

Economic Indicators

Real GDP Growth

Q3	2022	2.9%	▼
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Toronto Employment Growth

December	2022	-0.5%	▼
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Toronto Unemployment Rate (SA)

December	2022	6.2%	▼
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Inflation (Yr./Yr. CPI Growth)

December	2022	6.3%	▼
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Bank of Canada Overnight Rate

January	2023	4.5%	▲
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Prime Rate

January	2023	6.5%	—
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Mortgage Rates January 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 January Stats

TORONTO, ONTARIO, February 3, 2023 – As we moved from 2022 into 2023, the Greater Toronto Area (GTA) housing market unfolded as expected. The number of January sales and the overall average selling price were similar to December 2022. On a year-over-year basis, both sales and prices were down markedly, continuing to highlight the impact of higher borrowing costs on affordability over the last year.

“Home sales and selling prices appear to have found some support in recent months. This coupled with the Bank of Canada announcement that interest rate hikes are likely on hold for the foreseeable future will prompt some buyers to move off the sidelines in the coming months. Record population growth and tight labour market conditions will continue to support housing demand moving forward,” said Toronto Regional Real Estate Board (TRREB) President Paul Baron.

GTA REALTORS® reported 3,100 sales through TRREB’s MLS® System in January 2023 – in line with the December 2022 result of 3,110, but down 44.6 per cent from January 2022. The average selling price for January 2023 at \$1,038,668 was slightly lower than the December 2022 result and down by 16.4 per cent compared to the January 2022 average price reported before the onset of Bank of Canada interest rate hikes. The MLS® Home Price Index (HPI) Composite Benchmark was in line with the December result, but down by 14.2 per cent compared to January 2022.

“Home prices declined over the past year as homebuyers sought to mitigate the impact of substantially higher borrowing costs. While short-term borrowing costs increased again in January, negotiated medium-term mortgage rates, like the five-year fixed rate, have actually started to trend lower compared to the end of last year. The expectation is that this trend will continue, further helping with affordability as we move through 2023,” said TRREB Chief Market Analyst Jason Mercer.

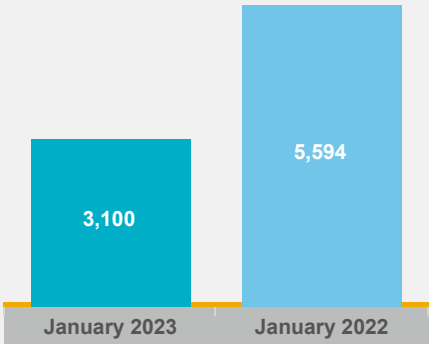
“All three levels of government have announced policies to enhance housing affordability over the long term, including many initiatives focussed on increasing housing supply in the ownership and rental markets. Most recently, we were encouraged to see Toronto City Council support the Mayor’s 2023 Housing Action Plan as part of the City’s overall \$2 billion commitment to housing initiatives,” said TRREB CEO John DiMichele.

TRREB will release its annual Market Outlook and Year in Review report on Friday, February 10, 2023.

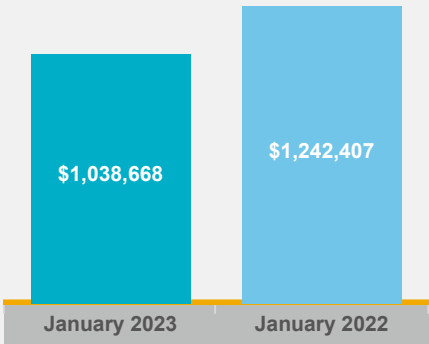
Sales & Average Price by Major Home Type

	Sales			Average Price		
	416	905	Total	416	905	Total
January 2023						
Detached	318	1,066	1,384	\$1,486,124	\$1,298,809	\$1,341,848
Semi-Detached	84	156	240	\$1,150,506	\$949,216	\$1,019,668
Townhouse	92	407	499	\$981,187	\$866,458	\$887,610
Condo Apt	604	346	950	\$711,171	\$646,715	\$687,696
YoY % change	416	905	Total	416	905	Total
Detached	-32.8%	-38.9%	-37.6%	-21.3%	-23.8%	-23.0%
Semi-Detached	-40.4%	-47.8%	-45.5%	-22.1%	-23.2%	-22.3%
Townhouse	-54.5%	-40.2%	-43.5%	-9.1%	-20.0%	-18.0%
Condo Apt	-57.0%	-42.7%	-52.7%	-6.4%	-10.3%	-8.1%

TRREB MLS® Sales Activity



TRREB MLS® Average Price



Year-Over-Year Summary

	2023	2022	% Chg
Sales	3,100	5,594	-44.6%
New Listings	7,688	7,983	-3.7%
Active Listings	9,299	4,140	124.6%
Average Price	\$1,038,668	\$1,242,407	-16.4%
Avg. LDOM	29	13	123.1%
Avg. PDOM	41	18	127.8%

SUMMARY OF EXISTING HOME TRANSACTIONS

All Home Types, January 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	3,100	\$3,219,870,216	\$1,038,668	\$900,000	7,688	47.6%	9,299	2.0	98%	29	41
City of Toronto	1,108	\$1,094,529,050	\$987,842	\$797,500	3,010	48.1%	3,880	2.2	98%	31	44
Toronto West	314	\$296,982,212	\$945,803	\$810,000	778	48.8%	1,013	2.1	97%	34	50
Toronto W01	16	\$17,370,999	\$1,085,687	\$1,100,000	51	53.3%	64	1.7	98%	30	38
Toronto W02	21	\$24,980,000	\$1,189,524	\$1,120,000	60	53.9%	68	1.6	98%	23	28
Toronto W03	25	\$20,573,888	\$822,956	\$810,000	60	47.6%	71	2.1	98%	27	46
Toronto W04	41	\$35,576,588	\$867,722	\$810,000	91	47.3%	124	2.3	98%	41	64
Toronto W05	38	\$28,484,700	\$749,597	\$690,000	98	48.4%	154	2.5	95%	51	67
Toronto W06	54	\$46,022,188	\$852,263	\$772,500	162	44.9%	197	2.4	98%	24	37
Toronto W07	9	\$16,124,700	\$1,791,633	\$1,200,000	20	57.4%	26	1.5	95%	28	58
Toronto W08	67	\$73,599,111	\$1,098,494	\$720,000	141	50.3%	184	2.0	98%	31	51
Toronto W09	15	\$12,094,538	\$806,303	\$700,000	33	48.0%	51	2.2	96%	45	61
Toronto W10	28	\$22,155,500	\$791,268	\$827,500	62	45.1%	74	2.5	98%	35	49
Toronto Central	535	\$551,619,125	\$1,031,064	\$748,000	1,649	45.7%	2,257	2.5	98%	32	45
Toronto C01	164	\$137,272,429	\$837,027	\$695,000	492	45.5%	712	2.5	99%	33	45
Toronto C02	28	\$46,973,930	\$1,677,640	\$1,300,000	116	42.7%	170	3.0	95%	37	50
Toronto C03	23	\$29,522,992	\$1,283,608	\$989,000	57	45.7%	66	2.5	99%	19	28
Toronto C04	34	\$60,259,888	\$1,772,350	\$1,619,000	69	49.8%	83	2.0	94%	40	50
Toronto C06	11	\$11,273,518	\$1,024,865	\$1,045,000	37	42.6%	49	2.5	96%	37	51
Toronto C07	40	\$41,739,100	\$1,043,478	\$784,500	101	45.4%	129	2.5	99%	25	39
Toronto C08	59	\$45,824,999	\$776,695	\$670,000	282	42.8%	384	2.7	98%	28	39
Toronto C09	7	\$17,953,500	\$2,564,786	\$2,080,000	17	56.0%	25	2.1	96%	46	46
Toronto C10	26	\$21,047,000	\$809,500	\$696,350	97	46.1%	116	2.3	101%	30	40
Toronto C11	20	\$22,203,500	\$1,110,175	\$593,750	34	49.4%	41	2.0	100%	30	55
Toronto C12	6	\$9,300,000	\$1,550,000	\$1,650,000	27	37.4%	83	5.3	91%	26	46
Toronto C13	24	\$23,639,400	\$984,975	\$707,500	62	50.4%	71	2.1	99%	33	42
Toronto C14	41	\$42,079,137	\$1,026,320	\$730,000	112	44.7%	154	2.6	98%	34	55
Toronto C15	52	\$42,529,732	\$817,879	\$660,444	146	50.3%	174	2.1	99%	31	44
Toronto East	259	\$245,927,713	\$949,528	\$901,000	583	52.7%	610	1.6	100%	27	37
Toronto E01	22	\$25,128,000	\$1,142,182	\$980,000	69	55.1%	59	1.2	99%	14	29
Toronto E02	25	\$27,844,196	\$1,113,768	\$1,160,000	55	55.1%	45	1.3	101%	21	32
Toronto E03	28	\$31,796,000	\$1,135,571	\$1,058,500	74	51.4%	82	1.5	99%	26	34
Toronto E04	33	\$28,855,499	\$874,409	\$880,000	60	55.4%	66	1.5	102%	19	24
Toronto E05	31	\$26,278,576	\$847,696	\$690,000	55	54.8%	54	1.6	101%	32	50
Toronto E06	12	\$10,524,180	\$877,015	\$867,000	26	50.2%	33	1.7	101%	27	33
Toronto E07	21	\$18,032,000	\$858,667	\$680,000	39	50.2%	57	1.9	100%	36	47
Toronto E08	20	\$16,748,200	\$837,410	\$737,500	57	51.4%	64	1.9	100%	28	35
Toronto E09	30	\$25,363,276	\$845,443	\$767,500	67	49.7%	65	1.7	103%	31	42
Toronto E10	17	\$17,300,500	\$1,017,676	\$1,035,000	36	53.9%	36	1.5	95%	28	45
Toronto E11	20	\$18,057,286	\$902,864	\$910,000	45	51.4%	49	1.7	98%	32	44

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	3,100	\$3,219,870,216	\$1,038,668	\$900,000	7,688	98%	29	41
City of Toronto	1,108	\$1,094,529,050	\$987,842	\$797,500	3,010	98%	31	44
Toronto West	314	\$296,982,212	\$945,803	\$810,000	778	97%	34	50
Toronto W01	16	\$17,370,999	\$1,085,687	\$1,100,000	51	98%	30	38
Toronto W02	21	\$24,980,000	\$1,189,524	\$1,120,000	60	98%	23	28
Toronto W03	25	\$20,573,888	\$822,956	\$810,000	60	98%	27	46
Toronto W04	41	\$35,576,588	\$867,722	\$810,000	91	98%	41	64
Toronto W05	38	\$28,484,700	\$749,597	\$690,000	98	95%	51	67
Toronto W06	54	\$46,022,188	\$852,263	\$772,500	162	98%	24	37
Toronto W07	9	\$16,124,700	\$1,791,633	\$1,200,000	20	95%	28	58
Toronto W08	67	\$73,599,111	\$1,098,494	\$720,000	141	98%	31	51
Toronto W09	15	\$12,094,538	\$806,303	\$700,000	33	96%	45	61
Toronto W10	28	\$22,155,500	\$791,268	\$827,500	62	98%	35	49
Toronto Central	535	\$551,619,125	\$1,031,064	\$748,000	1,649	98%	32	45
Toronto C01	164	\$137,272,429	\$837,027	\$695,000	492	99%	33	45
Toronto C02	28	\$46,973,930	\$1,677,640	\$1,300,000	116	95%	37	50
Toronto C03	23	\$29,522,992	\$1,283,608	\$989,000	57	99%	19	28
Toronto C04	34	\$60,259,888	\$1,772,350	\$1,619,000	69	94%	40	50
Toronto C06	11	\$11,273,518	\$1,024,865	\$1,045,000	37	96%	37	51
Toronto C07	40	\$41,739,100	\$1,043,478	\$784,500	101	99%	25	39
Toronto C08	59	\$45,824,999	\$776,695	\$670,000	282	98%	28	39
Toronto C09	7	\$17,953,500	\$2,564,786	\$2,080,000	17	96%	46	46
Toronto C10	26	\$21,047,000	\$809,500	\$696,350	97	101%	30	40
Toronto C11	20	\$22,203,500	\$1,110,175	\$593,750	34	100%	30	55
Toronto C12	6	\$9,300,000	\$1,550,000	\$1,650,000	27	91%	26	46
Toronto C13	24	\$23,639,400	\$984,975	\$707,500	62	99%	33	42
Toronto C14	41	\$42,079,137	\$1,026,320	\$730,000	112	98%	34	55
Toronto C15	52	\$42,529,732	\$817,879	\$660,444	146	99%	31	44
Toronto East	259	\$245,927,713	\$949,528	\$901,000	583	100%	27	37
Toronto E01	22	\$25,128,000	\$1,142,182	\$980,000	69	99%	14	29
Toronto E02	25	\$27,844,196	\$1,113,768	\$1,160,000	55	101%	21	32
Toronto E03	28	\$31,796,000	\$1,135,571	\$1,058,500	74	99%	26	34
Toronto E04	33	\$28,855,499	\$874,409	\$880,000	60	102%	19	24
Toronto E05	31	\$26,278,576	\$847,696	\$690,000	55	101%	32	50
Toronto E06	12	\$10,524,180	\$877,015	\$867,000	26	101%	27	33
Toronto E07	21	\$18,032,000	\$858,667	\$680,000	39	100%	36	47
Toronto E08	20	\$16,748,200	\$837,410	\$737,500	57	100%	28	35
Toronto E09	30	\$25,363,276	\$845,443	\$767,500	67	103%	31	42
Toronto E10	17	\$17,300,500	\$1,017,676	\$1,035,000	36	95%	28	45
Toronto E11	20	\$18,057,286	\$902,864	\$910,000	45	98%	32	44

SUMMARY OF EXISTING HOME TRANSACTIONS

Detached, January 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	1,384	\$1,857,117,451	\$1,341,848	\$1,200,000	3,284	3,932	98%	27
City of Toronto	318	\$472,587,533	\$1,486,124	\$1,270,000	714	865	97%	29
Toronto West	122	\$162,678,063	\$1,333,427	\$1,119,000	245	312	97%	36
Toronto W01	2	\$3,135,000	\$1,567,500	\$1,567,500	7	11	104%	32
Toronto W02	9	\$15,016,000	\$1,668,444	\$1,730,000	16	16	99%	23
Toronto W03	14	\$11,489,888	\$820,706	\$843,000	32	40	95%	35
Toronto W04	21	\$23,633,888	\$1,125,423	\$1,005,000	40	54	96%	53
Toronto W05	9	\$9,704,200	\$1,078,244	\$1,040,000	28	34	96%	45
Toronto W06	12	\$15,479,188	\$1,289,932	\$1,352,500	32	47	96%	29
Toronto W07	7	\$14,325,700	\$2,046,529	\$1,710,000	13	17	94%	34
Toronto W08	27	\$48,670,811	\$1,802,623	\$1,550,000	47	51	97%	23
Toronto W09	6	\$7,418,388	\$1,236,398	\$1,331,250	12	20	96%	57
Toronto W10	15	\$13,805,000	\$920,333	\$930,000	18	22	96%	35
Toronto Central	88	\$179,148,798	\$2,035,782	\$1,827,500	244	354	96%	29
Toronto C01	2	\$3,070,000	\$1,535,000	\$1,535,000	8	11	95%	16
Toronto C02	5	\$11,857,000	\$2,371,400	\$1,852,000	13	19	95%	45
Toronto C03	10	\$17,257,704	\$1,725,770	\$1,325,000	22	29	97%	22
Toronto C04	23	\$48,258,888	\$2,098,213	\$1,810,000	38	40	94%	38
Toronto C06	6	\$8,100,518	\$1,350,086	\$1,356,250	15	21	97%	36
Toronto C07	8	\$17,227,000	\$2,153,375	\$2,270,000	33	42	97%	18
Toronto C08	0				3	3		
Toronto C09	3	\$12,301,000	\$4,100,333	\$3,550,000	6	9	97%	39
Toronto C10	1	\$1,840,000	\$1,840,000	\$1,840,000	4	7	101%	3
Toronto C11	5	\$12,555,000	\$2,511,000	\$2,350,000	11	7	102%	5
Toronto C12	3	\$6,095,000	\$2,031,667	\$2,020,000	15	62	89%	25
Toronto C13	5	\$10,259,400	\$2,051,880	\$2,200,000	20	26	101%	10
Toronto C14	7	\$15,215,000	\$2,173,571	\$1,950,000	29	47	96%	50
Toronto C15	10	\$15,112,288	\$1,511,229	\$1,522,500	27	31	98%	19
Toronto East	108	\$130,760,672	\$1,210,747	\$1,095,000	225	199	100%	21
Toronto E01	4	\$7,585,000	\$1,896,250	\$1,917,500	14	11	94%	21
Toronto E02	6	\$7,521,196	\$1,253,533	\$1,320,125	15	11	98%	25
Toronto E03	15	\$18,063,500	\$1,204,233	\$1,015,000	45	52	97%	26
Toronto E04	18	\$19,501,000	\$1,083,389	\$1,012,500	24	22	103%	14
Toronto E05	9	\$12,033,888	\$1,337,099	\$1,350,000	16	11	102%	17
Toronto E06	7	\$6,694,000	\$956,286	\$1,000,000	11	14	98%	18
Toronto E07	7	\$8,912,000	\$1,273,143	\$1,245,000	8	8	102%	25
Toronto E08	7	\$8,598,700	\$1,228,386	\$1,000,000	26	21	102%	20
Toronto E09	15	\$16,740,888	\$1,116,059	\$1,072,000	30	19	105%	18
Toronto E10	9	\$12,565,000	\$1,396,111	\$1,315,000	22	20	95%	31
Toronto E11	11	\$12,545,500	\$1,140,500	\$1,100,000	14	10	99%	21

SUMMARY OF EXISTING HOME TRANSACTIONS

Semi-Detached, January 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	240	\$244,720,268	\$1,019,668	\$968,965	465	418	100%	22
City of Toronto	84	\$96,642,498	\$1,150,506	\$1,080,444	199	200	102%	21
Toronto West	25	\$26,059,500	\$1,042,380	\$950,000	53	76	99%	30
Toronto W01	3	\$4,743,000	\$1,581,000	\$1,350,000	6	9	101%	3
Toronto W02	3	\$3,532,000	\$1,177,333	\$1,120,000	15	14	94%	10
Toronto W03	6	\$6,230,000	\$1,038,333	\$1,050,000	11	15	103%	22
Toronto W04	1	\$1,020,000	\$1,020,000	\$1,020,000	2	4	113%	7
Toronto W05	8	\$7,049,500	\$881,188	\$896,250	12	24	94%	63
Toronto W06	1	\$860,000	\$860,000	\$860,000	2	5	102%	1
Toronto W07	0				0	1		
Toronto W08	1	\$920,000	\$920,000	\$920,000	1	1	95%	29
Toronto W09	0				2	1		
Toronto W10	2	\$1,705,000	\$852,500	\$852,500	2	2	103%	19
Toronto Central	22	\$28,104,818	\$1,277,492	\$1,141,000	75	77	102%	18
Toronto C01	3	\$3,415,000	\$1,138,333	\$1,120,000	27	32	110%	12
Toronto C02	3	\$4,643,930	\$1,547,977	\$967,930	10	13	100%	22
Toronto C03	6	\$6,632,000	\$1,105,333	\$1,044,500	13	8	102%	5
Toronto C04	2	\$2,878,000	\$1,439,000	\$1,439,000	2	2	95%	28
Toronto C06	0				0	1		
Toronto C07	1	\$950,000	\$950,000	\$950,000	4	6	119%	7
Toronto C08	2	\$2,832,000	\$1,416,000	\$1,416,000	3	3	93%	42
Toronto C09	1	\$1,350,000	\$1,350,000	\$1,350,000	2	2	100%	2
Toronto C10	1	\$1,655,000	\$1,655,000	\$1,655,000	4	3	123%	2
Toronto C11	1	\$1,610,000	\$1,610,000	\$1,610,000	2	2	95%	69
Toronto C12	0				0	0		
Toronto C13	1	\$1,060,000	\$1,060,000	\$1,060,000	2	3	101%	31
Toronto C14	0				0	0		
Toronto C15	1	\$1,078,888	\$1,078,888	\$1,078,888	6	2	120%	11
Toronto East	37	\$42,478,180	\$1,148,059	\$1,125,000	71	47	103%	18
Toronto E01	10	\$11,351,000	\$1,135,100	\$1,147,500	22	15	102%	8
Toronto E02	11	\$14,240,000	\$1,294,545	\$1,265,000	14	6	102%	24
Toronto E03	6	\$8,360,000	\$1,393,333	\$1,289,000	16	10	108%	5
Toronto E04	2	\$1,645,000	\$822,500	\$822,500	3	3	97%	18
Toronto E05	1	\$940,000	\$940,000	\$940,000	0	0	94%	43
Toronto E06	3	\$2,376,180	\$792,060	\$849,000	2	2	110%	51
Toronto E07	1	\$1,003,000	\$1,003,000	\$1,003,000	6	5	112%	2
Toronto E08	1	\$940,000	\$940,000	\$940,000	2	1	99%	12
Toronto E09	0				0	0		
Toronto E10	0				1	1		
Toronto E11	2	\$1,623,000	\$811,500	\$811,500	5	4	97%	24

SUMMARY OF EXISTING HOME TRANSACTIONS

Att/Row/Townhouse, January 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	277	\$270,490,485	\$976,500	\$925,000	597	561	101%	23
City of Toronto	28	\$37,278,887	\$1,331,389	\$1,095,000	74	83	101%	24
Toronto West	10	\$9,825,999	\$982,600	\$970,000	23	23	97%	18
Toronto W01	2	\$2,299,999	\$1,150,000	\$1,150,000	2	1	90%	28
Toronto W02	1	\$1,170,000	\$1,170,000	\$1,170,000	4	5	97%	5
Toronto W03	1	\$665,000	\$665,000	\$665,000	3	2	99%	10
Toronto W04	0				1	1		
Toronto W05	2	\$1,950,000	\$975,000	\$975,000	5	8	94%	41
Toronto W06	1	\$940,000	\$940,000	\$940,000	2	1	97%	1
Toronto W07	1	\$1,200,000	\$1,200,000	\$1,200,000	2	2	100%	7
Toronto W08	0				1	2		
Toronto W09	0				0	0		
Toronto W10	2	\$1,601,000	\$800,500	\$800,500	3	1	108%	9
Toronto Central	12	\$20,790,000	\$1,732,500	\$1,542,500	35	48	102%	33
Toronto C01	6	\$9,825,000	\$1,637,500	\$1,610,000	12	15	104%	33
Toronto C02	2	\$6,160,000	\$3,080,000	\$3,080,000	2	5	96%	28
Toronto C03	0				0	3		
Toronto C04	0				0	0		
Toronto C06	0				1	1		
Toronto C07	0				1	3		
Toronto C08	2	\$1,925,000	\$962,500	\$962,500	10	13	98%	60
Toronto C09	0				0	0		
Toronto C10	0				2	2		
Toronto C11	0				0	0		
Toronto C12	0				1	2		
Toronto C13	1	\$1,380,000	\$1,380,000	\$1,380,000	4	3	99%	12
Toronto C14	1	\$1,500,000	\$1,500,000	\$1,500,000	2	1	116%	9
Toronto C15	0				0	0		
Toronto East	6	\$6,662,888	\$1,110,481	\$1,031,944	16	12	104%	16
Toronto E01	0				4	4		
Toronto E02	0				1	0		
Toronto E03	1	\$1,601,000	\$1,601,000	\$1,601,000	0	0	98%	44
Toronto E04	2	\$2,068,000	\$1,034,000	\$1,034,000	4	4	110%	4
Toronto E05	1	\$1,080,888	\$1,080,888	\$1,080,888	1	0	120%	8
Toronto E06	0				0	0		
Toronto E07	0				0	0		
Toronto E08	1	\$930,000	\$930,000	\$930,000	0	0	96%	20
Toronto E09	0				0	0		
Toronto E10	1	\$983,000	\$983,000	\$983,000	2	1	98%	15
Toronto E11	0				4	3		

SUMMARY OF EXISTING HOME TRANSACTIONS

Condo Townhouse, January 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	222	\$172,427,019	\$776,698	\$729,500	527	602	99%	30
City of Toronto	64	\$52,990,317	\$827,974	\$743,750	179	211	98%	34
Toronto West	22	\$17,882,000	\$812,818	\$739,250	71	86	98%	43
Toronto W01	3	\$3,542,500	\$1,180,833	\$1,200,000	6	5	96%	32
Toronto W02	0				4	4		
Toronto W03	0				2	2		
Toronto W04	2	\$1,464,000	\$732,000	\$732,000	17	15	106%	11
Toronto W05	4	\$2,577,000	\$644,250	\$637,500	16	22	98%	47
Toronto W06	4	\$3,642,000	\$910,500	\$916,000	8	9	99%	18
Toronto W07	0				0	0		
Toronto W08	6	\$4,441,500	\$740,250	\$730,000	11	17	98%	53
Toronto W09	1	\$850,000	\$850,000	\$850,000	0	1	95%	71
Toronto W10	2	\$1,365,000	\$682,500	\$682,500	7	11	98%	90
Toronto Central	28	\$24,354,317	\$869,797	\$775,640	64	71	97%	31
Toronto C01	6	\$5,152,700	\$858,783	\$880,000	11	7	98%	37
Toronto C02	0				4	8		
Toronto C03	0				0	0		
Toronto C04	1	\$1,570,000	\$1,570,000	\$1,570,000	3	5	95%	38
Toronto C06	0				0	4		
Toronto C07	2	\$1,630,000	\$815,000	\$815,000	5	6	96%	32
Toronto C08	3	\$3,540,000	\$1,180,000	\$1,045,000	5	4	96%	50
Toronto C09	0				1	1		
Toronto C10	0				1	2		
Toronto C11	2	\$1,355,000	\$677,500	\$677,500	2	2	99%	27
Toronto C12	1	\$1,425,000	\$1,425,000	\$1,425,000	4	5	95%	16
Toronto C13	1	\$725,000	\$725,000	\$725,000	3	2	121%	4
Toronto C14	5	\$3,808,337	\$761,667	\$667,000	11	10	97%	18
Toronto C15	7	\$5,148,280	\$735,469	\$765,000	14	15	97%	31
Toronto East	14	\$10,754,000	\$768,143	\$715,000	44	54	101%	27
Toronto E01	1	\$1,210,000	\$1,210,000	\$1,210,000	4	3	97%	10
Toronto E02	3	\$2,613,000	\$871,000	\$913,000	4	1	108%	4
Toronto E03	1	\$565,000	\$565,000	\$565,000	0	0	81%	48
Toronto E04	0				5	7		
Toronto E05	2	\$1,415,000	\$707,500	\$707,500	2	1	113%	20
Toronto E06	0				3	3		
Toronto E07	1	\$790,000	\$790,000	\$790,000	3	5	95%	25
Toronto E08	0				3	6		
Toronto E09	4	\$2,736,000	\$684,000	\$672,500	6	8	98%	40
Toronto E10	1	\$720,000	\$720,000	\$720,000	4	5	99%	30
Toronto E11	1	\$705,000	\$705,000	\$705,000	10	15	101%	55

SUMMARY OF EXISTING HOME TRANSACTIONS

Condo Apartment, January 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	950	\$653,310,836	\$687,696	\$610,000	2,757	3,725	98%	34
City of Toronto	604	\$429,547,315	\$711,171	\$626,250	1,825	2,494	98%	33
Toronto West	132	\$79,242,650	\$600,323	\$575,500	381	504	98%	31
Toronto W01	5	\$3,185,500	\$637,100	\$600,000	30	38	97%	37
Toronto W02	8	\$5,262,000	\$657,750	\$580,000	20	28	97%	30
Toronto W03	4	\$2,189,000	\$547,250	\$529,500	12	12	101%	11
Toronto W04	17	\$9,458,700	\$556,394	\$540,000	31	50	99%	31
Toronto W05	14	\$6,974,000	\$498,143	\$517,500	37	64	96%	46
Toronto W06	36	\$25,101,000	\$697,250	\$682,500	114	129	99%	24
Toronto W07	0				5	6		
Toronto W08	33	\$19,566,800	\$592,933	\$570,000	81	110	98%	34
Toronto W09	8	\$3,826,150	\$478,269	\$462,500	19	29	96%	32
Toronto W10	7	\$3,679,500	\$525,643	\$527,000	32	38	100%	32
Toronto Central	380	\$296,187,692	\$779,441	\$668,844	1,220	1,694	98%	33
Toronto C01	146	\$115,484,729	\$790,991	\$674,000	434	646	98%	33
Toronto C02	18	\$24,313,000	\$1,350,722	\$1,140,000	86	124	95%	38
Toronto C03	7	\$5,633,288	\$804,755	\$640,000	21	25	100%	25
Toronto C04	8	\$7,553,000	\$944,125	\$829,000	25	35	94%	50
Toronto C06	5	\$3,173,000	\$634,600	\$625,000	21	22	95%	39
Toronto C07	28	\$20,797,100	\$742,754	\$685,000	57	71	100%	26
Toronto C08	51	\$36,976,999	\$725,039	\$650,000	261	361	98%	26
Toronto C09	3	\$4,302,500	\$1,434,167	\$1,550,000	7	11	92%	68
Toronto C10	22	\$16,529,500	\$751,341	\$696,350	86	102	100%	27
Toronto C11	12	\$6,683,500	\$556,958	\$535,000	19	30	99%	37
Toronto C12	2	\$1,780,000	\$890,000	\$890,000	7	14	96%	33
Toronto C13	16	\$10,215,000	\$638,438	\$575,000	33	37	97%	44
Toronto C14	28	\$21,555,800	\$769,850	\$711,000	68	93	99%	34
Toronto C15	34	\$21,190,276	\$623,243	\$605,000	95	123	98%	35
Toronto East	92	\$54,116,973	\$588,228	\$567,000	224	296	97%	37
Toronto E01	7	\$4,982,000	\$711,714	\$765,000	25	26	100%	21
Toronto E02	5	\$3,470,000	\$694,000	\$600,000	20	26	98%	19
Toronto E03	5	\$3,206,500	\$641,300	\$574,000	13	20	95%	41
Toronto E04	11	\$5,641,499	\$512,864	\$540,000	24	30	96%	31
Toronto E05	18	\$10,808,800	\$600,489	\$567,500	36	42	98%	41
Toronto E06	2	\$1,454,000	\$727,000	\$727,000	10	14	99%	20
Toronto E07	12	\$7,327,000	\$610,583	\$607,500	22	39	97%	46
Toronto E08	11	\$6,279,500	\$570,864	\$550,000	26	36	98%	36
Toronto E09	11	\$5,886,388	\$535,126	\$520,000	31	38	98%	46
Toronto E10	4	\$1,877,500	\$469,375	\$467,500	5	8	94%	27
Toronto E11	6	\$3,183,786	\$530,631	\$507,500	12	17	96%	52

SUMMARY OF EXISTING HOME TRANSACTIONS

Link, January 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	14	\$13,541,657	\$967,261	\$987,500	31	20	105%	14
City of Toronto	1	\$1,135,000	\$1,135,000	\$1,135,000	4	4	96%	50
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	1	\$1,135,000	\$1,135,000	\$1,135,000	4	4	96%	50
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	1	\$1,135,000	\$1,135,000	\$1,135,000	1	1	96%	50
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				1	1		
Toronto C15	0				2	2		
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, January 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	\$1,601,500	\$533,833	\$599,000	12	21	98%	32
City of Toronto	3	\$1,601,500	\$533,833	\$599,000	9	14	98%	32
Toronto West	1	\$599,000	\$599,000	\$599,000	5	10	100%	9
Toronto W01	0				0	0		
Toronto W02	0				1	1		
Toronto W03	0				0	0		
Toronto W04	0				0	0		
Toronto W05	0				0	0		
Toronto W06	0				4	6		
Toronto W07	1	\$599,000	\$599,000	\$599,000	0	0	100%	9
Toronto W08	0				0	3		
Toronto W09	0				0	0		
Toronto W10	0				0	0		
Toronto Central	1	\$627,500	\$627,500	\$627,500	2	2	97%	58
Toronto C01	0				0	0		
Toronto C02	0				0	0		
Toronto C03	0				0	0		
Toronto C04	0				1	0		
Toronto C06	0				0	0		
Toronto C07	0				0	0		
Toronto C08	0				0	0		
Toronto C09	0				1	2		
Toronto C10	1	\$627,500	\$627,500	\$627,500	0	0	97%	58
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	1	\$375,000	\$375,000	\$375,000	2	2	99%	28
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	1	\$375,000	\$375,000	\$375,000	1	1	99%	28
Toronto E11	0				0	0		

SUMMARY OF EXISTING HOME TRANSACTIONS

Detached Condo, January 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	5	\$4,695,000	\$939,000	\$785,000	10	11	96%	34
City of Toronto	1	\$780,000	\$780,000	\$780,000	1	0	98%	14
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	1	\$780,000	\$780,000	\$780,000	1	0	98%	14
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	1	\$780,000	\$780,000	\$780,000	1	0	98%	14
Toronto E11	0				0	0		

SUMMARY OF EXISTING HOME TRANSACTIONS

Co-Ownership Apartment, January 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	5	\$1,966,000	\$393,200	\$395,000	5	9	96%	73
City of Toronto	5	\$1,966,000	\$393,200	\$395,000	5	9	96%	73
Toronto West	2	\$695,000	\$347,500	\$347,500	0	2	93%	77
Toronto W01	1	\$465,000	\$465,000	\$465,000	0	0	94%	66
Toronto W02	0				0	0		
Toronto W03	0				0	0		
Toronto W04	0				0	0		
Toronto W05	1	\$230,000	\$230,000	\$230,000	0	2	92%	88
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	\$1,271,000	\$423,667	\$395,000	5	7	98%	70
Toronto C01	1	\$325,000	\$325,000	\$325,000	0	1	96%	85
Toronto C02	0				1	1		
Toronto C03	0				1	1		
Toronto C04	0				0	1		
Toronto C06	0				0	0		
Toronto C07	0				0	0		
Toronto C08	1	\$551,000	\$551,000	\$551,000	0	0	100%	5
Toronto C09	0				0	0		
Toronto C10	1	\$395,000	\$395,000	\$395,000	0	0	95%	121
Toronto C11	0				0	0		
Toronto C12	0				0	0		
Toronto C13	0				0	0		
Toronto C14	0				1	2		
Toronto C15	0				2	1		
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, January 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	341.0	\$1,078,900	-14.19%	348.0	\$1,360,900	-16.83%	367.7	\$1,043,300	-15.32%	369.9	\$791,500	-11.51%	351.7	\$699,900	-4.14%
City of Toronto	292.8	\$1,067,000	-10.16%	361.0	\$1,612,600	-14.41%	364.7	\$1,236,500	-12.35%	358.9	\$848,100	-6.19%	353.4	\$733,400	-3.44%
Toronto W01	266.6	\$1,137,900	-4.82%	342.9	\$1,937,000	-11.19%	342.4	\$1,410,200	-9.78%	291.3	\$864,100	-6.48%	329.5	\$700,600	4.70%
Toronto W02	343.3	\$1,192,400	-15.57%	360.9	\$1,609,700	-17.66%	387.0	\$1,194,300	-18.20%	354.6	\$1,020,900	-9.68%	364.6	\$746,000	-3.57%
Toronto W03	383.9	\$941,400	-11.75%	372.4	\$998,500	-14.70%	387.3	\$981,900	-10.26%	357.2	\$850,400	-4.85%	376.7	\$594,400	-1.41%
Toronto W04	344.9	\$874,200	-12.35%	336.8	\$1,147,600	-15.08%	324.9	\$883,100	-11.88%	302.3	\$704,400	-3.97%	454.1	\$576,200	-8.54%
Toronto W05	387.6	\$867,900	-8.93%	343.0	\$1,255,900	-12.19%	333.7	\$999,900	-11.23%	368.6	\$693,700	6.22%	504.5	\$563,500	-7.84%
Toronto W06	333.7	\$951,600	-7.28%	390.9	\$1,302,900	-12.63%	383.6	\$1,204,900	-5.07%	387.8	\$1,063,000	-0.18%	302.8	\$745,500	-5.52%
Toronto W07	308.5	\$1,523,600	-12.18%	330.0	\$1,751,700	-12.70%	327.9	\$1,335,800	-6.93%	423.2	\$1,149,900	-1.28%	133.3	\$778,800	-2.63%
Toronto W08	244.2	\$1,053,300	-12.57%	291.1	\$1,732,100	-17.70%	322.1	\$1,293,000	-10.15%	334.7	\$753,700	0.39%	289.6	\$605,000	-2.49%
Toronto W09	313.2	\$896,400	-17.10%	291.7	\$1,215,500	-21.80%	322.4	\$862,800	-18.13%	286.4	\$833,800	-1.75%	377.5	\$472,600	-6.79%
Toronto W10	350.1	\$741,600	-14.82%	324.9	\$984,100	-19.24%	336.0	\$904,900	-14.76%	402.2	\$685,700	-4.24%	431.8	\$512,600	-7.54%
Toronto C01	339.1	\$893,600	-4.77%	397.2	\$1,683,000	-14.73%	368.1	\$1,445,000	-15.50%	357.1	\$887,100	-5.73%	367.5	\$827,700	-2.16%
Toronto C02	317.4	\$1,423,000	-10.49%	325.4	\$2,675,400	-8.21%	336.8	\$1,969,700	-11.79%	268.1	\$1,361,900	-16.74%	288.6	\$926,800	-10.57%
Toronto C03	278.4	\$1,562,200	-8.03%	294.4	\$1,983,000	-7.30%	407.5	\$1,247,400	-10.52%				293.0	\$865,100	-4.62%
Toronto C04	286.1	\$2,054,100	-12.64%	306.8	\$2,543,800	-13.26%	338.4	\$1,537,500	-10.36%				290.6	\$749,200	-6.80%
Toronto C06	273.5	\$1,097,900	-10.36%	398.3	\$1,607,000	-12.75%	316.2	\$1,166,800	-6.89%	311.0	\$823,600	-5.41%	375.8	\$650,500	-3.32%
Toronto C07	291.8	\$1,215,400	-5.23%	477.5	\$2,028,000	-9.27%	345.7	\$1,243,900	-3.33%	290.7	\$803,500	-5.09%	326.0	\$781,800	-2.31%
Toronto C08	304.4	\$813,700	-7.05%	345.1	\$2,161,700	-15.42%	362.3	\$1,548,700	-14.83%	370.3	\$1,178,800	-2.66%	333.1	\$752,800	-5.21%
Toronto C09	260.2	\$2,122,900	-17.42%	241.3	\$3,674,500	-18.15%	259.5	\$2,459,000	-18.37%	272.3	\$1,788,500	-14.26%	303.2	\$1,125,400	-9.17%
Toronto C10	289.3	\$1,116,700	-7.90%	332.4	\$2,175,500	-12.76%	324.0	\$1,583,200	-12.60%	250.0	\$1,032,200	-12.03%	313.2	\$796,200	0.03%
Toronto C11	325.5	\$1,210,700	-17.64%	288.8	\$2,358,800	-21.37%	299.6	\$1,430,400	-19.79%	436.1	\$720,800	1.18%	364.0	\$536,200	-4.36%
Toronto C12	328.3	\$2,872,900	-9.01%	314.0	\$3,743,900	-12.24%	275.7	\$1,463,400	-13.52%	334.4	\$1,394,600	-4.10%	380.5	\$1,320,000	-4.95%
Toronto C13	291.8	\$1,230,600	-8.98%	330.7	\$1,983,900	-11.84%	323.3	\$1,019,100	-10.86%	396.2	\$916,500	-4.99%	294.1	\$714,000	-3.73%
Toronto C14	361.8	\$1,147,600	-4.06%	381.2	\$2,569,600	-3.18%	345.4	\$1,731,700	2.31%	331.4	\$738,300	-12.63%	344.1	\$784,300	-7.92%
Toronto C15	294.4	\$958,000	-6.06%	388.3	\$1,923,000	-11.25%	305.3	\$1,106,900	-8.40%	350.1	\$781,000	-13.62%	340.2	\$659,700	1.25%
Toronto E01	415.9	\$1,225,300	-7.08%	440.1	\$1,527,100	-9.22%	438.2	\$1,340,400	-6.15%	529.6	\$1,008,400	-3.95%	377.3	\$825,100	-5.37%
Toronto E02	390.2	\$1,324,300	-12.00%	393.1	\$1,681,300	-13.76%	387.7	\$1,266,700	-12.34%	427.4	\$1,114,200	-5.19%	351.4	\$879,900	-1.43%
Toronto E03	359.0	\$1,152,000	-14.77%	335.3	\$1,310,700	-16.01%	358.3	\$1,198,600	-15.03%				397.9	\$610,700	-0.43%
Toronto E04	418.5	\$891,000	-14.22%	398.4	\$1,129,800	-17.53%	370.6	\$935,700	-14.07%	374.2	\$817,200	-9.55%	418.8	\$528,500	-5.08%
Toronto E05	328.5	\$941,600	-13.30%	363.4	\$1,330,600	-18.67%	352.9	\$996,500	-17.51%	348.7	\$776,300	-6.06%	346.2	\$616,300	0.35%
Toronto E06	374.5	\$1,110,800	-18.46%	388.7	\$1,218,100	-20.84%	363.8	\$931,800	-20.91%	383.1	\$796,000	-9.09%	390.6	\$737,500	-0.10%
Toronto E07	349.7	\$906,500	-12.79%	360.5	\$1,258,300	-18.09%	365.4	\$989,200	-17.72%	372.9	\$792,800	-8.80%	369.6	\$613,100	-4.45%
Toronto E08	345.1	\$934,500	-18.13%	341.5	\$1,214,600	-21.13%	314.9	\$879,300	-19.09%	373.4	\$710,900	-9.06%	372.0	\$552,100	-9.29%
Toronto E09	418.5	\$834,500	-11.15%	385.5	\$1,055,400	-17.31%	354.5	\$878,200	-15.53%	387.4	\$674,400	-5.65%	437.3	\$593,900	0.25%
Toronto E10	340.6	\$1,004,700	-22.41%	343.8	\$1,201,400	-26.32%	328.2	\$897,400	-27.85%	395.6	\$670,500	-2.49%	299.9	\$534,200	-0.99%
Toronto E11	365.5	\$801,500	-13.82%	354.9	\$1,072,100	-16.47%	393.0	\$892,000	-16.26%	403.8	\$715,900	-15.59%	457.7	\$517,700	3.04%