

## TREB MARKET WATCH HIGHLIGHTS FOR JUNE 2018

Greater Toronto Area REALTORS® reported 8,082 home sales through TREB's MLS® System in June 2018 – up 2.4 per cent compared to the low June 2017 result. After preliminary seasonal adjustment, sales were also up 17.6 per cent on a monthly basis between May 2018 and June 2018.

"Home ownership has proven to be a positive long-term investment. After some adjustment to the Fair Housing Plan, the new Office of The Superintendent of Financial Institutions (OSFI) stress test requirement and generally higher borrowing costs, home buyers are starting to move back into the market, with sales trending up from last year's lows.

The average selling price edged up by two per cent on a year-over-year basis to \$807,871 in June 2018. After preliminary seasonal adjustment, the average selling price was also up by 3.3 per cent month-over-month between May 2018 and June 2018. The MLS® Home Price Index (HPI) was down by 4.8 per cent on a year-over-year basis, but remained basically flat month-over-month.



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

Statistics provided by the Toronto Real Estate Board

### MLS Sales Activity

	UNITS	AVERAGE PRICE
<b>JUNE 2018</b>	8,082	\$807,871
<b>JUNE 2017</b>	7,893	\$791,929

### Sales & Average Price By Major Home Type



Detached	Sales	Average Price
<b>416</b>	885	\$1,354,429
<b>905</b>	2,704	\$928,560



Semi-Detached	Sales	Average Price
<b>416</b>	297	\$999,754
<b>905</b>	519	\$665,606



Townhouse	Sales	Average Price
<b>416</b>	308	\$736,963
<b>905</b>	1,024	\$608,969



Condo Apartment	Sales	Average Price
<b>416</b>	1,593	\$605,530
<b>905</b>	641	\$450,672



Royal LePage Real Estate Services Ltd., Brokerage  
[www.rlpqta.ca](http://www.rlpqta.ca)

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

## June 2018

	Sales			Average Price		
	416	905	Total	416	905	Total
2018						
Detached	885	2,704	3,589	\$1,354,429	\$928,560	\$1,033,574
Semi - Detached	297	519	816	\$999,754	\$665,606	\$787,227
Townhouse	308	1,024	1,332	\$736,963	\$608,969	\$638,566
Condo Apartment	1,593	641	2,234	\$605,530	\$450,672	\$561,097

### Year-Over-Year Per Cent Change

Detached	5.9%	5.3%	5.5%	-2.4%	-1.8%	-1.9%
Semi - Detached	8.4%	7.9%	8.1%	1.4%	1.8%	1.7%
Townhouse	5.1%	5.5%	5.4%	5.6%	2.4%	3.2%
Condo Apartment	-6.0%	-3.6%	-5.3%	9.5%	3.4%	7.9%