

GTA REALTORS® RELEASE MONTHLY RESALE HOUSING FIGURES

TORONTO, Feb. 3, 2016 – Toronto Real Estate Board President Mark McLean announced Greater Toronto Area REALTORS® reported 4,672 residential transactions through TREB's MLS® System in January 2016. This result represented an 8.2 per cent increase compared to January 2015.

“It is clear that the handoff from 2015 to 2016 was a strong one. This is not surprising given that recent polling conducted for TREB by Ipsos suggested 12 per cent of GTA households were seriously considering the purchase of a home in 2016. Buying intentions are strong for this year as households continue to see home ownership as an affordable long-term investment,” said McLean.

The MLS® Home Price Index Composite Benchmark Price for January 2015 was up by 11.2 per cent on a year-over-year basis. The average selling price over the same period was up by 14.1 per cent.

The difference in the annual growth rates for the MLS® HPI and average price was largely due to a greater share of high-end detached homes sold in the regions surrounding the City of Toronto this year compared to last. The MLS® HPI removes the impact of shifts in the share of different property types sold from one year to the next.

“Market conditions in January were tighter compared to a year earlier, with an annual increase in sales up against a decline in listings. This is why growth in the MLS® HPI benchmarks continued to be strong, especially for singles, semis and townhouses, where there has been a persistent lack of inventory,” said Jason Mercer, TREB's Director of Market Analysis.

Summary of TorontoMLS Sales and Average Price - January 1 - 31, 2016

	2016			2015		
	Sales	Average Price	New Listings	Sales	Average Price	New Listings
City of Toronto ("416")	1,699	636,728	3,757	1,544	583,084	3,901
Rest of GTA ("905")	2,973	627,871	5,200	2,774	536,139	5,646
GTA	4,672	631,092	8,957	4,318	552,925	9,547

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TorontoMLS Sales & Average Price By Home Type - January 1 -31, 2016

	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	496	1,613	2,109	1,061,789	783,565	848,999
Yr./Yr. % Change	11.2%	5.4%	6.7%	11.6%	20.9%	18.5%
Semi-Detached	122	330	452	713,972	515,024	568,723
Yr./Yr. % Change	-3.2%	14.6%	9.2%	7.3%	12.8%	9.3%
Townhouse	172	559	731	519,732	472,039	483,261
Yr./Yr. % Change	14.7%	8.3%	9.8%	1.3%	12.0%	9.3%
Condo Apartment	897	405	1,302	416,104	319,855	386,165
Yr./Yr. % Change	11.6%	3.6%	9.0%	8.6%	3.1%	7.5%

Source: Toronto Real Estate Board

January 2016 Year-Over-Year Per Cent Change in the MLS® HPI

	Composite (All Types)	Single-Family Detached	Single-Family Attached	Townhouse	Apartment
TREB Total	11.21%	12.91%	11.99%	10.33%	5.87%
Halton Region	14.59%	14.81%	14.09%	10.05%	-
Peel Region	11.19%	11.33%	12.51%	9.57%	10.96%
City of Toronto	8.35%	11.29%	8.83%	10.52%	4.88%
York Region	14.52%	15.27%	14.20%	13.01%	7.48%
Durham Region	13.96%	13.25%	14.97%	9.65%	5.48%
Orangeville	16.10%	16.61%	14.30%	-	-
South Simcoe County ¹	17.65%	16.18%	17.15%	-	-

Source: Toronto Real Estate Board

¹South Simcoe includes Adjala-Tosorontio, Bradford West Gwillimbury, Essa, Innisfil and New Tecumseth

Media Inquiries:

Mary Gallagher, Senior Manager Public Affairs

(416) 443-8158

maryg@trebnet.com

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