

Market Watch

June 2017

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Economic Indicators

Real GDP Growth ⁱ		
Q1	2017	▲ 3.7%
Toronto Employment Growth ⁱⁱ		
May	2017	▼ 1.5%
Toronto Unemployment Rate		
May	2017	-- 6.9%
Inflation Rate (Yr./Yr. CPI Growth) ⁱⁱ		
May	2017	▼ 1.3%
Bank of Canada Overnight Rate ⁱⁱⁱ		
June	2017	-- 0.50%
Prime Rate ^{iv}		
June	2017	-- 2.70%
Mortgage Rates June 2017		
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

More Moderate Price Growth in June

TORONTO, July 6, 2017 – Greater Toronto Area REALTORS® reported 7,974 sales through TREB's MLS® System in June 2017 – down by 37.3 per cent in comparison to June 2016.

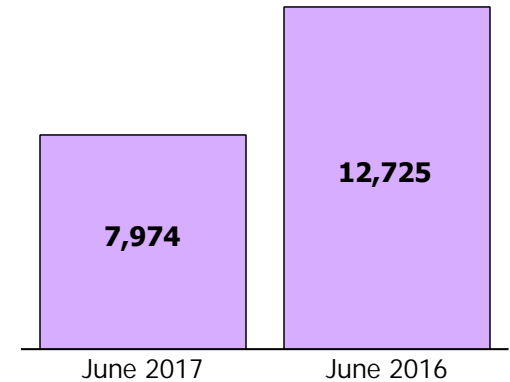
The number of new residential listings entered into TREB's MLS® System, at 19,614, was up by 15.9 per cent compared to June 2016. While this annual rate of growth was sizeable, it represented a more moderate annual rate of growth compared to May 2017, when new listings were up by 48.9 per cent year-over-year.

"We are in a period of flux that often follows major government policy announcements pointed at the housing market. On one hand, consumer survey results tell us many households are very interested in purchasing a home in the near future, but some of these would-be buyers seem to be temporarily on the sidelines waiting to see the real impact of the Ontario Fair Housing Plan. On the other hand, we have existing home owners who are listing their home because they feel price growth may have peaked. The end result has been a better supplied market and a moderating annual pace of price growth," said Mr. Syrianos.

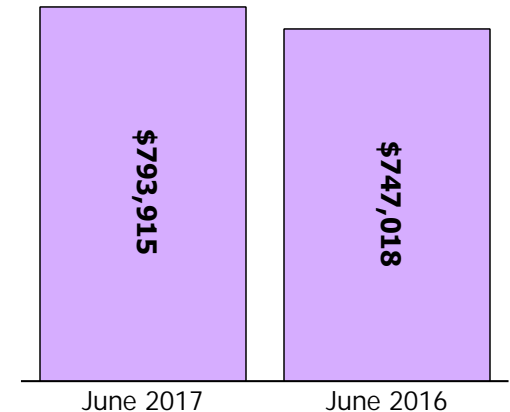
Annual growth rates for MLS® HPI benchmark prices have moderated over the past two months, but remain strong. The MLS® HPI composite benchmark price was up by 25.3 per cent on a year-over-year basis in June. June's average selling price for all home types combined for the TREB market area was \$793,915, representing a 6.3 per cent increase compared to the same month in 2016. A better supplied market has certainly been a key factor influencing the moderation in price growth.

"Recent Ipsos survey results suggest that home buying activity in the GTA will remain strong moving forward. The year-over-year dip in home sales we have experienced over the last two months seem to be the result of would-be buyers putting their decision to purchase temporarily on hold while they monitor the impact of the Fair Housing Plan. On the supply side of the market, it certainly looks as though buyers will benefit from more choice in the second half of 2017 compared to the same period in 2016," said Jason Mercer, TREB's Director of Market Analysis and Service Channels.

TREB MLS® Sales Activity^{1,7}



TREB MLS® Average Price^{1,7}



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

2017	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	848	2,602	3,450	\$1,386,524	\$948,099	\$1,055,863
Semi - Detached	273	486	759	\$987,404	\$653,936	\$773,879
Townhouse	296	985	1,281	\$704,449	\$596,028	\$621,081
Condo Apartment	1,702	669	2,371	\$552,679	\$436,097	\$519,784

Year-Over-Year Per Cent Change

Detached	-42.9%	-45.7%	-45.0%	10.1%	6.2%	7.8%
Semi - Detached	-37.2%	-40.9%	-39.6%	8.1%	12.4%	11.1%
Townhouse	-33.2%	-31.4%	-31.8%	10.9%	12.8%	12.2%
Condo Apartment	-21.7%	-27.6%	-23.4%	23.2%	21.4%	23.2%

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

	2017	2016	% Chg.
Sales	7,974	12,725	-37.3%
New Listings	19,614	16,918	15.9%
Active Listings	19,680	12,327	59.6%
Average Price	\$793,915	\$747,018	6.3%
Average DOM	15	15	0.0%