

Economic Indicators

Real GDP Growth

Q4	2022	0.0% ▼
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Toronto Employment Growth

January	2023	0.3% ▲
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Toronto Unemployment Rate (SA)

January	2023	6.0% ▼
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Inflation (Yr./Yr. CPI Growth)

January	2023	5.9% ▼
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Bank of Canada Overnight Rate

February	2023	4.5% —
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Prime Rate

February	2023	6.7% ▲
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Mortgage Rates February 2023

1 Year	—	6.34%
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3 Year	—	6.14%
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5 Year	—	6.49%
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Sources and Notes

- i - Statistics Canada, Quarter-over-quarter growth, annualized.
- ii - Statistics Canada, Year-over-year growth for the most recently reported month.
- iii - Bank of Canada, Rate from most recent Bank of Canada announcement.
- iv - Bank of Canada, Rates for most recently completed month.

GTA REALTORS® Release February Stats

TORONTO, ONTARIO, MARCH 3, 2023 – February sales in the Greater Toronto Area (GTA) were down substantially from the pre-rate hike levels of early 2022. However, the number of new listings also dropped substantially year-over-year. The result was that the average selling price and MLS® HPI continued to level off after trending lower through the spring and summer of last year.

“It has been almost a year since the Bank of Canada started raising interest rates. Home prices have dropped over the last year from the record peak in February 2022, mitigating the impact of higher borrowing costs. Many homebuyers have also decided to purchase a lower priced home to help offset higher borrowing costs. The share of home purchases below one million dollars is up substantially compared to this time last year,” said Toronto Regional Real Estate Board (TRREB) President Paul Baron.

GTA REALTORS® reported 4,783 sales through TRREB’s MLS® System in February 2023 – down 47 per cent compared to February 2022, the last full month before the onset of interest rate hikes. The number of new listings entered into the system was down by a similar annual rate of 40.9 per cent to 8,367.

“New listings continued to drop year-over-year in the GTA. Recently released Ipsos polling suggests buying intentions have picked up for 2023. This increased demand will run up against a constrained supply of listings and lead to increased competition between buyers. This will eventually lead to renewed price growth in many segments of the market, especially those catering to first-time buyers facing increased rental costs,” said TRREB Chief Market Analyst Jason Mercer.

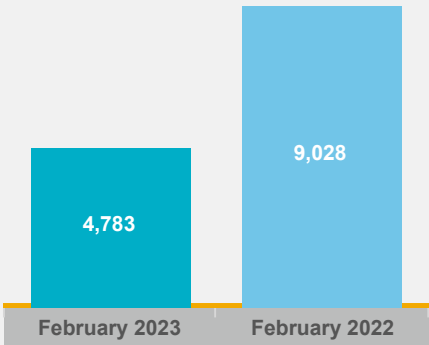
The average selling price for February 2023 was \$1,095,617 – down 17.9 per cent compared to February 2022. Some of this decline is attributable to the fact that the share of sales below \$1,000,000 was 57 per cent in February 2023 versus only 38 per cent a year earlier. On a monthly basis, the average price followed the regular seasonal trend, increasing relative to January 2023. The MLS® Home Price Index (HPI) Composite Benchmark was down year-over-year by a similar annual rate of 17.7 per cent, but was also up on a monthly basis.

“As we move toward a June mayoral by-election in Toronto, housing supply will once again be front and centre in the policy debate. New and innovative solutions, including the City of Toronto’s initiative to allow duplexes, triplexes and fourplexes in all neighbourhoods citywide, need to come to fruition if we are to achieve an adequate and diverse housing supply that will support record population growth in the years to come,” said TRREB Chief Executive Officer John DiMichele.

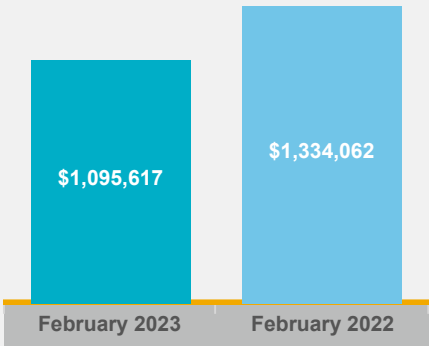
Sales & Average Price by Major Home Type

	Sales			Average Price		
	416	905	Total	416	905	Total
February 2023						
Detached	482	1,593	2,075	\$1,712,364	\$1,357,245	\$1,439,735
Semi-Detached	144	255	399	\$1,280,380	\$950,049	\$1,069,266
Townhouse	161	660	821	\$1,005,342	\$917,634	\$934,834
Condo Apt	952	503	1,455	\$728,271	\$662,323	\$705,472
YoY % change	416	905	Total	416	905	Total
Detached	-38.0%	-48.8%	-46.6%	-17.5%	-21.5%	-19.9%
Semi-Detached	-44.6%	-47.5%	-46.5%	-14.9%	-25.9%	-21.4%
Townhouse	-49.4%	-46.9%	-47.4%	-11.3%	-18.0%	-16.7%
Condo Apt	-48.1%	-45.7%	-47.3%	-11.4%	-12.4%	-11.8%

TRREB MLS® Sales Activity



TRREB MLS® Average Price



Year-Over-Year Summary

	2023	2022	% Chg
Sales	4,783	9,028	-47.0%
New Listings	8,367	14,153	-40.9%
Active Listings	9,643	6,984	38.1%
Average Price	\$1,095,617	\$1,334,062	-17.9%
Avg. LDOM	22	9	144.4%
Avg. PDOM	33	11	200.0%

SUMMARY OF EXISTING HOME TRANSACTIONS

All Home Types, February 2023

City of Toronto Municipal Breakdown

	Sales	Dollar Volume	Average Price	Median Price	New Listings	SNLR Trend	Active Listings	Mos Inv (Trend)	Avg. SP/LP	Avg. LDOM	Avg. PDOM
All TRREB Areas	4,783	\$5,240,334,140	\$1,095,617	\$940,000	8,367	46.6%	9,643	2.2	100%	22	33
City of Toronto	1,745	\$1,868,970,354	\$1,071,043	\$850,000	3,314	46.8%	4,110	2.3	100%	24	35
Toronto West	469	\$464,441,692	\$990,281	\$862,500	863	47.6%	1,047	2.3	99%	25	34
Toronto W01	37	\$41,036,027	\$1,109,082	\$962,000	75	51.5%	79	1.8	101%	21	27
Toronto W02	46	\$58,193,718	\$1,265,081	\$1,140,000	94	52.8%	81	1.6	104%	20	26
Toronto W03	39	\$36,219,788	\$928,713	\$960,000	45	47.2%	52	2.3	99%	23	32
Toronto W04	53	\$45,206,995	\$852,962	\$845,000	89	47.3%	118	2.4	100%	25	35
Toronto W05	64	\$49,888,900	\$779,514	\$794,000	111	47.3%	146	2.6	99%	28	37
Toronto W06	87	\$79,824,814	\$917,527	\$810,000	159	44.0%	200	2.6	99%	23	34
Toronto W07	14	\$20,674,800	\$1,476,771	\$1,249,000	26	55.0%	27	1.6	99%	13	19
Toronto W08	75	\$90,859,800	\$1,211,464	\$778,000	174	47.9%	217	2.2	98%	29	36
Toronto W09	23	\$20,592,500	\$895,326	\$815,000	39	48.0%	53	2.3	97%	31	34
Toronto W10	31	\$21,944,350	\$707,882	\$580,000	51	43.5%	74	2.7	98%	28	48
Toronto Central	883	\$1,006,369,609	\$1,139,716	\$800,000	1,800	44.1%	2,412	2.7	99%	25	37
Toronto C01	257	\$238,146,113	\$926,639	\$712,000	533	43.7%	735	2.8	98%	28	40
Toronto C02	55	\$93,671,706	\$1,703,122	\$1,150,000	106	41.0%	176	3.3	95%	28	39
Toronto C03	29	\$39,791,606	\$1,372,124	\$910,000	66	44.7%	75	2.6	98%	15	19
Toronto C04	33	\$67,579,054	\$2,047,850	\$1,961,111	79	48.3%	110	2.1	100%	16	24
Toronto C06	19	\$18,730,875	\$985,836	\$706,000	42	39.2%	57	2.9	100%	25	45
Toronto C07	64	\$74,906,688	\$1,170,417	\$920,000	112	45.0%	128	2.6	99%	21	38
Toronto C08	129	\$97,175,506	\$753,298	\$687,000	299	40.4%	418	3.0	99%	27	35
Toronto C09	15	\$31,543,800	\$2,102,920	\$2,052,800	37	53.5%	40	2.2	100%	13	17
Toronto C10	48	\$47,579,897	\$991,248	\$736,250	94	45.3%	123	2.5	101%	19	30
Toronto C11	25	\$42,449,800	\$1,697,992	\$1,220,000	46	47.9%	40	2.2	99%	22	32
Toronto C12	18	\$43,733,500	\$2,429,639	\$1,487,500	45	36.0%	80	5.6	99%	23	41
Toronto C13	41	\$51,825,212	\$1,264,030	\$972,000	67	48.9%	75	2.3	102%	15	25
Toronto C14	66	\$71,239,764	\$1,079,390	\$777,500	129	44.6%	177	2.8	98%	30	49
Toronto C15	84	\$87,996,088	\$1,047,572	\$822,500	145	48.8%	178	2.3	99%	25	40
Toronto East	393	\$398,159,053	\$1,013,127	\$950,000	651	51.7%	651	1.7	103%	19	32
Toronto E01	41	\$47,773,553	\$1,165,209	\$1,131,000	65	54.6%	59	1.3	104%	19	34
Toronto E02	28	\$39,418,283	\$1,407,796	\$1,269,522	56	52.2%	60	1.4	105%	8	13
Toronto E03	57	\$68,035,444	\$1,193,604	\$1,150,000	89	51.4%	76	1.6	104%	19	41
Toronto E04	40	\$35,832,386	\$895,810	\$937,500	85	53.6%	85	1.6	108%	20	30
Toronto E05	32	\$30,345,000	\$948,281	\$764,000	61	52.7%	57	1.8	105%	15	24
Toronto E06	17	\$22,906,112	\$1,347,418	\$1,091,500	42	49.4%	42	1.9	91%	29	32
Toronto E07	40	\$31,051,987	\$776,300	\$630,000	62	49.4%	62	2.1	106%	24	34
Toronto E08	33	\$32,374,800	\$981,055	\$1,000,000	56	50.4%	68	2.1	100%	18	36
Toronto E09	45	\$38,288,800	\$850,862	\$870,000	57	49.8%	59	1.8	105%	18	28
Toronto E10	22	\$24,164,900	\$1,098,405	\$1,015,000	46	51.9%	49	1.6	101%	23	36
Toronto E11	38	\$27,967,788	\$735,994	\$742,000	32	51.8%	34	1.8	102%	23	36

SUMMARY OF EXISTING HOME TRANSACTIONS

All Home Types, Year-to-Date 2023
City of Toronto Municipal Breakdown

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SP/LP	Avg. LDOM	Avg. PDOM
All TRREB Areas	7,877	\$8,453,111,806	\$1,073,138	\$925,000	16,060	99%	25	36
City of Toronto	2,851	\$2,960,574,404	\$1,038,434	\$829,000	6,324	99%	26	39
Toronto West	783	\$761,423,904	\$972,444	\$840,000	1,642	99%	28	40
Toronto W01	53	\$58,407,026	\$1,102,019	\$977,500	126	100%	24	30
Toronto W02	67	\$83,173,718	\$1,241,399	\$1,120,000	154	102%	21	27
Toronto W03	64	\$56,793,676	\$887,401	\$881,500	105	99%	24	37
Toronto W04	94	\$80,783,583	\$859,400	\$824,444	180	99%	32	48
Toronto W05	102	\$78,373,600	\$768,369	\$720,000	209	97%	36	48
Toronto W06	141	\$125,847,002	\$892,532	\$795,000	322	98%	23	35
Toronto W07	23	\$36,799,500	\$1,599,978	\$1,248,000	46	97%	19	34
Toronto W08	142	\$164,458,911	\$1,158,161	\$745,500	315	98%	30	43
Toronto W09	38	\$32,687,038	\$860,185	\$815,000	72	96%	36	45
Toronto W10	59	\$44,099,850	\$747,455	\$753,000	113	98%	31	48
Toronto Central	1,416	\$1,555,063,734	\$1,098,209	\$780,000	3,448	98%	27	40
Toronto C01	421	\$375,418,542	\$891,731	\$705,000	1,025	98%	30	42
Toronto C02	83	\$140,645,636	\$1,694,526	\$1,255,000	222	95%	31	43
Toronto C03	52	\$69,314,598	\$1,332,973	\$954,500	123	98%	16	23
Toronto C04	67	\$127,838,942	\$1,908,044	\$1,810,000	148	97%	28	37
Toronto C06	30	\$30,004,393	\$1,000,146	\$827,000	78	98%	29	48
Toronto C07	104	\$116,645,788	\$1,121,594	\$830,900	213	99%	23	38
Toronto C08	188	\$143,000,505	\$760,641	\$680,000	581	99%	28	36
Toronto C09	22	\$49,497,300	\$2,249,877	\$2,066,400	54	98%	24	26
Toronto C10	74	\$68,626,897	\$927,391	\$730,000	191	101%	23	34
Toronto C11	45	\$64,653,300	\$1,436,740	\$950,000	80	99%	26	42
Toronto C12	24	\$53,033,500	\$2,209,729	\$1,510,000	72	97%	23	42
Toronto C13	65	\$75,464,612	\$1,160,994	\$870,000	129	101%	22	32
Toronto C14	105	\$110,393,901	\$1,051,370	\$770,000	241	98%	31	51
Toronto C15	136	\$130,525,820	\$959,749	\$719,000	291	99%	27	42
Toronto East	652	\$644,086,766	\$987,863	\$930,750	1,234	102%	22	34
Toronto E01	63	\$72,901,553	\$1,157,168	\$1,100,000	134	102%	18	32
Toronto E02	53	\$67,262,479	\$1,269,103	\$1,230,000	111	103%	14	22
Toronto E03	85	\$99,831,444	\$1,174,488	\$1,120,000	163	102%	21	39
Toronto E04	73	\$64,687,885	\$886,135	\$925,000	145	105%	19	27
Toronto E05	63	\$56,623,576	\$898,787	\$725,000	116	103%	23	37
Toronto E06	29	\$33,430,292	\$1,152,769	\$925,000	68	94%	28	32
Toronto E07	61	\$49,083,987	\$804,656	\$650,000	101	104%	28	38
Toronto E08	53	\$49,123,000	\$926,849	\$905,000	113	100%	22	36
Toronto E09	75	\$63,652,076	\$848,694	\$850,000	124	104%	23	34
Toronto E10	39	\$41,465,400	\$1,063,215	\$1,020,000	82	98%	25	40
Toronto E11	58	\$46,025,074	\$793,536	\$770,000	77	101%	26	39

SUMMARY OF EXISTING HOME TRANSACTIONS

Detached, February 2023

City of Toronto Municipal Breakdown

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SP/LP	Avg. LDOM
All TRREB Areas	2,075	\$2,987,451,029	\$1,439,735	\$1,257,000	3,646	4,091	99%	21
City of Toronto	482	\$825,359,413	\$1,712,364	\$1,346,500	867	920	100%	19
Toronto West	159	\$232,563,260	\$1,462,662	\$1,200,000	264	303	99%	21
Toronto W01	8	\$14,901,027	\$1,862,628	\$2,029,500	17	12	103%	9
Toronto W02	16	\$28,893,000	\$1,805,813	\$1,585,000	32	18	104%	15
Toronto W03	21	\$21,739,888	\$1,035,233	\$1,020,000	18	26	98%	26
Toronto W04	25	\$28,513,195	\$1,140,528	\$1,088,000	37	46	100%	22
Toronto W05	14	\$14,565,000	\$1,040,357	\$1,038,500	22	33	98%	18
Toronto W06	18	\$25,088,500	\$1,393,806	\$1,191,250	34	47	98%	30
Toronto W07	10	\$17,504,800	\$1,750,480	\$1,286,000	15	15	99%	14
Toronto W08	28	\$58,374,000	\$2,084,786	\$1,757,500	57	60	97%	21
Toronto W09	10	\$13,297,000	\$1,329,700	\$1,300,000	16	21	96%	24
Toronto W10	9	\$9,686,850	\$1,076,317	\$1,100,000	16	25	97%	26
Toronto Central	152	\$367,498,273	\$2,417,752	\$2,035,400	312	392	98%	20
Toronto C01	3	\$11,350,000	\$3,783,333	\$4,600,000	11	13	99%	5
Toronto C02	7	\$28,252,000	\$4,036,000	\$1,677,000	7	16	91%	57
Toronto C03	10	\$23,815,906	\$2,381,591	\$2,077,000	29	38	98%	10
Toronto C04	20	\$52,509,554	\$2,625,478	\$2,427,500	52	59	99%	14
Toronto C06	8	\$11,901,875	\$1,487,734	\$1,552,500	11	18	100%	30
Toronto C07	29	\$50,121,388	\$1,728,324	\$1,525,000	40	37	99%	18
Toronto C08	0				2	3		
Toronto C09	5	\$15,116,800	\$3,023,360	\$2,628,000	15	15	103%	3
Toronto C10	6	\$12,696,250	\$2,116,042	\$2,113,125	18	14	103%	4
Toronto C11	10	\$29,246,000	\$2,924,600	\$3,193,000	11	5	99%	15
Toronto C12	8	\$32,810,000	\$4,101,250	\$3,800,000	32	68	98%	26
Toronto C13	14	\$30,619,000	\$2,187,071	\$2,250,000	21	25	102%	16
Toronto C14	12	\$30,662,000	\$2,555,167	\$2,053,000	34	54	97%	34
Toronto C15	20	\$38,397,500	\$1,919,875	\$1,744,500	29	27	97%	22
Toronto East	171	\$225,297,880	\$1,317,531	\$1,180,800	291	225	103%	15
Toronto E01	8	\$13,250,100	\$1,656,263	\$1,750,000	16	13	105%	22
Toronto E02	11	\$18,540,583	\$1,685,508	\$1,330,000	19	16	103%	8
Toronto E03	32	\$45,361,200	\$1,417,538	\$1,360,900	56	48	103%	17
Toronto E04	16	\$18,396,886	\$1,149,805	\$1,125,000	36	32	111%	23
Toronto E05	14	\$18,603,400	\$1,328,814	\$1,308,900	19	11	107%	9
Toronto E06	12	\$18,785,111	\$1,565,426	\$1,255,556	30	22	90%	34
Toronto E07	9	\$11,074,000	\$1,230,444	\$1,215,000	22	15	113%	12
Toronto E08	18	\$24,113,800	\$1,339,656	\$1,156,400	31	26	101%	8
Toronto E09	24	\$26,015,800	\$1,083,992	\$1,097,500	26	13	107%	12
Toronto E10	15	\$19,558,000	\$1,303,867	\$1,200,000	28	24	101%	13
Toronto E11	12	\$11,599,000	\$966,583	\$936,500	8	5	103%	9

SUMMARY OF EXISTING HOME TRANSACTIONS

Semi-Detached, February 2023

City of Toronto Municipal Breakdown

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SP/LP	Avg. LDOM
All TRREB Areas	399	\$426,637,137	\$1,069,266	\$980,000	587	445	102%	15
City of Toronto	144	\$184,374,714	\$1,280,380	\$1,133,000	222	198	102%	19
Toronto West	45	\$48,584,518	\$1,079,656	\$975,000	81	81	101%	19
Toronto W01	3	\$4,435,000	\$1,478,333	\$1,475,000	8	10	108%	6
Toronto W02	10	\$13,210,218	\$1,321,022	\$1,290,010	24	20	104%	19
Toronto W03	8	\$8,389,900	\$1,048,738	\$977,500	14	17	100%	15
Toronto W04	2	\$2,030,000	\$1,015,000	\$1,015,000	2	2	93%	25
Toronto W05	18	\$16,419,400	\$912,189	\$915,000	27	23	99%	23
Toronto W06	1	\$1,060,000	\$1,060,000	\$1,060,000	2	4	97%	42
Toronto W07	0				0	1		
Toronto W08	1	\$1,250,000	\$1,250,000	\$1,250,000	3	2	104%	3
Toronto W09	2	\$1,790,000	\$895,000	\$895,000	1	0	100%	3
Toronto W10	0				0	2		
Toronto Central	45	\$70,598,034	\$1,568,845	\$1,350,000	73	74	99%	30
Toronto C01	15	\$26,229,000	\$1,748,600	\$1,635,000	24	25	96%	48
Toronto C02	5	\$9,747,000	\$1,949,400	\$1,999,000	9	15	100%	19
Toronto C03	6	\$7,424,000	\$1,237,333	\$972,000	8	6	98%	25
Toronto C04	5	\$6,375,000	\$1,275,000	\$1,275,000	6	3	107%	14
Toronto C06	1	\$948,000	\$948,000	\$948,000	2	2	95%	58
Toronto C07	1	\$940,000	\$940,000	\$940,000	6	8	94%	4
Toronto C08	0				2	4		
Toronto C09	1	\$4,500,000	\$4,500,000	\$4,500,000	2	2	94%	17
Toronto C10	4	\$5,818,734	\$1,454,684	\$1,346,250	7	3	109%	6
Toronto C11	3	\$4,404,800	\$1,468,267	\$1,555,000	1	0	97%	45
Toronto C12	0				1	1		
Toronto C13	2	\$1,954,000	\$977,000	\$977,000	1	1	102%	19
Toronto C14	0				0	0		
Toronto C15	2	\$2,257,500	\$1,128,750	\$1,128,750	4	4	100%	18
Toronto East	54	\$65,192,162	\$1,207,262	\$1,140,500	68	43	106%	11
Toronto E01	14	\$19,751,906	\$1,410,850	\$1,420,000	21	14	105%	13
Toronto E02	9	\$12,659,500	\$1,406,611	\$1,338,000	16	8	109%	6
Toronto E03	14	\$17,431,455	\$1,245,104	\$1,183,200	20	12	109%	7
Toronto E04	5	\$4,118,000	\$823,600	\$765,000	3	0	106%	5
Toronto E05	0				0	0		
Toronto E06	2	\$2,061,001	\$1,030,501	\$1,030,501	1	1	95%	28
Toronto E07	3	\$3,148,800	\$1,049,600	\$1,077,000	1	3	103%	27
Toronto E08	1	\$935,000	\$935,000	\$935,000	0	0	99%	17
Toronto E09	0				1	1		
Toronto E10	1	\$735,000	\$735,000	\$735,000	1	1	100%	4
Toronto E11	5	\$4,351,500	\$870,300	\$891,500	4	3	105%	10

SUMMARY OF EXISTING HOME TRANSACTIONS

Att/Row/Townhouse, February 2023
City of Toronto Municipal Breakdown

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SP/LP	Avg. LDOM
All TRREB Areas	463	\$486,308,365	\$1,050,342	\$968,000	654	516	104%	17
City of Toronto	57	\$75,811,063	\$1,330,019	\$1,150,000	94	85	103%	17
Toronto West	14	\$16,681,527	\$1,191,538	\$1,112,500	30	29	108%	13
Toronto W01	2	\$2,480,000	\$1,240,000	\$1,240,000	2	1	106%	11
Toronto W02	2	\$2,951,600	\$1,475,800	\$1,475,800	7	8	128%	7
Toronto W03	2	\$1,970,000	\$985,000	\$985,000	0	0	107%	10
Toronto W04	1	\$892,000	\$892,000	\$892,000	1	1	112%	7
Toronto W05	2	\$2,225,000	\$1,112,500	\$1,112,500	2	4	102%	23
Toronto W06	2	\$2,557,927	\$1,278,964	\$1,278,964	7	4	109%	10
Toronto W07	1	\$1,300,000	\$1,300,000	\$1,300,000	2	2	98%	17
Toronto W08	1	\$1,342,000	\$1,342,000	\$1,342,000	4	4	96%	29
Toronto W09	0				2	2		
Toronto W10	1	\$963,000	\$963,000	\$963,000	3	3	98%	14
Toronto Central	29	\$44,725,747	\$1,542,267	\$1,282,000	42	41	100%	18
Toronto C01	11	\$17,034,748	\$1,548,613	\$1,282,000	15	14	102%	12
Toronto C02	4	\$9,670,000	\$2,417,500	\$2,300,000	6	4	96%	25
Toronto C03	0				0	3		
Toronto C04	0				1	1		
Toronto C06	0				0	1		
Toronto C07	1	\$1,183,000	\$1,183,000	\$1,183,000	0	2	99%	70
Toronto C08	4	\$5,240,000	\$1,310,000	\$1,200,000	10	13	100%	30
Toronto C09	1	\$2,100,000	\$2,100,000	\$2,100,000	2	1	105%	4
Toronto C10	3	\$3,700,000	\$1,233,333	\$1,100,000	1	0	98%	12
Toronto C11	1	\$1,150,000	\$1,150,000	\$1,150,000	2	0	97%	17
Toronto C12	0				0	0		
Toronto C13	4	\$4,647,999	\$1,162,000	\$1,223,000	5	1	103%	14
Toronto C14	0				0	1		
Toronto C15	0				0	0		
Toronto East	14	\$14,403,789	\$1,028,842	\$968,000	22	15	106%	16
Toronto E01	4	\$3,886,489	\$971,622	\$1,040,000	6	5	104%	28
Toronto E02	2	\$3,150,000	\$1,575,000	\$1,575,000	5	2	105%	7
Toronto E03	0				0	0		
Toronto E04	5	\$4,746,500	\$949,300	\$991,000	5	2	108%	15
Toronto E05	0				1	1		
Toronto E06	0				0	0		
Toronto E07	1	\$800,800	\$800,800	\$800,800	1	0	115%	7
Toronto E08	0				0	0		
Toronto E09	0				0	0		
Toronto E10	1	\$900,000	\$900,000	\$900,000	2	2	100%	11
Toronto E11	1	\$920,000	\$920,000	\$920,000	2	3	115%	8

SUMMARY OF EXISTING HOME TRANSACTIONS

Condo Townhouse, February 2023
City of Toronto Municipal Breakdown

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SP/LP	Avg. LDOM
All TRREB Areas	358	\$281,190,457	\$785,448	\$752,000	621	656	101%	22
City of Toronto	104	\$86,049,058	\$827,395	\$777,500	200	236	103%	24
Toronto West	41	\$31,234,500	\$761,817	\$725,000	67	90	101%	33
Toronto W01	2	\$2,409,500	\$1,204,750	\$1,204,750	2	5	101%	81
Toronto W02	7	\$6,190,000	\$884,286	\$900,000	7	4	102%	18
Toronto W03	2	\$1,170,000	\$585,000	\$585,000	3	2	107%	9
Toronto W04	3	\$1,936,500	\$645,500	\$650,000	16	22	104%	17
Toronto W05	10	\$6,313,500	\$631,350	\$668,250	15	23	100%	48
Toronto W06	6	\$5,356,000	\$892,667	\$900,500	7	9	100%	27
Toronto W07	0				0	0		
Toronto W08	5	\$3,653,000	\$730,600	\$713,000	8	14	98%	48
Toronto W09	2	\$1,590,000	\$795,000	\$795,000	1	0	98%	37
Toronto W10	4	\$2,616,000	\$654,000	\$641,500	8	11	99%	13
Toronto Central	32	\$31,643,600	\$988,863	\$949,000	75	83	104%	16
Toronto C01	10	\$8,981,100	\$898,110	\$860,000	22	11	104%	13
Toronto C02	0				6	10		
Toronto C03	0				0	0		
Toronto C04	0				3	6		
Toronto C06	0				0	4		
Toronto C07	0				3	7		
Toronto C08	1	\$715,000	\$715,000	\$715,000	4	6	119%	7
Toronto C09	0				0	1		
Toronto C10	1	\$1,368,000	\$1,368,000	\$1,368,000	3	3	106%	3
Toronto C11	2	\$2,130,000	\$1,065,000	\$1,065,000	1	1	97%	14
Toronto C12	3	\$3,837,500	\$1,279,167	\$1,230,000	2	3	104%	13
Toronto C13	0				1	2		
Toronto C14	5	\$4,799,000	\$959,800	\$1,029,000	9	11	100%	23
Toronto C15	10	\$9,813,000	\$981,300	\$895,000	21	18	106%	20
Toronto East	31	\$23,170,958	\$747,450	\$750,000	58	63	103%	21
Toronto E01	4	\$3,347,058	\$836,765	\$793,529	5	3	100%	33
Toronto E02	2	\$1,415,000	\$707,500	\$707,500	3	2	101%	9
Toronto E03	0				2	1		
Toronto E04	3	\$2,615,000	\$871,667	\$865,000	3	6	107%	21
Toronto E05	3	\$2,248,000	\$749,333	\$760,000	13	9	111%	12
Toronto E06	1	\$860,000	\$860,000	\$860,000	1	2	93%	16
Toronto E07	4	\$3,236,000	\$809,000	\$800,500	5	5	105%	22
Toronto E08	0				3	7		
Toronto E09	6	\$3,981,000	\$663,500	\$700,000	6	6	103%	11
Toronto E10	2	\$1,389,900	\$694,950	\$694,950	8	10	100%	27
Toronto E11	6	\$4,079,000	\$679,833	\$670,000	9	12	103%	31

SUMMARY OF EXISTING HOME TRANSACTIONS

Condo Apartment, February 2023
City of Toronto Municipal Breakdown

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SP/LP	Avg. LDOM
All TRREB Areas	1,455	\$1,026,461,979	\$705,472	\$630,000	2,797	3,864	98%	27
City of Toronto	952	\$693,313,593	\$728,271	\$648,000	1,912	2,640	98%	27
Toronto West	209	\$134,995,887	\$645,913	\$603,000	418	533	98%	28
Toronto W01	22	\$16,810,500	\$764,114	\$692,500	46	51	98%	24
Toronto W02	10	\$6,566,900	\$656,690	\$642,000	24	31	98%	33
Toronto W03	6	\$2,950,000	\$491,667	\$507,500	10	7	97%	30
Toronto W04	22	\$11,835,300	\$537,968	\$560,500	33	47	97%	30
Toronto W05	20	\$10,366,000	\$518,300	\$535,000	44	61	97%	30
Toronto W06	60	\$45,762,387	\$762,706	\$665,000	108	130	98%	20
Toronto W07	3	\$1,870,000	\$623,333	\$630,000	9	9	100%	8
Toronto W08	40	\$26,240,800	\$656,020	\$630,000	101	134	99%	32
Toronto W09	9	\$3,915,500	\$435,056	\$438,000	19	30	96%	44
Toronto W10	17	\$8,678,500	\$510,500	\$525,000	24	33	100%	32
Toronto Central	620	\$488,223,442	\$787,457	\$683,500	1,285	1,806	98%	26
Toronto C01	218	\$174,551,265	\$800,694	\$679,000	460	671	98%	29
Toronto C02	38	\$45,462,706	\$1,196,387	\$940,000	78	131	97%	25
Toronto C03	12	\$8,101,700	\$675,142	\$595,000	29	28	97%	14
Toronto C04	8	\$8,694,500	\$1,086,813	\$672,500	15	38	96%	22
Toronto C06	10	\$5,881,000	\$588,100	\$571,000	29	32	99%	17
Toronto C07	33	\$22,662,300	\$686,736	\$677,000	63	73	100%	24
Toronto C08	124	\$91,220,506	\$735,649	\$676,500	281	392	99%	27
Toronto C09	8	\$9,827,000	\$1,228,375	\$1,014,500	16	17	97%	20
Toronto C10	34	\$23,996,913	\$705,792	\$662,500	65	103	98%	25
Toronto C11	9	\$5,519,000	\$613,222	\$601,000	31	34	99%	25
Toronto C12	7	\$7,086,000	\$1,012,286	\$950,000	10	8	98%	23
Toronto C13	20	\$14,158,700	\$707,935	\$683,850	38	46	101%	14
Toronto C14	49	\$35,778,764	\$730,179	\$738,000	82	106	99%	30
Toronto C15	50	\$35,283,088	\$705,662	\$642,000	88	127	99%	27
Toronto East	123	\$70,094,264	\$569,872	\$555,000	209	301	99%	29
Toronto E01	11	\$7,538,000	\$685,273	\$630,000	17	24	99%	17
Toronto E02	4	\$3,653,200	\$913,300	\$901,600	12	31	105%	15
Toronto E03	11	\$5,242,789	\$476,617	\$465,000	11	15	97%	38
Toronto E04	11	\$5,956,000	\$541,455	\$545,000	38	45	102%	23
Toronto E05	15	\$9,493,600	\$632,907	\$628,800	28	36	99%	21
Toronto E06	2	\$1,200,000	\$600,000	\$600,000	10	17	98%	12
Toronto E07	23	\$12,792,387	\$556,191	\$550,000	33	39	101%	30
Toronto E08	14	\$7,326,000	\$523,286	\$523,500	22	35	97%	30
Toronto E09	15	\$8,292,000	\$552,800	\$555,000	24	39	98%	30
Toronto E10	3	\$1,582,000	\$527,333	\$506,000	5	9	98%	84
Toronto E11	14	\$7,018,288	\$501,306	\$492,450	9	11	98%	37

SUMMARY OF EXISTING HOME TRANSACTIONS

Link, February 2023

City of Toronto Municipal Breakdown

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SP/LP	Avg. LDOM
All TRREB Areas	24	\$26,854,772	\$1,118,949	\$1,125,000	36	24	106%	13
City of Toronto	2	\$2,245,000	\$1,122,500	\$1,122,500	3	3	99%	15
Toronto West	0				0	0		
Toronto W01	0				0	0		
Toronto W02	0				0	0		
Toronto W03	0				0	0		
Toronto W04	0				0	0		
Toronto W05	0				0	0		
Toronto W06	0				0	0		
Toronto W07	0				0	0		
Toronto W08	0				0	0		
Toronto W09	0				0	0		
Toronto W10	0				0	0		
Toronto Central	2	\$2,245,000	\$1,122,500	\$1,122,500	3	3	99%	15
Toronto C01	0				0	0		
Toronto C02	0				0	0		
Toronto C03	0				0	0		
Toronto C04	0				0	0		
Toronto C06	0				0	0		
Toronto C07	0				0	1		
Toronto C08	0				0	0		
Toronto C09	0				0	0		
Toronto C10	0				0	0		
Toronto C11	0				0	0		
Toronto C12	0				0	0		
Toronto C13	0				0	0		
Toronto C14	0				0	0		
Toronto C15	2	\$2,245,000	\$1,122,500	\$1,122,500	3	2	99%	15
Toronto East	0				0	0		
Toronto E01	0				0	0		
Toronto E02	0				0	0		
Toronto E03	0				0	0		
Toronto E04	0				0	0		
Toronto E05	0				0	0		
Toronto E06	0				0	0		
Toronto E07	0				0	0		
Toronto E08	0				0	0		
Toronto E09	0				0	0		
Toronto E10	0				0	0		
Toronto E11	0				0	0		

SUMMARY OF EXISTING HOME TRANSACTIONS

Co-Op Apartment, February 2023

City of Toronto Municipal Breakdown

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SP/LP	Avg. LDOM
All TRREB Areas	4	\$1,905,888	\$476,472	\$376,000	9	22	97%	24
City of Toronto	1	\$382,000	\$382,000	\$382,000	8	18	99%	7
Toronto West	1	\$382,000	\$382,000	\$382,000	2	9	99%	7
Toronto W01	0				0	0		
Toronto W02	1	\$382,000	\$382,000	\$382,000	0	0	99%	7
Toronto W03	0				0	0		
Toronto W04	0				0	0		
Toronto W05	0				0	0		
Toronto W06	0				1	6		
Toronto W07	0				0	0		
Toronto W08	0				1	3		
Toronto W09	0				0	0		
Toronto W10	0				0	0		
Toronto Central	0				3	5		
Toronto C01	0				0	0		
Toronto C02	0				0	0		
Toronto C03	0				0	0		
Toronto C04	0				1	1		
Toronto C06	0				0	0		
Toronto C07	0				0	0		
Toronto C08	0				0	0		
Toronto C09	0				2	4		
Toronto C10	0				0	0		
Toronto C11	0				0	0		
Toronto C12	0				0	0		
Toronto C13	0				0	0		
Toronto C14	0				0	0		
Toronto C15	0				0	0		
Toronto East	0				3	4		
Toronto E01	0				0	0		
Toronto E02	0				1	1		
Toronto E03	0				0	0		
Toronto E04	0				0	0		
Toronto E05	0				0	0		
Toronto E06	0				0	0		
Toronto E07	0				0	0		
Toronto E08	0				0	0		
Toronto E09	0				0	0		
Toronto E10	0				2	3		
Toronto E11	0				0	0		

SUMMARY OF EXISTING HOME TRANSACTIONS

Detached Condo, February 2023

City of Toronto Municipal Breakdown

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SP/LP	Avg. LDOM
All TRREB Areas	2	\$2,089,000	\$1,044,500	\$1,044,500	9	15	106%	7
City of Toronto	0				0	0		
Toronto West	0				0	0		
Toronto W01	0				0	0		
Toronto W02	0				0	0		
Toronto W03	0				0	0		
Toronto W04	0				0	0		
Toronto W05	0				0	0		
Toronto W06	0				0	0		
Toronto W07	0				0	0		
Toronto W08	0				0	0		
Toronto W09	0				0	0		
Toronto W10	0				0	0		
Toronto Central	0				0	0		
Toronto C01	0				0	0		
Toronto C02	0				0	0		
Toronto C03	0				0	0		
Toronto C04	0				0	0		
Toronto C06	0				0	0		
Toronto C07	0				0	0		
Toronto C08	0				0	0		
Toronto C09	0				0	0		
Toronto C10	0				0	0		
Toronto C11	0				0	0		
Toronto C12	0				0	0		
Toronto C13	0				0	0		
Toronto C14	0				0	0		
Toronto C15	0				0	0		
Toronto East	0				0	0		
Toronto E01	0				0	0		
Toronto E02	0				0	0		
Toronto E03	0				0	0		
Toronto E04	0				0	0		
Toronto E05	0				0	0		
Toronto E06	0				0	0		
Toronto E07	0				0	0		
Toronto E08	0				0	0		
Toronto E09	0				0	0		
Toronto E10	0				0	0		
Toronto E11	0				0	0		

SUMMARY OF EXISTING HOME TRANSACTIONS

Co-Ownership Apartment, February 2023

City of Toronto Municipal Breakdown

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SP/LP	Avg. LDOM
All TRREB Areas	3	\$1,435,513	\$478,504	\$450,000	8	10	96%	15
City of Toronto	3	\$1,435,513	\$478,504	\$450,000	8	10	96%	15
Toronto West	0				1	2		
Toronto W01	0				0	0		
Toronto W02	0				0	0		
Toronto W03	0				0	0		
Toronto W04	0				0	0		
Toronto W05	0				1	2		
Toronto W06	0				0	0		
Toronto W07	0				0	0		
Toronto W08	0				0	0		
Toronto W09	0				0	0		
Toronto W10	0				0	0		
Toronto Central	3	\$1,435,513	\$478,504	\$450,000	7	8	96%	15
Toronto C01	0				1	1		
Toronto C02	1	\$540,000	\$540,000	\$540,000	0	0	98%	14
Toronto C03	1	\$450,000	\$450,000	\$450,000	0	0	98%	12
Toronto C04	0				1	2		
Toronto C06	0				0	0		
Toronto C07	0				0	0		
Toronto C08	0				0	0		
Toronto C09	0				0	0		
Toronto C10	0				0	0		
Toronto C11	0				0	0		
Toronto C12	0				0	0		
Toronto C13	1	\$445,513	\$445,513	\$445,513	1	0	93%	18
Toronto C14	0				4	5		
Toronto C15	0				0	0		
Toronto East	0				0	0		
Toronto E01	0				0	0		
Toronto E02	0				0	0		
Toronto E03	0				0	0		
Toronto E04	0				0	0		
Toronto E05	0				0	0		
Toronto E06	0				0	0		
Toronto E07	0				0	0		
Toronto E08	0				0	0		
Toronto E09	0				0	0		
Toronto E10	0				0	0		
Toronto E11	0				0	0		

FOCUS ON THE MLS® HOME PRICE INDEX

Index and Benchmark Price, February 2023

CITY OF TORONTO

	Composite			Single Family Detached			Single Family Attached			Townhouse			Apartment		
	Index	Benchmark	Yr./Yr. % Chg.	Index	Benchmark	Yr./Yr. % Chg.	Index	Benchmark	Yr./Yr. % Chg.	Index	Benchmark	Yr./Yr. % Chg.	Index	Benchmark	Yr./Yr. % Chg.
All TRREB Areas	344.9	\$1,091,300	-17.70%	354.1	\$1,385,000	-19.60%	372.2	\$1,055,900	-18.68%	372.1	\$796,400	-15.47%	349.2	\$695,000	-10.76%
City of Toronto	295.7	\$1,077,500	-13.89%	368.5	\$1,645,900	-17.00%	369.0	\$1,250,800	-16.14%	364.4	\$861,100	-9.42%	351.1	\$728,500	-9.37%
Toronto W01	251.6	\$1,073,700	-17.48%	314.0	\$1,773,700	-25.18%	314.7	\$1,295,800	-24.17%	302.2	\$896,400	-6.27%	321.3	\$683,000	-6.92%
Toronto W02	353.6	\$1,227,900	-19.51%	374.2	\$1,669,100	-22.19%	408.2	\$1,259,600	-20.46%	361.3	\$1,040,300	-10.77%	355.3	\$727,000	-11.88%
Toronto W03	389.5	\$955,100	-19.41%	378.5	\$1,014,800	-21.13%	395.2	\$1,001,800	-19.23%	365.5	\$870,300	-7.42%	366.1	\$577,700	-12.27%
Toronto W04	346.2	\$877,600	-16.54%	339.1	\$1,155,200	-19.24%	329.4	\$895,300	-18.93%	308.3	\$718,300	-6.15%	447.6	\$568,000	-12.71%
Toronto W05	378.2	\$846,900	-13.63%	328.5	\$1,202,500	-17.88%	322.4	\$966,000	-16.69%	359.4	\$676,400	0.90%	523.8	\$585,100	-8.71%
Toronto W06	336.9	\$960,700	-10.21%	393.6	\$1,311,800	-15.52%	386.3	\$1,213,500	-11.03%	379.8	\$1,040,900	-5.78%	309.1	\$760,900	-7.51%
Toronto W07	309.7	\$1,529,400	-15.29%	331.4	\$1,759,100	-15.33%	327.9	\$1,335,900	-12.49%	415.5	\$1,128,900	-6.75%	129.9	\$759,200	-11.33%
Toronto W08	251.2	\$1,083,600	-14.47%	305.0	\$1,815,000	-17.28%	326.5	\$1,310,700	-15.17%	325.3	\$732,500	-5.41%	287.7	\$601,100	-10.23%
Toronto W09	333.4	\$954,100	-17.27%	318.1	\$1,325,400	-20.22%	346.1	\$926,200	-15.61%	295.1	\$859,100	-3.40%	367.9	\$460,600	-14.76%
Toronto W10	355.6	\$753,200	-17.63%	327.1	\$990,900	-21.10%	336.9	\$907,300	-16.65%	411.0	\$700,800	-9.53%	446.8	\$530,300	-12.56%
Toronto C01	328.3	\$865,200	-12.36%	391.6	\$1,659,400	-20.76%	364.8	\$1,432,100	-20.57%	360.4	\$895,200	-7.73%	352.7	\$794,300	-10.84%
Toronto C02	323.0	\$1,448,500	-13.15%	330.4	\$2,716,900	-14.74%	350.3	\$2,048,700	-11.45%	275.1	\$1,397,500	-17.11%	289.3	\$928,800	-13.10%
Toronto C03	277.1	\$1,555,300	-19.12%	295.3	\$1,989,100	-18.27%	413.2	\$1,264,800	-20.60%				278.6	\$822,800	-16.84%
Toronto C04	293.7	\$2,108,800	-17.03%	317.3	\$2,630,700	-17.05%	357.2	\$1,623,300	-15.58%				285.1	\$734,900	-14.38%
Toronto C06	279.6	\$1,122,500	-13.65%	404.9	\$1,633,900	-15.96%	309.7	\$1,142,800	-13.54%	311.9	\$825,900	-9.44%	393.6	\$681,400	-5.36%
Toronto C07	297.1	\$1,237,400	-8.47%	487.3	\$2,069,700	-11.38%	351.4	\$1,264,500	-6.14%	291.4	\$805,500	-8.97%	329.9	\$791,100	-6.91%
Toronto C08	309.2	\$826,400	-9.22%	332.4	\$2,082,200	-17.38%	354.3	\$1,514,600	-15.96%	378.9	\$1,205,900	-2.07%	340.1	\$768,700	-8.03%
Toronto C09	274.3	\$2,237,600	-15.55%	255.7	\$3,892,800	-17.17%	274.1	\$2,597,100	-18.18%	289.8	\$1,902,900	-11.02%	312.1	\$1,158,500	-9.30%
Toronto C10	289.6	\$1,117,700	-10.59%	338.6	\$2,215,700	-12.05%	327.8	\$1,601,700	-11.43%	257.3	\$1,062,300	-13.28%	307.5	\$781,700	-7.85%
Toronto C11	338.8	\$1,260,500	-16.30%	302.0	\$2,466,800	-20.53%	315.9	\$1,508,400	-19.02%	462.3	\$764,200	0.96%	367.1	\$540,800	-6.38%
Toronto C12	328.0	\$2,869,700	-15.92%	312.8	\$3,728,800	-18.63%	296.5	\$1,573,400	-14.90%	353.2	\$1,473,000	-4.87%	369.3	\$1,281,200	-14.85%
Toronto C13	288.9	\$1,218,200	-14.12%	326.5	\$1,958,500	-17.13%	321.6	\$1,013,700	-15.79%	413.1	\$955,400	-5.90%	290.0	\$704,000	-9.80%
Toronto C14	366.9	\$1,163,700	-7.95%	384.1	\$2,589,200	-6.66%	346.7	\$1,737,800	-0.94%	361.4	\$805,300	-15.52%	350.7	\$799,200	-11.24%
Toronto C15	298.8	\$972,400	-10.49%	393.9	\$1,950,400	-16.49%	312.9	\$1,134,500	-12.65%	360.2	\$803,600	-17.16%	343.6	\$666,300	-2.72%
Toronto E01	413.6	\$1,218,400	-11.51%	436.4	\$1,514,300	-13.40%	433.3	\$1,325,600	-12.06%	549.1	\$1,045,500	-1.81%	378.3	\$827,300	-9.54%
Toronto E02	401.1	\$1,361,500	-13.29%	408.3	\$1,746,100	-14.01%	397.8	\$1,299,600	-14.73%	443.2	\$1,155,300	-3.04%	338.3	\$847,100	-11.11%
Toronto E03	364.7	\$1,170,200	-16.08%	340.3	\$1,330,400	-16.43%	371.4	\$1,242,300	-16.93%				381.8	\$586,000	-9.03%
Toronto E04	415.1	\$883,700	-18.54%	398.6	\$1,130,500	-20.25%	364.7	\$920,900	-21.89%	360.4	\$787,200	-18.02%	407.8	\$514,600	-12.28%
Toronto E05	339.6	\$973,400	-15.75%	383.8	\$1,405,400	-17.83%	376.8	\$1,064,000	-16.42%	342.5	\$762,300	-18.63%	350.1	\$623,200	-5.99%
Toronto E06	386.0	\$1,145,000	-16.50%	404.3	\$1,267,000	-17.39%	377.7	\$967,400	-19.93%	367.7	\$764,000	-17.28%	369.4	\$697,500	-11.05%
Toronto E07	364.9	\$945,700	-14.92%	375.5	\$1,310,600	-18.92%	377.7	\$1,022,500	-18.81%	372.9	\$792,800	-18.74%	391.4	\$649,300	-7.60%
Toronto E08	357.7	\$968,700	-16.78%	358.0	\$1,273,500	-17.51%	328.8	\$918,100	-19.15%	360.3	\$686,000	-17.00%	371.7	\$551,600	-15.48%
Toronto E09	429.5	\$856,500	-14.88%	401.2	\$1,098,400	-19.01%	360.1	\$892,000	-20.40%	396.0	\$689,500	-8.57%	436.7	\$593,000	-7.85%
Toronto E10	365.5	\$1,078,300	-16.15%	373.4	\$1,304,700	-18.44%	358.2	\$979,200	-19.03%	406.1	\$688,400	-4.38%	291.4	\$519,000	-11.21%
Toronto E11	370.3	\$812,100	-15.99%	355.5	\$1,074,000	-19.24%	391.5	\$888,800	-19.68%	432.4	\$766,600	-12.20%	455.2	\$514,800	-1.62%