

# Market Watch

January 2017

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## Economic Indicators

<b>Real GDP Growth<sup>i</sup></b>		
Q3	2016	▲ 3.5%
<b>Toronto Employment Growth<sup>ii</sup></b>		
December	2016	▼ (0.4%)
<b>Toronto Unemployment Rate</b>		
December	2016	▼ 6.8%
<b>Inflation Rate (Yr./Yr. CPI Growth)<sup>ii</sup></b>		
December	2016	▲ 1.5%
<b>Bank of Canada Overnight Rate<sup>iii</sup></b>		
January	2017	-- 0.50%
<b>Prime Rate<sup>iv</sup></b>		
January	2017	-- 2.70%
<b>Mortgage Rates January 2017</b>		
1 Year	--	3.14%
3 Year	--	3.39%
5 Year	--	4.64%

### 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

## Strong Start to 2017

TORONTO, ONTARIO, February 3, 2017 - Toronto Real Estate Board President Larry Cerqua announced that Greater Toronto Area REALTORS® reported 5,188 residential transactions through TREB's MLS® System in January 2017. This result was up by 11.8 per cent compared to 4,640 sales reported in January 2016. Annual rates of sales growth were higher for condominium apartments than for low-rise home types.

January 2017 picked up where 2016 left off: sales were up on a year-over-year basis while the number of new listings was down by double-digit annual rates for most major home types.

"Home ownership continues to be a great investment and remains very important to the majority of GTA households. As we move through 2017, we expect the demand for ownership housing to remain strong, including demand from first-time buyers who, according to a recent Ipsos survey, could account for more than half of transactions this year. However, many of these would-be buyers will have problems finding a home that meets their needs in a market with very little inventory," said Cerqua.

The MLS® Home Price Index (HPI) Composite Benchmark price was up by 22.6 per cent on a year-over-year basis in January. Similarly, over the same period, the average selling price was up by 22.3 per cent to \$770,745, with double-digit gains in the average prices for all major home types.

"The number of active listings on TREB's MLS® System at the end of January was essentially half of what was reported as available at the same time last year. That statistic, on its own, tells us that there is a serious supply problem in the GTA – a problem that will continue to play itself out in 2017. The result will be very strong price growth for all home types again this year," said Jason Mercer, TREB's Director of Market Analysis.

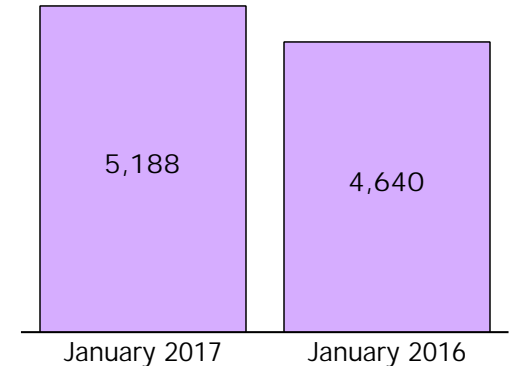
## Sales & Average Price By Major Home Type<sup>1,7</sup> January 2017

	Sales			Average Price		
	416	905	Total	416	905	Total
2017						
Detached	466	1,795	2,261	\$1,336,640	\$999,102	\$1,068,670
Semi - Detached	118	305	423	\$902,688	\$661,545	\$728,814
Townhouse	183	594	777	\$658,349	\$604,263	\$617,001
Condo Apartment	1,125	511	1,636	\$471,409	\$379,169	\$442,598

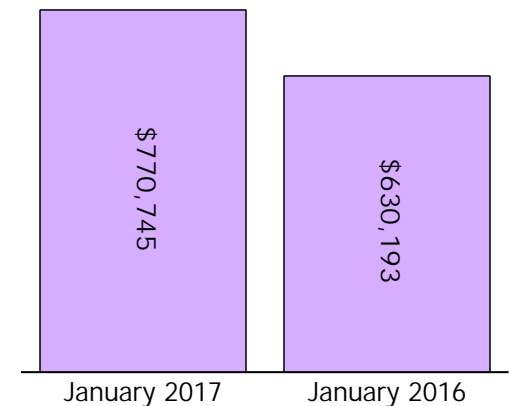
### Year-Over-Year Per Cent Change

Detached	-5.5%	11.9%	7.8%	26.8%	27.8%	26.3%
Semi - Detached	-3.3%	-6.7%	-5.8%	26.4%	28.5%	28.1%
Townhouse	7.6%	7.0%	7.2%	26.1%	27.8%	27.4%
Condo Apartment	26.8%	26.5%	26.7%	13.1%	18.5%	14.5%

## TREB MLS® Sales Activity<sup>1,7</sup>



## TREB MLS® Average Price<sup>1,7</sup>



## Year-Over-Year Summary<sup>1,7</sup>

	2017	2016	% Chg.
Sales	5,188	4,640	11.8%
New Listings	7,338	8,906	-17.6%
Active Listings	5,034	9,966	-49.5%
Average Price	\$770,745	\$630,193	22.3%
Average DOM	19	29	-34.5%