

March 2011 Housing Market Indicators

	Average Price (March)				# of sales in March		
	2011	2010	% Change		2011	2010	% Change
City of Toronto (416)	\$497,276	\$477,263	4%	City of Toronto (416)	3,690	4,037	-9%
Rest of GTA (905)	\$428,910	\$407,817	5%	Rest of GTA (905)	5,572	6,393	-13%
GTA	\$456,147	\$434,696	5%	GTA	9,262	10,430	-11%

Source: Toronto Real Estate Board

<u>Active Listings</u>	<u>Year</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>
# of properties for Sale	2011	11,815	14,365	16,616			
# of properties for Sale	2010	11,803	11,514	18,431	22,855	25,117	23,880

NOTES:

There are about 10% fewer properties for sale at the end of March compared to last year. As a result, we continue to see many properties selling with multiple offers. Easter is later this year, I expect inventory to climb as we approach the end of April.

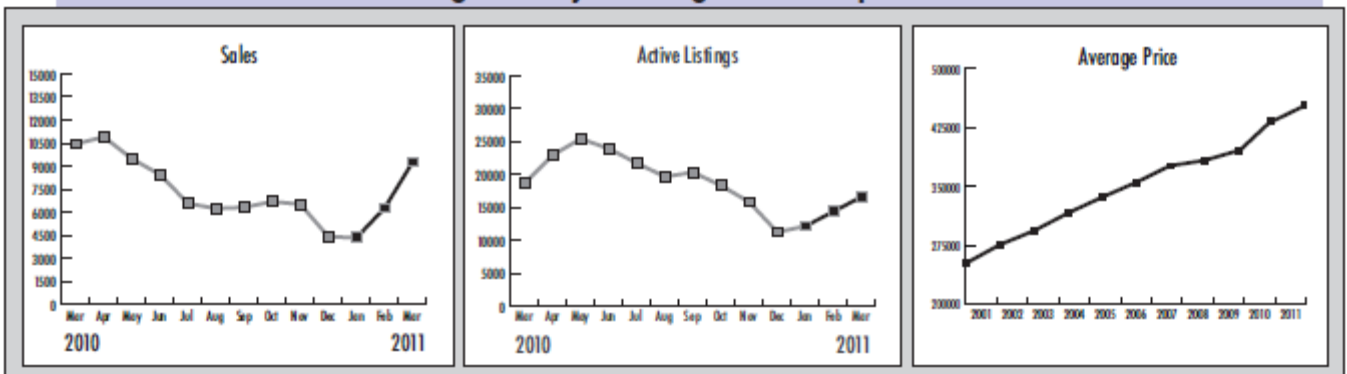
April 5, 2011 -- Greater Toronto REALTORS® reported **9,262 transactions** through the TorontoMLS® system in March 2011, representing the **second best March result on record**. The number of transactions was 11 per cent lower than the record result reported in March 2010.

"The strong home sales reported in March and throughout the first quarter of 2011 have been based on a solid affordability picture and improving economic conditions in the GTA and country-wide," said Toronto Real Estate Board (TREB) President Bill Johnston.

The average selling price for March 2011 was up five per cent year-over-year to \$456,147. The strongest average annual price growth was reported for condominium apartments and semi-detached houses, at approximately seven per cent for both home types.

"Market conditions were tighter in March compared to last year. With more competition between buyers, we have seen a strong but sustainable rate of price growth," said Jason Mercer, TREB's Senior Manager of Market Analysis.

Single Family Dwelling Sales Comparison



Source: Toronto Real Estate Board March 2011 Market Watch Report