

# February 2011 Housing Market Indicators

	Average Price (February)				# of sales in February		
	2011	2010	% Change		2011	2010	% Change
City of Toronto (416)	\$497,481	\$475,579	5%	City of Toronto (416)	2,577	2,891	-11%
Rest of GTA (905)	\$424,345	\$402,553	5%	Rest of GTA (905)	3,689	4,400	-16%
GTA	\$454,423	\$431,509	5%	GTA	6,266	7,291	-14%

Source: Toronto Real Estate Board

Active LISTINGS	January	February	March	April	May	June
Number of Properties for sales (2011 - this year)	11,815	14,365				
Number of Properties for sales (2010 - last year)	11,803	14,514	18,431	22,855	25,117	23,880

**Notes:**  
Inventory is climbing at the same rate as last year. Based on the results for January and February, there should be approximately 18,000 properties on the market by the end of March.

**TORONTO, March 3, 2011 .** Greater Toronto REALTORS® reported 6,266 transactions through the Toronto MLS® system in February 2011. This result was 14 per cent lower than the record sales reported in February 2010.

While not representing a record, February 2011 sales were 50 per cent higher than the number reported in February 2009 during the recession and slightly higher than the average February sales over the previous ten years.

“Continued improvement in the GTA economy, including growth in jobs and incomes and a declining unemployment rate, has kept the demand for ownership housing strong,” said Toronto Real Estate Board (TREB) President Bill Johnston.

The average selling price for February 2011 transactions was \$454,423, which was more than five per cent higher than the average selling price reported in February 2010.

“Market conditions remain quite tight in the GTA. There is enough competition between home buyers to promote continued price growth,” said Jason Mercer, TREB’s Senior Manager of Market Analysis.

## Single Family Dwelling Sales Comparison

