

Market Watch by the Numbers

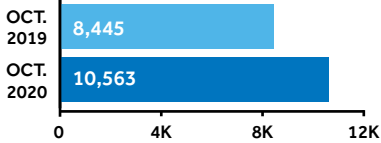
October 2020



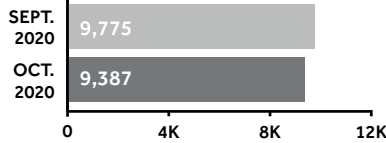
SOLD! Total Residential Transactions

There were 10,563 sales in October 2020, up by 25.1% compared to October 2019. On a seasonally adjusted basis, sales were down by 4% compared to September 2020.

Year-Over-Year



Seasonally Adjusted*



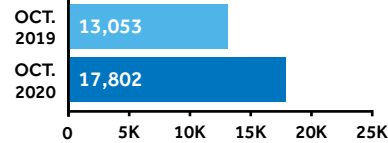
“ Looking beyond COVID-19, it is clear that the high demand for housing will continue. The federal government has set immigration targets above 400,000 people for each of the next three years. ”

– John DiMichele, TRREB CEO

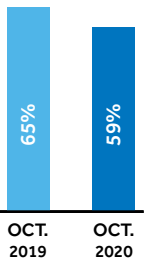
FOR SALE Total New Listings

There were 17,802 homes listed in October 2020, up by 36.4% year-over-year.

Year-Over-Year



Sales-to-New Listings Ratio



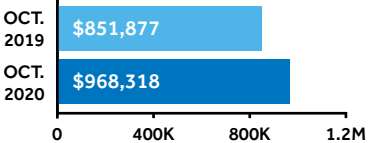
“ Competition between buyers of single-family homes, and particularly detached houses, remained strong last month and continued to support double-digit annual rates of price growth in many GTA neighbourhoods. ”

– Lisa Patel, TRREB President

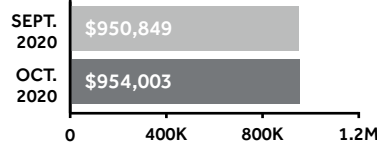
\$ Average Selling Price

The average selling price in October 2020 was \$968,318 up by 13.7% year-over-year. On a seasonally adjusted basis, the average selling price was up by 0.3% over September 2020.

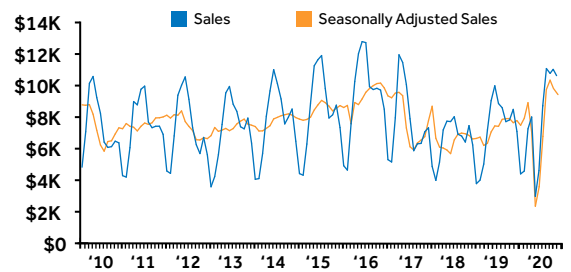
Year-Over-Year



Seasonally Adjusted*



Seasonally Adjusted Figures



What is Seasonal Adjustment?

Seasonality refers to a monthly (or quarterly) pattern that occurs in roughly the same manner from one year to the next, e.g., sales are highest in the spring and lowest in the winter each year.

*Preliminary seasonal adjustment undertaken by CREA. Removing normal seasonal variations allows for more meaningful analysis of monthly changes and underlying trends.