

Market Watch

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December 2018

Economic Indicators

Real GDP Growthⁱ		
Q3	2018	▼ 2.0%
Toronto Employment Growthⁱⁱ		
November	2018	▲ 0.7%
Toronto Unemployment Rate		
November	2018	▼ 6.2%
Inflation Rate (Yr./Yr. CPI Growth)ⁱⁱ		
November	2018	▼ 1.7%
Bank of Canada Overnight Rateⁱⁱⁱ		
December	2018	-- 1.75%
Prime Rate^{iv}		
December	2018	-- 3.95%
Mortgage Rates December 2018		
1 Year	--	3.64%
3 Year	--	4.29%
5 Year	--	5.34%

Sources and Notes:

i - Statistics Canada, Quarter-over-quarter growth, annualized

ii - Statistics Canada, Year-over-year growth for the most recently reported month

iii - Bank of Canada, Rate from most recent Bank of Canada announcement

iv - Bank of Canada, Rates for most recently completed month

December and 2018 Annual Statistics Released

TORONTO, ONTARIO, January 4, 2019 – Toronto Real Estate Board President Garry Bhaura announced that Greater Toronto Area REALTORS® reported a total of 77,426 residential transactions through TREB's MLS® System in 2018. This result represented a 16.1 per cent decline compared to 92,263 sales reported in 2017. Total new listings entered into TREB's MLS® System were down by 12.7 per cent over the same period to 155,823.

The overall average selling price for 2018 transactions, at \$787,300, was down by 4.3 per cent year-over-year for all home types combined across the TREB market area.

Home prices were up very slightly in the City of Toronto and down in the surrounding GTA regions. This dichotomy reflects the fact that the condominium apartment segment, which accounted for a large proportion of sales in the City of Toronto, performed better from a pricing perspective than the detached market segment. The average price for condominium apartment sales across the TREB market area was up by 7.8 per cent year-over-year.

"Higher borrowing costs coupled with the new mortgage stress test certainly prompted some households to temporarily move to the sidelines to reassess their housing options. With this said, it is important to note that market conditions were improved in the second half of the year, both from a sales and pricing standpoint," said Garry Bhaura.

"After spiking in 2017, new listings receded markedly in 2018. In many neighbourhoods, despite fewer sales from a historic perspective, some buyers still struggled to find a home meeting their needs. The result was a resumption of a moderate year-over-year pace of home price growth in the second half of the year. Price growth was strongest for less-expensive home types, as many home buyers sought more affordable home ownership options," said Jason Mercer, TREB's Director of Market Analysis and Service Channels.

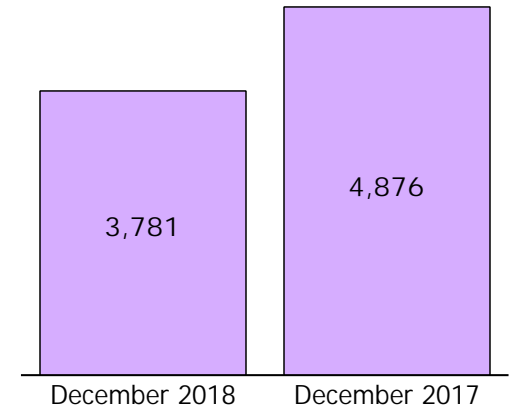
Sales & Average Price By Major Home Type^{1,7} December 2018

	Sales			Average Price		
	416	905	Total	416	905	Total
2018						
Detached	340	1,250	1,590	\$1,145,892	\$891,095	\$945,580
Semi - Detached	116	226	342	\$939,859	\$661,186	\$755,707
Townhouse	162	455	617	\$714,456	\$591,851	\$624,042
Condo Apartment	848	337	1,185	\$594,381	\$454,135	\$554,497

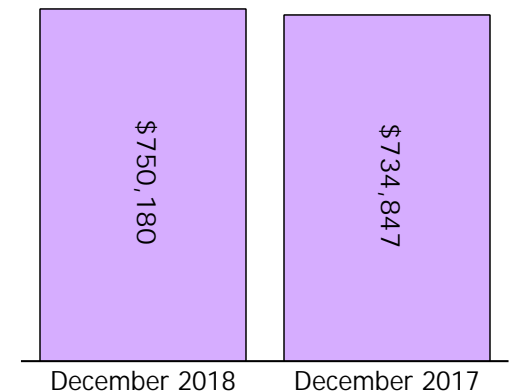
Year-Over-Year Per Cent Change

Detached	-24.1%	-14.8%	-17.0%	-8.0%	-2.2%	-4.4%
Semi - Detached	-32.6%	-26.6%	-28.8%	4.0%	3.9%	3.2%
Townhouse	-18.2%	-31.1%	-28.1%	10.0%	2.9%	5.3%
Condo Apartment	-23.9%	-21.8%	-23.4%	11.4%	5.8%	9.9%

TREB MLS® Sales Activity^{1,7}



TREB MLS® Average Price^{1,7}



Year-Over-Year Summary^{1,7}

	2018	2017	% Chg.
Sales	3,781	4,876	-22.5%
New Listings	4,308	6,289	-31.5%
Active Listings	11,431	12,926	-11.6%
Average Price	\$750,180	\$734,847	2.1%
Average DOM	31	27	14.8%