

Housing Market Indicators

	Average Price (January)				# of sales in January		
	2011	2010	% Change		2011	2010	% Change
City of Toronto (416)	\$447,644	\$428,151	5%	City of Toronto (416)	1,718	1,973	-13%
Rest of GTA (905)	\$413,519	\$396,556	4%	Rest of GTA (905)	2,619	3,013	-13%
GTA	\$427,037	\$409,058	4%	GTA	4,337	4,986	-13%

Source: Toronto Real Estate Board

Active LISTINGS	January	February	March	April	May	June
Number of properties for sales (2011 - this year)	11,815					
Number of properties for sales (2010 - last year)	11,803	14,451	18,431	22,855	25,117	23,880

NOTES:

As we moved into the spring last year, the number of properties for sale increased.

The GTA experienced a sellers market for the first quarter, and then as inventory grew, it became more balanced. Multiple offers were common place until mid April. Then, by May, there was enough inventory to satisfy demand.

With low inventory levels, multiple offers are common place again.

The GTA is experiencing another strong SELLERS MARKET.

February 4, 2011 -- Greater Toronto REALTORS® reported 4,337 transactions through the Toronto MLS® system in January 2011. This result was 13 per cent lower than the record result reported in January 2010.

"While off the record pace experienced a year ago, the GTA resale market has started the year on a solid footing. Home buyers in Toronto and surrounding areas continue to benefit from a diversity of housing types for sale at many different price points," said TREB President Bill Johnston.

The average selling price for January 2011 sales was \$427,037, representing an increase of over four per cent compared to the average of \$409,058 reported in January 2010.

"The average selling price is expected to grow at a moderate pace in 2011. Growth rates in the three to five per cent range will be sustainable from an affordability perspective," said Jason Mercer, TREB's Senior Manager of Market Analysis.

Single Family Dwelling Sales Comparison

