

Market Watch

AUGUST 2020

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Economic Indicators

Real GDP Growth

Q1	2020	▼	-8.2%
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Toronto Employment Growth

July	2020	▼	-11.5%
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Toronto Unemployment Rate (SA)

July	2020	▲	14.7%
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Inflation (Yr./Yr. CPI Growth)

July	2020	▼	0.1%
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Bank of Canada Overnight Rate

August	2020	—	0.25%
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Prime Rate

August	2020	—	2.45%
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Mortgage Rates August 2020

1 Year	—	3.09%
3 Year	▼	3.75%
5 Year	▼	4.79%

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 AUGUST STATS

TORONTO, ONTARIO, September 3, 2020 – Toronto Regional Real Estate Board (TRREB) President Lisa Patel announced that the strong rebound in Greater Toronto Area (GTA) home sales continued with a record result for the month of August. GTA REALTORS® reported 10,775 residential sales through TRREB's MLS® System in August 2020 – up by 40.3 per cent compared to August 2019.

Sales were up on a year-over-year basis for all major home types, both in the City of Toronto and surrounding GTA regions. It should be noted that the low-rise market segments, including detached and semi-detached houses and townhouses, were the drivers of sales growth. Condominium apartment sales were up on an annual basis for the second straight month but to a lesser degree.

"Increased demand for ownership housing has been based on improving economic conditions, in terms of monthly GDP growth and job creation, and the continuation of very low borrowing costs. In addition, fewer households have chosen to go on vacation as a result of COVID-19 and instead have remained in the GTA and been active in the housing market, satisfying pent-up demand from the spring," said Ms. Patel.

Both the number of new listings entered into TRREB's MLS® System during the month and the number of active listings at the end of the August 2020 were up on a year-over-year basis. While new listings were up strongly for all home types, growth in new condominium apartment listings far outstripped growth in the other market segments.

"Generally speaking, market conditions remained very tight in the GTA resale market in August. Competition between buyers was especially strong for low-rise home types, leading to robust annual rates of price growth. However, with growth in condominium apartment listings well-outstripping condo sales growth, condo market conditions were comparatively more balanced, which was reflected in a slower pace of price growth in that segment," said Jason Mercer, TRREB's Chief Market Analyst.

The MLS® Home Price Index Composite Benchmark was up by 11.1 per cent in August 2020 compared to August 2019. Over the same period, the overall average selling price was up by 20.1 per cent to \$951,404. Annual detached and semi-detached sales growth was stronger in the comparatively more-expensive City of Toronto compared to the surrounding GTA regions, which helps explain why growth in the overall average selling price outstripped growth in the MLS® HPI Composite Benchmark.

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

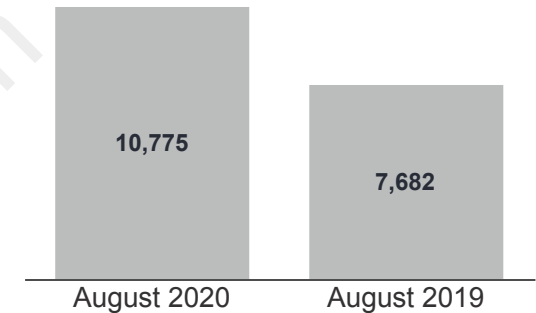
August 2020

	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	1,099	4,330	5,429	1,505,100	1,088,559	1,172,880
Semi-Detached	337	727	1,064	1,166,226	784,951	905,712
Townhouse	374	1,501	1,875	834,222	719,667	742,517
Condo Apt	1,536	750	2,286	673,174	540,491	629,643

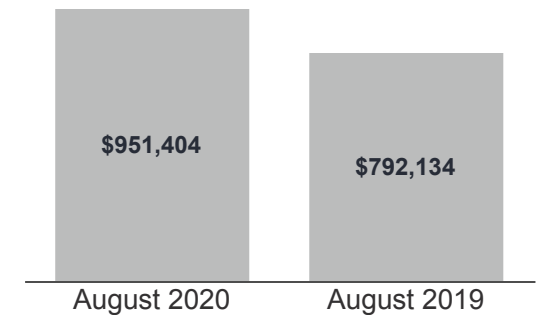
Year-Over-Year Per Cent Change

Detached	65.3%	47.3%	50.6%	21.4%	18.5%	19.9%
Semi-Detached	81.2%	60.8%	66.8%	21.9%	13.7%	18.0%
Townhouse	43.3%	46.4%	45.8%	16.8%	16.0%	16.1%
Condo Apt	9.2%	14.5%	10.9%	8.7%	12.9%	9.5%

TRREB MLS® Sales Activity^{1,7}



TRREB MLS® Average Price^{1,7}



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

	2019	2020	% Chg.
Sales	7,682	10,775	40.3%
New Listings ²	11,789	18,491	56.8%
Active Listings ³	15,870	16,662	5.0%
Average Price ¹	\$792,134	\$951,404	20.1%
Avg. LDOM ⁵	25	17	-32.0%
Avg. PDOM ⁵	36	24	-33.3%

SUMMARY OF EXISTING HOME TRANSACTIONS

ALL HOME TYPES, AUGUST 2020
ALL TRREB AREAS

	# of Sales	Dollar Volume ¹	Average Price ¹	Median Price ¹	New Listings ²	SNLR (Trend) ⁸	Active Listings ³	Mos Inv (Trend) ⁹	Avg. SP/LP ⁴	Avg. LDOM ⁵	Avg. PDOM ⁵
TREB Total	10,775	\$10,251,376,755	\$951,404	\$821,000	18,491	60.3%	16,662	1.7	101%	17	24
Halton Region	1,126	\$1,161,717,623	\$1,031,721	\$900,000	1,500	65.8%	1,306	1.6	100%	17	24
Burlington	302	\$269,631,480	\$892,819	\$813,000	404	68.8%	365	1.5	100%	17	24
Halton Hills	133	\$126,703,247	\$952,656	\$832,000	156	72.4%	93	1.4	100%	12	16
Milton	284	\$245,912,010	\$865,887	\$806,000	354	72.4%	201	1.0	101%	13	16
Oakville	407	\$519,470,886	\$1,276,341	\$1,120,000	586	58.1%	647	2.2	99%	22	31
Peel Region	2,301	\$2,064,896,925	\$897,391	\$818,000	3,721	63.5%	2,788	1.4	100%	14	20
Brampton	1,195	\$1,019,867,273	\$853,445	\$803,000	1,759	66.2%	1,088	1.1	101%	12	17
Caledon	156	\$171,698,961	\$1,100,634	\$1,050,000	272	56.7%	227	2.4	99%	16	23
Mississauga	950	\$873,330,691	\$919,295	\$820,000	1,690	61.7%	1,473	1.5	100%	16	23
City of Toronto	3,365	\$3,407,083,747	\$1,012,506	\$815,000	7,391	56.6%	7,211	1.7	102%	16	24
Toronto West	939	\$851,147,040	\$906,440	\$802,700	1,733	61.9%	1,557	1.5	103%	16	23
Toronto Central	1,441	\$1,652,232,229	\$1,146,587	\$755,000	3,995	49.9%	4,510	2.2	99%	19	28
Toronto East	985	\$903,704,478	\$917,466	\$860,000	1,663	65.9%	1,144	1.1	106%	13	18
York Region	1,933	\$2,109,739,400	\$1,091,433	\$975,000	3,458	54.1%	3,763	2.4	100%	20	31
Aurora	140	\$145,553,292	\$1,039,666	\$940,000	252	54.8%	262	2.4	100%	22	34
East Gwillimbury	87	\$84,106,622	\$966,743	\$916,600	115	56.8%	121	2.6	100%	22	30
Georgina	119	\$84,543,672	\$710,451	\$640,000	160	58.7%	147	2.4	98%	27	39
King	69	\$115,022,800	\$1,666,997	\$1,400,000	101	42.5%	191	5.9	96%	42	66
Markham	471	\$529,235,160	\$1,123,642	\$1,023,800	807	57.3%	808	1.9	102%	18	27
Newmarket	203	\$189,101,077	\$931,532	\$860,000	276	63.1%	220	1.6	101%	16	26
Richmond Hill	305	\$366,496,201	\$1,201,627	\$1,066,000	692	49.3%	843	2.8	101%	20	32
Vaughan	448	\$496,786,426	\$1,108,898	\$1,047,500	894	51.8%	978	2.4	100%	19	28
Whitchurch-Stouffville	91	\$98,894,150	\$1,086,749	\$930,000	161	53.4%	193	2.9	98%	26	36
Durham Region	1,515	\$1,112,215,731	\$734,136	\$689,800	1,839	69.2%	1,105	1.3	103%	14	18
Ajax	238	\$183,531,983	\$771,143	\$740,000	301	72.7%	141	1.0	104%	11	13
Brock	30	\$19,296,619	\$643,221	\$533,010	34	67.2%	27	2.6	100%	22	43
Clarington	246	\$164,310,303	\$667,928	\$645,375	317	68.3%	211	1.4	103%	11	14
Oshawa	420	\$257,389,994	\$612,833	\$601,700	478	71.5%	235	1.1	105%	11	14
Pickering	179	\$150,023,366	\$838,119	\$775,000	252	65.1%	189	1.5	102%	16	22
Scugog	44	\$40,077,300	\$910,848	\$737,500	54	61.4%	66	2.9	99%	27	37
Uxbridge	61	\$60,629,349	\$993,924	\$880,000	47	62.6%	58	2.6	99%	30	39
Whitby	297	\$236,956,817	\$797,834	\$759,500	356	69.8%	178	1.1	103%	13	17
Dufferin County	68	\$44,184,024	\$649,765	\$630,750	78	81.2%	44	1.0	103%	12	14
Orangeville	68	\$44,184,024	\$649,765	\$630,750	78	81.2%	44	1.0	103%	12	14
Simcoe County	467	\$351,539,305	\$752,761	\$721,500	504	66.0%	445	2.3	99%	25	31
Adjala-Tosorontio	28	\$24,416,400	\$872,014	\$835,450	29	67.0%	32	3.1	98%	25	28
Bradford West Gwillimbury	96	\$78,568,000	\$818,417	\$777,950	131	65.9%	89	1.6	100%	17	21
Essa	49	\$36,290,800	\$740,629	\$590,000	42	75.9%	29	1.9	98%	32	33
Innisfil	163	\$119,382,056	\$732,405	\$668,000	171	59.2%	181	3.0	99%	32	41
New Tecumseth	131	\$92,882,049	\$709,023	\$672,000	131	72.0%	114	1.9	99%	21	25

SUMMARY OF EXISTING HOME TRANSACTIONS

ALL HOME TYPES, YEAR-TO-DATE 2020
CITY OF TORONTO MUNICIPAL BREAKDOWN

	Number of Sales	Dollar Volume ¹	Average Price ¹	Median Price ¹	New Listings ²	Avg. SP/LP ⁴	Avg. LDOM ⁵	Avg. PDOM ⁵
TREB Total	57,750	\$52,693,481,187	\$912,441	\$786,000	100,890	101%	18	25
City of Toronto Total	19,082	\$18,811,976,158	\$985,849	\$793,000	37,072	102%	16	23
Toronto West	5,315	\$4,788,308,826	\$900,905	\$780,000	9,220	103%	16	22
Toronto W01	373	\$434,169,263	\$1,163,993	\$865,000	663	105%	12	18
Toronto W02	544	\$629,913,299	\$1,157,929	\$1,119,000	782	107%	11	15
Toronto W03	368	\$327,413,871	\$889,712	\$872,000	594	105%	13	19
Toronto W04	550	\$418,043,942	\$760,080	\$701,500	989	102%	19	26
Toronto W05	651	\$449,028,780	\$689,752	\$680,000	1,068	101%	18	23
Toronto W06	976	\$817,466,670	\$837,568	\$725,000	1,875	101%	17	24
Toronto W07	134	\$177,599,927	\$1,325,373	\$1,250,000	240	103%	16	21
Toronto W08	1,013	\$1,034,676,235	\$1,021,398	\$685,000	1,834	101%	16	24
Toronto W09	258	\$217,230,529	\$841,979	\$844,750	470	102%	21	27
Toronto W10	448	\$282,766,310	\$631,175	\$556,500	705	102%	17	23
Toronto Central	8,727	\$9,538,397,388	\$1,092,976	\$765,000	19,624	100%	18	26
Toronto C01	2,586	\$2,214,022,837	\$856,157	\$725,250	6,485	102%	17	25
Toronto C02	433	\$711,314,666	\$1,642,759	\$1,225,018	1,083	99%	20	29
Toronto C03	292	\$488,639,977	\$1,673,425	\$1,246,900	555	100%	17	25
Toronto C04	439	\$875,333,391	\$1,993,926	\$1,818,000	892	101%	17	26
Toronto C06	195	\$199,997,220	\$1,025,627	\$875,000	418	100%	19	27
Toronto C07	568	\$606,568,575	\$1,067,902	\$791,338	1,152	100%	21	30
Toronto C08	1,199	\$966,475,879	\$806,068	\$705,000	3,016	101%	18	24
Toronto C09	145	\$334,553,171	\$2,307,263	\$1,940,000	304	98%	29	39
Toronto C10	416	\$423,867,292	\$1,018,912	\$757,500	881	101%	16	23
Toronto C11	266	\$300,701,776	\$1,130,458	\$670,700	451	102%	16	21
Toronto C12	207	\$567,463,344	\$2,741,369	\$2,088,800	552	94%	29	44
Toronto C13	405	\$440,162,469	\$1,086,821	\$835,000	740	99%	19	25
Toronto C14	697	\$675,584,919	\$969,275	\$698,300	1,407	100%	20	30
Toronto C15	879	\$733,711,872	\$834,712	\$660,000	1,688	101%	18	24
Toronto East	5,040	\$4,485,269,944	\$889,935	\$840,000	8,228	105%	13	18
Toronto E01	464	\$555,614,787	\$1,197,446	\$1,149,500	769	111%	9	12
Toronto E02	463	\$585,354,434	\$1,264,264	\$1,195,000	834	106%	10	14
Toronto E03	555	\$615,615,729	\$1,109,218	\$1,075,000	914	108%	12	16
Toronto E04	629	\$487,254,602	\$774,650	\$800,000	941	105%	14	17
Toronto E05	473	\$373,870,815	\$790,425	\$696,800	762	103%	16	21
Toronto E06	241	\$241,204,082	\$1,000,847	\$885,000	409	102%	15	21
Toronto E07	433	\$294,650,704	\$680,487	\$566,000	724	105%	14	17
Toronto E08	356	\$300,070,638	\$842,895	\$815,000	657	101%	18	25
Toronto E09	600	\$421,887,713	\$703,146	\$755,750	929	105%	13	17
Toronto E10	356	\$304,586,151	\$855,579	\$853,900	558	102%	17	24
Toronto E11	470	\$305,160,289	\$649,277	\$644,750	731	103%	13	17

SUMMARY OF EXISTING HOME TRANSACTIONS

CONDO APT, AUGUST 2020
CITY OF TORONTO MUNICIPAL BREAKDOWN

	Number of Sales ¹	Dollar Volume ¹	Average Price ¹	Median Price ¹	New Listings ²	Active Listings ³	Avg. SP/LP ⁴	Avg. LDOM ⁵
TREB Total	2,286	\$1,439,363,439	\$629,643	\$565,000	5,599	6,302	100%	20
City of Toronto	1,536	\$1,033,995,120	\$673,174	\$600,000	4,153	4,564	100%	18
Toronto West	354	\$211,094,971	\$596,313	\$556,000	758	813	100%	18
Toronto W01	31	\$21,239,000	\$685,129	\$645,000	58	53	101%	16
Toronto W02	25	\$18,714,156	\$748,566	\$670,000	35	28	102%	15
Toronto W03	8	\$4,448,000	\$556,000	\$546,000	22	16	102%	10
Toronto W04	32	\$14,572,888	\$455,403	\$438,950	83	85	101%	15
Toronto W05	12	\$5,820,000	\$485,000	\$470,000	49	68	100%	18
Toronto W06	98	\$66,526,017	\$678,837	\$630,000	224	281	99%	17
Toronto W07	3	\$2,984,000	\$994,667	\$1,110,000	7	4	99%	9
Toronto W08	89	\$50,716,660	\$569,850	\$551,500	192	182	100%	17
Toronto W09	14	\$6,392,000	\$456,571	\$405,500	35	39	98%	43
Toronto W10	42	\$19,682,250	\$468,625	\$467,000	53	57	98%	25
Toronto Central	936	\$693,170,404	\$740,567	\$650,000	2,907	3,318	100%	19
Toronto C01	342	\$259,861,868	\$759,830	\$681,250	1,178	1,436	100%	19
Toronto C02	40	\$46,710,968	\$1,167,774	\$844,000	144	206	98%	23
Toronto C03	12	\$11,808,900	\$984,075	\$678,000	31	42	96%	27
Toronto C04	8	\$5,908,018	\$738,502	\$602,500	22	27	105%	11
Toronto C06	20	\$11,801,813	\$590,091	\$555,000	50	40	101%	20
Toronto C07	59	\$37,732,304	\$639,531	\$608,000	121	114	102%	14
Toronto C08	170	\$122,273,620	\$719,257	\$651,000	609	684	100%	20
Toronto C09	15	\$19,787,903	\$1,319,194	\$1,172,903	37	45	96%	28
Toronto C10	34	\$23,446,000	\$689,588	\$685,000	157	159	101%	16
Toronto C11	26	\$14,041,750	\$540,067	\$522,500	50	47	101%	17
Toronto C12	6	\$6,082,000	\$1,013,667	\$896,500	15	21	96%	16
Toronto C13	28	\$21,640,758	\$772,884	\$615,000	79	77	100%	22
Toronto C14	91	\$60,203,502	\$661,577	\$628,000	198	196	100%	15
Toronto C15	85	\$51,871,000	\$610,247	\$588,000	216	224	100%	21
Toronto East	246	\$129,729,745	\$527,357	\$475,000	488	433	101%	17
Toronto E01	15	\$13,227,000	\$881,800	\$835,000	36	29	102%	9
Toronto E02	9	\$9,815,000	\$1,090,556	\$685,000	42	28	103%	11
Toronto E03	16	\$7,348,900	\$459,306	\$446,500	24	26	103%	11
Toronto E04	33	\$15,294,600	\$463,473	\$460,000	56	40	103%	15
Toronto E05	33	\$17,206,480	\$521,408	\$499,000	59	54	100%	22
Toronto E06	9	\$5,660,000	\$628,889	\$595,000	13	14	100%	14
Toronto E07	43	\$20,924,276	\$486,611	\$490,000	64	60	100%	22
Toronto E08	17	\$7,368,380	\$433,434	\$428,000	47	53	102%	17
Toronto E09	43	\$21,198,100	\$492,979	\$485,000	96	86	100%	16
Toronto E10	1	\$310,000	\$310,000	\$310,000	5	8	105%	6
Toronto E11	27	\$11,377,009	\$421,371	\$420,000	46	35	100%	18

FOCUS ON THE MLS HOME PRICE INDEX

INDEX AND BENCHMARK PRICE, AUGUST 2020
ALL TRREB AREAS

	Composite			Single Family Detached			Single Family Attached			Townhouse			Apartment		
	Index	Benchmark	Yr./Yr. % Chg.	Index	Benchmark	Yr./Yr. % Chg.	Index	Benchmark	Yr./Yr. % Chg.	Index	Benchmark	Yr./Yr. % Chg.	Index	Benchmark	Yr./Yr. % Chg.
TREB Total	293.4	\$890,400	11.09%	285.5	\$1,054,300	11.79%	296.4	\$832,900	12.32%	305.9	\$672,000	12.67%	295.8	\$592,900	8.91%
Halton Region	304.8	\$988,600	12.27%	305.9	\$1,128,300	12.55%	313.7	\$802,600	13.09%	333.1	\$640,500	14.70%	279.5	\$569,400	12.47%
Burlington	316.5	\$877,800	13.73%	317.6	\$1,075,200	14.66%	332.9	\$798,600	14.08%	342.6	\$642,400	14.62%	287.2	\$565,900	12.98%
Halton Hills	292.8	\$871,200	14.60%	292.5	\$951,800	14.48%	304.5	\$689,900	15.30%	297.6	\$508,800	17.91%	264.1	\$571,800	13.49%
Milton	289.1	\$856,500	12.40%	287.9	\$1,029,400	13.26%	303.4	\$733,300	13.85%	309.3	\$532,300	16.72%	290.9	\$556,900	12.06%
Oakville	304.4	\$1,118,300	10.49%	309.4	\$1,307,900	10.70%	316.4	\$883,500	11.92%	329.3	\$741,800	14.94%	263.3	\$539,300	10.35%
Peel Region	291.3	\$826,200	11.95%	279.7	\$990,600	10.86%	291.4	\$744,600	12.47%	301.1	\$636,000	14.27%	307.8	\$527,700	13.45%
Brampton	292.6	\$745,800	12.58%	282.1	\$831,400	11.63%	295.4	\$689,900	13.09%	306.8	\$551,400	15.21%	298.8	\$446,000	16.40%
Caledon	247.8	\$910,000	12.03%	248.7	\$945,400	12.38%	285.0	\$704,100	12.74%	-	-	-	251.6	\$611,700	7.98%
Mississauga	294.3	\$869,300	11.60%	282.9	\$1,129,900	9.74%	285.2	\$786,500	11.23%	298.8	\$660,400	13.83%	309.4	\$543,500	13.00%
City of Toronto	299.7	\$971,800	9.34%	288.8	\$1,267,200	11.85%	306.0	\$1,019,900	11.39%	306.0	\$729,200	10.91%	301.6	\$621,200	7.45%
York Region	282.8	\$955,000	11.16%	285.5	\$1,085,700	11.09%	284.8	\$824,000	11.25%	266.8	\$692,400	11.96%	257.7	\$574,900	11.17%
Aurora	280.0	\$924,000	11.33%	280.0	\$1,052,000	11.07%	289.6	\$746,800	11.60%	267.9	\$733,200	13.09%	244.3	\$560,200	9.45%
East Gwillimbury	255.1	\$871,600	15.59%	258.5	\$921,300	14.53%	269.4	\$563,500	19.73%	-	-	-	-	-	-
Georgina	277.7	\$528,600	15.71%	284.3	\$535,500	15.57%	278.9	\$549,700	15.53%	-	-	-	-	-	-
King	249.7	\$1,044,700	7.96%	250.0	\$1,040,000	7.67%	249.0	\$583,200	8.45%	-	-	-	256.5	\$701,600	10.23%
Markham	290.8	\$1,007,900	10.44%	306.5	\$1,260,900	9.58%	291.5	\$871,800	9.42%	258.3	\$689,700	13.14%	259.8	\$621,300	11.84%
Newmarket	259.8	\$766,200	12.66%	262.4	\$884,400	13.45%	261.1	\$615,000	14.12%	245.1	\$508,900	8.84%	269.1	\$479,700	8.77%
Richmond Hill	296.2	\$1,065,900	10.94%	314.0	\$1,334,400	10.99%	295.3	\$897,500	11.81%	262.7	\$666,000	10.33%	260.6	\$545,800	11.37%
Vaughan	279.6	\$1,011,000	10.60%	269.6	\$1,120,700	10.13%	285.2	\$863,900	11.15%	306.1	\$864,700	12.29%	253.2	\$584,300	10.52%
Whitchurch-Stouffville	287.7	\$992,600	11.38%	285.6	\$1,024,600	11.21%	259.0	\$711,500	12.32%	242.5	\$435,300	12.48%	240.9	\$621,800	9.40%
Durham Region	280.4	\$653,400	15.06%	272.3	\$706,300	14.60%	290.7	\$580,500	16.70%	309.4	\$481,300	15.40%	277.4	\$470,700	14.11%
Ajax	280.2	\$690,500	13.86%	276.9	\$742,800	13.90%	285.7	\$616,500	14.28%	292.2	\$537,100	12.95%	266.4	\$431,800	13.75%
Brock	244.7	\$428,000	17.47%	246.6	\$431,800	17.65%	671.3	\$378,600	16.83%	-	-	-	-	-	-
Clarington	276.9	\$584,600	15.52%	267.4	\$644,000	15.16%	279.7	\$534,300	19.48%	311.1	\$487,400	12.92%	253.5	\$375,400	13.27%
Oshawa	290.8	\$554,500	16.88%	278.0	\$593,300	16.37%	313.4	\$524,500	18.49%	330.2	\$411,200	18.14%	273.0	\$378,500	14.80%
Pickering	284.6	\$760,000	12.85%	272.0	\$847,400	11.43%	290.4	\$677,600	12.51%	302.7	\$518,300	13.67%	318.0	\$593,200	16.57%
Scugog	253.2	\$649,800	9.33%	261.9	\$666,300	9.31%	236.4	\$494,800	10.62%	-	-	-	-	-	-
Uxbridge	250.6	\$766,000	12.93%	249.3	\$769,900	13.01%	247.4	\$607,100	10.30%	-	-	-	-	-	-
Whitby	277.1	\$719,600	15.60%	274.8	\$790,300	15.32%	285.3	\$628,500	17.75%	277.5	\$466,300	12.39%	249.1	\$451,300	9.64%
Dufferin County	306.6	\$702,700	18.15%	320.0	\$729,300	18.12%	303.7	\$569,100	19.94%	-	-	-	-	-	-
Orangeville	306.6	\$702,800	18.15%	320.0	\$729,300	18.12%	303.7	\$569,100	19.94%	-	-	-	-	-	-
Simcoe County	283.2	\$620,400	14.52%	265.6	\$598,700	13.89%	297.5	\$551,300	19.77%	-	-	-	-	-	-
Adjala-Tosorontio	262.0	\$788,400	17.28%	262.3	\$791,200	17.41%	-	-	-	-	-	-	-	-	-
Bradford West Gwillimbury	294.9	\$718,600	14.93%	308.0	\$842,500	27.59%	311.8	\$647,900	17.66%	-	-	-	-	-	-
Essa	298.2	\$578,000	14.91%	291.7	\$588,500	17.10%	304.9	\$473,500	21.28%	-	-	-	-	-	-
Innisfil	290.7	\$560,600	13.25%	261.1	\$502,800	7.58%	295.7	\$452,100	15.37%	-	-	-	-	-	-
Barrie	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Tecumseth	253.9	\$603,300	11.07%	250.8	\$636,100	13.38%	277.4	\$502,900	14.87%	-	-	-	-	-	-

FOCUS ON THE MLS HOME PRICE INDEX

INDEX AND BENCHMARK PRICE, AUGUST 2020
CITY OF TORONTO

	Composite			Single Family Detached			Single Family Attached			Townhouse			Apartment		
	Index	Benchmark	Yr./Yr. % Chg.	Index	Benchmark	Yr./Yr. % Chg.	Index	Benchmark	Yr./Yr. % Chg.	Index	Benchmark	Yr./Yr. % Chg.	Index	Benchmark	Yr./Yr. % Chg.
TREB Total	293.4	\$890,400	11.09%	285.5	\$1,054,300	11.79%	296.4	\$832,900	12.32%	305.9	\$672,000	12.67%	295.8	\$592,900	8.91%
City of Toronto	299.7	\$971,800	9.34%	288.8	\$1,267,200	11.85%	306.0	\$1,019,900	11.39%	306.0	\$729,200	10.91%	301.6	\$621,200	7.45%
Toronto W01	279.2	\$1,125,200	6.32%	266.0	\$1,388,000	9.87%	284.7	\$1,097,800	9.80%	299.8	\$634,500	15.53%	280.2	\$633,500	3.20%
Toronto W02	332.2	\$1,180,800	11.07%	310.4	\$1,313,000	12.30%	353.0	\$1,082,000	12.17%	375.0	\$723,300	10.00%	324.4	\$696,400	8.42%
Toronto W03	331.1	\$853,400	13.12%	336.4	\$914,600	13.92%	330.4	\$846,300	15.48%	260.2	\$630,700	8.19%	314.5	\$537,400	4.80%
Toronto W04	318.6	\$816,900	17.00%	292.7	\$921,800	12.84%	286.5	\$828,500	15.57%	269.9	\$631,800	11.21%	358.7	\$529,200	21.31%
Toronto W05	281.2	\$667,700	10.02%	282.1	\$935,600	11.55%	258.0	\$753,300	10.97%	274.3	\$498,100	9.46%	307.7	\$404,300	8.54%
Toronto W06	257.8	\$751,700	15.09%	321.5	\$1,026,500	12.69%	260.1	\$788,200	12.31%	324.0	\$960,700	11.46%	220.9	\$554,100	14.75%
Toronto W07	270.0	\$1,155,600	10.57%	287.5	\$1,246,000	11.05%	249.7	\$1,023,800	10.19%	247.6	\$910,200	27.50%	172.1	\$697,900	8.04%
Toronto W08	253.7	\$1,011,500	8.79%	242.8	\$1,269,100	10.87%	239.0	\$885,300	10.19%	299.5	\$720,300	15.86%	258.1	\$537,400	6.26%
Toronto W09	287.6	\$724,000	14.17%	268.9	\$1,002,900	12.84%	231.1	\$664,400	11.53%	323.7	\$842,200	13.66%	307.4	\$394,200	16.88%
Toronto W10	308.4	\$700,400	13.63%	293.8	\$881,400	13.31%	300.1	\$767,900	14.24%	355.9	\$640,700	20.48%	314.5	\$436,800	12.93%
Toronto C01	329.3	\$813,600	5.78%	333.8	\$1,264,200	7.78%	321.3	\$1,124,700	9.47%	310.9	\$886,200	8.25%	329.8	\$686,600	5.37%
Toronto C02	294.7	\$1,418,100	6.43%	264.8	\$2,115,700	11.07%	297.7	\$1,561,300	8.77%	308.4	\$1,550,700	6.60%	294.0	\$837,600	4.51%
Toronto C03	332.5	\$1,736,600	9.34%	313.5	\$1,926,600	10.74%	335.7	\$1,244,800	11.01%	-	-	-	358.5	\$937,800	6.19%
Toronto C04	260.8	\$1,623,400	8.80%	262.8	\$1,851,600	8.06%	263.0	\$1,231,300	7.74%	-	-	-	247.1	\$661,000	10.31%
Toronto C06	299.9	\$1,167,900	6.46%	284.5	\$1,215,100	13.12%	232.5	\$860,200	9.88%	277.0	\$742,900	9.14%	316.3	\$699,500	2.13%
Toronto C07	280.3	\$969,700	7.31%	310.5	\$1,420,500	11.13%	217.8	\$779,400	9.94%	279.9	\$788,900	9.55%	265.8	\$649,100	4.44%
Toronto C08	297.2	\$777,200	2.20%	306.7	\$1,795,800	5.83%	309.3	\$1,475,500	8.37%	299.5	\$774,500	6.36%	296.0	\$639,900	1.61%
Toronto C09	213.2	\$1,516,900	10.81%	153.2	\$1,924,500	10.53%	162.7	\$1,323,900	5.99%	295.4	\$1,744,600	6.11%	249.5	\$826,600	12.13%
Toronto C10	297.8	\$1,177,100	5.64%	282.1	\$1,741,700	10.80%	272.2	\$1,344,800	12.76%	281.8	\$944,600	10.68%	306.7	\$732,400	3.16%
Toronto C11	304.0	\$1,076,400	11.60%	229.8	\$1,565,400	9.90%	264.5	\$1,227,300	10.99%	266.3	\$461,300	19.04%	361.7	\$525,200	12.93%
Toronto C12	238.7	\$2,036,600	8.85%	215.0	\$2,304,300	5.91%	284.7	\$1,191,600	11.38%	227.7	\$911,000	15.35%	296.7	\$930,300	6.84%
Toronto C13	278.2	\$1,010,800	6.51%	265.5	\$1,415,900	5.57%	243.6	\$777,200	7.03%	273.7	\$791,300	15.97%	290.4	\$593,300	6.45%
Toronto C14	293.3	\$959,200	7.00%	284.8	\$1,540,600	7.80%	222.0	\$1,081,100	4.77%	316.2	\$851,500	4.49%	293.0	\$737,900	7.05%
Toronto C15	273.1	\$886,300	10.17%	306.2	\$1,437,700	10.03%	250.2	\$813,400	11.05%	304.4	\$728,600	11.58%	258.8	\$601,800	9.57%
Toronto E01	388.5	\$1,209,800	9.62%	385.4	\$1,359,900	12.43%	391.0	\$1,233,400	10.17%	434.5	\$794,700	8.44%	369.9	\$810,200	7.16%
Toronto E02	317.2	\$1,187,900	7.02%	279.5	\$1,273,400	8.92%	344.3	\$1,152,900	9.68%	339.6	\$978,100	4.91%	272.5	\$745,000	-4.22%
Toronto E03	305.7	\$940,300	13.39%	313.4	\$1,056,600	14.21%	287.2	\$940,500	13.79%	-	-	-	298.2	\$435,700	8.24%
Toronto E04	315.9	\$780,700	15.46%	287.5	\$847,600	13.55%	304.3	\$733,300	14.48%	283.8	\$615,200	6.61%	379.5	\$584,400	20.90%
Toronto E05	282.1	\$740,200	11.15%	285.9	\$1,006,800	10.81%	277.0	\$763,300	11.51%	290.7	\$632,200	12.33%	275.4	\$540,900	10.91%
Toronto E06	306.5	\$854,700	13.14%	314.6	\$898,700	17.74%	315.0	\$749,200	18.07%	-	-	-	264.3	\$558,900	-6.61%
Toronto E07	305.0	\$747,600	12.13%	302.7	\$992,200	12.11%	295.9	\$773,700	14.07%	302.5	\$655,300	10.52%	306.9	\$525,600	11.64%
Toronto E08	312.9	\$755,100	13.78%	293.5	\$914,800	14.92%	266.2	\$690,100	17.22%	326.2	\$665,800	14.14%	346.0	\$552,000	12.16%
Toronto E09	300.7	\$718,900	13.51%	288.3	\$818,600	12.97%	283.6	\$693,600	15.85%	332.4	\$617,700	12.11%	309.4	\$580,400	14.42%
Toronto E10	300.5	\$842,200	12.59%	281.0	\$900,300	10.02%	282.3	\$732,000	12.92%	361.5	\$631,100	15.83%	301.3	\$486,100	15.80%
Toronto E11	317.1	\$693,500	12.77%	305.1	\$848,600	10.10%	308.5	\$698,800	11.01%	255.0	\$500,500	16.17%	386.5	\$576,800	15.86%

HISTORIC ANNUAL STATISTICS^{1,6,7}

Year	Sales	Average Price
2008	74,505	\$379,080
2009	86,980	\$395,234
2010	85,860	\$431,262
2011	89,110	\$464,989
2012	85,488	\$497,073
2013	87,047	\$522,951
2014	92,776	\$566,611
2015	101,214	\$622,116
2016	113,041	\$729,824
2017	92,340	\$822,496
2018	78,018	\$787,845

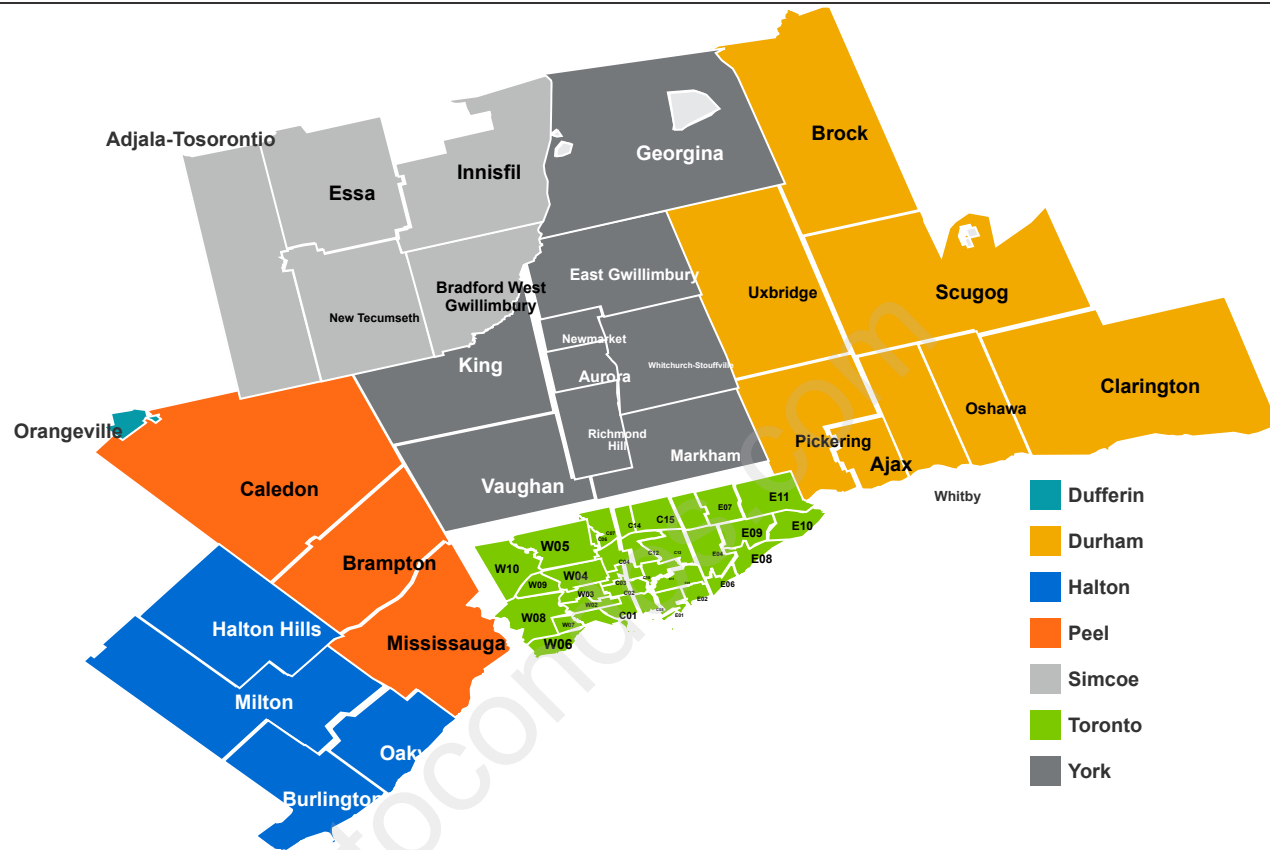
*For historic annual sales and average price data over a longer time frame go to: http://www.torontorealestateboard.com/market_news/market_watch/historic_stats/pdf/TREB_historic_statistics.pdf

2019 MONTHLY STATISTICS^{1,7}

January	3,968	747,175
February	4,982	779,791
March	7,132	788,133
April	9,005	820,373
May	9,950	838,248
June	8,826	831,882
July	8,555	806,971
August	7,682	792,134
September	7,791	842,421
October	8,445	851,877
November	7,054	843,307
December	4,364	838,662
Annual	87,754	\$819,287

2020 MONTHLY STATISTICS^{1,7}

January	4,548	\$838,078
February	7,195	\$910,076
March	7,946	\$902,777
April	2,960	\$820,583
May	4,596	\$863,525
June	8,667	\$931,302
July	11,063	\$943,666
August	10,775	\$951,404
September	-	-
October	-	-
November	-	-
December	-	-
Year to Date	57,750	\$912,441



NOTES

- 1 - Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TRREB MLS[®] system between the first and last day of the month/period being reported.
- 2 - New listings entered into the TRREB MLS[®] system between the first and last day of the month/period being reported.
- 3 - Active listings at the end of the last day of the month/period being reported.
- 4 - Ratio of the average selling price to the average listing price for firm transactions entered into the TRREB MLS[®] system between the first and last day of the month/period being reported.
- 5 - Average Listing Days on Market (Avg. LDOM) refers to the average number of days sold listings were on the market. Average Property Days on Market (Avg. PDOM) refers to the average number of days a property was on the market before selling irrespective of whether the property was listed more than once by the same combination of seller and brokerage during the original listing contract period.
- 6 - Active listings at the end of the last day of the month/period being reported.
- 7 - Past monthly and year-to-date figures are revised on a monthly basis.
- 8 - SNLR = Sales-to-New Listings Ratio. Calculated using a 12-month moving average (sales/new listings).
- 9 - Mos. Inv. = Months of Inventory. Calculated using a 12-month moving average (active listings/sales).