,176

Year-Over-Year Per Cent Change

Detached	-8.6%	7.0%	3.5%	-8.8%	0.9%	-2.8%
Semi - Detached	-3.2%	-6.1%	-5.3%	6.1%	1.8%	3.6%
Townhouse	4.4%	2.1%	2.5%	12.3%	2.1%	4.6%
Condo Apartment	-6.3%	6.7%	-2.4%	8.8%	8.2%	7.9%

Average Price by Territory & Home Type

	"416" - Average Price			+	"905" - Average Price			=	Total TREB - Average Price		
	Dec 2018	Dec 2017	% Chg		Dec 2018	Dec 2017	% Chg		Dec 2018	Dec 2017	% Chg
Detached	\$1,145,892	\$1,245,908	-8.0%		\$891,095	\$911,199	-2.2%		\$945,580	\$989,502	-4.4%
Semi	\$939,859	\$903,455	4.0%		\$661,186	\$636,373	3.9%		\$755,707	\$732,077	3.2%
Townhouse	\$714,456	\$649,225	10.0%		\$591,851	\$575,314	2.9%		\$624,042	\$592,371	5.3%
Condo Apt	\$594,381	\$533,576	11.4%		\$454,135	\$429,242	5.8%		\$554,497	\$504,489	9.9%

Change in Avg Price Adjusted for large sales (if remove detached sales \$5,000,000+)

- 416 Detached = **-3.3%** vs. -8.0%
- Dec 2018 had 1 sale \$5M+
- Dec 2017 had 6 sales \$5M+ (including 1 \$13M sale)
- 905 Detached = **-1.8%** vs. -2.2%
- Dec 2018 had 2 sales \$5M+
- Dec 2017 had 3 sales \$5M+



Average Price Growth – By Property Type (*Selected TREB Zones)

Includes 1-year, 5-year, & 10-year Compound Annual Growth Rates ("CAGR")

Property Type	Dec 2018	Dec 2017	1yr CAGR	Dec 2013	5yr CAGR	Dec 2008	10yr CAGR
Detached	\$ 949,746	\$ 969,628	-2.1%	\$ 650,532	7.9%	\$ 442,318	7.9%
Semi-Detached	\$ 673,292	\$ 643,859	4.6%	\$ 420,509	9.9%	\$ 288,861	8.8%
Townhomes	\$ 589,700	\$ 560,547	5.2%	\$ 376,489	9.4%	\$ 275,476	7.9%
Condos	\$ 456,336	\$ 408,135	11.8%	\$ 275,854	10.6%	\$ 211,393	8.0%

Data Note : Average prices are based on firm transactions entered into the TREB MLS® system between the first and last day of the month/period being reported.

***TREB Zones Included in Report:**
Burlington. Halton Hills. Milton. Oakville. // Brampton. Caledon. Mississauga. //

Average Price Table

- Burlington
- Halton Hills
- Milton
- Oakville
- Brampton
- Caledon
- Mississauga

