



# Land prices taking their cue from the residential market, but go too far in 2016

**Presentation by:**

Diana Petramala  
Senior Researcher  
Centre for Urban Research and Land Development (CUR), Ryerson University

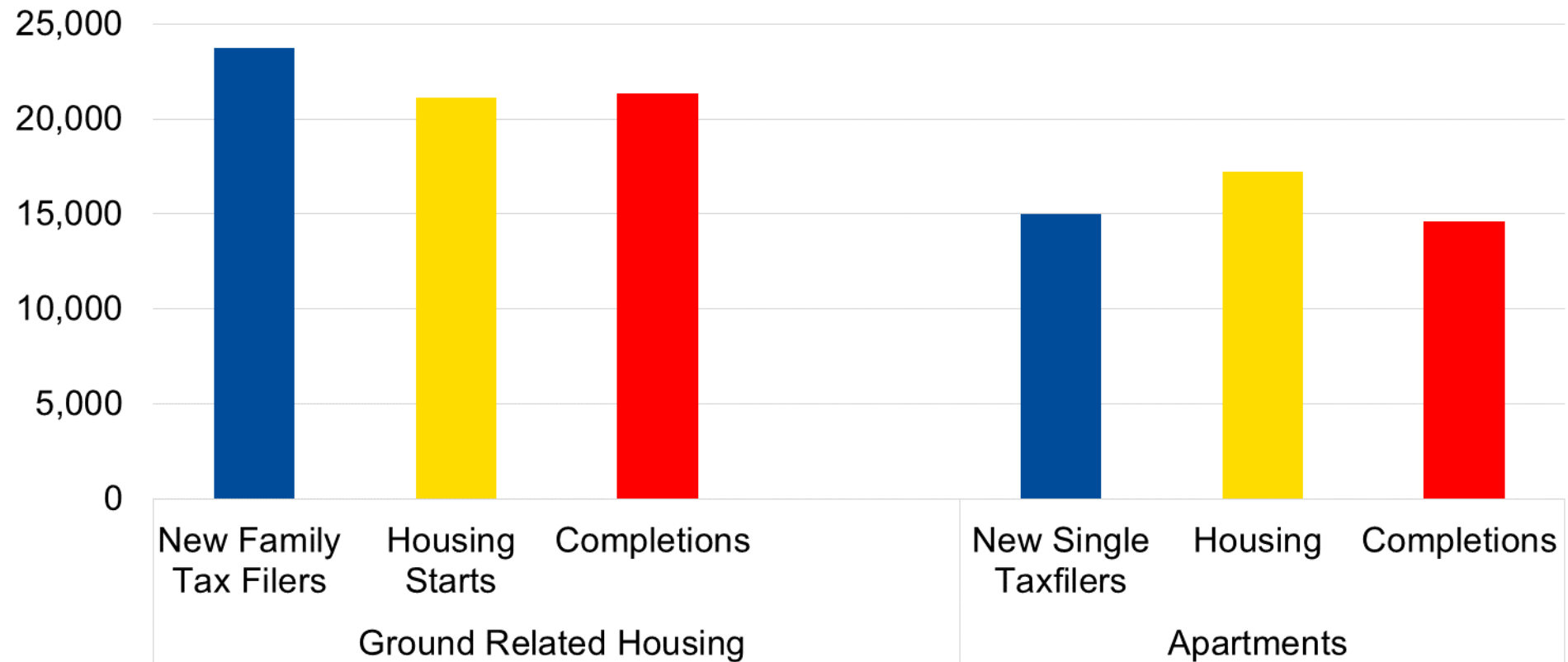
**To:**

CUR Seminar: *What is happening in markets for residential land in the Greater Golden Horseshoe?*

Thursday, December 7<sup>th</sup>, 2017

# Building Not Keeping Up With Demographics...

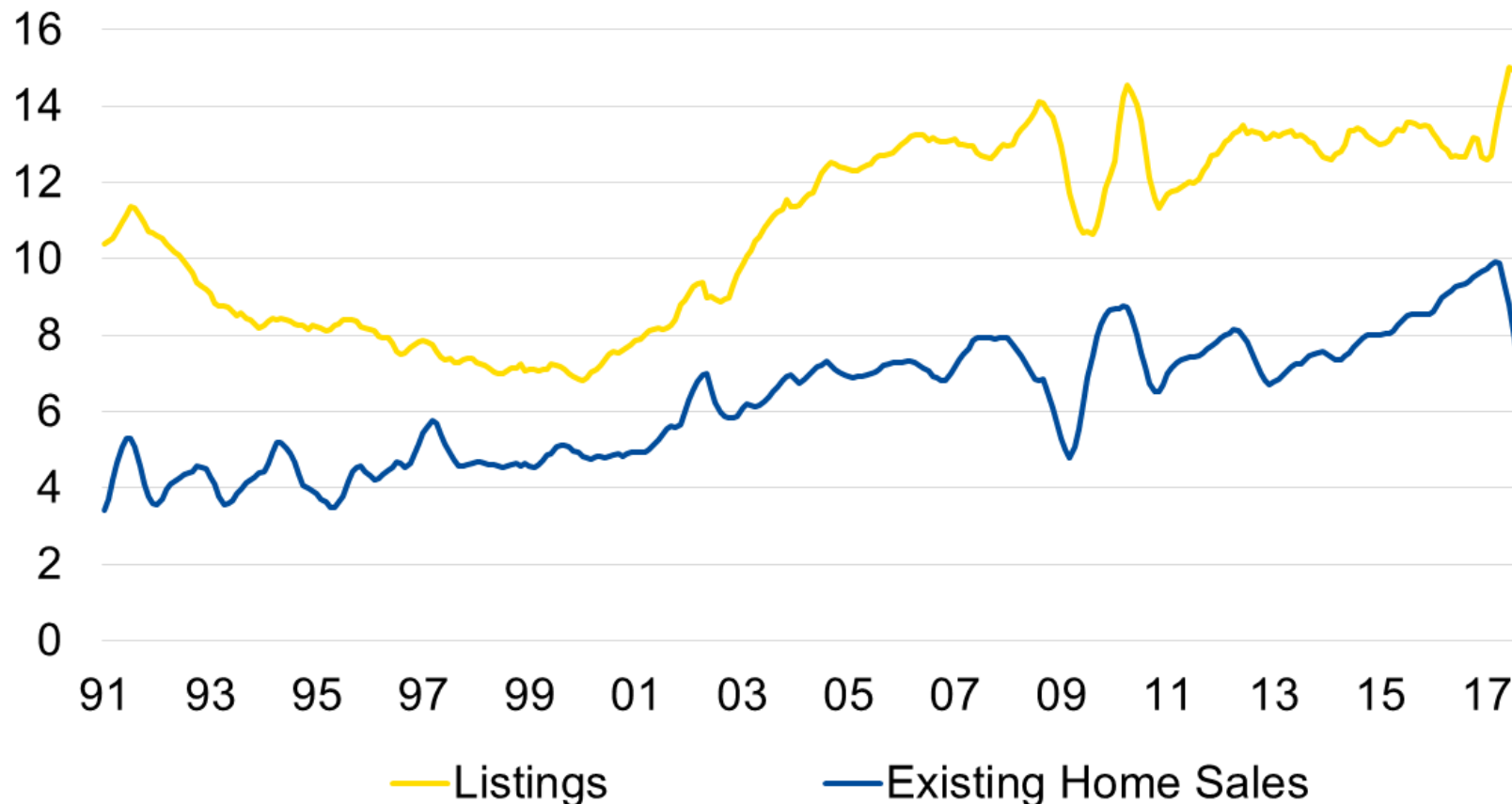
**Households vs. New Home Construction, Average Annual Units, 2001 to 2016**



Source: CUR estimates based on Statistics Canada and CMHC.

# Jump in Demand Not Followed by Supply in the GTA...Until Now...

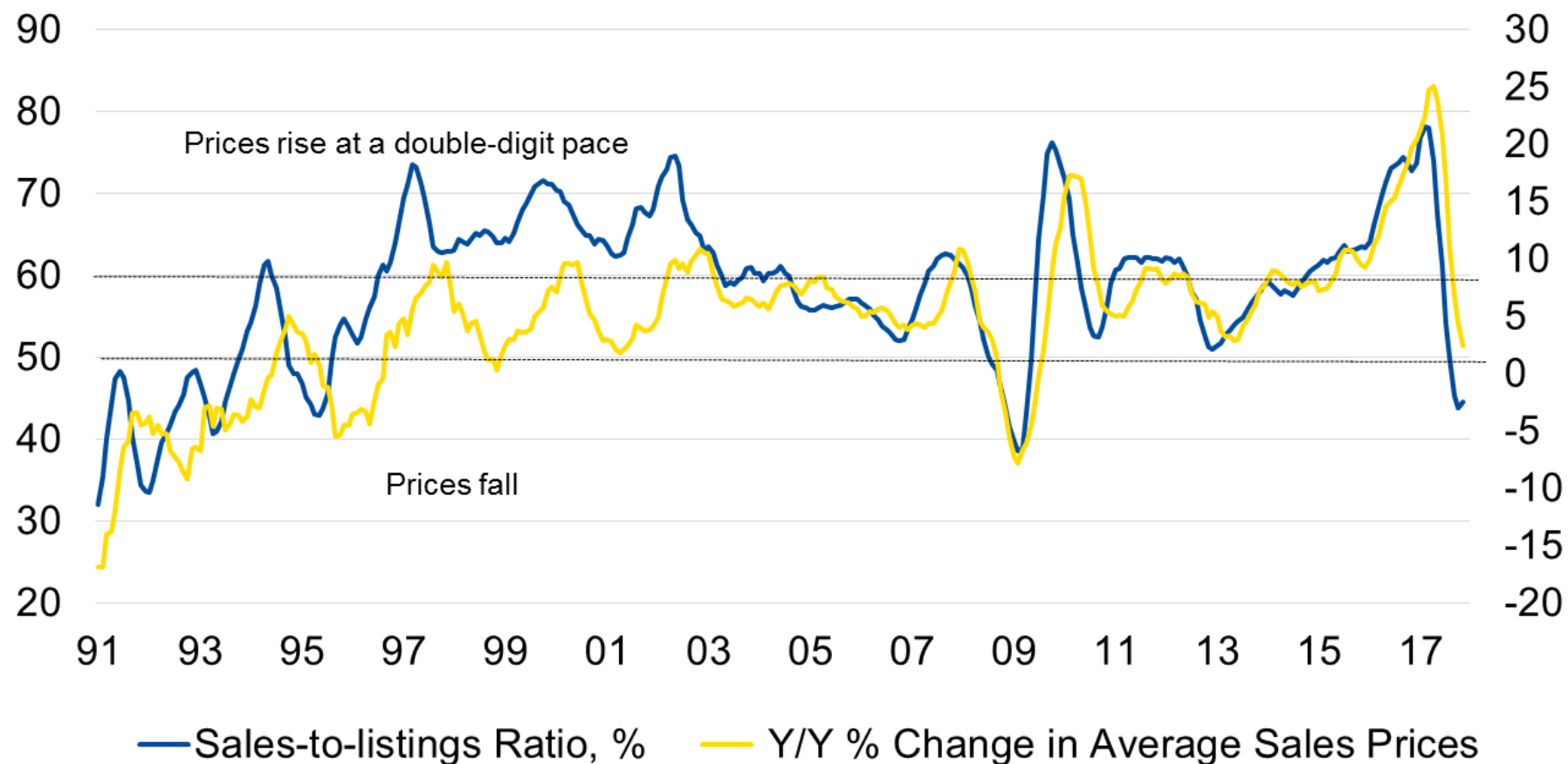
## GTA Existing Home Market Indicators, 6 Month Average (000s)



Source: CUR based on CREA and TREB (beyond July 2017)

# ...Pushing Market into Seller's Territory...Until Now

## GTA Existing Home Market Indicators, 6 Month Average (000s)



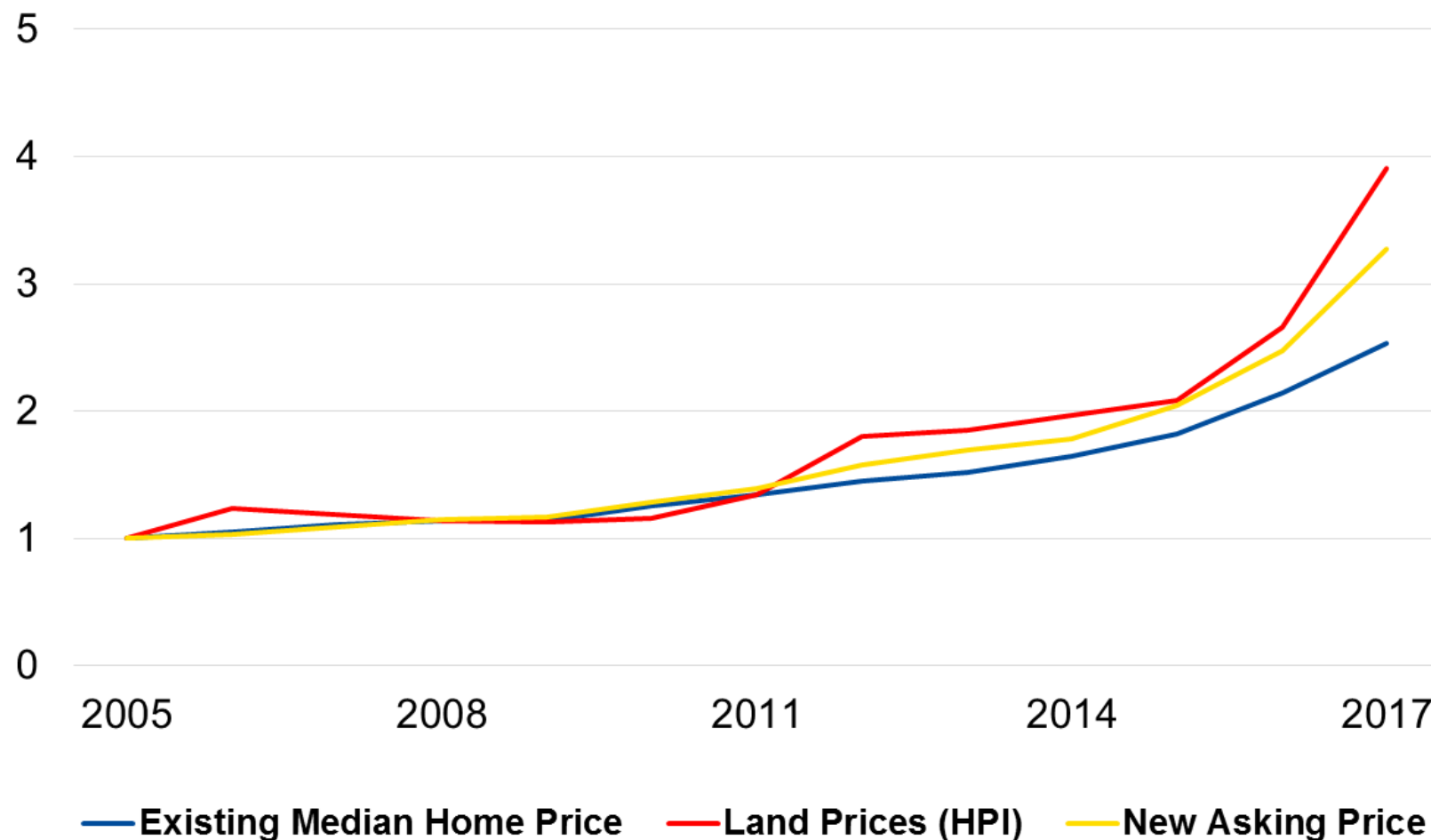
Source: CUR based on CREA and TREB (beyond July 2017).

# New Market Not Yet With the Downturn

Ryerson  
University

Centre for Urban Research  
& Land Development  
Faculty of Community Services

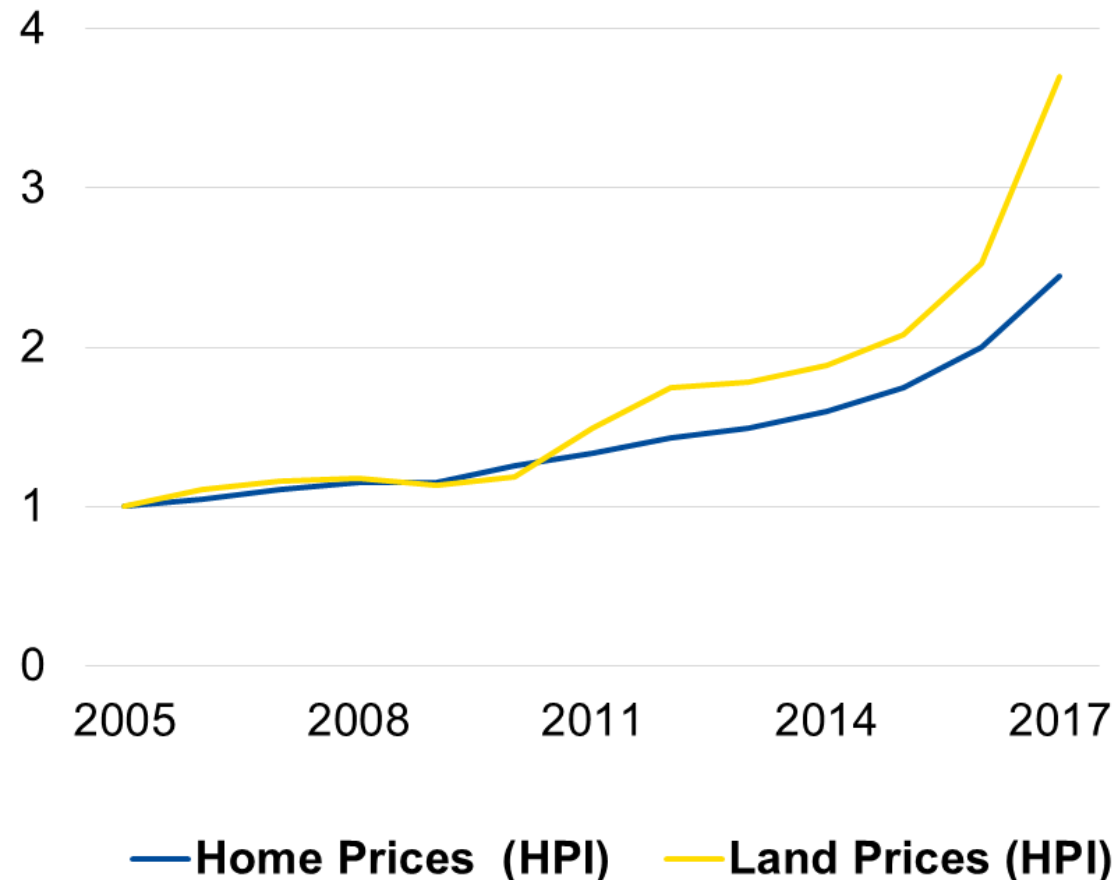
**GTA Single Detached Market, Indexed at 2005=1**



Source: CUR based on data from MCAP

# New Home Market Not Yet With the Downturn (Cnt'd)

**GTA Townhouse Market, Indexed at 2005=1**



Source: CUR based on data from MCAP.

## Contact

**Centre for Urban Research and Land Development  
Ryerson University  
Toronto, ON**

**T: 416-979-5000 ext. 3348**

**E: [cur@ryerson.ca](mailto:cur@ryerson.ca)**

**[www.ryerson.ca/cur](http://www.ryerson.ca/cur)  
[@RyersonCUR](#)**