

## Average Price Up

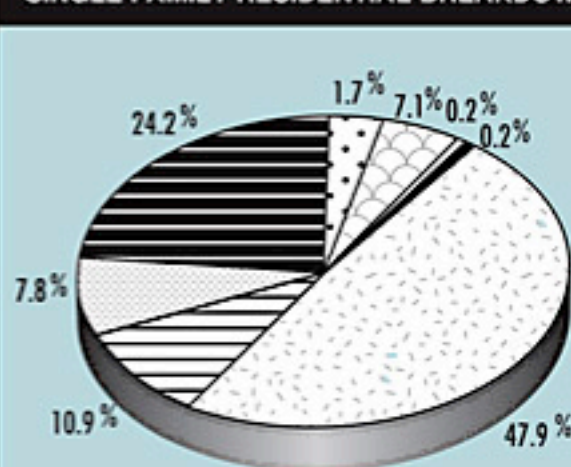
In June, the median price was \$405,000, from the \$367,750 recorded during June of 2010.

"The strong June result capped off an interesting first half of 2011," said Toronto Real Estate Board President Richard Silver. "The pace of sales was a bit sluggish at the beginning of the year, but rebounded in May and June. Because of the positive affordability picture, home buyers remained confident in their ability to purchase and pay for a home over the long term."

The average price for June transactions was \$476,371 – a 9.5 per cent increase over June 2010. Through the first six months of the year, the average selling price was \$467,169 – almost an eight per cent increase compared to the same period in 2010.

"While sales have been strong, we would be on track for a record number of transactions in 2011 if not for the decline in listings so far this year," said Jason Mercer, the Toronto Real Estate Board's Senior Manager of Market Analysis. "Tight supply meant more competition between home buyers and an accelerating annual rate of price growth in the second quarter." **ca**

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	4,899	99	\$502,000
Semi-Detached	1,114	101	\$405,050
Condo Townhouse	796	99	\$308,450
Condo Apt	2,480	98	\$309,450
Link	176	101	\$416,900
Alt/Row/Twnhouse	726	100	\$372,250
Co-op Apt	20	96	\$193,000
Det Condo	19	98	\$379,000

Housing Market Indicators

	June 2010	June 2011	%Change
Sales	8,442	10,230	(21%)
New Listings	15,086	14,837	(-2%)
Active Listings*	23,923	18,171	(-24%)
Days on Market	27	24	(-11%)

\* All figures for single-family dwellings.