

TREB MARKET WATCH HIGHLIGHTS FOR MAY 2018

The Toronto Real Estate Board has reported a 22-per-cent drop in the number of homes sold in GTA in May 2018. The decline in listings is helping keep prices stable with the average selling price rising 1.1 per cent in May compared to April on a seasonally adjusted basis. "Market conditions are becoming tighter in the Greater Toronto Area and this will provide support for home prices as we move through the second half of 2018 and into 2019," said Jason Mercer, TREB's director of market analysis. Mr. Mercer said there are emerging indications that there is increasing competition and bidding wars for available homes, which generally leads to stronger price growth.



Royal LePage Real Estate Services Ltd., Brokerage
CORPORATE BROKERAGE

May 2018 Market Stats

Statistics provided by the Toronto Real Estate Board

MLS Sales Activity

	UNITS	AVERAGE PRICE
MAY 2018	7,834	\$805,320
MAY 2017	10,066	\$862,149



Sales & Average Price By Major Home Type

Home Type	Sales	Average Price
Detached	416	\$1,426,094
	905	\$929,401
Semi-Detached	416	\$1,067,128
	905	\$665,628
Townhouse	416	\$741,296
	905	\$609,923
Condo Apartment	416	\$602,804
	905	\$455,413

Sales & Average Price By Major Home Type^{1,7} May 2018

	Sales			Average Price		
	416	905	Total	416	905	Total
2018						
Detached	782	2,562	3,344	\$1,426,094	\$929,401	\$1,045,553
Semi - Detached	242	405	647	\$1,067,128	\$665,628	\$815,803
Townhouse	303	997	1,300	\$741,296	\$609,923	\$640,543
Condo Apartment	1,745	648	2,393	\$602,804	\$455,413	\$562,892

Year-Over-Year Per Cent Change

Detached	-30.4%	-27.9%	-28.5%	-5.6%	-9.0%	-8.2%
Semi - Detached	-30.1%	-28.9%	-29.4%	0.3%	-2.3%	-1.2%
Townhouse	-17.2%	-12.2%	-13.4%	-0.1%	-3.1%	-2.5%
Condo Apartment	-13.8%	-19.9%	-15.5%	6.5%	1.2%	5.7%