

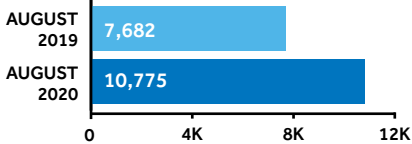
# Market Watch by the Numbers



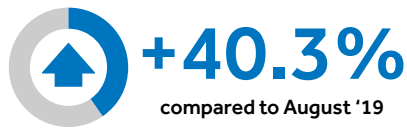
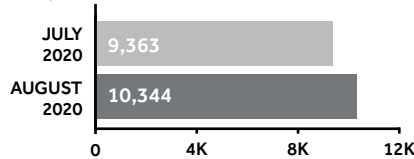
## **SOLD!** Total Residential Transactions

There were 10,775 sales in August 2020, up by 40.3% compared to August 2019. On a seasonally adjusted basis, sales were up by 10.5% compared to July 2020.

### Year-Over-Year



### Seasonally Adjusted\*



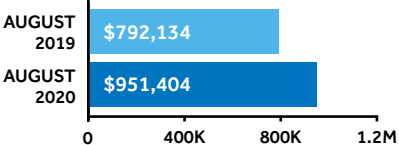
“ With demand for ownership housing continuing to recover, it will be important for policy makers to remain focussed on the longer-term goal of bringing more housing supply on line, especially as we return to a normal cycle of immigration. We have to focus on supply both in the aggregate and in terms of a greater diversity of home types. This will be key in addressing housing affordability in the GTA moving forward and keeping the region competitive in attracting businesses and talent from around the world. ”

– John DiMichele, Chief Executive Officer, Toronto Regional Real Estate Board

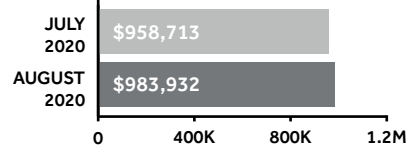
## **\$** Average Selling Price

The average selling price in August 2020 was \$951,404, up by 20.1% year-over-year. On a seasonally adjusted basis, the average selling price was up by 2.6% over July 2020.

### Year-Over-Year



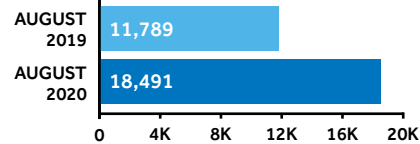
### Seasonally Adjusted\*



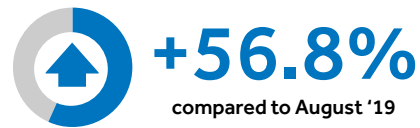
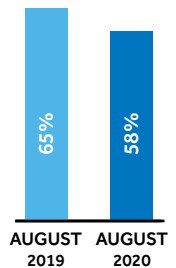
## **FOR SALE** Total New Listings

There were 18,491 homes listed in August 2020, up by 56.8% year-over-year.

### Year-Over-Year



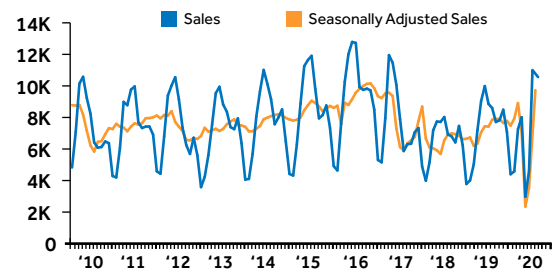
### Sales-to-New Listings Ratio



“ Increased demand for ownership housing has been based on improving economic conditions, in terms of monthly GDP growth and job creation, and the continuation of very low borrowing costs. In addition, fewer households have chosen to go on vacation as a result of COVID-19 and instead have remained in the GTA and been active in the housing market, satisfying pent-up demand from the spring. ”

– Lisa Patel, 2020/2021 TRREB President

## Seasonally Adjusted Figures



### **TIP** 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.