

December Housing Market Indicators

	Average Price December				# of Sales in December		
	2011	2010	% Change		2011	2010	% Change
City of Toronto (416)	\$474,270	\$463,580	2.3%	City of Toronto (416)	1,948	1,818	7.2%
Rest of GTA (905)	\$435,378	\$411,383	5.8%	Rest of GTA (905)	2,770	2,468	12.2%
GTA	\$451,436	\$433,523	4.1%	GTA	4,718	4,286	10.1%
Source: Toronto Real Estate Board							
	Dec-11	Dec-10	% Change		Dec-11	Dec-10	% Change
Days on Market	32	37	-13.0%	Active Listings	12,868	11,196	14.9%
Treb Total				Treb Total			
Source: Toronto Real Estate Board				Sales vs Active Listings	37%	38%	

Economic Indicators

Real GDP Growth ⁱ		
Q3 2011	▲	3.5%
Toronto Employment Growth ⁱⁱ		
November 2011	▲	0.3%
Toronto Unemployment Rate		
November 2011	▲	8.4%
Inflation (Yr./Yr. CPI Growth) ⁱⁱ		
November 2011	-	2.9%
Bank of Canada Overnight Rate ⁱⁱⁱ		
December 2011	-	1.0%
Prime Rate ^{iv}		
December 2011	-	3.0%
Mortgage Rates (Dec. 2011) ^{iv}		
Chartered Bank Fixed Rates		
1 Year	-	3.50%
3 Year	-	4.05%
5 Year	-	5.29%

Sources and Notes:

ⁱStatistics Canada, Quarter-over-quarter growth, annualized

ⁱⁱStatistics Canada, Year-over-year growth for the most recently reported month

ⁱⁱⁱBank of Canada, Rate from most recent Bank of Canada announcement

^{iv}Bank of Canada, rates for most recently completed month

Second-Best Year on Record for Sales

Toronto, January 5, 2012 — Greater Toronto REALTORS® reported 4,718 transactions through the TorontoMLS® system in December 2011. The December result capped off the second-best year on record under the current Toronto Real Estate Board (TREB) boundaries. Total sales for 2011 amounted to 89,347 – up four per cent in comparison to 2010.

“Low borrowing costs kept Buyers confident in their ability to comfortably cover their mortgage payments along with other major housing costs,” said TREB President Richard Silver. “If Buyers had not been constrained by a shortage of listings over the past 12 months, we would have been flirting with a new sales record in the Greater Toronto Area,” added Silver.

The average selling price in December was \$451,436 – up four per cent compared to December 2010. For all of 2011, the average selling price was \$465,412, an increase of eight per cent in comparison to the average of \$431,276 in 2010.

“Months of inventory remained below the pre-recession norm in 2011. Very tight market conditions meant substantial competition between Buyers and strong upward pressure on selling prices,” said Jason Mercer, TREB’s Senior Manager of Market Analysis.

“TREB’s baseline forecast for 2012 is for an average price of \$485,000, representing a more moderate four per cent annual rate of price growth. This baseline view is subject to a heightened degree of risk given the uncertain global economic outlook,” continued Mercer.