

Market Watch

September 2018

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Economic Indicators

Real GDP Growth ⁱ		
Q2	2018	▲ 2.9%
Toronto Employment Growth ⁱⁱ		
August	2018	▼ 2.3%
Toronto Unemployment Rate		
August	2018	-- 6.1%
Inflation Rate (Yr./Yr. CPI Growth) ⁱⁱ		
August	2018	▼ 2.8%
Bank of Canada Overnight Rate ⁱⁱⁱ		
September	2018	-- 1.50%
Prime Rate ^{iv}		
September	2018	-- 3.70%
Mortgage Rates September 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 September Stats

TORONTO, ONTARIO, October 3, 2018 – Toronto Real Estate Board President Garry Bhaura announced that Greater Toronto Area REALTORS® reported 6,455 sales through TREB's MLS® System in September 2018 – up 1.9 per cent compared to September 2017. The average selling price for September 2018 sales was up by 2.9 per cent over the same period to \$796,786. The MLS® HPI composite benchmark price was up by two per cent year-over-year.

New listings entered into TREB's MLS® System in September 2018 amounted to 15,920 – down by 3.1 per cent compared to September 2017. With sales up year-over-year and new listings down, market conditions became tighter. Many buyers may have found it more difficult to find a home meeting their needs.

"It is healthy to see sales and prices in many areas across the Greater Toronto Area up a bit, compared to last year's lows. At the same, however, it is important to remember that TREB's market area is made up of over 500 communities. Market conditions have obviously unfolded differently across these communities. This is why it's important to work with a REALTOR® who is familiar with local market conditions in your areas of interest," said Mr. Bhaura.

"While higher borrowing costs and tougher mortgage qualification rules have kept sales levels off the record pace set in 2016, many households remain positive about home ownership as a quality long-term investment. As the GTA population continues to grow, the real challenge in the housing market will be supply rather than demand. The Toronto Real Estate Board is especially concerned with issues affecting housing supply as we move towards municipal elections across the region," added Mr. Bhaura.

On a monthly basis, after preliminary seasonal adjustment, sales edged up by 0.2 per cent in September 2018 compared to August 2018. The average selling price, after preliminary seasonal adjustment, edged lower by 0.5 per cent month-over-month.

"Generally speaking, annual rates of price growth have been stronger for higher density home types in 2018, including condominium apartments, townhouses and semi-detached houses. In many neighbourhoods, these home types provide more affordable home ownership options. This is why a policy focus on increasing mid-density housing options throughout the GTA is important," said Jason Mercer, TREB's Director of Market Analysis.

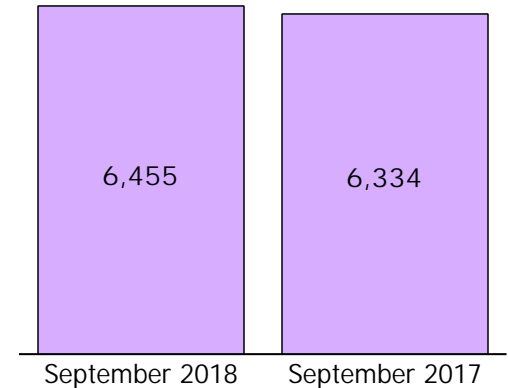
Sales & Average Price By Major Home Type^{1,7}

September 2018	Sales			Average Price		
	416	905	Total	416	905	Total
2018						
Detached	665	2,164	2,829	\$1,342,363	\$905,722	\$1,008,361
Semi - Detached	255	398	653	\$995,951	\$661,907	\$792,353
Townhouse	251	823	1,074	\$743,721	\$600,947	\$634,314
Condo Apartment	1,282	509	1,791	\$615,582	\$455,686	\$570,140

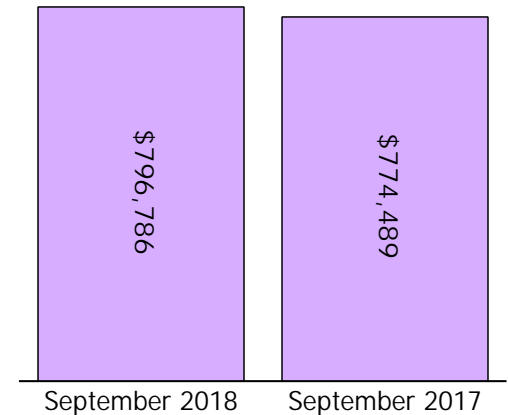
Year-Over-Year Per Cent Change

Detached	4.6%	2.1%	2.7%	-1.4%	-0.6%	-0.6%
Semi - Detached	0.4%	4.2%	2.7%	6.3%	5.0%	5.3%
Townhouse	10.6%	7.9%	8.5%	8.2%	2.5%	4.1%
Condo Apartment	-5.5%	3.0%	-3.2%	11.7%	6.4%	10.0%

TREB MLS® Sales Activity^{1,7}



TREB MLS® Average Price^{1,7}



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

	2018	2017	% Chg.
Sales	6,455	6,334	1.9%
New Listings	15,920	16,433	-3.1%
Active Listings	20,089	19,021	5.6%
Average Price	\$796,786	\$774,489	2.9%
Average DOM	26	24	8.3%