

## TREB MARKET WATCH HIGHLIGHTS FOR JULY 2018

Toronto Real Estate Board announced strong growth in the number of home sales and the average selling price reported by Greater Toronto Area REALTORS® in July 2018.

Residential sales reported through TREB's MLS® System for July 2018 amounted to 6,961 – up 18.6 per cent compared to July 2017. Over the same period, the average selling price was up by 4.8 per cent to \$782,129, including a moderate increase for detached home types. New listings in July 2018 were down by 1.8 per cent year-over-year.

Preliminary seasonal adjustment pointed to strong month-over-month increases of 6.6 per cent and 3.1 per cent respectively for sales and average price. Seasonally adjusted sales were at the highest level for 2018 and the seasonally adjusted average price reached the highest level since May 2017. The MLS® Home Price Index (HPI) Composite Benchmark for July 2018 was down slightly compared to July 2017. However, the annual growth rate looks to be trending toward positive territory in the near future.



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# July 2018 Market Stats

Statistics provided by the Toronto Real Estate Board

### MLS Sales Activity

	UNITS	AVERAGE PRICE
<b>JULY 2018</b>	6,961	\$782,129
<b>JULY 2017</b>	5,869	\$745,971

### Sales & Average Price By Major Home Type



Detached	Sales	Average Price
<b>416</b>	672	\$1,350,700
<b>905</b>	2,390	\$907,347



Semi-Detached	Sales	Average Price
<b>416</b>	194	\$935,300
<b>905</b>	414	\$658,533



Townhouse	Sales	Average Price
<b>416</b>	276	\$718,698
<b>905</b>	897	\$607,930



Condo Apartment	Sales	Average Price
<b>416</b>	1,415	\$582,547
<b>905</b>	587	\$461,255



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## Sales & Average Price By Major Home Type<sup>1,7</sup> July 2018

	Sales			Average Price		
	416	905	Total	416	905	Total
2018						
Detached	672	2,390	3,062	\$1,350,700	\$907,347	\$1,004,647
Semi - Detached	194	414	608	\$935,300	\$658,533	\$746,843
Townhouse	276	897	1,173	\$718,698	\$607,930	\$633,993
Condo Apartment	1,415	587	2,002	\$582,547	\$461,255	\$546,984

### Year-Over-Year Per Cent Change

Detached	22.0%	28.3%	26.8%	3.6%	-0.2%	0.5%
Semi - Detached	16.9%	1.7%	6.1%	7.4%	3.4%	6.0%
Townhouse	30.8%	19.4%	21.9%	1.5%	4.6%	4.1%
Condo Apartment	5.8%	19.1%	9.4%	9.2%	10.3%	8.9%