



ReaLawState
Realty Brokerage Ltd. TM

MARKET SNAPSHOT

February 2019

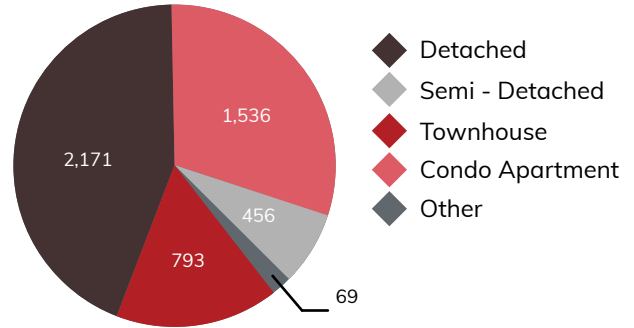


-123

Total Residential Transactions

5,025 -2.4% compared to February 2018
-7.7% compared to January 2019

There were 5,025 sales in February 2019, down 2.4% compared to February 2018. On a seasonally adjusted basis, sales were down 7.7% compared to January 2019.

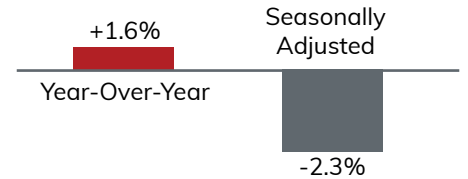


-\$18,307

Average Selling Price

\$780,397 +1.6% compared to February 2018
-2.3% compared to January 2019

The average selling price was \$780,397. On a seasonally adjusted basis, the average selling price was down by 2.3% over January 2019.



“ The OSFI mandated mortgage stress test has left some buyers on the sidelines who have struggled to qualify for the type of home they want to buy. The stress test should be reviewed and consideration should be given to bringing back 30-year amortizations for federally insured mortgages. There is a federal budget and election on the horizon. It will be interesting to see what policy measures are announced to help with home ownership affordability. ”

-Garry Bhaura, TREB President

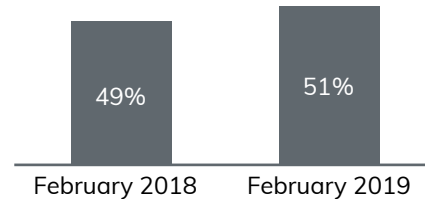
Total New Listings

9,828 -6.2% compared to February 2018
+2% ratio compared to February 2018

There were 9,828 homes listed in February 2019, down 6.2% per cent year-over-year.



-645



GTA Rental Market

\$2,145
\$2,810

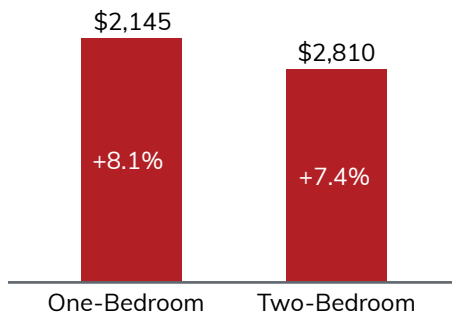
One-Bedroom was \$1,985 in 2018 February

Two-Bedroom was \$2,616 in 2018 February

The average one-bedroom rent was up by 8.1% to \$2,145.
The average two-bedroom rent was up by 7.4% to \$2,810.
Average days on market is 25.



+\$160
+\$194



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