

Market Watch

July 2018

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Economic Indicators

Real GDP Growth ⁱ		
Q1	2018	▼ 1.3%
Toronto Employment Growth ⁱⁱ		
June	2018	▲ 2.3%
Toronto Unemployment Rate		
June	2018	▲ 6.3%
Inflation Rate (Yr./Yr. CPI Growth) ⁱⁱ		
June	2018	▲ 2.5%
Bank of Canada Overnight Rate ⁱⁱⁱ		
July	2018	▲ 1.50%
Prime Rate ^{iv}		
July	2018	▲ 3.70%
Mortgage Rates July 2018		
1 Year	--	3.49%
3 Year	--	4.30%
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

GTA REALTORS® Release July Stats

TORONTO, ONTARIO, August 3, 2018 – Toronto Real Estate Board President Garry Bhaura announced strong growth in the number of home sales and the average selling price reported by Greater Toronto Area REALTORS® in July 2018.

"Home sales result in substantial spin-off benefits to the economy, so the positive results over the last two months are encouraging. However, no one will argue that housing supply remains an issue. The new provincial government and candidates for the upcoming municipal elections need to concentrate on policies focused on enhancing the supply of housing and reducing the upfront tax burden represented by land transfer taxes, province-wide and additionally in the City of Toronto," said Mr. Bhaura.

Residential sales reported through TREB's MLS® System for July 2018 amounted to 6,961 – up 18.6 per cent compared to July 2017. Over the same period, the average selling price was up by 4.8 per cent to \$782,129, including a moderate increase for detached home types. New listings in July 2018 were down by 1.8 per cent year-over-year.

Preliminary seasonal adjustment pointed to strong month-over-month increases of 6.6 per cent and 3.1 per cent respectively for sales and average price. Seasonally adjusted sales were at the highest level for 2018 and the seasonally adjusted average price reached the highest level since May 2017.

The MLS® Home Price Index (HPI) Composite Benchmark for July 2018 was down slightly compared to July 2017. However, the annual growth rate looks to be trending toward positive territory in the near future.

"We have certainly experienced an increase in demand for ownership housing so far this summer. It appears that some people who initially moved to the sidelines due to the psychological impact of the Fair Housing Plan and changes to mortgage lending guidelines have re-entered the market. Home buyers in the GTA recognize that ownership housing is a quality long-term investment," said Jason Mercer, TREB's Director of Market Analysis.

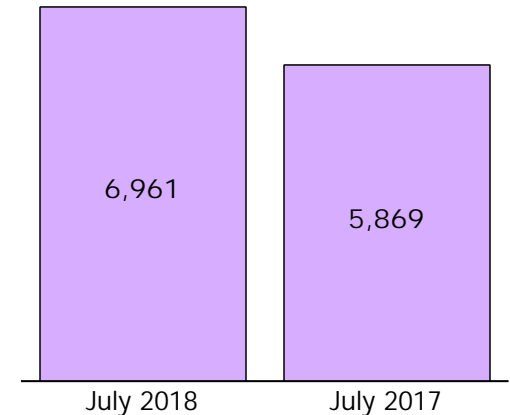
Sales & Average Price By Major Home Type^{1,7} July 2018

	Sales			Average Price		
	416	905	Total	416	905	Total
2018						
Detached	672	2,390	3,062	\$1,350,700	\$907,347	\$1,004,647
Semi - Detached	194	414	608	\$935,300	\$658,533	\$746,843
Townhouse	276	897	1,173	\$718,698	\$607,930	\$633,993
Condo Apartment	1,415	587	2,002	\$582,547	\$461,255	\$546,984

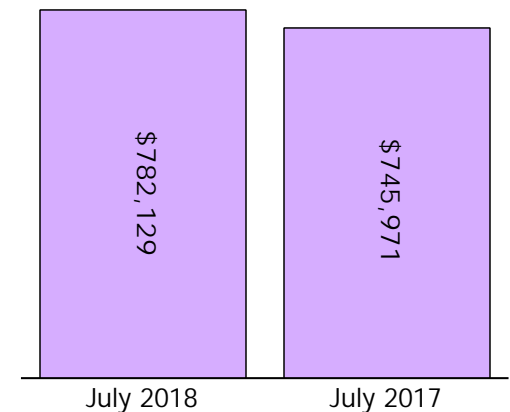
Year-Over-Year Per Cent Change

Detached	22.0%	28.3%	26.8%	3.6%	-0.2%	0.5%
Semi - Detached	16.9%	1.7%	6.1%	7.4%	3.4%	6.0%
Townhouse	30.8%	19.4%	21.9%	1.5%	4.6%	4.1%
Condo Apartment	5.8%	19.1%	9.4%	9.2%	10.3%	8.9%

TREB MLS® Sales Activity^{1,7}



TREB MLS® Average Price^{1,7}



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

	2018	2017	% Chg.
Sales	6,961	5,869	18.6%
New Listings	13,868	14,122	-1.8%
Active Listings	19,725	18,751	5.2%
Average Price	\$782,129	\$745,971	4.8%
Average DOM	25	21	19.0%