

Market Watch by the Numbers

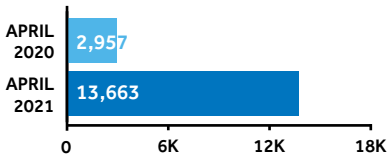
April 2021



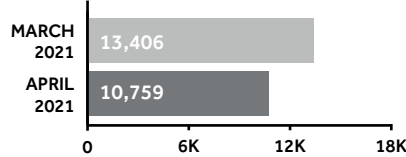
SOLD! Total Residential Transactions

There were 13,663 sales in April 2021, up by 362.1% compared to April 2020. On a seasonally adjusted basis, sales were down by 19.7% compared to March 2021.

Year-Over-Year



Seasonally Adjusted*



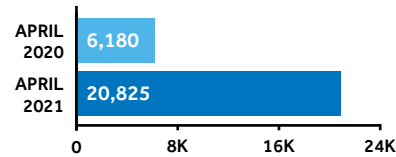
“ While sales remained very strong last month, many REALTORS® noted a marked slowing in both the number of transactions and the number of new listings. ”

– Lisa Patel, TRREB President

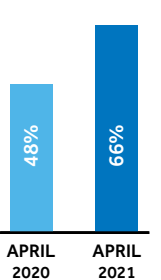
FOR SALE Total New Listings

There were 20,825 homes listed in April 2021, up by 237% year-over-year.

Year-Over-Year



Sales-to-New Listings Ratio



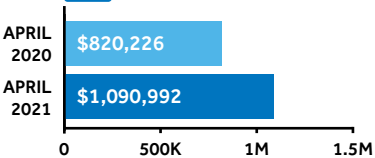
“ Despite a modest slowing in market activity in April compared to March, selling prices for all major home types remained very high. ”

– John DiMichele, TRREB CEO

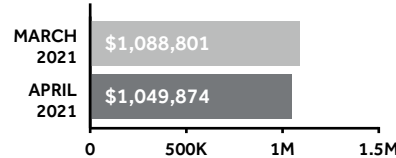
\$ Average Selling Price

The average selling price in April 2021 was \$1,090,992 up by 33% year-over-year. On a seasonally adjusted basis, the average selling price was down by 3.6% over March 2021.

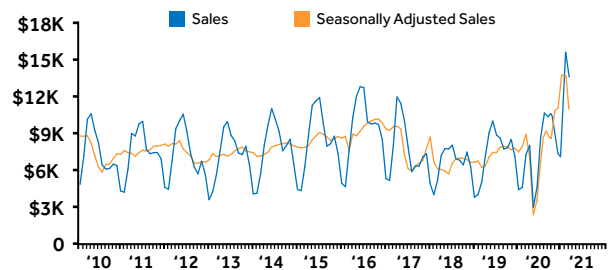
Year-Over-Year



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.