

Market Watch

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July 2009

GTA REALTORS® report resale record in July

TORONTO - Thursday, August 6, 2009

In July 2009, Greater Toronto REALTORS® reported a record 9,967 sales, up 28 per cent from July 2008. The average price for July transactions was \$395,414 – up by six per cent compared to the same month last year.

“Households confident in their positioning within the current economic environment have taken advantage of housing affordability in the GTA,” said TREB President Tom Lebour. “The real estate sector has been one of the sectors making a positive contribution to economic growth in the GTA, not to mention Ontario and Canada more broadly.”

Year-to-date sales, at 50,632 are down 1.2 per cent compared to the first seven months of 2008. Average

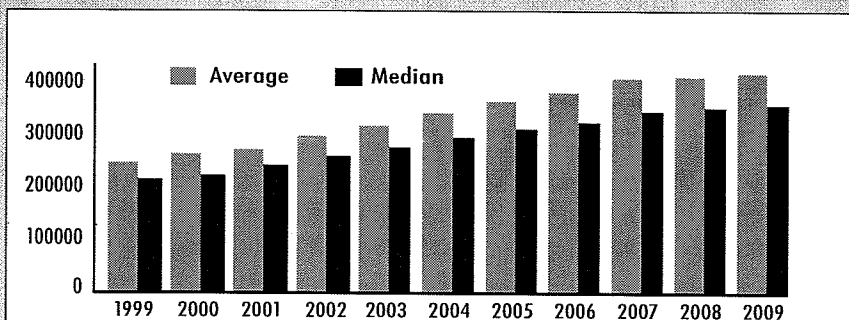
price, at \$385,808 is down by less than one-half of one per cent.

“The steep drop-off in sales experienced at the beginning of the year has all but dissipated,” explained Jason Mercer, TREB’s Senior Manager of Market Analysis. “With five months left to go in the year, it is probable that total existing home sales in 2009 will be at or above last year’s level.”

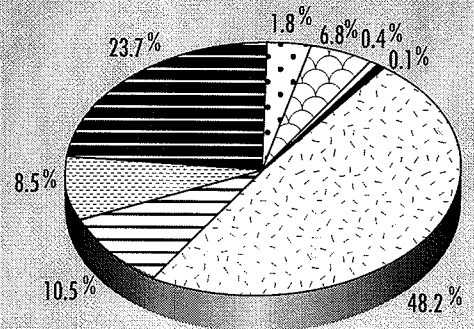
Median Price

In July the median price was \$339,900, from the \$325,000 recorded during July of 2008. ■

Annual Average and Median Price



SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	4,806	98	\$422,750
Semi-Detached	1,042	99	\$330,000
Condo Townhouse	846	98	\$266,750
Condo Apt	2,361	98	\$260,000
Link	181	99	\$326,000
Att/Row/Twnhouse	677	99	\$320,000
Co-op Apt	40	96	\$198,500
Del Condo	14	97	\$372,500

Housing Market Indicators

	July 2008	July 2009	%Change
Sales	7,806	9,967	(28%)
New Listings	14,830	12,174	(-18%)
Active Listings*	26,543	16,915	(-36%)
Days on Market	33	31	(-6%)

* All figures for single-family dwellings.

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Price Category Breakdown - July 2009

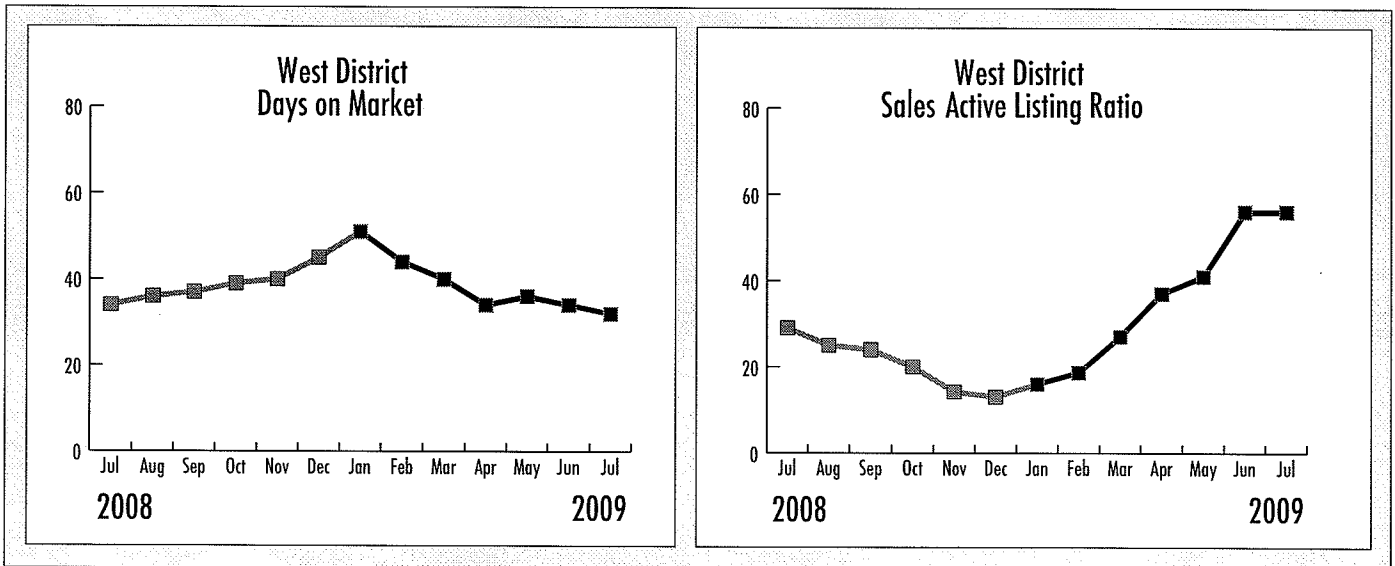
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	37	0.4	26	1.1	4	0.5
\$90,001 - \$100,000	10	0.1	6	0.3	2	0.2
\$100,001 - \$110,000	22	0.2	18	0.8	2	0.2
\$110,001 - \$120,000	35	0.4	24	1.0	3	0.4
\$120,001 - \$130,000	45	0.5	30	1.3	2	0.2
\$130,001 - \$140,000	54	0.5	38	1.6	8	0.9
\$140,001 - \$150,000	76	0.8	55	2.3	8	0.9
\$150,001 - \$160,000	110	1.1	71	3.0	22	2.6
\$160,001 - \$170,000	128	1.3	88	3.7	17	2.0
\$170,001 - \$180,000	157	1.6	89	3.8	30	3.5
\$180,001 - \$190,000	166	1.7	93	3.9	35	4.1
\$190,001 - \$200,000	135	1.4	61	2.6	22	2.6
\$200,001 - \$225,000	482	4.8	217	9.2	84	9.9
\$225,001 - \$250,000	666	6.7	267	11.3	106	12.5
\$250,001 - \$300,000	1,601	16.1	509	21.6	231	27.3
\$300,001 - \$400,000	2,876	28.9	528	22.4	203	24.0
\$400,001 - \$500,000	1,492	15.0	132	5.6	33	3.9
\$500,001 - \$750,000	1,362	13.7	80	3.4	29	3.4
\$750,001 - \$1,000,000	275	2.8	13	0.6	3	0.4
\$1,000,001 - \$1,500,000	158	1.6	9	0.4	2	0.2
\$1,500,001 -	80	0.8	7	0.3	-	-
Total:	9,967	100	2,361	100	677	100

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	-	-	-	-	-	-	E01	12	9	\$428,389	\$390,000	75.0	105
E02	1	1	\$360,000	\$360,000	100.0	103	E02	6	6	\$422,239	\$415,000	100.0	102
E03	3	1	\$223,500	\$223,500	33.3	98	E03	4	4	\$379,625	\$346,500	100.0	98
E04	2	1	\$90,000	\$90,000	50.0	87	E04	3	1	\$860,000	\$860,000	33.3	67
E05	-	-	-	-	-	-	E05	-	2	\$323,000	\$323,000	-	104
E06	-	-	-	-	-	-	E06	3	4	\$380,325	\$375,150	133.3	98
E07	-	-	-	-	-	-	E07	4	5	\$301,580	\$320,000	125.0	102
E08	-	-	-	-	-	-	E08	3	4	\$298,388	\$298,325	133.3	99
E09	-	-	-	-	-	-	E09	5	-	-	-	-	-
E10	-	-	-	-	-	-	E10	4	5	\$322,760	\$315,000	125.0	99
E11	-	-	-	-	-	-	E11	18	12	\$239,117	\$226,500	66.7	100
E12	-	-	-	-	-	-	E12	8	1	\$195,000	\$195,000	12.5	91
E13	-	-	-	-	-	-	E13	34	8	\$264,938	\$260,000	23.5	98
E14	-	-	-	-	-	-	E14	29	25	\$254,912	\$259,900	86.2	98
E15	-	-	-	-	-	-	E15	25	23	\$236,787	\$238,000	92.0	98
E16	-	-	-	-	-	-	E16	14	1	\$187,000	\$187,000	7.1	97
E17	1	-	-	-	-	-	E17	31	21	\$195,590	\$195,000	67.7	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	2	7	\$241,843	\$234,400	350.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: July 2009

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	77	65	61	\$27,444,066	\$449,903	\$400,000	20	102
W02	101	101	76	\$34,885,565	\$459,021	\$437,000	20	100
W03	196	126	79	\$24,844,225	\$314,484	\$316,000	27	98
W04	227	121	66	\$20,490,750	\$310,466	\$306,500	35	97
W05	401	189	128	\$36,293,851	\$283,546	\$292,750	38	96
W06	232	154	133	\$49,606,150	\$372,979	\$335,000	36	98
W07	126	96	83	\$34,191,550	\$411,946	\$353,000	21	99
W08	210	143	134	\$76,341,033	\$569,709	\$449,500	35	98
W09	160	81	58	\$20,202,488	\$348,319	\$368,250	37	96
W10	327	187	110	\$28,656,941	\$260,518	\$274,750	34	97
W12	211	130	103	\$47,725,721	\$463,357	\$410,000	33	98
W13	198	109	87	\$52,232,151	\$600,370	\$385,000	38	97
W14	129	105	77	\$24,639,600	\$319,995	\$314,000	24	98
W15	412	294	241	\$61,505,270	\$255,209	\$225,500	38	98
W16	138	100	104	\$38,758,549	\$372,678	\$342,500	28	98
W17	-	-	-	-	-	-	-	-
W18	135	68	38	\$9,870,900	\$259,761	\$273,250	34	97
W19	357	315	279	\$103,565,391	\$371,202	\$349,990	27	98
W20	313	353	371	\$144,186,285	\$388,642	\$365,000	24	98
W21	372	219	180	\$93,471,650	\$519,287	\$435,000	40	98
W22	107	127	130	\$47,044,017	\$361,877	\$355,200	26	99
W23	825	673	535	\$174,135,181	\$325,486	\$313,000	30	98
W24	705	511	363	\$121,314,584	\$334,200	\$320,000	33	97
W25	91	48	49	\$18,008,400	\$367,518	\$317,000	41	98
W26	34	9	5	\$3,484,900	\$696,980	\$440,000	44	94
W27	175	109	105	\$39,194,000	\$373,276	\$323,000	46	97
W28	237	99	84	\$38,177,167	\$454,490	\$398,000	38	98
W29	201	128	82	\$25,465,101	\$310,550	\$289,000	52	98
TOTAL	6,697	4,660	3,761	\$1,395,735,486	\$371,108	\$330,000	32	98



Year-to-Date: July 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	518	377	\$167,844,855	\$445,212	\$388,000	29	99
W02	701	479	\$220,055,092	\$459,405	\$416,000	23	99
W03	781	389	\$114,845,454	\$295,233	\$291,000	38	97
W04	789	378	\$116,699,237	\$308,728	\$305,000	42	96
W05	1,287	573	\$158,607,302	\$276,802	\$290,000	42	96
W06	1,135	683	\$244,268,450	\$357,640	\$335,000	39	97
W07	646	411	\$184,303,403	\$448,427	\$414,000	31	98
W08	1,120	679	\$379,886,083	\$559,479	\$450,000	38	97
W09	570	288	\$93,424,130	\$324,389	\$341,000	37	97
W10	1,085	566	\$136,282,806	\$240,782	\$255,000	41	96
W12	972	540	\$263,168,656	\$487,349	\$400,000	38	96
W13	850	460	\$244,182,204	\$530,831	\$414,950	39	96
W14	599	356	\$117,183,735	\$329,168	\$317,500	34	97
W15	1,976	1,094	\$265,804,016	\$242,965	\$220,000	40	97
W16	825	503	\$183,470,998	\$364,753	\$340,000	32	97
W17	-	-	-	-	-	-	-
W18	463	184	\$45,006,202	\$244,599	\$255,500	38	96
W19	2,177	1,361	\$497,469,126	\$365,517	\$350,000	32	97
W20	2,685	1,796	\$663,730,092	\$369,560	\$346,000	31	98
W21	1,738	962	\$497,547,020	\$517,201	\$430,000	41	97
W22	1,147	862	\$292,098,175	\$338,861	\$323,500	31	98
W23	4,579	2,616	\$819,267,750	\$313,176	\$300,000	34	97
W24	3,368	1,750	\$574,201,439	\$328,115	\$313,250	36	97
W25	386	242	\$90,175,913	\$372,628	\$317,500	50	97
W26	54	20	\$13,932,400	\$696,620	\$560,000	136	95
W27	883	569	\$201,543,165	\$354,206	\$327,000	42	97
W28	865	502	\$221,002,568	\$440,244	\$397,750	49	97
W29	641	369	\$109,064,153	\$295,567	\$270,000	51	97
TOTAL	32,840	19,009	\$6,915,064,424	\$363,778	\$325,000	37	97

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
W01	30	17	\$672,118	\$675,000	56.7	103	W01	10	10	\$524,265	\$539,875	100.0	109	
W02	31	30	\$585,893	\$583,150	96.8	99	W02	27	27	\$385,565	\$368,000	100.0	100	
W03	119	51	\$322,077	\$312,000	42.9	98	W03	41	21	\$334,614	\$328,000	51.2	98	
W04	98	36	\$375,260	\$343,000	36.7	97	W04	15	5	\$304,700	\$321,000	33.3	97	
W05	69	37	\$391,889	\$376,000	53.6	97	W05	89	46	\$312,577	\$306,375	51.7	97	
W06	55	45	\$416,353	\$389,000	81.8	98	W06	5	6	\$389,317	\$376,000	120.0	99	
W07	52	34	\$549,582	\$549,950	65.4	99	W07	-	1	\$438,500	\$438,500	-	105	
W08	119	68	\$843,684	\$649,500	57.1	98	W08	3	3	\$437,667	\$431,000	100.0	101	
W09	42	30	\$492,540	\$471,500	71.4	98	W09	3	-	-	-	-	-	-
W10	90	53	\$336,437	\$331,000	58.9	98	W10	5	4	\$319,894	\$302,788	80.0	98	
W12	137	57	\$560,593	\$488,000	41.6	98	W12	9	11	\$358,091	\$365,000	122.2	97	
W13	129	48	\$869,879	\$722,500	37.2	96	W13	17	17	\$301,771	\$310,000	100.0	97	
W14	27	22	\$485,273	\$466,000	81.5	98	W14	4	5	\$357,500	\$348,000	125.0	98	
W15	13	14	\$481,429	\$453,750	107.7	96	W15	13	14	\$358,393	\$356,000	107.7	98	
W16	58	48	\$488,652	\$458,000	82.8	98	W16	18	13	\$324,050	\$325,000	72.2	99	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	54	16	\$310,531	\$313,500	29.6	97	W18	28	11	\$256,727	\$262,000	39.3	98	
W19	112	106	\$495,214	\$479,950	94.6	98	W19	24	41	\$357,355	\$357,000	170.8	99	
W20	112	167	\$492,104	\$460,000	149.1	98	W20	55	74	\$353,982	\$353,500	134.6	99	
W21	270	103	\$657,589	\$549,000	38.2	98	W21	4	5	\$330,160	\$324,900	125.0	99	
W22	78	72	\$421,410	\$398,500	92.3	98	W22	10	16	\$321,281	\$325,000	160.0	99	
W23	536	332	\$362,038	\$350,000	61.9	98	W23	136	107	\$283,369	\$285,000	78.7	98	
W24	394	195	\$409,015	\$408,000	49.5	97	W24	100	77	\$289,936	\$287,000	77.0	98	
W25	52	24	\$463,767	\$445,000	46.2	98	W25	2	3	\$302,333	\$298,000	150.0	99	
W26	34	5	\$696,980	\$440,000	14.7	94	W26	-	-	-	-	-	-	-
W27	140	79	\$408,351	\$370,000	56.4	97	W27	4	5	\$258,020	\$253,000	125.0	98	
W28	226	71	\$483,988	\$420,000	31.4	97	W28	-	6	\$315,417	\$322,250	-	99	
W29	111	59	\$350,908	\$324,000	53.2	98	W29	10	10	\$223,720	\$221,750	100.0	98	

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	23	25	\$310,397	\$262,000	108.7	98	W01	-	-	-	-	-	-
W02	28	7	\$340,443	\$340,000	25.0	100	W02	-	-	-	-	-	-
W03	28	6	\$174,400	\$167,500	21.4	97	W03	-	-	-	-	-	-
W04	67	14	\$163,386	\$161,000	20.9	96	W04	1	-	-	-	-	-
W05	134	22	\$143,416	\$150,250	16.4	95	W05	-	-	-	-	-	-
W06	152	67	\$347,043	\$311,000	44.1	98	W06	-	-	-	-	-	-
W07	56	38	\$266,941	\$255,875	67.9	98	W07	-	-	-	-	-	-
W08	78	54	\$268,333	\$223,500	69.2	98	W08	-	-	-	-	-	-
W09	94	25	\$174,252	\$132,000	26.6	95	W09	-	-	-	-	-	-
W10	166	42	\$166,883	\$157,000	25.3	96	W10	1	1	\$329,000	\$329,000	100.0	100
W12	44	20	\$291,650	\$231,500	45.5	97	W12	-	-	-	-	-	-
W13	23	7	\$260,271	\$252,000	30.4	97	W13	-	-	-	-	-	-
W14	46	27	\$214,952	\$210,000	58.7	98	W14	1	-	-	-	-	-
W15	334	181	\$222,180	\$214,000	54.2	97	W15	-	-	-	-	-	-
W16	18	15	\$246,000	\$182,000	83.3	97	W16	3	1	\$330,000	\$330,000	33.3	99
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	28	5	\$141,100	\$128,000	17.9	97	W18	-	-	-	-	-	-
W19	120	47	\$237,147	\$224,000	39.2	97	W19	2	3	\$370,000	\$375,000	150.0	98
W20	23	24	\$185,063	\$181,000	104.4	97	W20	1	4	\$383,500	\$394,500	400.0	99
W21	34	25	\$308,132	\$239,500	73.5	96	W21	4	3	\$326,500	\$322,500	75.0	98
W22	2	2	\$180,750	\$180,750	100.0	97	W22	4	1	\$322,500	\$322,500	25.0	101
W23	29	12	\$201,117	\$200,000	41.4	96	W23	2	-	-	-	-	-
W24	81	30	\$152,267	\$144,250	37.0	96	W24	2	2	\$293,000	\$293,000	100.0	98
W25	13	10	\$245,600	\$203,500	76.9	98	W25	3	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	7	3	\$254,167	\$262,500	42.9	98	W27	1	6	\$264,767	\$258,750	600.0	97
W28	-	-	-	-	-	-	W28	1	1	\$341,000	\$341,000	100.0	101
W29	35	1	\$141,200	\$141,200	2.9	97	W29	-	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	8	7	\$325,214	\$347,000	87.5	100	W01	-	-	-	-	-	-
W02	4	3	\$263,967	\$255,000	75.0	99	W02	-	-	-	-	-	-
W03	1	1	\$345,000	\$345,000	100.0	99	W03	-	-	-	-	-	-
W04	34	6	\$252,250	\$260,000	17.7	97	W04	-	-	-	-	-	-
W05	95	19	\$206,961	\$203,500	20.0	95	W05	-	-	-	-	-	-
W06	9	7	\$441,857	\$370,000	77.8	99	W06	-	-	-	-	-	-
W07	4	-	-	-	-	-	W07	-	-	-	-	-	-
W08	8	4	\$335,125	\$344,250	50.0	96	W08	-	-	-	-	-	-
W09	14	1	\$555,000	\$555,000	7.1	93	W09	-	-	-	-	-	-
W10	58	6	\$165,583	\$174,750	10.3	94	W10	-	-	-	-	-	-
W12	12	14	\$370,707	\$307,000	116.7	97	W12	5	1	\$810,000	\$810,000	20.0	99
W13	28	13	\$230,981	\$248,000	46.4	97	W13	-	-	-	-	-	-
W14	47	19	\$257,074	\$275,000	40.4	98	W14	-	-	-	-	-	-
W15	52	32	\$297,912	\$270,500	61.5	99	W15	-	-	-	-	-	-
W16	39	25	\$256,984	\$260,000	64.1	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	24	5	\$214,600	\$206,000	20.8	96	W18	-	-	-	-	-	-
W19	81	67	\$281,585	\$290,000	82.7	98	W19	-	-	-	-	-	-
W20	96	72	\$273,879	\$278,250	75.0	98	W20	2	1	\$291,000	\$291,000	50.0	97
W21	22	17	\$299,671	\$269,000	77.3	98	W21	2	1	\$1,100,000	\$1,100,000	50.0	92
W22	4	7	\$195,403	\$195,000	175.0	99	W22	-	-	-	-	-	-
W23	74	37	\$230,527	\$240,000	50.0	97	W23	-	-	-	-	-	-
W24	72	31	\$187,258	\$183,500	43.1	97	W24	2	4	\$392,225	\$387,500	200.0	99
W25	14	7	\$286,500	\$260,000	50.0	98	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	11	4	\$218,525	\$212,550	36.4	99	W27	-	-	-	-	-	-
W28	3	4	\$252,750	\$251,250	133.3	99	W28	-	-	-	-	-	-
W29	37	5	\$174,930	\$173,000	13.5	98	W29	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	-	-	-	-	-	-	W01	6	2	\$369,500	\$369,500	33.3	99
W02	3	1	\$362,500	\$362,500	33.3	96	W02	8	8	\$420,125	\$428,000	100.0	99
W03	-	-	-	-	-	-	W03	7	-	-	-	-	-
W04	-	-	-	-	-	-	W04	12	5	\$331,400	\$325,000	41.7	99
W05	5	4	\$82,000	\$76,000	80.0	92	W05	9	-	-	-	-	-
W06	4	4	\$132,500	\$131,000	100.0	94	W06	7	4	\$414,875	\$456,250	57.1	99
W07	2	1	\$123,000	\$123,000	50.0	98	W07	12	9	\$533,389	\$520,000	75.0	98
W08	2	2	\$156,000	\$156,000	100.0	95	W08	-	3	\$505,000	\$505,000	-	98
W09	5	1	\$144,000	\$144,000	20.0	87	W09	2	1	\$371,000	\$371,000	50.0	100
W10	1	-	-	-	-	-	W10	6	4	\$305,750	\$322,000	66.7	96
W12	1	-	-	-	-	-	W12	3	-	-	-	-	-
W13	-	-	-	-	-	-	W13	1	2	\$261,601	\$261,601	200.0	99
W14	1	-	-	-	-	-	W14	3	4	\$372,000	\$362,500	133.3	98
W15	-	-	-	-	-	-	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	2	2	\$323,000	\$323,000	100.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	1	1	\$299,900	\$299,900	100.0	97
W19	1	-	-	-	-	-	W19	17	15	\$353,273	\$350,000	88.2	98
W20	-	-	-	-	-	-	W20	24	29	\$338,772	\$330,000	120.8	98
W21	-	-	-	-	-	-	W21	36	26	\$354,306	\$346,000	72.2	99
W22	-	-	-	-	-	-	W22	9	32	\$297,194	\$298,500	355.6	100
W23	-	-	-	-	-	-	W23	48	47	\$269,682	\$264,750	97.9	98
W24	-	-	-	-	-	-	W24	54	24	\$279,325	\$278,000	44.4	98
W25	-	-	-	-	-	-	W25	6	5	\$301,900	\$303,000	83.3	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	12	8	\$302,375	\$302,750	66.7	99
W28	-	-	-	-	-	-	W28	7	2	\$284,750	\$284,750	28.6	99
W29	-	-	-	-	-	-	W29	8	7	\$215,500	\$216,000	87.5	97