

GTA 905/416 Charts: Resale (MLS) Housing Market (2012-2015)

Highlights: 905 Area Resale Housing Market Even Stronger than the City of Toronto During 2012-2015

It may surprise even seasoned Toronto housing market watchers that the market for the portions of the Greater Toronto Area (GTA) beyond the city's borders (the 905 area) was more robust than the city during 2012-2015 for the combined ground-related and condo apartment markets. The volume of annual resales and median prices climbed more rapidly and market conditions tightened more in the 905 area than in Toronto. The rise in the number of 905 area resales was especially pronounced in Halton region followed by York region. The 905 area accounted for nearly 62% of all MLS sales in the GTA in 2015.

The 905 area dominates the GTA resale market for ground-related housing. Conditions for this market segment tightened more rapidly in the 905 area between 2012 and 2015. By 2015, both the 905 area and the city of Toronto had the same limited supplies of ground-related homes relative to sales, just a 1.4 months' supply - 5 months is indicative of a balanced market. Median prices of ground-related homes increased more in the 905 area between 2012 and 2015. All four 905 regions recorded increases in resale volumes with the increases being largest in Halton.

The city of Toronto dominates the condo apartment resale market. Conditions for this market segment also tightened more rapidly in the 905 area between 2012 and 2015. By 2015, both the 905 area and the city of Toronto had the same supplies of ground-related home listings relative to sales. The months' supply of listings (2.9 months), while higher than the 1.4 months' supply for ground-related homes, was still below the 5 months indicative of a balance marketplace. Median prices of condo apartments increased more in the 905 area between 2012 and 2015. All four 905 regions recorded increases in resale volumes with the increases being largest in Halton followed by Durham.

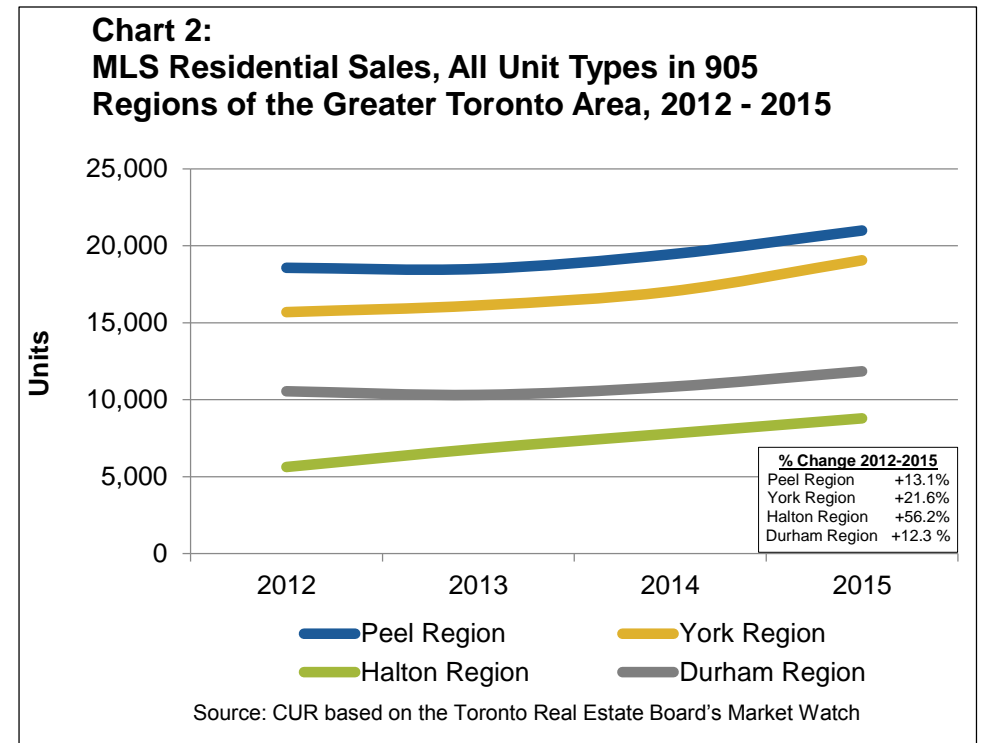
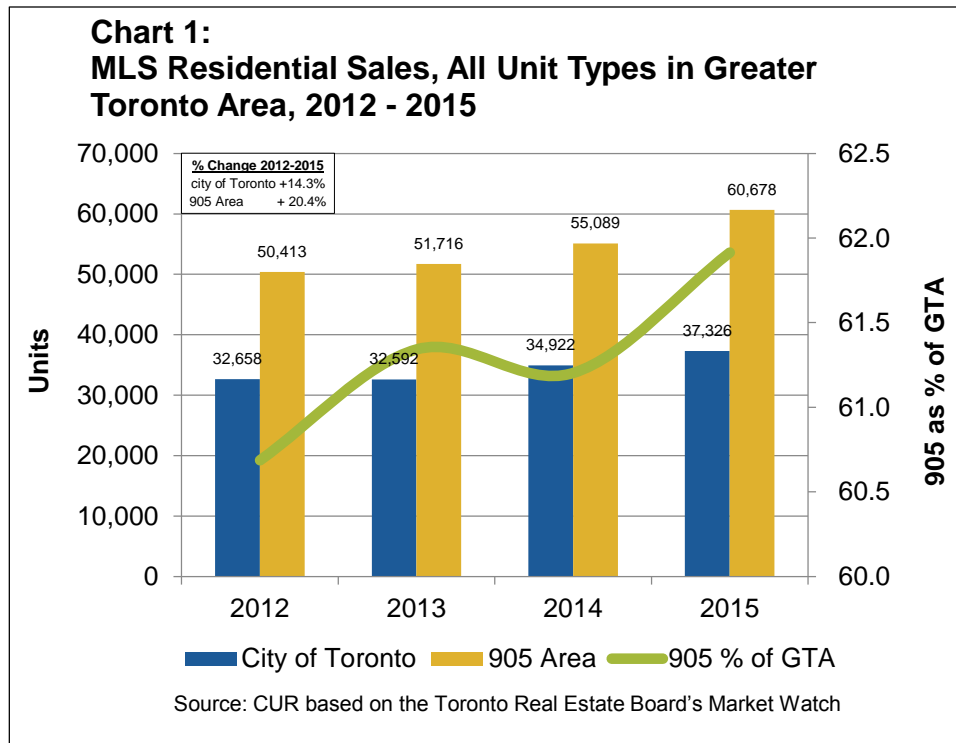
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Total Residential Resale Market (Ground-Related Homes and Apartments)

Increases in MLS residential property sales in 905 regions outpace the city of Toronto

- While the city of Toronto has the largest resale housing market in the GTA in terms of properties sold, the four 905 regions combined generate more resale activity than Toronto, accounting for more than 60% of GTA sales in 2012-2015.
- The importance of the four 905 regions combined within the GTA resale housing market increased during 2012-2015 from 60.7% to 61.9%.
- Peel and York regions dominate the resale market with two-thirds of combined 905 regions' activity.
- Resales exploded in Halton region from 2012-2015, especially in Burlington and Oakville.



Increases in resale median prices climb faster in 905 regions than in city of Toronto

- The median prices of residential properties sold increased in both areas between 2012 and 2015 with the increases being larger in the combined 905 regions than for the city of Toronto, 27% vs. 22%.
- The greater proportion of condo apartments in all resale homes sold in Toronto accounted for the city's smaller percentage increase.
- Median prices were highest in York and Halton regions followed by Peel and Durham regions – York's 2015 median price of \$695,500 was 68% higher than Durham's median price of \$415,000.
- All four regions recorded increases in median resale prices in the three years ending in 2015 with the percentage increases being largest in Durham and York (33% and 30%) and smallest in Peel region (21%).

Chart 3:
Median Price of MLS Residential Sales, All Unit Types in Greater Toronto Area, 2012-2015

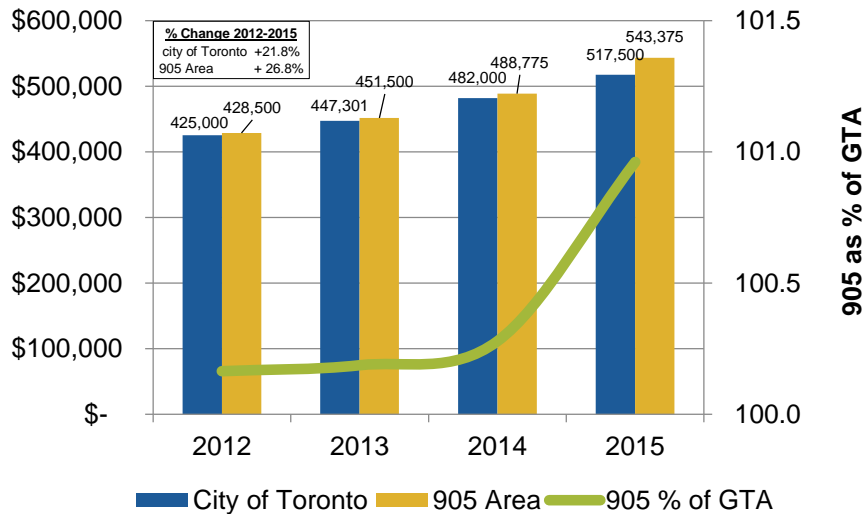
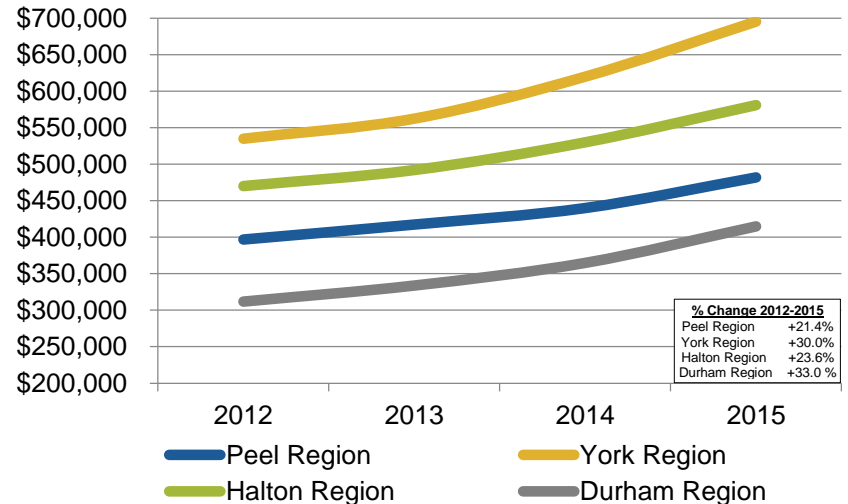
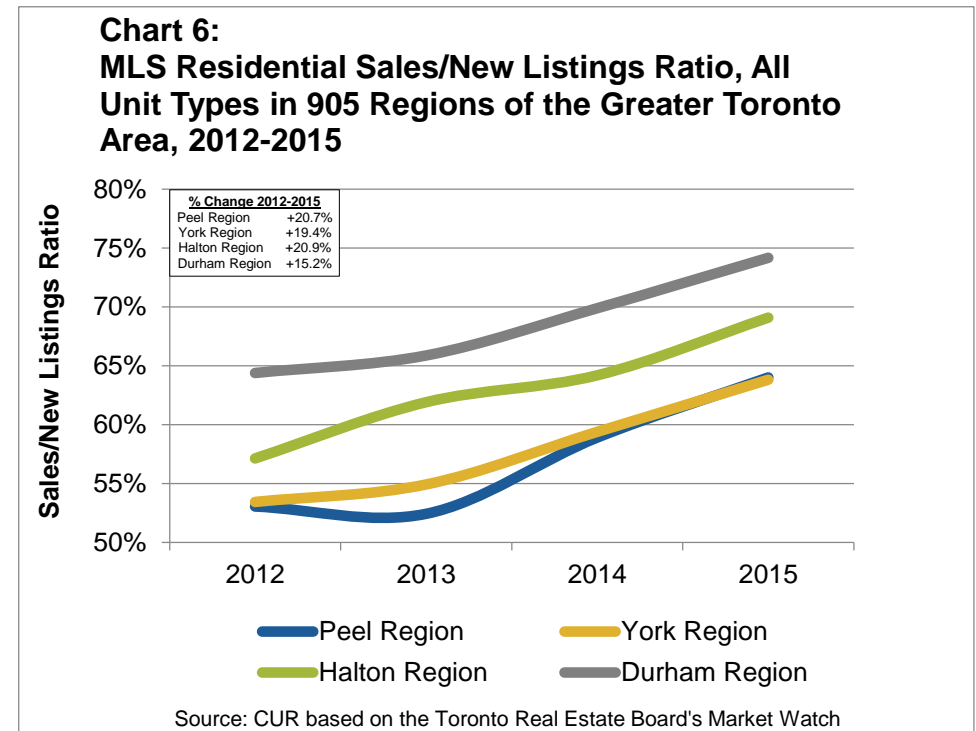
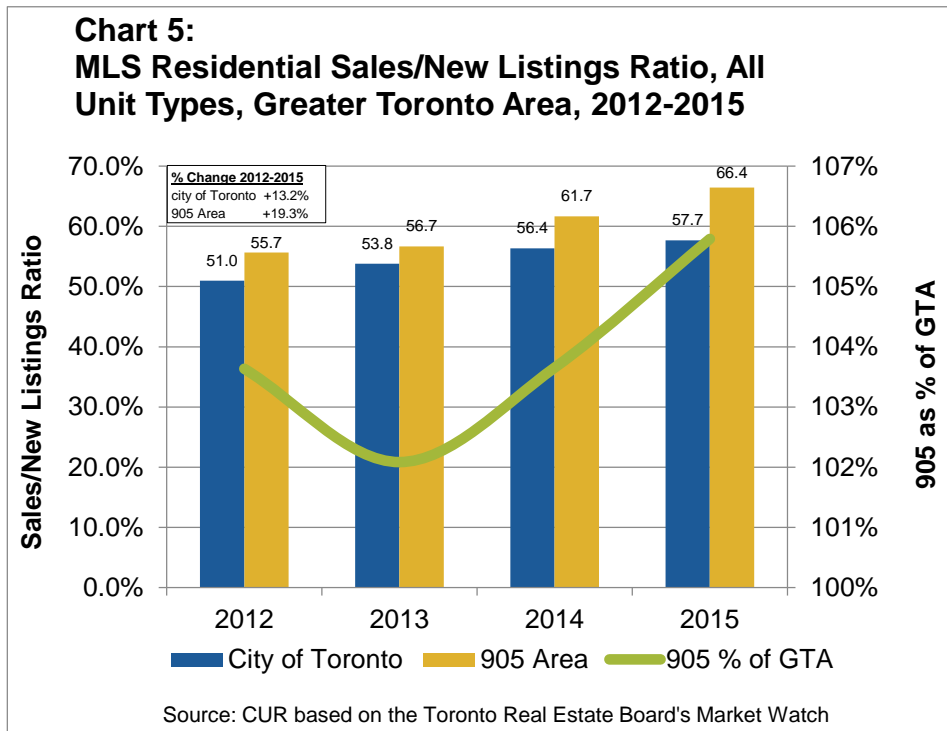


Chart 4:
Median Price of MLS Residential Sales, All Unit Types in 905 Regions of the Greater Toronto Area, 2012-2015



Resale market tightest in 905 region

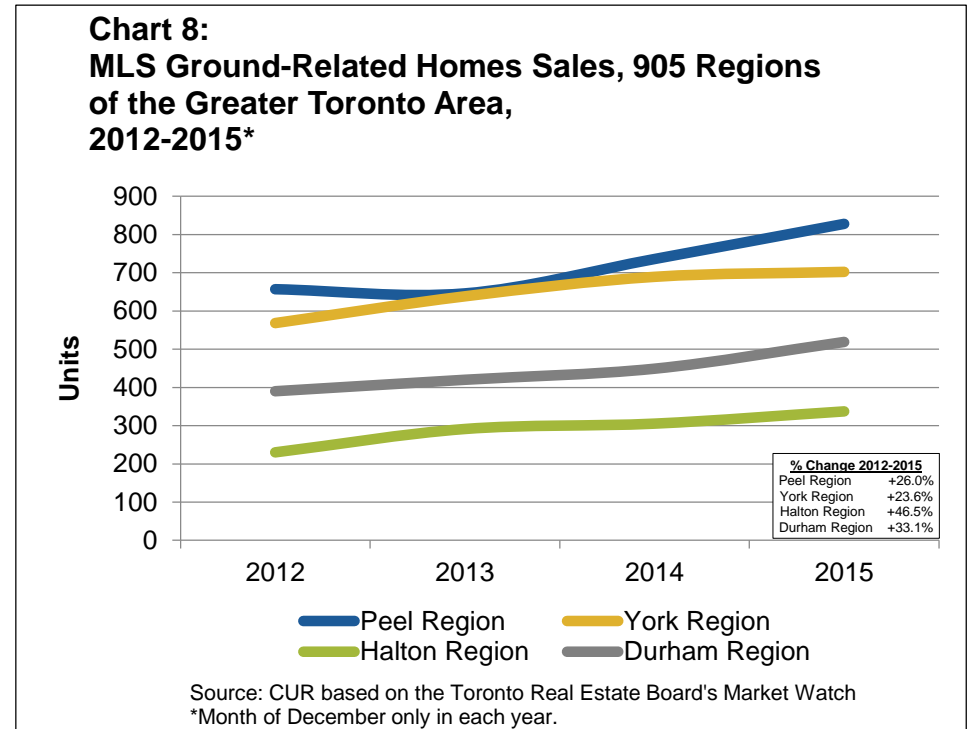
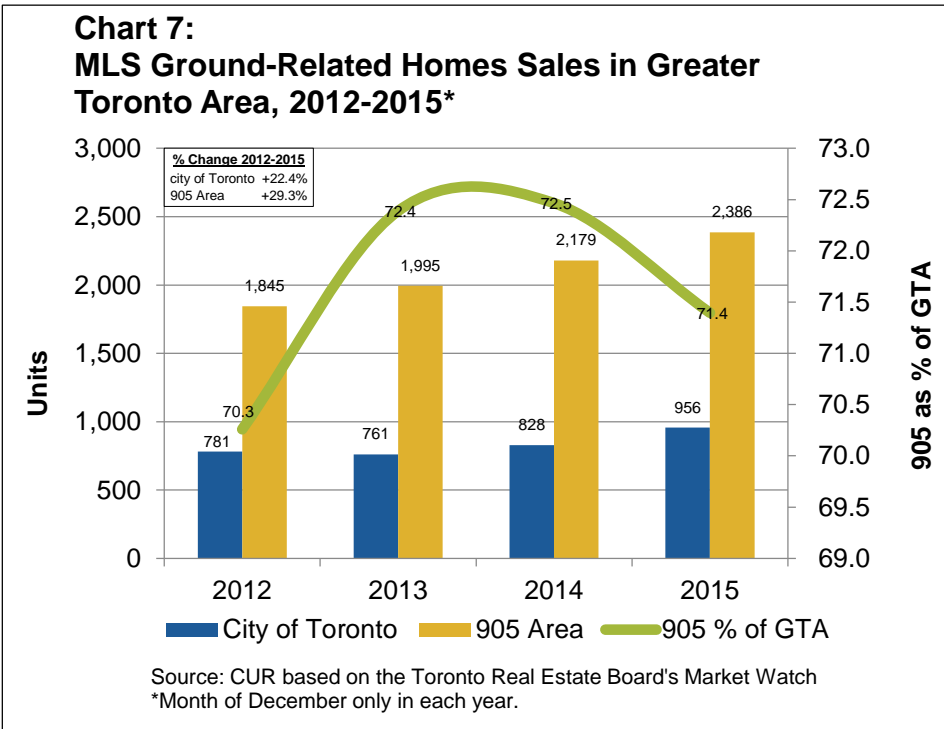
- Resales market conditions, as measured by the ratio of sales to new listings of residential properties, tightened during the 2012-2015 period in both the 905 areas and the city of Toronto
- Market conditions were tighter in the 905 regions than in Toronto during this time span with the difference being greatest in 2015.
- Within the 905 regions, with the exception of Peel in 2013 only, market conditions improved through the 2012-2015 period.
- Durham region followed by Halton experienced the tightest markets with sales highest in relation to the numbers of new listings.



Market for Resale Ground-Related Homes

Rise in ground-related homes resales in city of Toronto stronger than in 905 regions in 2014 and 2015

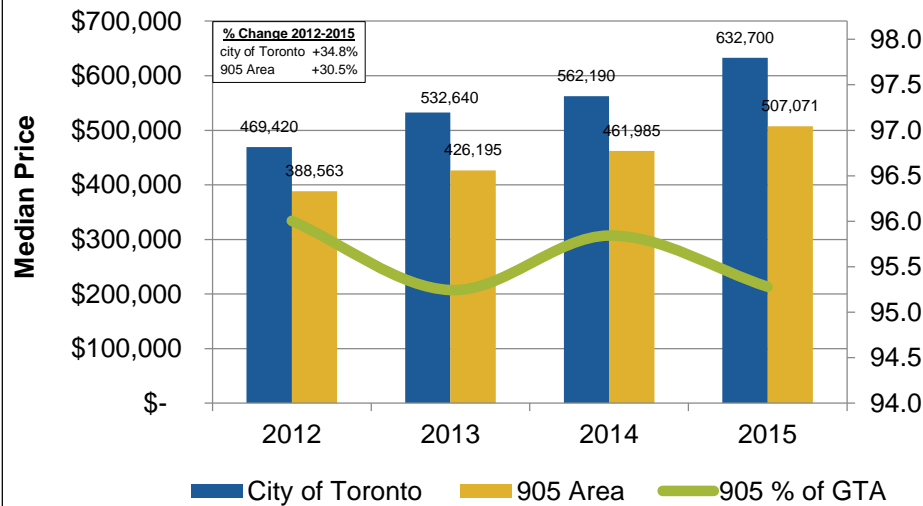
- The 905 regions dominate the resale market for ground-related homes in the GTA accounting for more than seven of every 10 sales during 2012-2015.
- A shift in GTA sales to the city of Toronto occurred during 2015, a time when the supply of homes for sale, as approximated by the number of active listings, fell more sharply in the 905 areas than in the city.
- Peel and York regions have the largest resale marketplaces in the 905 area followed by Durham and Halton.
- All 905 regions recorded rising sales of ground-related homes during 2012-2015 with the exception of Peel in 2013 only – Peel and Durham regions had the largest increases in 2015.



Median prices of ground-related resales climbed equally fast in the city of Toronto and the 905 area

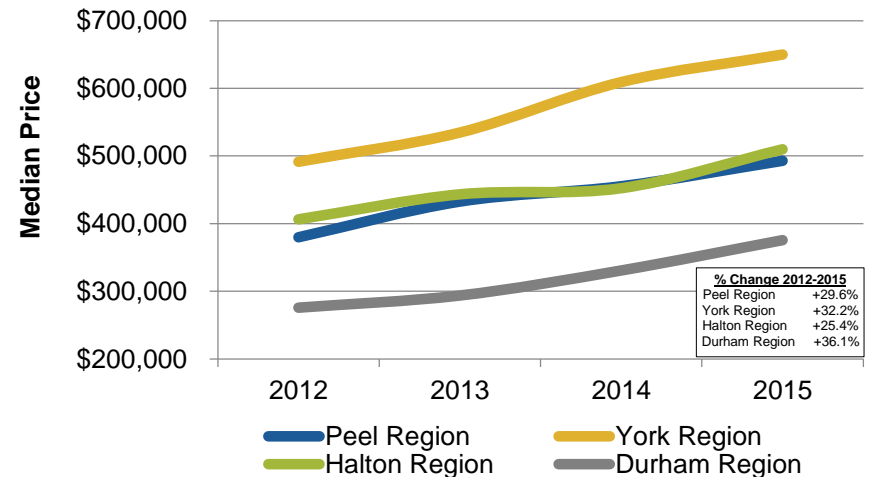
- The prices of resale ground-related homes sold in Toronto are typically above prices in the 905 area – median prices were \$632,700 and \$507,100 in 2015, respectively.
- Median prices have been increasing rapidly in 2012-2015 in both the city and the 905 area by about the same rate – 34.8% and 30.5%.
- Within the 905 area, prices are typically highest in York region and lowest in Durham region with median prices being about the same in Halton and Peel.
- Median prices increased rapidly in all four of the 905 regions between 2012-2015.

**Chart 9:
Median Price of MLS Ground-Related Home Sales, Greater Toronto Area, 2012-2015***



Source: CUR based on the Toronto Real Estate Board's Market Watch
 *Month of December only in each year.

**Chart 10:
Median Price of MLS Ground-Related Home Sales, 905 Regions of the Greater Toronto Area, 2012-2015***

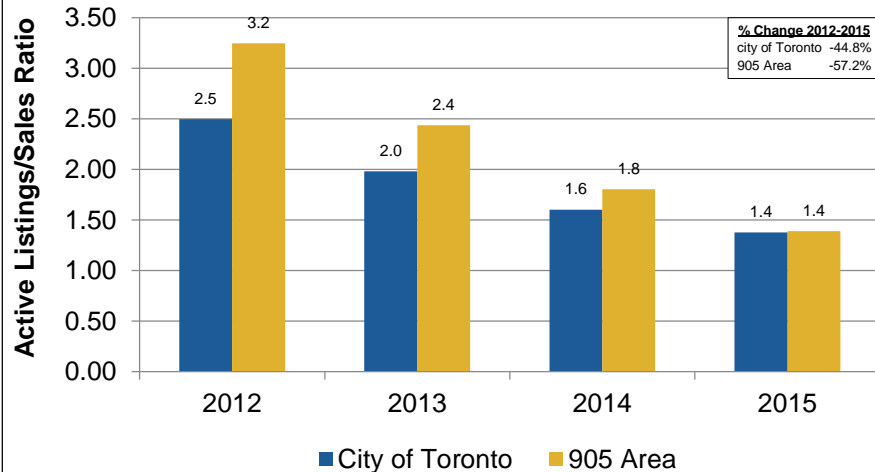


Source: CUR based on the Toronto Real Estate Board's Market Watch
 *Month of December only in each year.

Market conditions for resale ground-related homes equally tight in the city and the 905 area in 2015

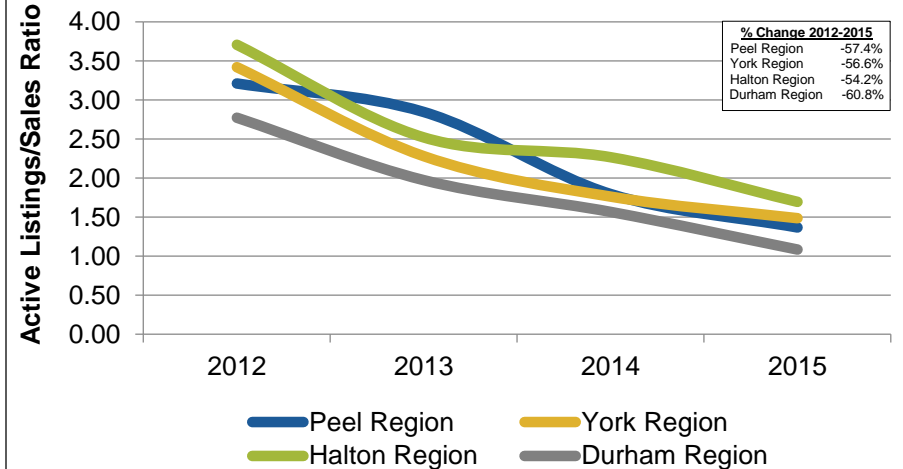
- The months' inventory of MLS resale ground-related homes in December 2015 in both the city and the 905 area stood at just 1.4 months, considerably below the 5 months indicative of a balanced market.
- While resale markets in the city and the 905 area both tightened during 2012-2015 the tightening was more pronounced in the 905 area.
- Resale ground-related housing markets in the four 905 regions all were much lower than a balanced market during 2012-2015 with Durham having the tightest market and Halton region least tightest market.
- Resale markets tightened in each of the 905 regions during 2012-2015.

Chart 11:
Months' Supply of MLS Ground-Related Homes,
Greater Toronto Area, 2012-2015*



Source: CUR based on the Toronto Real Estate Board's Market Watch
 *Month of December only in each year.

Chart 12:
Months' Inventory of MLS Ground-Related
Homes, 905 Regions of the Greater Toronto
Area, 2012-2015*



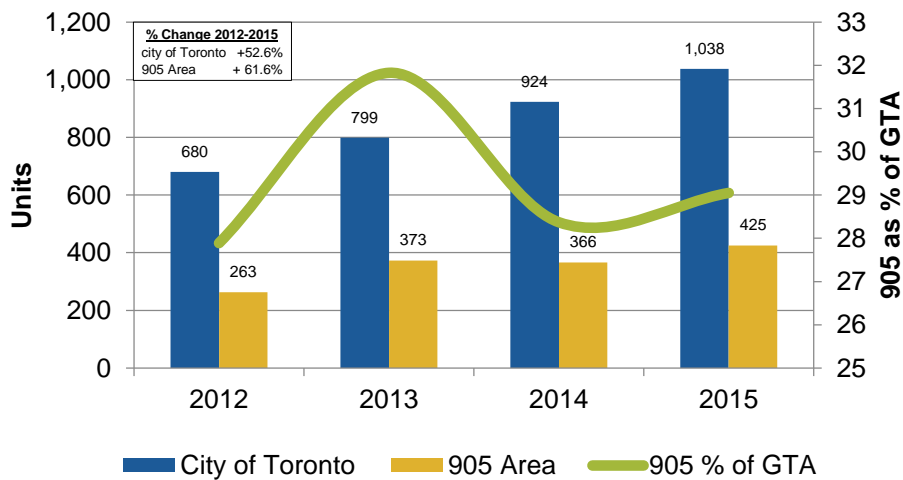
Source: CUR based on the Toronto Real Estate Board's Market Watch
 *Month of December only in each year.

Market for Resale Condominium Apartments

While Toronto dominates the GTA resale condo apartment market sales have been rising in the 905 area

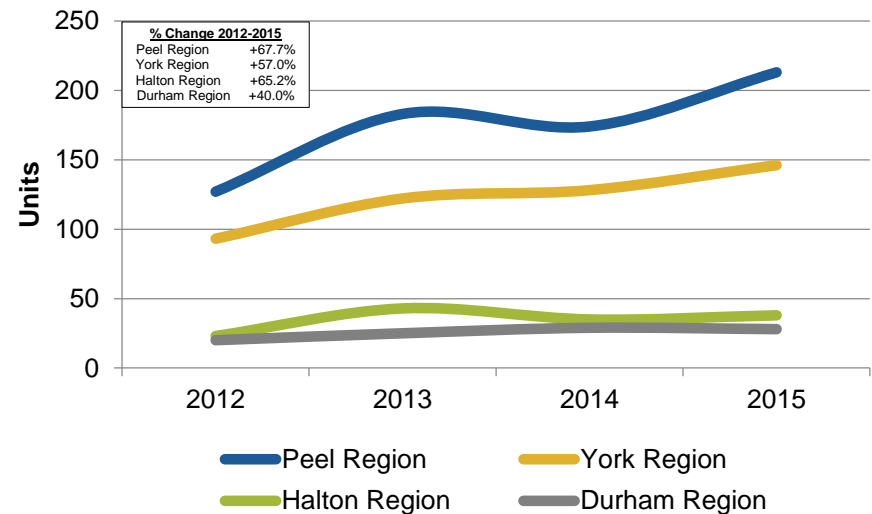
- Unlike the ground-related market, the 905 area is dwarfed by the city of Toronto's condo apartment market which accounts for about seven of every ten resales in the GTA.
- Condo apartment resales increased in both the city and the 905 area between 2012 and 2015.
- Peel followed by York region dominates the resale condo market in the 905 area outpacing Durham and Halton region sales by a considerable margin.
- Resale volumes have been generally rising in all four 905 regions but by most in Peel and Halton regions.

**Chart 13:
MLS Condo Apartment Sales, Greater Toronto Area, 2012-2015***



Source: CUR based on the Toronto Real Estate Board's Market Watch
 *Month of December only in each year.

**Chart 14:
MLS Condo Apartment Sales, 905 Regions of the Greater Toronto Area, 2012-2015***

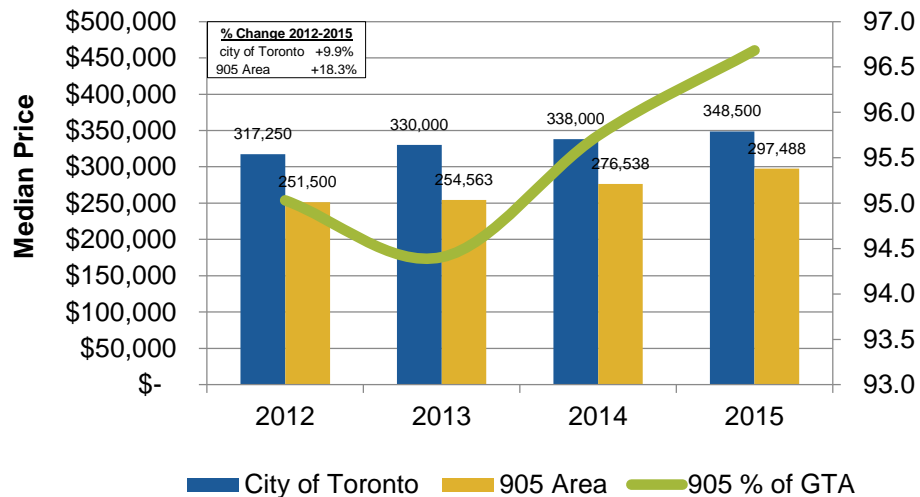


Source: CUR based on the Toronto Real Estate Board's Market Watch
 *Month of December only in each year.

The median price of resale apartments increased more in the 905 area than the city of Toronto

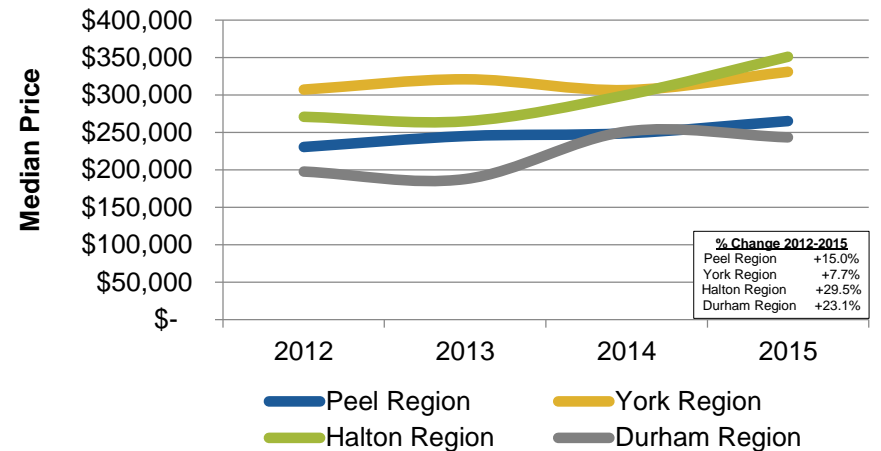
- Prices of resale condo apartments are typically higher in the city of Toronto than the 905 area.
- While median prices increased in both areas, the increase in the 905 area between 2012 and 2015 was larger - 16% compared to 10%.
- Resale condo apartment prices typically are higher in York and Halton regions.
- Median prices increased in all 905 regions between 2012 and 2015 with Halton and Durham posting the largest percentage increases.

Chart 15:
Median Price of MLS Condo Apartment Sales, Greater Toronto Area, 2012-2015*



Source: CUR based on the Toronto Real Estate Board's Market Watch
 *Month of December only in each year.

Chart 16:
Median Price of MLS Condo Apartment Sales in 905 Regions of the Greater Toronto Area, 2012-2015*

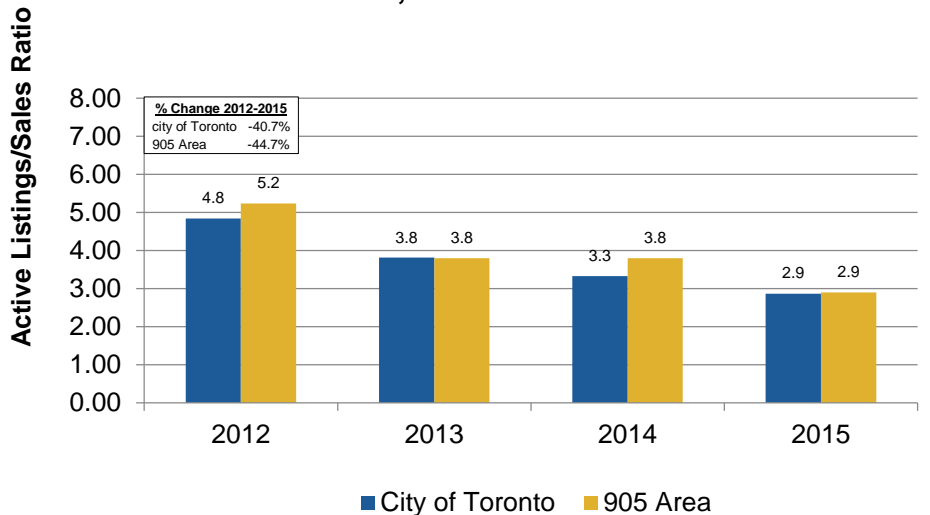


Source: CUR based on the Toronto Real Estate Board's Market Watch
 *Month of December only in each year.

Market conditions for resale condo apartments equally tight for city of Toronto and 905 area in 2015

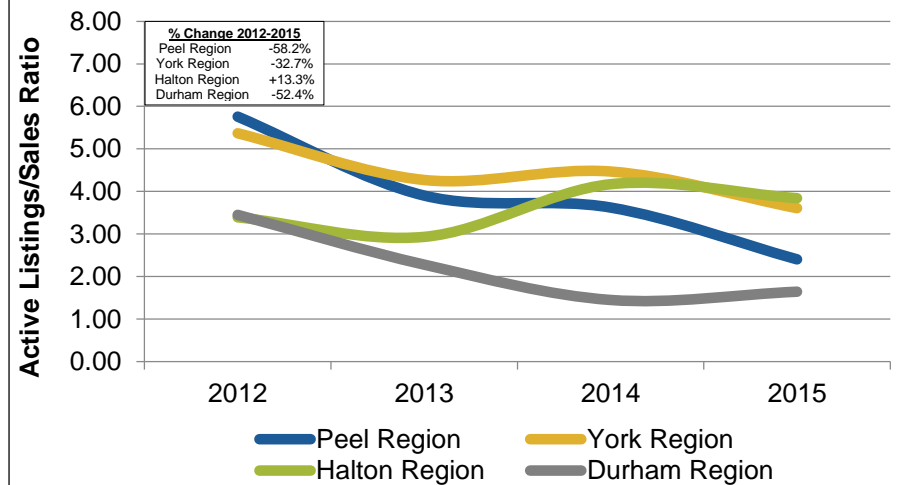
- Both the city of Toronto and the 905 area had a 2.9 months of homes available for sale at the end of December 2015, based on December sales. While these inventories are below the 5 months characteristic of a balanced market, they indicate the condo market is not as tight as the ground-related markets.
- The months' supply of active listings in December declined in both areas from 2012 to 2015.
- Halton and York regions had the largest months' supply of resale condo apartments at the end of 2015.
- Halton region was the exception to a pattern of decline in the level of months' supply between 2012 and 2015

Chart 17:
Months' Supply of MLS Condo Apartments in Greater Toronto Area, 2012-2015*



Source: CUR based on the Toronto Real Estate Board's Market Watch
*Month of December only in each year.

Chart 18:
Months' Supply of MLS Condo Apartments in 905 Regions of the Greater Toronto Area, 2012-2015*



Source: CUR based on the Toronto Real Estate Board's Market Watch
*Month of December only in each year.

Data Sources and Technical Notes

All data in this document are taken from the December issues of Market Watch published monthly by the Toronto Real Estate Board (TREB). TREB publishes annual (year-to-date) data for the overall market (all unit types) but only monthly data for individual unit types. The data pertain to all sales and listing activity under the auspices of the Multiple Listing Service (MLS).

TREB's statistical coverage incorporates the GTA plus some municipalities in Dufferin and Simcoe counties - data for the latter are excluded here. TREB began to publish data separately for the city of Toronto and the four regions making up what is called the 905 area here in 2012.

Ground-related homes include the following housing types: detached homes, semi-detached homes, condominium townhouses, link, and attached/row/townhouse.

Annual data are presented here for the overall MLS marketplace (ground-related and condo apartment combined). Only data for the month of December are presented for the ground-related and condo apartment markets.

New listings refer to homes listed for sale in a period (annually here). Active listings refer to all listed homes available for sale at a given date and includes new listings plus previous unsold listings still on the market.

The MLS residential sales/new listings ratio and the months' supply of active listings (here active listings at the end of December divided by December sales) by combining demand and supply are indicators of market conditions.