

Market Watch

March 2017

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Economic Indicators

Real GDP Growthⁱ

Q4	2016	▼	2.6%
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Toronto Employment Growthⁱⁱ

February	2017	▲	0.4%
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Toronto Unemployment Rate

February	2017	▲	7.1%
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Inflation Rate (Yr./Yr. CPI Growth)ⁱⁱ

February	2017	▼	2.0%
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Bank of Canada Overnight Rateⁱⁱⁱ

March	2017	--	0.50%
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Prime Rate^{iv}

March	2017	--	2.70%
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Mortgage Rates March 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

Tight Market Conditions Continue in March

TORONTO, April 5, 2017 – Toronto Real Estate Board President Larry Cerqua announced that Greater Toronto Area REALTORS® reported 12,077 residential sales through TREB's MLS® System in March 2017. This result represented a 17.7 per cent increase compared to the 10,260 sales reported in March 2016. For the TREB market area as a whole, annual sales growth was strongest for condominium apartments and detached houses.

The number of new listings also increased on a year-over-year basis, at 17,051 – a 15.2 per cent increase compared to March 2016. The strongest growth in new listings was experienced in the detached market segment. While new listings were up strongly compared to last year, the rate new listings growth was still lower than the rate of sales growth. As a result, GTA market conditions continued to tighten.

"It has been encouraging to see that policymakers have not implemented any knee-jerk policies regarding the GTA housing market. Different levels of government are holding consultations with market stakeholders and TREB has participated and will continue to participate in these discussions. Policy makers must remember that it is the interplay between the demand for and supply of listings that influences price growth," said Mr. Cerqua.

Strong competition between buyers continued to cause high levels of price growth in all major market segments. The MLS® Home Price Index (HPI) Composite Benchmark Price was up by 28.6 per cent year-over-year. For the TREB market area as a whole, the average selling price was up by 33.2 per cent, with similar annual rates of growth in the low-rise and condominium apartment segments.

"Annual rates of price growth continued to accelerate in March as growth in sales outstripped growth in listings. A substantial period of months in which listings growth is greater than sales growth will be required to bring the GTA housing market back into balance. As policy makers seek to achieve this balance, it is important that an evidence-based approach is followed," said Jason Mercer, TREB's Director of Market Analysis.

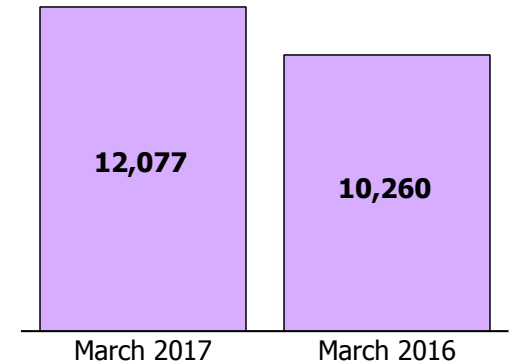
Sales & Average Price By Major Home Type^{1,7} March 2017

	Sales			Average Price		
	416	905	Total	416	905	Total
2017						
Detached	1,215	4,672	5,887	\$1,561,780	\$1,124,088	\$1,214,422
Semi - Detached	334	668	1,002	\$1,089,605	\$742,501	\$858,202
Townhouse	362	1,364	1,726	\$761,128	\$690,202	\$705,078
Condo Apartment	2,324	937	3,261	\$550,299	\$440,950	\$518,879

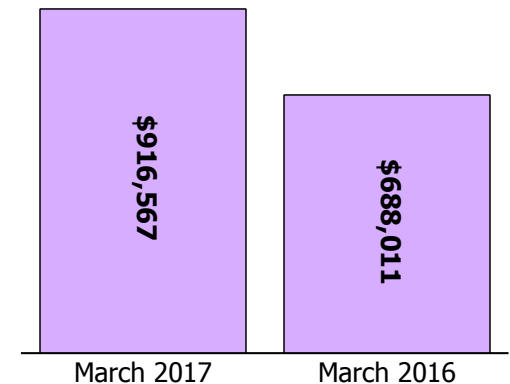
Year-Over-Year Per Cent Change

	2017	2016	2015	2014	2013	2012
Detached	14.3%	21.3%	19.8%	32.8%	34.3%	33.4%
Semi - Detached	4.4%	0.8%	1.9%	33.3%	34.4%	34.4%
Townhouse	-8.1%	19.1%	12.2%	22.0%	38.5%	32.9%
Condo Apartment	29.0%	13.0%	23.9%	32.0%	33.2%	33.1%

TREB MLS® Sales Activity^{1,7}



TREB MLS® Average Price^{1,7}



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

	2017	2016	% Chg.
Sales	12,077	10,260	17.7%
New Listings	17,051	14,795	15.2%
Active Listings	7,865	12,132	-35.2%
Average Price	\$916,567	\$688,011	33.2%
Average DOM	10	16	-37.5%