

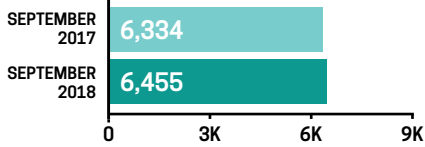
Market Watch by the Numbers



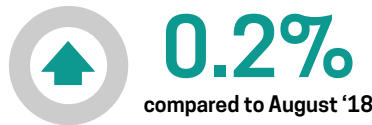
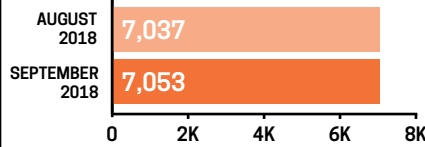
Total Residential Transactions

There were 6,455 sales in September 2018, up 1.9% compared to September 2017. On a seasonally adjusted basis, TREB MLS® Sales were up 0.2% compared to August 2018.

Year-Over-Year



Seasonally Adjusted*



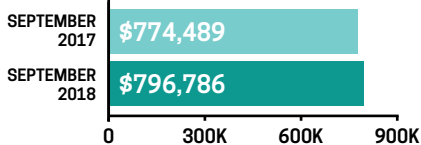
“ While higher borrowing costs and tougher mortgage qualification rules have kept sales levels off the record pace set in 2016, many households remain positive about home ownership as a quality long-term investment. As the GTA population continues to grow, the real challenge in the housing market will be supply rather than demand. TREB is especially concerned with issues affecting housing supply as we move towards municipal elections across the region. ”

- Garry Bhaura, 2018/2019 TREB President

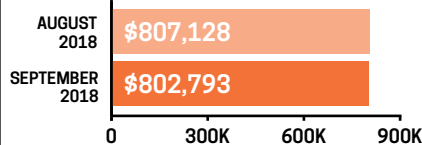
Average Selling Price

The average selling price was \$796,786. On a seasonally adjusted basis, the average selling price was down by 0.5% over August 2018.

Year-Over-Year



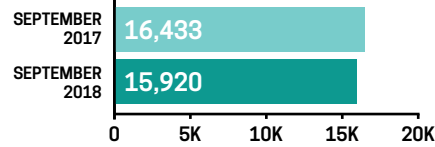
Seasonally Adjusted*



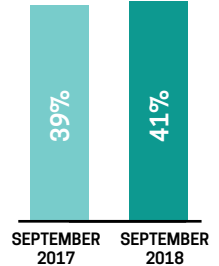
Total New Listings

With 15,920 homes listed in September 2018, share of sales to listings increased, meaning more competition between buyers.

Year-Over-Year



Sales-to-New Listings Ratio

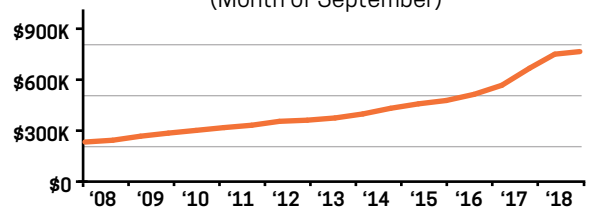


“ Generally speaking, annual rates of price growth have been stronger for higher density home types in 2018, including condominium apartments, townhouses and semi-detached houses. In many neighbourhoods, these home types provide more affordable home ownership options. This is why a policy focus on increasing mid-density housing options throughout the GTA is important. ”

- Jason Mercer, Director, Market Analysis, TREB

Home Price Index (HPI)

MLS® Home Price Index Composite Benchmark Price (Month of September)



TIP What is the HPI?

It provides a price growth measure for a benchmark home with the same characteristics over time, allowing for an apples-to-apples comparison from one year to the next.

*Preliminary seasonal adjustment undertaken by CREA. Removing normal seasonal variations allows for more meaningful analysis of monthly changes and underlying trends.