

## TREB MARKET WATCH HIGHLIGHTS FOR NOVEMBER 2018

November 2018 saw a 14.7 per cent drop in sales compared to November of 2017. Lower sales activity for the month year over year was anticipated as the looming imposition of new mortgage stress-test in January 2018 fueled a spike in sales activity at the end of 2017 from buyers wanting avoid the tougher rules. With the number of active listings down by 9.8 per cent year over year and a drop of 26.1 per cent in new listings for the period, lack of inventory continues to be a key market influencer, pushing home prices up by 3.5%. Sale prices for lower-priced housing options such as condos, townhouses, and semi-detached properties continued to show steady increases as influenced by the mortgage stress test restrictions and higher borrowing costs.



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

Statistics provided by the Toronto Real Estate Board

### MLS Sales Activity

	UNITS	AVERAGE PRICE
NOVEMBER <b>2018</b>	6,251	\$788,345
NOVEMBER <b>2017</b>	7,326	\$761,410

### Sales & Average Price By Major Home Type



Detached	Sales	Average Price
416	705	\$1,301,382
905	1,960	\$903,517



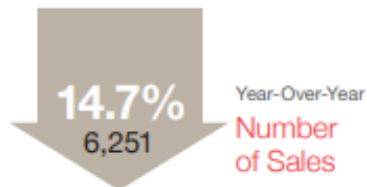
Semi-Detached	Sales	Average Price
416	209	\$1,060,359
905	412	\$655,504



Townhouse	Sales	Average Price
416	263	\$739,837
905	724	\$613,846



Condo Apartment	Sales	Average Price
416	1,370	\$595,678
905	521	\$454,288



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

November 2018

	Sales			Average Price		
	416	905	Total	416	905	Total
2018						
Detached	705	1,960	2,665	\$1,301,382	\$903,517	\$1,008,768
Semi - Detached	209	412	621	\$1,060,359	\$655,504	\$791,760
Townhouse	263	724	987	\$739,837	\$613,846	\$647,418
Condo Apartment	1,370	521	1,891	\$595,678	\$454,288	\$556,723

Year-Over-Year Per Cent Change

Detached	-12.5%	-14.8%	-14.2%	1.8%	0.8%	1.3%
Semi - Detached	-21.4%	-12.5%	-15.7%	17.2%	3.6%	8.3%
Townhouse	-6.1%	-19.6%	-16.4%	-2.9%	4.7%	3.1%
Condo Apartment	-14.2%	-13.5%	-14.0%	7.0%	9.5%	7.5%