

### APRIL 2016 TREB MID-MONTH STATISTICS

**April 19, 2016** – Greater Toronto Area REALTORS® reported 5,537 sales through TREB's MLS® System during the first 14 days of April 2016. This result represented more than a 20 per cent increase compared to 4,604 sales reported for April 2015.

Double-digit annual rates of sales growth were common for many market segments, both in the City of Toronto and the surrounding regions making up the balance of the TREB market area. A notable exception was for sales of semi-detached homes in the '416' area code, where sales were down compared to last year. This was likely due to a lack of listings rather than a lack of demand.

The average selling price for the first two weeks of April 2016 was \$730,330, which represented a year-over-year increase of 16.9 per cent compared to an average price of \$624,821 reported for the same time period in 2015. Annual rates of price growth were stronger for low-rise home types, both in the City of Toronto and the surrounding regions. This reflects the tighter market conditions for these home types compared to those for condominium apartments.

It is important to remember that average price growth can result from both changes in market conditions and changes in the mix of home types sold from one year to the next. In contrast, MLS® Home Price Index (HPI) benchmark prices reflect price changes attributable to market conditions. MLS® HPI statistics are released monthly in TREB's *Market Watch* publication.

#### Summary of TREB MLS® Sales and Average Price

	April 1 - 14, 2016					
	2016			2015		
	Sales	Average Price	New Listings	Sales	Average Price	New Listings
City of Toronto ("416")	1,899	761,142	3,015	1,622	674,278	3,198
Rest of GTA ("905")	3,638	714,246	4,736	2,982	597,920	4,722
GTA	5,537	730,330	7,751	4,604	624,821	7,920

Source: Toronto Real Estate Board **TREB MLS® Sales & Average Price By Home Type**

	April 1 - 14, 2016					
	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	639	2,165	2,804	\$1,247,876	\$867,607	\$954,266
Yr./Yr. % Change	13.5%	24.4%	21.7%	17.7%	20.4%	18.8%
Semi-Detached	158	344	502	\$897,444	\$578,748	\$679,055
Yr./Yr. % Change	-8.7%	22.0%	10.3%	26.0%	18.9%	18.6%
Townhouse	190	641	831	\$596,392	\$501,726	\$523,371
Yr./Yr. % Change	8.0%	15.5%	13.7%	11.0%	12.9%	12.1%
Condo Apartment	896	391	1,287	\$431,189	\$346,917	\$405,587
Yr./Yr. % Change	29.3%	22.2%	27.0%	10.0%	10.6%	10.4%

Source: Toronto Real Estate Board



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