

Market Watch

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June 2009

BEST JUNE ON RECORD

TORONTO - Monday, July 6, 2009

In June 2009, Greater Toronto REALTORS® reported a record 10,955 sales, up 27 per cent from June 2008. The seasonally adjusted annual rate of sales in June was 100,700.¹

"The record result in June is testament to the fundamentally sound housing market in the GTA," said TREB President Tom Lebour. "An increasing number of households have been confident in purchasing a home in the region's affordable and diverse resale housing market."

The average price for June transactions was \$403,972 – up by two per cent compared to the same month last year.

"The re-emergence of seller's market conditions has exerted upward pressure on home prices," explained Jason

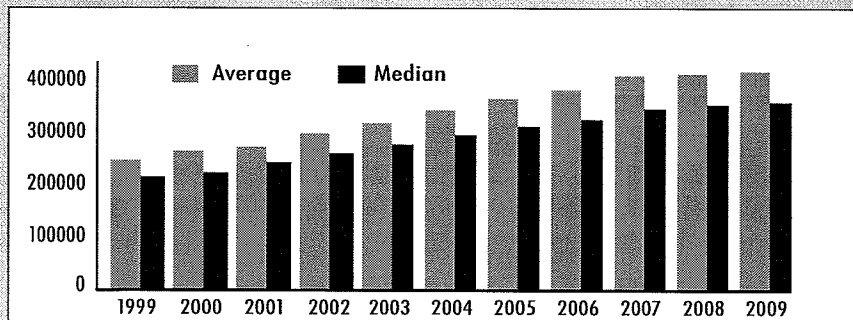
Mercer, TREB's Senior Manager of Market Analysis. "Look for sales to remain high relative to listings in the second half of the year. This will keep home prices growing."

¹Seasonally adjusting TREB MLS® data removes recurring seasonal trends observed each year. For example, MLS® sales are highest in late spring each year and lowest in the winter months. Removing the recurring seasonality, allows for the analysis of a meaningful trend reflecting actual changes in market conditions. By multiplying the monthly seasonally-adjusted figure by 12, creating an annual rate, we can compare how the current month relates to historical annual figures.

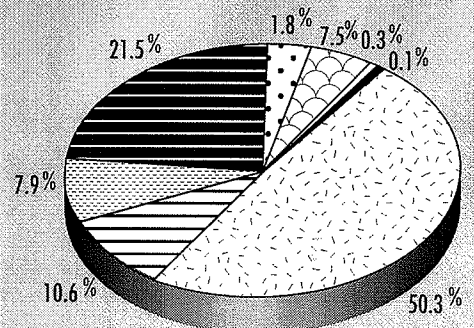
Median Price

In June the median price was \$345,000, from the \$335,250 recorded during June of 2008. ■

Annual Average and Median Price



SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	5,509	98	\$420,000
Semi-Detached	1,166	99	\$340,000
Condo Townhouse	861	98	\$264,500
Condo Apt	2,355	97	\$257,000
Link	201	99	\$325,000
Att/Row/Twnhouse	824	98	\$312,500
Co-op Apt	28	96	\$192,500
Det Condo	11	98	\$435,000

Housing Market Indicators

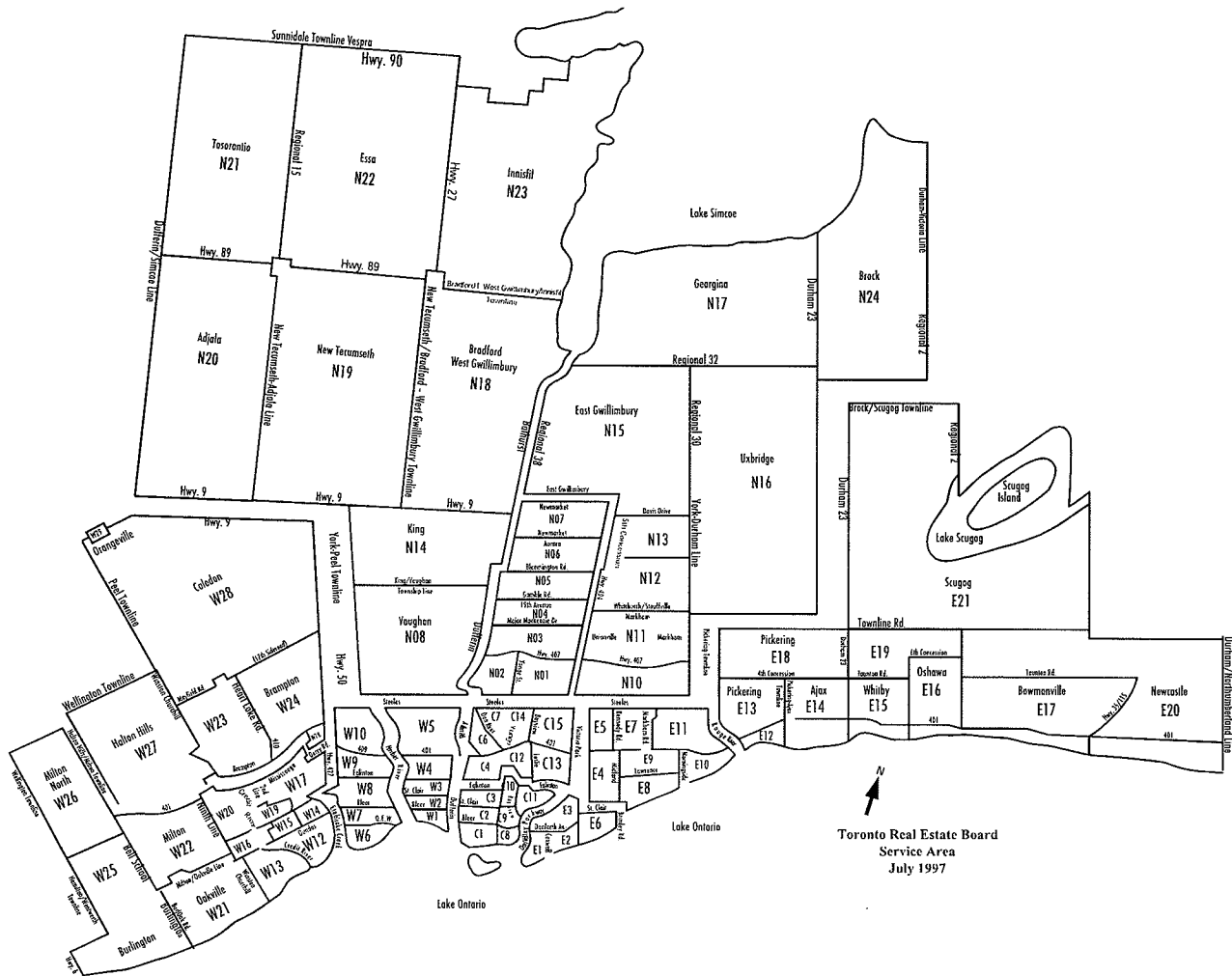
	June 2008	June 2009	%Change
Sales	8,600	10,955	(27%)
New Listings	16,069	13,357	(-17%)
Active Listings*	26,697	18,704	(-30%)
Days on Market	34	33	(-3%)

* All figures for single-family dwellings.

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Price Category Breakdown - June 2009

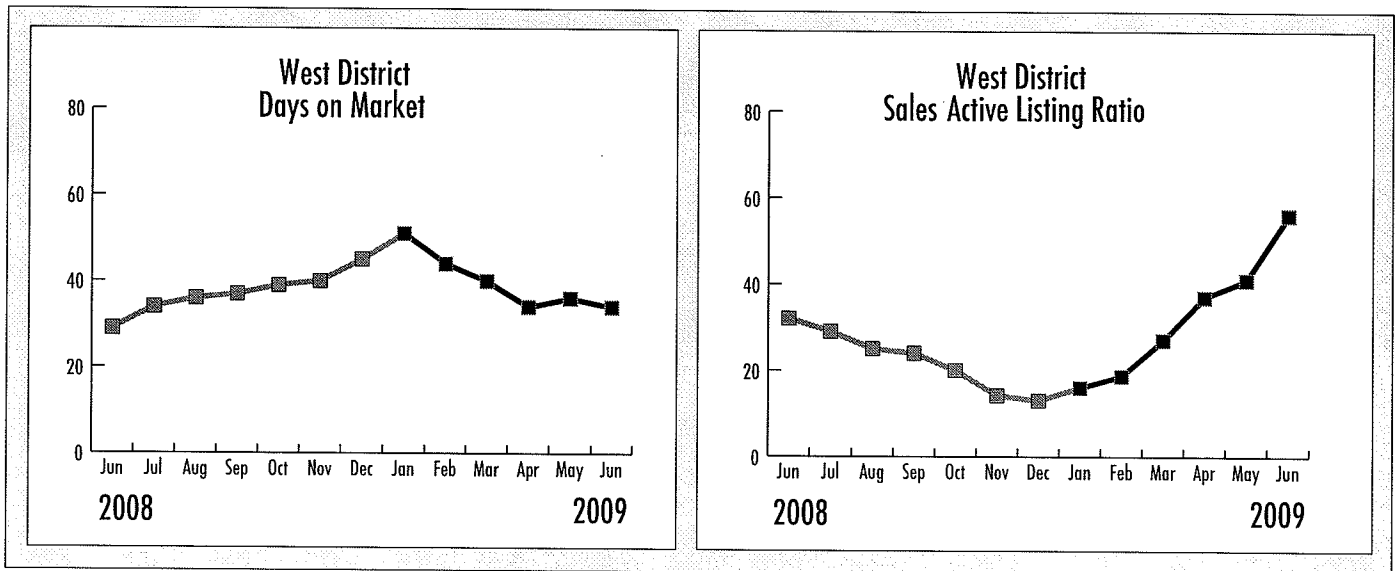
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	40	0.4	26	1.1	5	0.6
\$90,001 - \$100,000	17	0.2	12	0.5	1	0.1
\$100,001 - \$110,000	18	0.2	14	0.6	3	0.3
\$110,001 - \$120,000	28	0.3	22	0.9	2	0.2
\$120,001 - \$130,000	51	0.5	41	1.7	3	0.3
\$130,001 - \$140,000	55	0.5	41	1.7	5	0.6
\$140,001 - \$150,000	82	0.7	56	2.4	13	1.5
\$150,001 - \$160,000	90	0.8	52	2.2	20	2.3
\$160,001 - \$170,000	128	1.2	90	3.8	13	1.5
\$170,001 - \$180,000	149	1.4	87	3.7	16	1.9
\$180,001 - \$190,000	168	1.5	103	4.4	25	2.9
\$190,001 - \$200,000	167	1.5	73	3.1	35	4.1
\$200,001 - \$225,000	530	4.8	237	10.1	95	11.0
\$225,001 - \$250,000	726	6.6	266	11.3	128	14.9
\$250,001 - \$300,000	1,770	16.2	500	21.2	242	28.1
\$300,001 - \$400,000	3,070	28.0	458	19.4	180	20.9
\$400,001 - \$500,000	1,691	15.4	144	6.1	30	3.5
\$500,001 - \$750,000	1,524	13.9	98	4.2	30	3.5
\$750,001 - \$1,000,000	360	3.3	17	0.7	8	0.9
\$1,000,001 - \$1,500,000	192	1.8	13	0.6	7	0.8
\$1,500,001 -	99	0.9	5	0.2	-	-
Total:	10,955	100	2,355	100	861	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	17	15	\$435,853	\$455,000	88.2	102
E02	2	2	\$272,500	\$272,500	100.0	95	E02	2	11	\$442,145	\$425,000	550.0	100
E03	4	1	\$169,900	\$169,900	25.0	100	E03	8	2	\$362,000	\$362,000	25.0	97
E04	2	1	\$84,000	\$84,000	50.0	84	E04	4	3	\$339,333	\$339,500	75.0	97
E05	-	-	-	-	-	-	E05	1	1	\$305,000	\$305,000	100.0	99
E06	-	-	-	-	-	-	E06	4	7	\$379,974	\$374,900	175.0	99
E07	-	1	\$195,000	\$195,000	-	98	E07	2	7	\$293,486	\$295,500	350.0	99
E08	-	-	-	-	-	-	E08	2	7	\$289,000	\$289,900	350.0	98
E09	-	-	-	-	-	-	E09	5	1	\$328,800	\$328,800	20.0	97
E10	-	-	-	-	-	-	E10	6	7	\$325,843	\$335,500	116.7	100
E11	-	-	-	-	-	-	E11	21	18	\$241,844	\$235,250	85.7	97
E12	-	-	-	-	-	-	E12	7	2	\$430,000	\$430,000	28.6	96
E13	-	-	-	-	-	-	E13	28	12	\$249,792	\$244,500	42.9	98
E14	-	-	-	-	-	-	E14	36	18	\$254,633	\$252,000	50.0	98
E15	-	-	-	-	-	-	E15	26	27	\$236,509	\$239,000	103.9	98
E16	-	-	-	-	-	-	E16	7	8	\$181,813	\$188,500	114.3	97
E17	-	-	-	-	-	-	E17	35	25	\$203,872	\$207,500	71.4	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	8	7	\$247,271	\$246,000	87.5	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: June 2009

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	84	88	79	\$40,636,213	\$514,382	\$465,000	20	101
W02	100	120	110	\$50,403,440	\$458,213	\$425,500	19	101
W03	190	139	83	\$24,519,091	\$295,411	\$291,000	35	97
W04	207	120	83	\$28,908,476	\$348,295	\$335,000	39	97
W05	426	205	128	\$35,618,450	\$278,269	\$291,500	41	97
W06	245	196	160	\$58,468,368	\$365,427	\$355,000	37	98
W07	148	134	82	\$39,719,603	\$484,385	\$440,500	21	99
W08	253	177	172	\$102,639,463	\$596,741	\$475,000	32	97
W09	155	91	57	\$19,605,110	\$343,949	\$350,000	34	98
W10	303	171	114	\$28,223,588	\$247,575	\$275,000	35	96
W12	241	154	119	\$60,622,963	\$509,437	\$410,000	35	97
W13	208	131	118	\$60,991,899	\$516,881	\$416,500	36	97
W14	128	89	62	\$21,914,900	\$353,466	\$328,750	31	97
W15	445	287	222	\$54,279,629	\$244,503	\$219,950	40	97
W16	171	130	115	\$44,363,051	\$385,766	\$347,000	29	98
W17	-	-	-	-	-	-	-	-
W18	156	69	31	\$7,682,000	\$247,806	\$263,000	28	96
W19	412	338	297	\$110,129,089	\$370,805	\$355,000	28	98
W20	438	428	437	\$163,017,567	\$373,038	\$348,900	29	98
W21	407	237	219	\$110,482,988	\$504,489	\$424,000	37	98
W22	135	141	164	\$56,699,644	\$345,730	\$325,250	29	99
W23	928	721	541	\$174,635,077	\$322,801	\$309,000	33	98
W24	753	501	360	\$123,843,561	\$344,010	\$320,250	37	97
W25	113	62	50	\$20,392,125	\$407,843	\$300,000	47	97
W26	31	11	1	\$260,000	\$260,000	\$260,000	22	98
W27	201	112	124	\$45,556,810	\$367,394	\$349,000	39	97
W28	253	127	109	\$47,661,100	\$437,258	\$410,000	51	97
W29	179	76	60	\$18,272,100	\$304,535	\$278,450	52	97
TOTAL	7,310	5,055	4,097	\$1,549,546,305	\$378,215	\$335,000	34	98



Year-to-Date: June 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	453	318	\$141,480,789	\$444,908	\$384,750	31	99
W02	601	403	\$185,169,527	\$459,478	\$416,000	24	99
W03	656	313	\$90,869,229	\$290,317	\$287,000	40	96
W04	669	314	\$97,410,987	\$310,226	\$305,000	43	96
W05	1,106	448	\$123,241,351	\$275,092	\$290,000	44	96
W06	981	555	\$196,804,800	\$354,603	\$335,000	40	97
W07	553	330	\$151,556,753	\$459,263	\$425,000	33	98
W08	980	548	\$305,968,950	\$558,338	\$450,000	39	96
W09	489	230	\$73,221,642	\$318,355	\$325,500	37	97
W10	900	458	\$107,994,665	\$235,796	\$250,000	43	96
W12	843	443	\$219,420,935	\$495,307	\$405,000	39	96
W13	741	377	\$194,222,053	\$515,178	\$415,000	39	96
W14	496	282	\$93,741,135	\$332,415	\$319,000	37	97
W15	1,683	857	\$205,193,246	\$239,432	\$219,000	41	97
W16	726	402	\$146,112,449	\$363,464	\$341,000	34	97
W17	-	-	-	-	-	-	-
W18	398	147	\$35,419,302	\$240,948	\$250,000	39	96
W19	1,864	1,090	\$397,437,235	\$364,621	\$350,000	33	97
W20	2,337	1,432	\$522,396,007	\$364,802	\$342,000	33	97
W21	1,520	787	\$406,262,870	\$516,217	\$430,000	41	97
W22	1,020	742	\$248,620,058	\$335,067	\$317,000	32	98
W23	3,919	2,105	\$652,936,469	\$310,184	\$296,000	35	97
W24	2,866	1,396	\$457,766,705	\$327,913	\$311,950	37	97
W25	339	195	\$72,876,513	\$373,726	\$318,000	52	97
W26	45	15	\$10,447,500	\$696,500	\$570,000	167	96
W27	773	470	\$164,654,165	\$350,328	\$329,250	41	97
W28	768	420	\$183,945,401	\$437,965	\$397,750	51	97
W29	513	287	\$83,599,052	\$291,286	\$266,000	51	97
TOTAL	28,239	15,364	\$5,568,769,788	\$362,456	\$324,000	38	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	30	\$759,783	\$715,000	100.0	101	W01	8	11	\$537,282	\$550,000	137.5	106	
W02	32	42	\$587,000	\$572,290	131.3	101	W02	28	41	\$397,779	\$395,000	146.4	102	
W03	117	41	\$307,937	\$291,000	35.0	97	W03	41	25	\$323,390	\$324,900	61.0	98	
W04	89	49	\$438,526	\$390,000	55.1	97	W04	16	7	\$330,286	\$345,000	43.8	96	
W05	82	33	\$370,421	\$360,000	40.2	98	W05	89	42	\$335,602	\$315,000	47.2	97	
W06	61	69	\$396,145	\$382,500	113.1	98	W06	4	6	\$426,833	\$392,750	150.0	97	
W07	65	40	\$613,748	\$599,000	61.5	100	W07	1	-	-	-	-	-	-
W08	148	102	\$815,519	\$717,594	68.9	97	W08	2	2	\$374,500	\$374,500	100.0	97	
W09	42	28	\$473,854	\$444,055	66.7	100	W09	2	4	\$321,250	\$316,000	200.0	97	
W10	82	49	\$328,663	\$319,700	59.8	97	W10	8	7	\$293,429	\$291,000	87.5	97	
W12	147	75	\$623,028	\$535,000	51.0	97	W12	18	6	\$381,477	\$380,931	33.3	97	
W13	140	71	\$676,274	\$615,000	50.7	96	W13	23	17	\$299,353	\$298,000	73.9	97	
W14	27	23	\$527,652	\$530,000	85.2	98	W14	5	8	\$344,450	\$341,000	160.0	97	
W15	20	19	\$458,763	\$417,000	95.0	97	W15	15	10	\$362,750	\$367,250	66.7	99	
W16	79	56	\$460,637	\$409,000	70.9	98	W16	16	21	\$326,295	\$333,000	131.3	97	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	69	10	\$284,300	\$288,500	14.5	97	W18	31	9	\$261,389	\$263,000	29.0	94	
W19	121	116	\$479,152	\$462,550	95.9	98	W19	33	58	\$352,694	\$351,250	175.8	99	
W20	196	196	\$474,706	\$447,000	100.0	98	W20	57	87	\$343,229	\$346,500	152.6	99	
W21	281	137	\$611,616	\$530,000	48.8	97	W21	6	11	\$363,582	\$332,000	183.3	98	
W22	90	76	\$412,819	\$395,250	84.4	98	W22	13	26	\$315,992	\$317,500	200.0	99	
W23	605	345	\$356,205	\$345,000	57.0	97	W23	159	104	\$278,140	\$281,000	65.4	98	
W24	435	205	\$413,314	\$407,500	47.1	97	W24	103	61	\$294,284	\$291,001	59.2	97	
W25	56	24	\$535,884	\$418,000	42.9	97	W25	2	1	\$241,000	\$241,000	50.0	96	
W26	31	1	\$260,000	\$260,000	3.2	98	W26	-	-	-	-	-	-	-
W27	168	96	\$400,795	\$382,500	57.1	97	W27	5	8	\$270,313	\$280,000	160.0	98	
W28	235	90	\$462,956	\$420,050	38.3	97	W28	5	10	\$320,720	\$322,050	200.0	98	
W29	121	41	\$348,556	\$330,000	33.9	97	W29	13	10	\$214,730	\$218,150	76.9	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	36	31	\$292,619	\$265,000	86.1	99	W01	-	-	-	-	-	-
W02	22	12	\$308,269	\$280,714	54.6	100	W02	-	-	-	-	-	-
W03	24	10	\$199,275	\$196,000	41.7	97	W03	-	-	-	-	-	-
W04	57	18	\$141,461	\$140,000	31.6	96	W04	1	-	-	-	-	-
W05	124	35	\$148,523	\$149,000	28.2	95	W05	1	-	-	-	-	-
W06	150	64	\$292,287	\$275,000	42.7	98	W06	-	-	-	-	-	-
W07	65	29	\$294,855	\$288,000	44.6	98	W07	-	-	-	-	-	-
W08	88	60	\$263,171	\$216,500	68.2	97	W08	-	-	-	-	-	-
W09	91	21	\$198,143	\$155,000	23.1	96	W09	-	-	-	-	-	-
W10	160	47	\$157,039	\$147,000	29.4	94	W10	-	2	\$288,000	\$288,000	-	96
W12	50	19	\$245,637	\$212,000	38.0	96	W12	-	-	-	-	-	-
W13	17	6	\$174,417	\$177,500	35.3	95	W13	-	-	-	-	-	-
W14	48	14	\$176,414	\$174,450	29.2	96	W14	1	-	-	-	-	-
W15	347	160	\$211,364	\$208,500	46.1	97	W15	-	-	-	-	-	-
W16	24	10	\$348,440	\$222,000	41.7	95	W16	2	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	31	1	\$120,500	\$120,500	3.2	97	W18	-	-	-	-	-	-
W19	133	40	\$217,345	\$214,250	30.1	97	W19	4	2	\$369,750	\$369,750	50.0	103
W20	34	33	\$191,448	\$183,000	97.1	97	W20	2	3	\$372,667	\$352,000	150.0	99
W21	44	16	\$245,563	\$235,250	36.4	97	W21	6	6	\$303,633	\$307,500	100.0	97
W22	3	5	\$217,800	\$225,000	166.7	97	W22	1	-	-	-	-	-
W23	26	11	\$202,000	\$199,000	42.3	97	W23	1	4	\$313,725	\$323,700	400.0	100
W24	84	31	\$172,142	\$171,000	36.9	96	W24	4	4	\$311,250	\$312,750	100.0	98
W25	23	10	\$304,550	\$183,500	43.5	96	W25	2	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	9	3	\$251,167	\$262,000	33.3	97	W27	5	1	\$225,000	\$225,000	20.0	96
W28	-	-	-	-	-	-	W28	1	-	-	-	-	-
W29	22	1	\$262,000	\$262,000	4.6	99	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	7	2	\$343,750	\$343,750	28.6	102	W01	-	-	-	-	-	-
W02	3	9	\$289,033	\$269,900	300.0	101	W02	-	-	-	-	-	-
W03	1	2	\$272,100	\$272,100	200.0	98	W03	-	-	-	-	-	-
W04	31	5	\$268,380	\$243,000	16.1	100	W04	-	-	-	-	-	-
W05	114	15	\$220,587	\$228,000	13.2	96	W05	-	-	-	-	-	-
W06	11	10	\$498,750	\$418,500	90.9	97	W06	-	-	-	-	-	-
W07	2	4	\$493,500	\$494,500	200.0	99	W07	-	-	-	-	-	-
W08	9	7	\$316,771	\$360,000	77.8	98	W08	-	-	-	-	-	-
W09	15	2	\$209,900	\$209,900	13.3	100	W09	-	-	-	-	-	-
W10	45	6	\$190,458	\$193,375	13.3	96	W10	-	-	-	-	-	-
W12	20	16	\$319,625	\$296,000	80.0	97	W12	4	2	\$784,000	\$784,000	50.0	99
W13	25	19	\$253,918	\$249,900	76.0	97	W13	-	1	\$855,000	\$855,000	-	97
W14	44	17	\$267,853	\$278,000	38.6	97	W14	-	-	-	-	-	-
W15	63	33	\$245,982	\$248,000	52.4	97	W15	-	-	-	-	-	-
W16	47	27	\$293,030	\$253,000	57.5	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	22	11	\$215,091	\$190,000	50.0	96	W18	-	-	-	-	-	-
W19	102	56	\$284,516	\$287,500	54.9	98	W19	-	-	-	-	-	-
W20	115	86	\$260,846	\$257,450	74.8	98	W20	2	-	-	-	-	-
W21	32	15	\$265,167	\$262,500	46.9	97	W21	1	-	-	-	-	-
W22	7	5	\$249,900	\$210,500	71.4	97	W22	-	-	-	-	-	-
W23	80	27	\$229,363	\$237,000	33.8	97	W23	-	-	-	-	-	-
W24	83	26	\$201,115	\$194,500	31.3	96	W24	6	1	\$435,000	\$435,000	16.7	98
W25	17	7	\$278,129	\$235,000	41.2	99	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	5	8	\$197,688	\$195,000	160.0	98	W27	-	-	-	-	-	-
W28	6	2	\$365,500	\$365,500	33.3	94	W28	-	-	-	-	-	-
W29	8	2	\$158,000	\$158,000	25.0	95	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	3	5	\$434,783	\$465,101	166.7	105
W02	5	-	-	-	-	-	W02	10	6	\$523,333	\$536,000	60.0	100
W03	-	-	-	-	-	-	W03	7	5	\$254,400	\$247,000	71.4	96
W04	1	-	-	-	-	-	W04	12	4	\$305,125	\$305,250	33.3	99
W05	9	1	\$51,000	\$51,000	11.1	85	W05	7	2	\$370,575	\$370,575	28.6	98
W06	8	1	\$132,000	\$132,000	12.5	95	W06	11	10	\$474,750	\$459,000	90.9	99
W07	3	1	\$122,000	\$122,000	33.3	94	W07	12	8	\$565,363	\$538,750	66.7	98
W08	3	-	-	-	-	-	W08	3	1	\$699,900	\$699,900	33.3	100
W09	4	1	\$181,500	\$181,500	25.0	98	W09	1	1	\$289,900	\$289,900	100.0	100
W10	1	-	-	-	-	-	W10	7	3	\$321,833	\$320,000	42.9	98
W12	1	-	-	-	-	-	W12	1	1	\$257,900	\$257,900	100.0	98
W13	-	-	-	-	-	-	W13	3	4	\$290,375	\$306,750	133.3	97
W14	-	-	-	-	-	-	W14	3	-	-	-	-	-
W15	-	-	-	-	-	-	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	3	1	\$319,000	\$319,000	33.3	100
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	3	-	-	-	-	-
W19	-	-	-	-	-	-	W19	19	25	\$349,000	\$348,000	131.6	98
W20	-	-	-	-	-	-	W20	32	32	\$320,177	\$313,000	100.0	98
W21	-	-	-	-	-	-	W21	37	34	\$381,292	\$327,000	91.9	98
W22	-	-	-	-	-	-	W22	21	52	\$284,060	\$290,000	247.6	99
W23	-	-	-	-	-	-	W23	57	50	\$262,965	\$262,250	87.7	98
W24	-	-	-	-	-	-	W24	38	32	\$278,672	\$274,750	84.2	97
W25	-	-	-	-	-	-	W25	12	8	\$287,188	\$284,250	66.7	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	9	8	\$294,750	\$290,750	88.9	98
W28	-	-	-	-	-	-	W28	6	7	\$293,843	\$280,000	116.7	98
W29	-	-	-	-	-	-	W29	15	6	\$209,333	\$210,000	40.0	97