Toronto Regional Real Estate Board

YORK - Richmond Hill
Q3 2023

Oak Ridges Lake Wilcox

Rural Richmond Hill

Jefferson

Devonsleigh

Westbrook

Rouge Woods

Crosby

Mill Pond

Headford Business Park

Bayview Hill

Harding

North Richvale Observatory

Beaver Creek Business Park

Doncrest

Langstaff

South Richvale

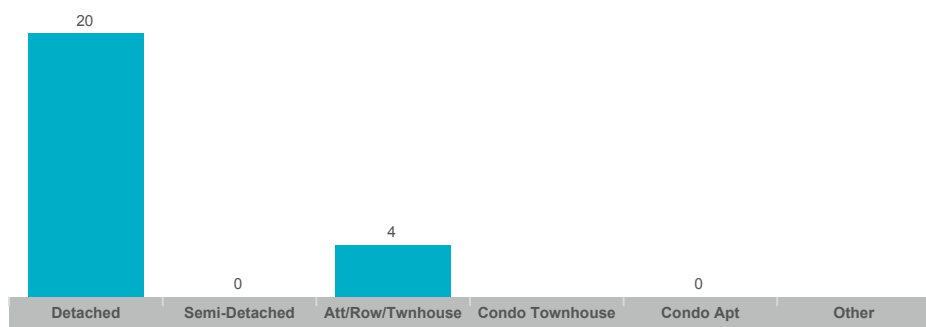# SUMMARY OF EXISTING HOME TRANSACTIONS

All Home Types 2023 Q3

Richmond Hill

Community	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SP/LP	Avg. DOM
Bayview Hill	12	$39,177,976	$3,264,831	$3,390,000	36	17	101%	23
Beaver Creek Business Park	10	$7,219,800	$721,980	$736,000	17	7	99%	20
Crosby	23	$26,946,488	$1,171,586	$1,168,000	85	47	104%	23
Devonsleigh	16	$25,988,164	$1,624,260	$1,778,750	38	16	106%	15
Doncrest	24	$32,009,776	$1,333,741	$826,000	65	25	105%	15
Harding	21	$22,902,000	$1,090,571	$747,000	61	28	100%	24
Headford Business Park	0				0	0		
Jefferson	28	$45,302,700	$1,617,954	$1,666,500	112	50	102%	17
Langstaff	85	$83,098,350	$977,628	$681,300	162	74	104%	19
Mill Pond	23	$42,377,600	$1,842,504	$1,800,000	71	36	99%	26
North Richvale	49	$63,488,088	$1,295,675	$1,160,000	125	48	102%	21
Oak Ridges	49	$76,886,799	$1,569,118	$1,439,999	169	72	102%	15
Oak Ridges Lake Wilcox	26	$42,577,154	$1,637,583	$1,370,000	88	47	100%	22
Observatory	32	$41,394,800	$1,293,588	$879,000	55	23	105%	18
Rouge Woods	25	$38,695,823	$1,547,833	$1,455,000	57	23	106%	15
Rural Richmond Hill	22	$30,799,800	$1,399,991	$1,435,500	70	39	104%	18
South Richvale	24	$55,307,276	$2,304,470	$1,745,000	68	40	93%	27
Westbrook	24	$38,657,900	$1,610,746	$1,610,000	67	34	103%	21

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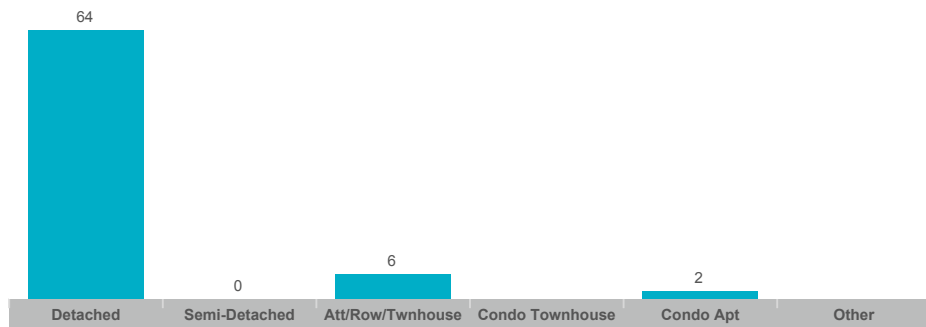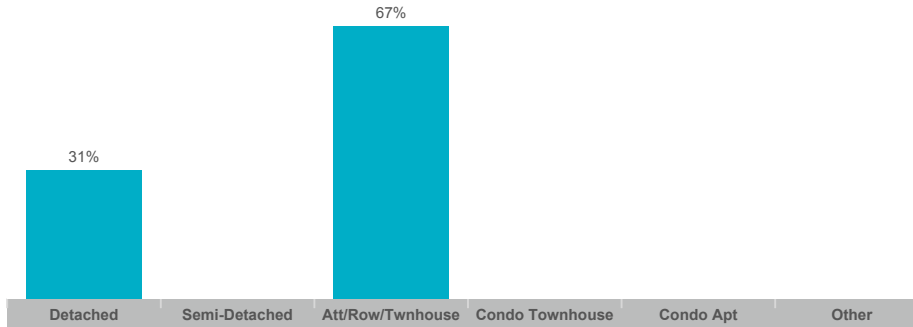
Number of Transactions

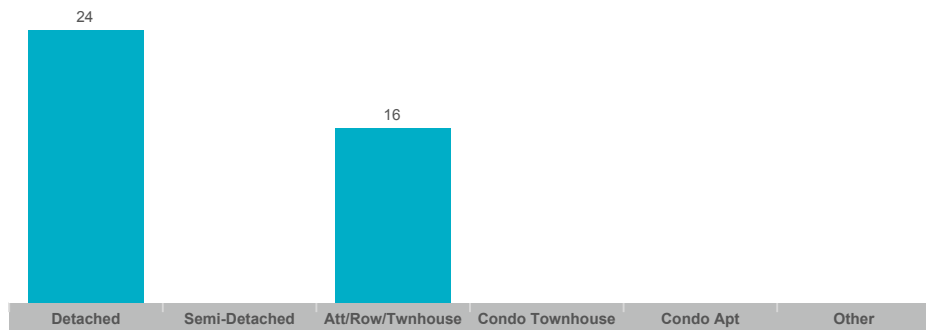| Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
20	0	4		0	

Average/Median Selling Price

	Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
Average Price	$3,609K		$1,545K			
Median Price	$3,450K		$1,545K			

- Average Price
- Median Price

Number of New Listings

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
64	0	6		2	

Sales-to-New Listings Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
31%		67%			

Average Days on Market

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
24		16			

Average Sales Price to List Price Ratio

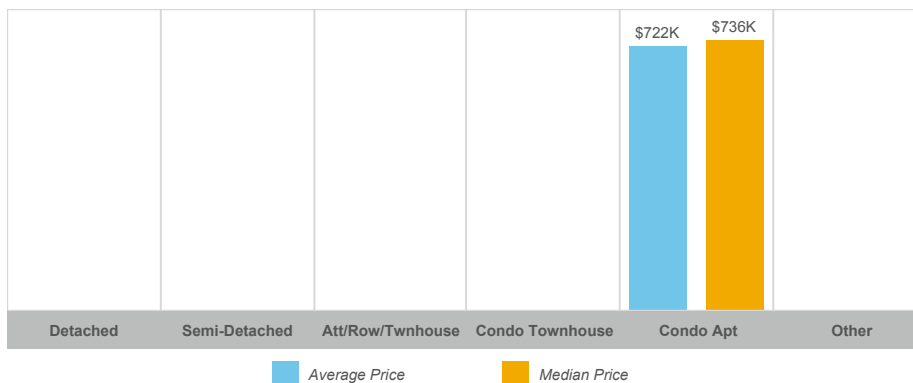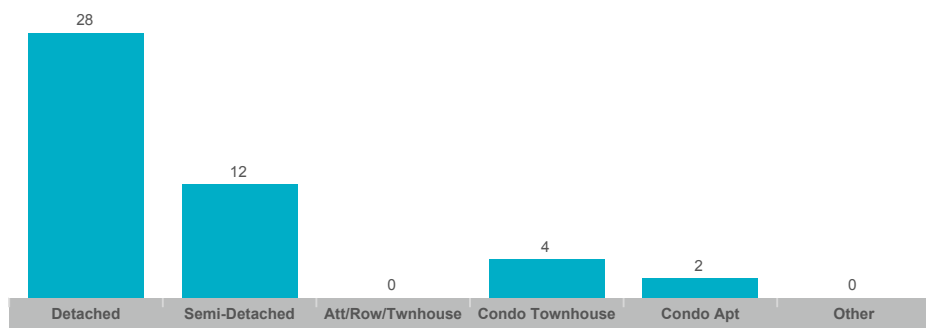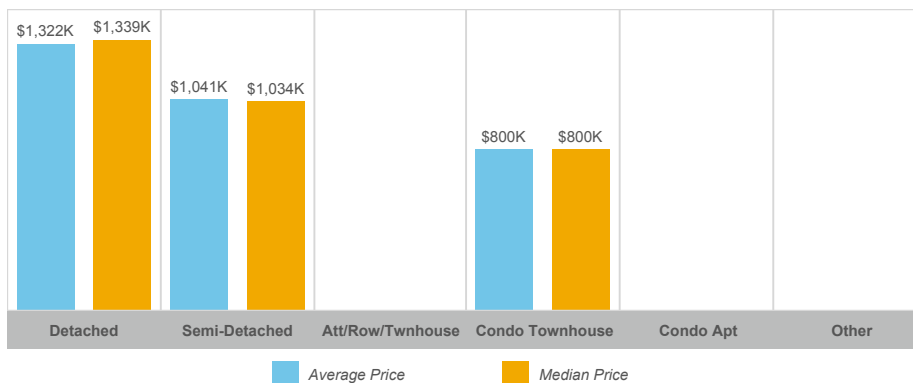| Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
101%		103%			

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Number of Transactions

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
0	0			20	0

Average/Median Selling Price

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
				$722K / $736K	

■ Average Price ■ Median Price

Number of New Listings

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
0	0			34	0

Sales-to-New Listings Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
				59%	

Average Days on Market

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
				20	

Average Sales Price to List Price Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
				99%	

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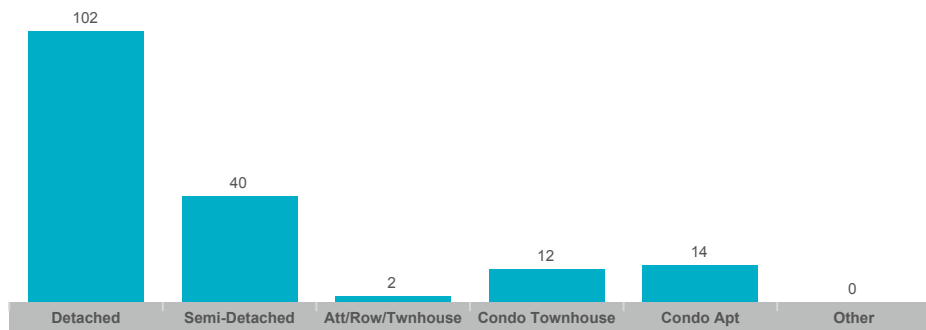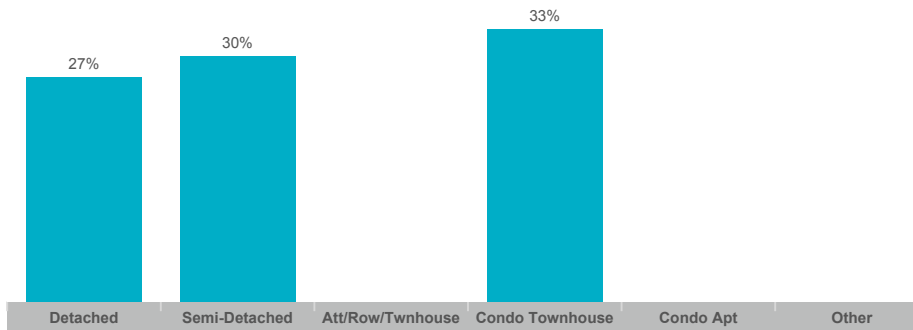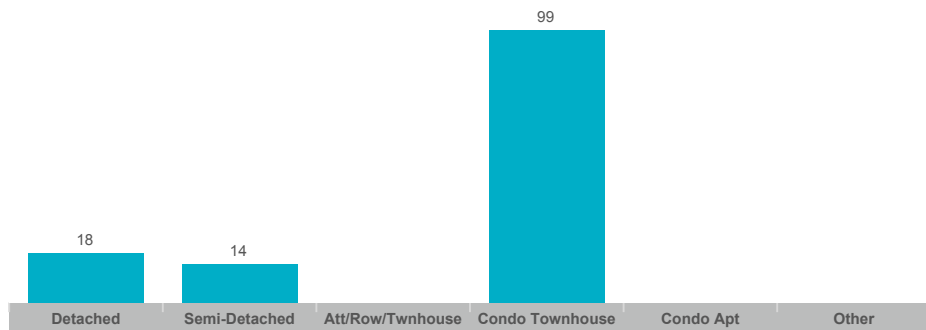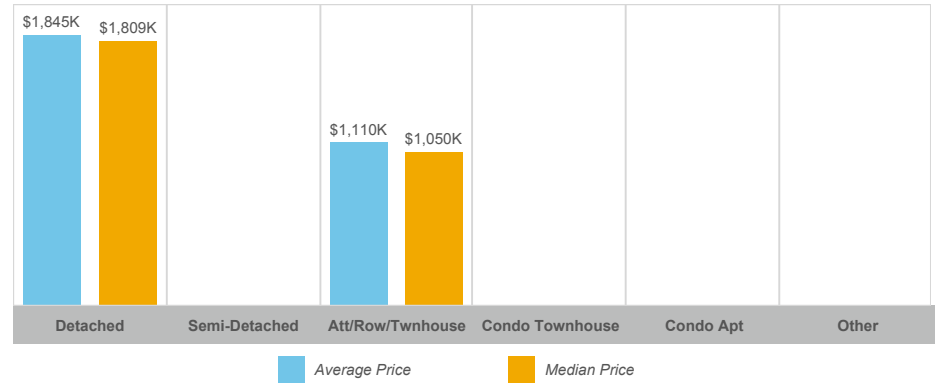
Number of Transactions

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
28	12	0	4	2	0

Average/Median Selling Price

	Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
Average Price	$1,322K	$1,041K		$800K		
Median Price	$1,339K	$1,034K		$800K		

Number of New Listings

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
102	40	2	12	14	0

Sales-to-New Listings Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
27%	30%		33%		

Average Days on Market

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
18	14		99		

Average Sales Price to List Price Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
106%	100%		97%		

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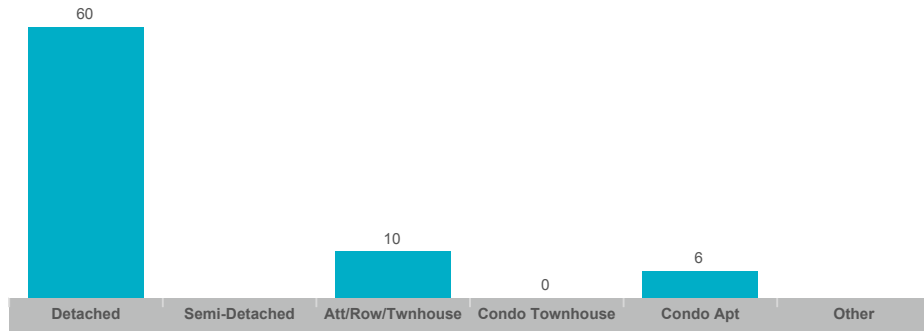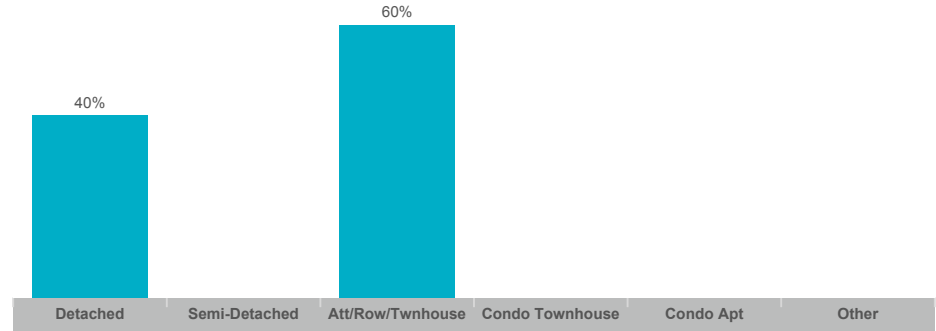
Number of Transactions

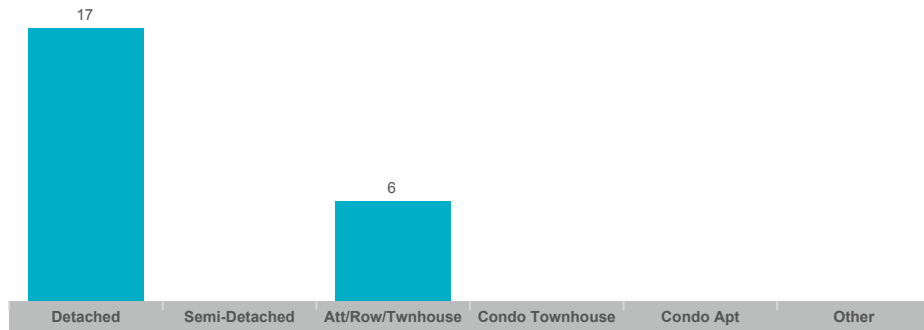| Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
24		6	0	2	

Average/Median Selling Price

	Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
Average Price	$1,845K		$1,110K			
Median Price	$1,809K		$1,050K			

■ *Average Price*   ■ *Median Price*

Number of New Listings

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
60		10	0	6	

Sales-to-New Listings Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
40%		60%			

Average Days on Market

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
17		6			

Average Sales Price to List Price Ratio

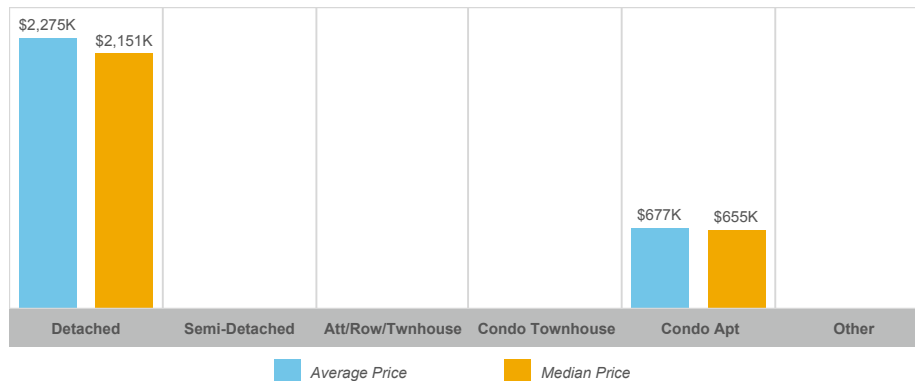| Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
105%		117%			

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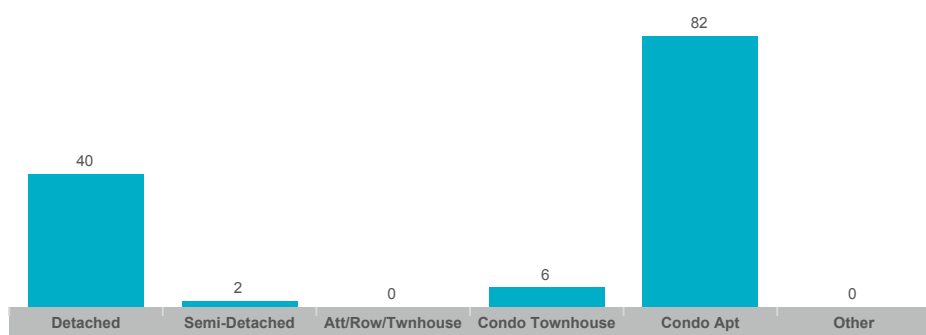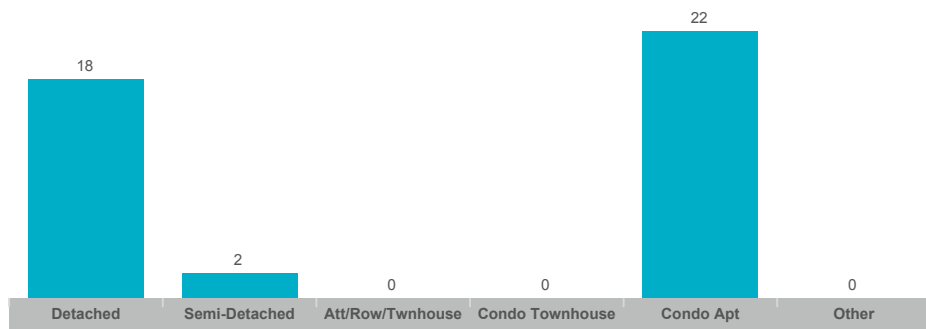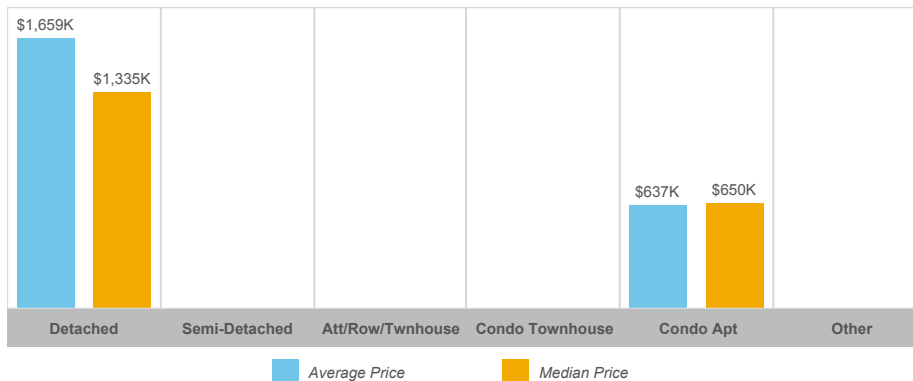
Number of Transactions

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
18	2	0	2	26	0

Average/Median Selling Price

	Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
Average Price	$2,275K				$677K	
Median Price	$2,151K				$655K	

Number of New Listings

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
40	2	0	6	82	0

Sales-to-New Listings Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
45%				32%	

Average Days on Market

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
11				18	

Average Sales Price to List Price Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
104%				105%	

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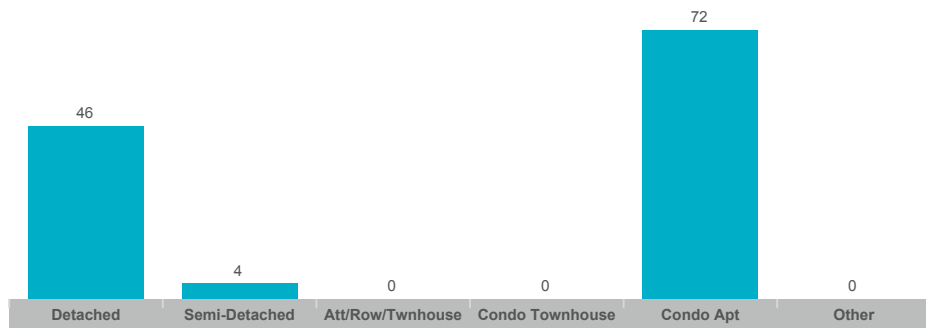
Number of Transactions

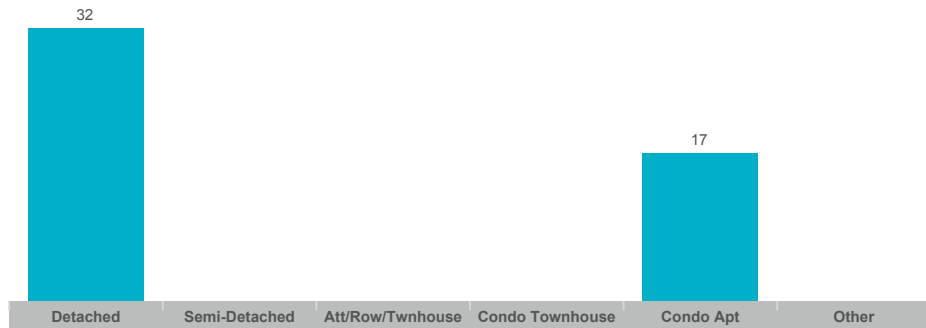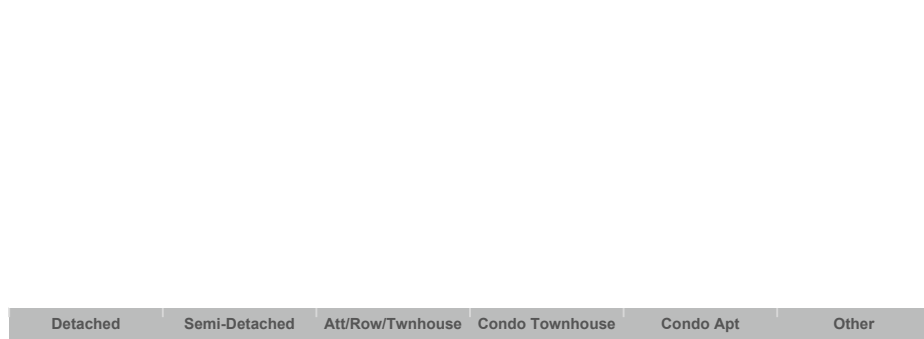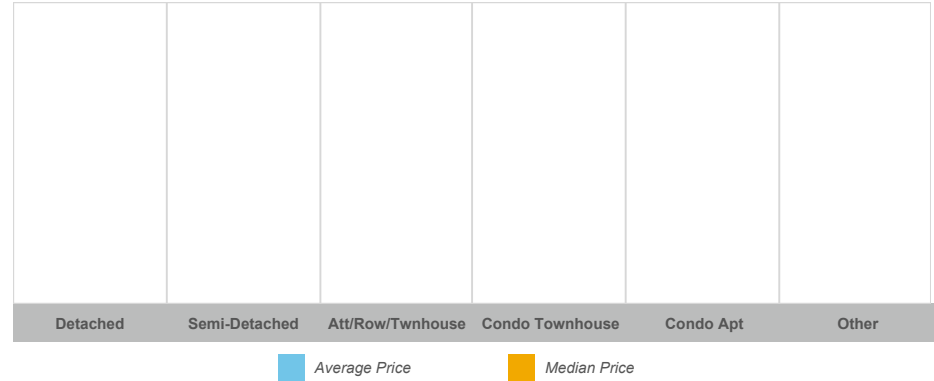| Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
18	2	0	0	22	0

Average/Median Selling Price

	Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
Average Price	$1,659K				$637K	
Median Price	$1,335K				$650K	

Number of New Listings

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
46	4	0	0	72	0

Sales-to-New Listings Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
39%				31%	

Average Days on Market

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
32				17	

Average Sales Price to List Price Ratio

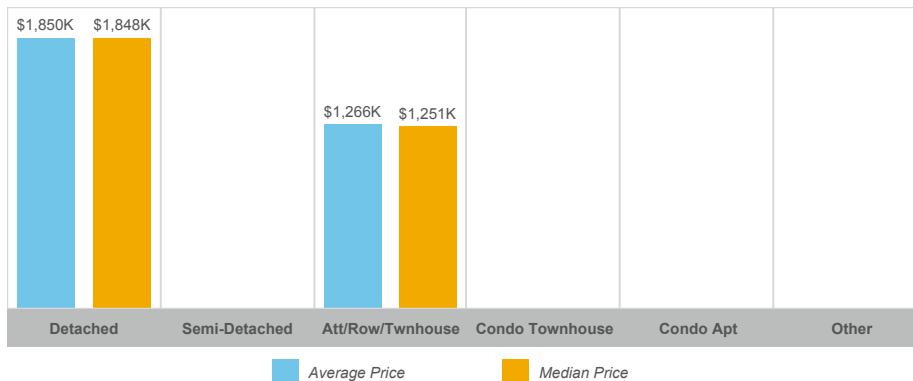| Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
101%				98%	

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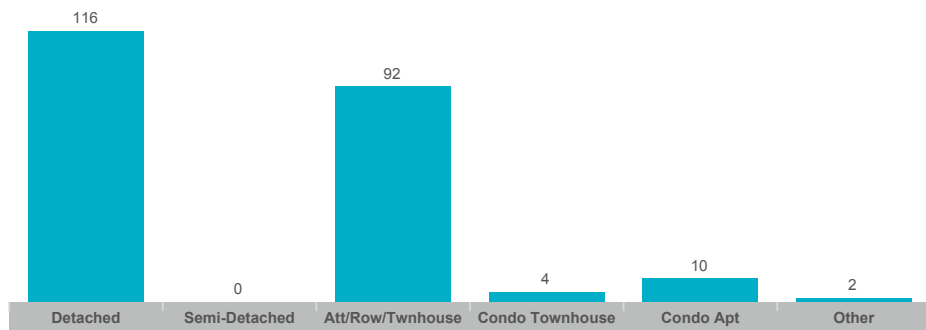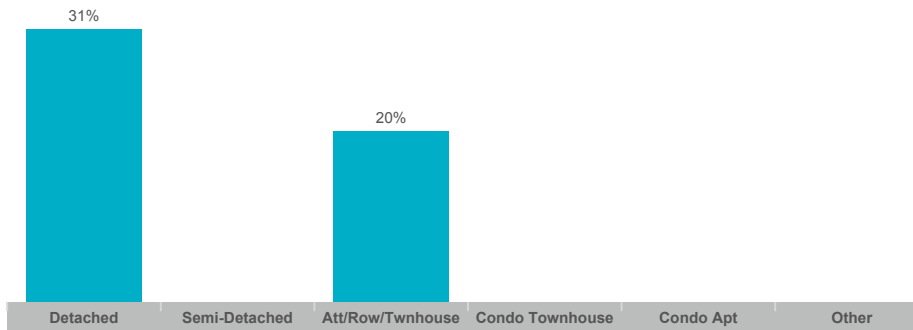
Number of Transactions

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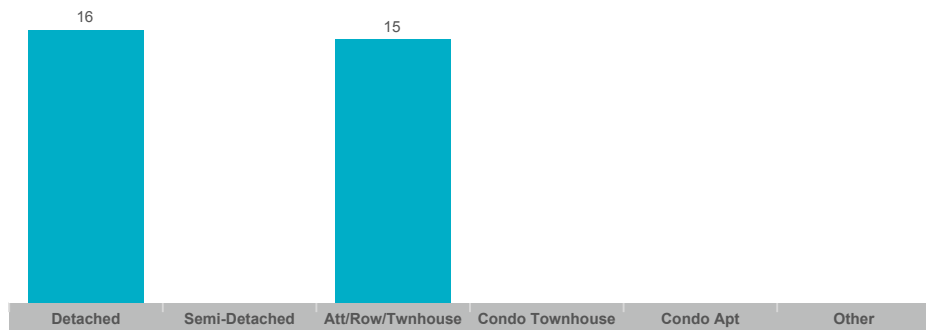| Detached | Semi-Detached | Att/Row/Twnhouse | Condo Townhouse | Condo Apt | Other |

Average/Median Selling Price

| Detached | Semi-Detached | Att/Row/Twnhouse | Condo Townhouse | Condo Apt | Other |

■ Average Price   ■ Median Price

Number of New Listings

0

| Detached | Semi-Detached | Att/Row/Twnhouse | Condo Townhouse | Condo Apt | Other |

Sales-to-New Listings Ratio

| Detached | Semi-Detached | Att/Row/Twnhouse | Condo Townhouse | Condo Apt | Other |

Average Days on Market

| Detached | Semi-Detached | Att/Row/Twnhouse | Condo Townhouse | Condo Apt | Other |

Average Sales Price to List Price Ratio

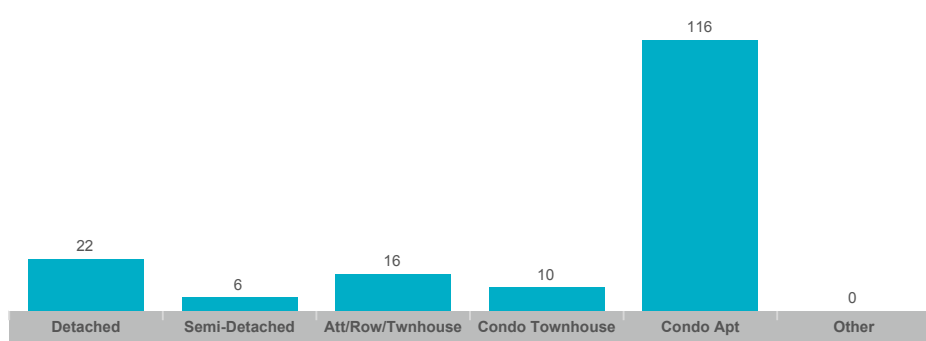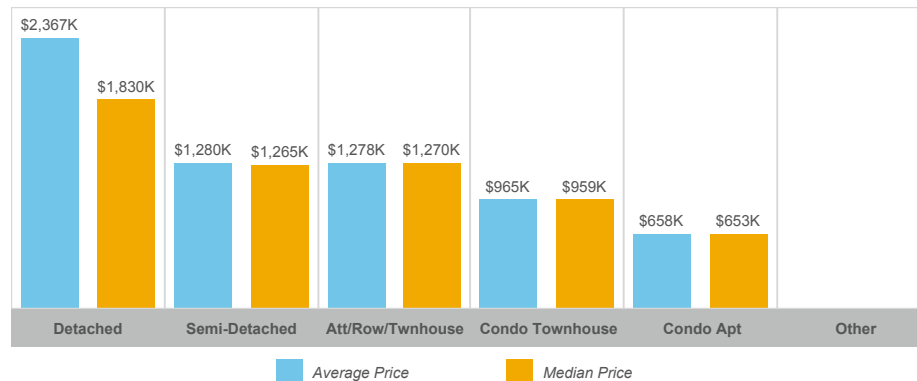| Detached | Semi-Detached | Att/Row/Twnhouse | Condo Townhouse | Condo Apt | Other |

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Number of Transactions

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
36	0	18	0	2	0

Average/Median Selling Price

Detached: $1,850K (Average) / $1,848K (Median)
Att/Row/Twnhouse: $1,266K (Average) / $1,251K (Median)

Average Price | Median Price

Number of New Listings

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
116	0	92	4	10	2

Sales-to-New Listings Ratio

Detached: 31%
Att/Row/Twnhouse: 20%

Average Days on Market

Detached: 16
Att/Row/Twnhouse: 15

Average Sales Price to List Price Ratio

Detached: 101%
Att/Row/Twnhouse: 103%

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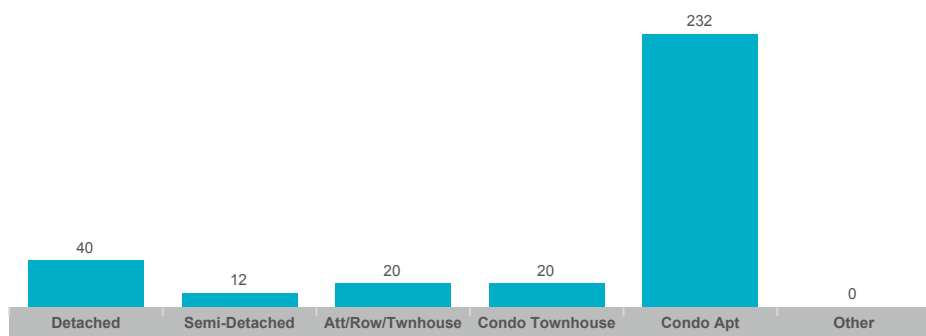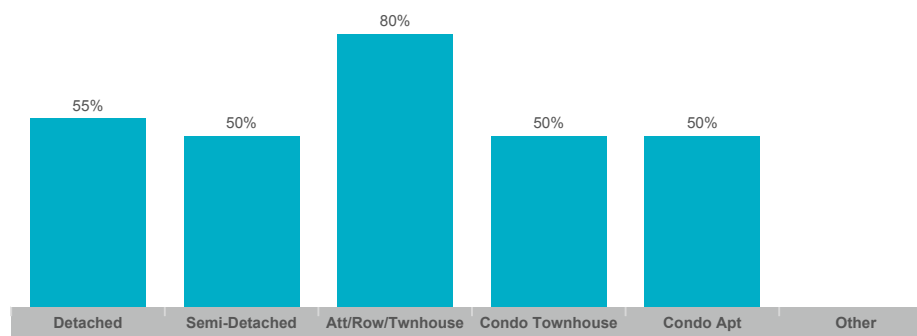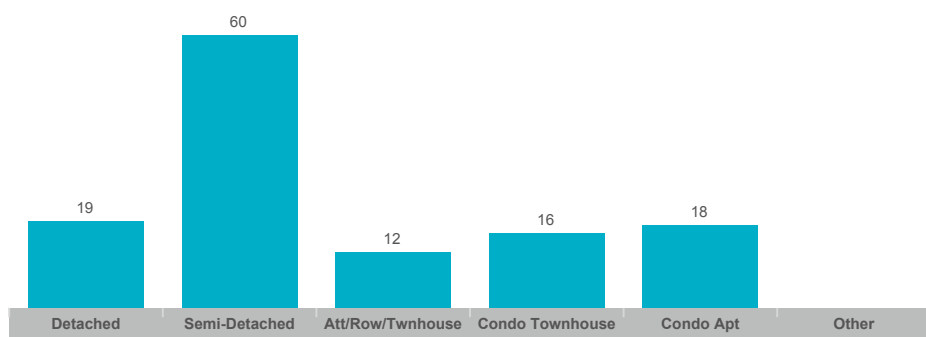
Number of Transactions

Detached	22
Semi-Detached	6
Att/Row/Twnhouse	16
Condo Townhouse	10
Condo Apt	116
Other	0

Average/Median Selling Price

	Average Price	Median Price
Detached	$2,367K	$1,830K
Semi-Detached	$1,280K	$1,265K
Att/Row/Twnhouse	$1,278K	$1,270K
Condo Townhouse	$965K	$959K
Condo Apt	$658K	$653K

Number of New Listings

Detached	40
Semi-Detached	12
Att/Row/Twnhouse	20
Condo Townhouse	20
Condo Apt	232
Other	0

Sales-to-New Listings Ratio

Detached	55%
Semi-Detached	50%
Att/Row/Twnhouse	80%
Condo Townhouse	50%
Condo Apt	50%

Average Days on Market

Detached	19
Semi-Detached	60
Att/Row/Twnhouse	12
Condo Townhouse	16
Condo Apt	18

Average Sales Price to List Price Ratio

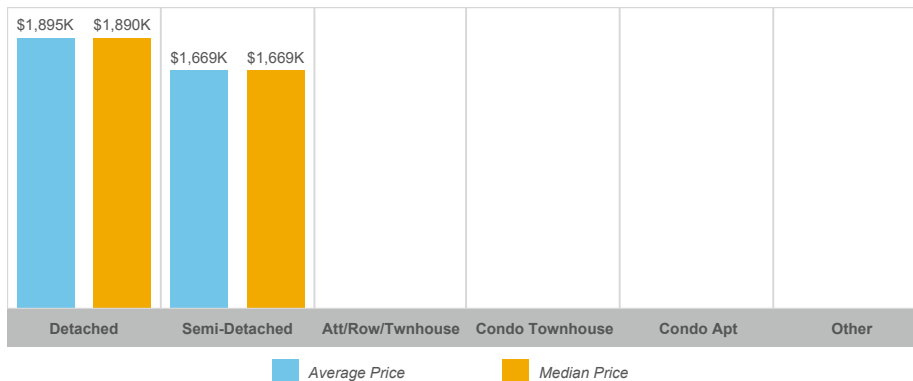|	
Detached	104%
Semi-Detached	102%
Att/Row/Twnhouse	116%
Condo Townhouse	105%
Condo Apt	101%

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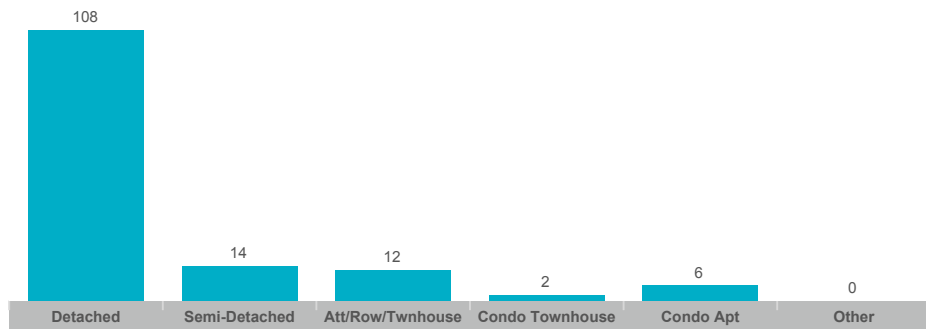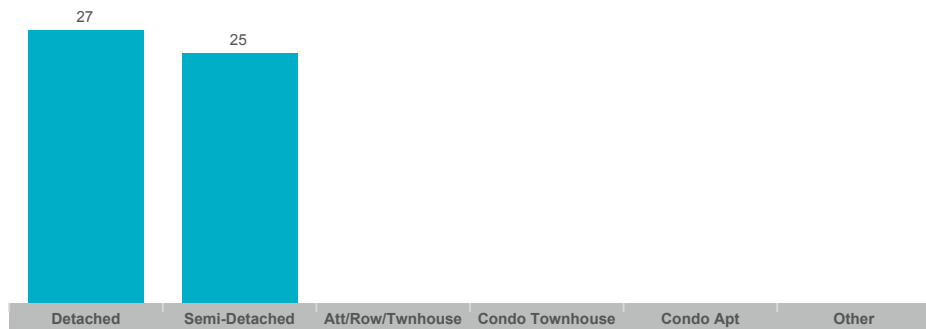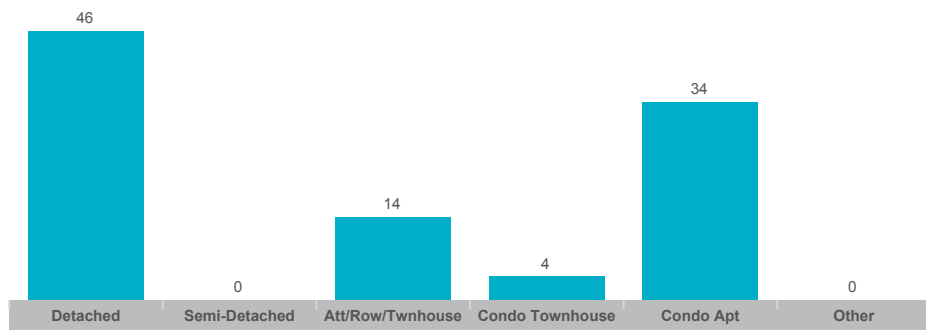
Number of Transactions

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
40	4	2	0	0	0

Average/Median Selling Price

	Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
Average Price	$1,895K	$1,669K				
Median Price	$1,890K	$1,669K				

■ Average Price   ■ Median Price

Number of New Listings

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
108	14	12	2	6	0

Sales-to-New Listings Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
37%	29%				

Average Days on Market

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
27	25				

Average Sales Price to List Price Ratio

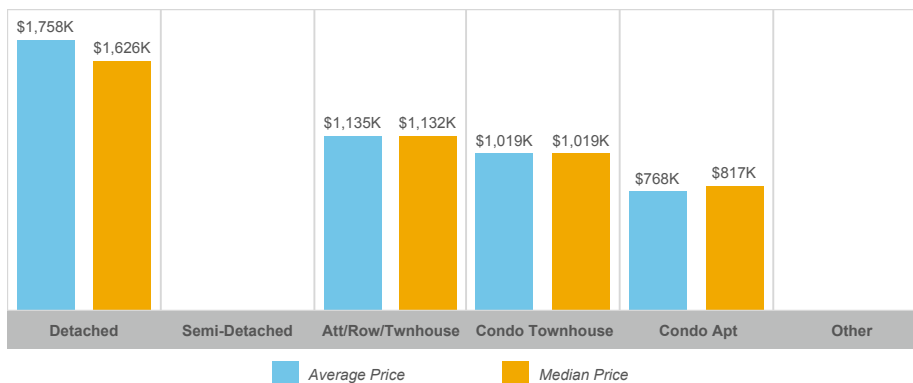| Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
98%	108%				

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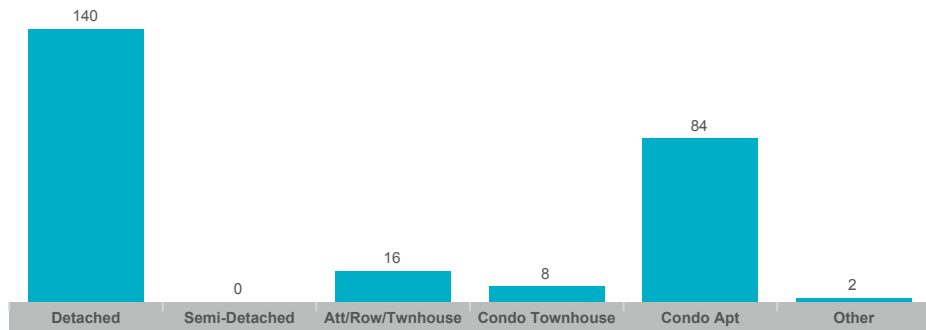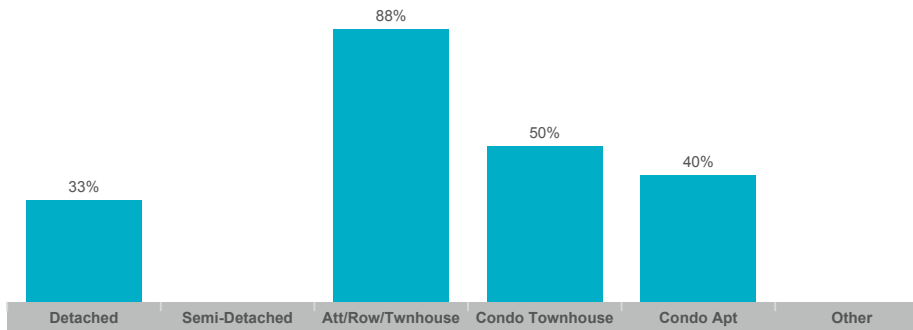
Number of Transactions

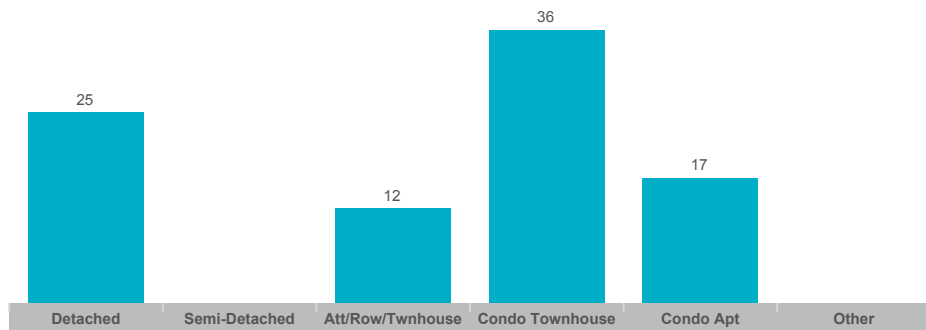| Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
46	0	14	4	34	0

Average/Median Selling Price

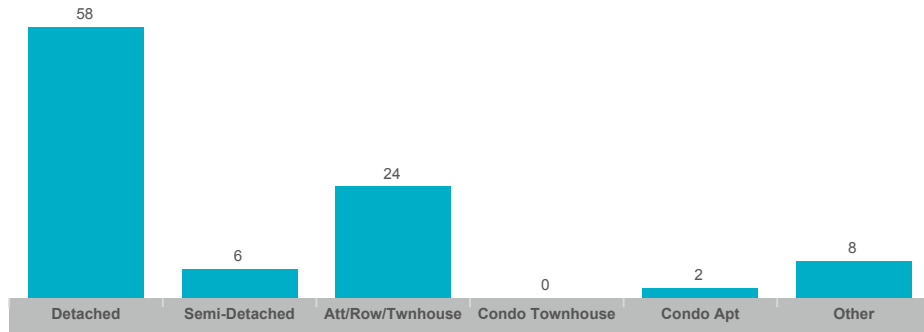|	Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
Average Price	$1,758K		$1,135K	$1,019K	$768K	
Median Price	$1,626K		$1,132K	$1,019K	$817K	

■ Average Price   ■ Median Price

Number of New Listings

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
140	0	16	8	84	2

Sales-to-New Listings Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
33%		88%	50%	40%	

Average Days on Market

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
25		12	36	17	

Average Sales Price to List Price Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
101%		113%	105%	100%	

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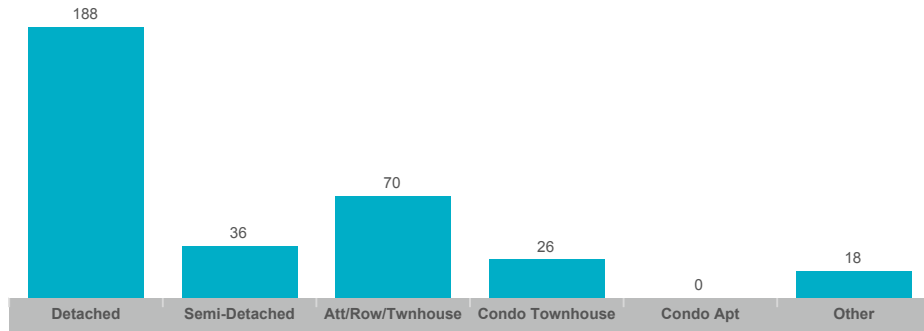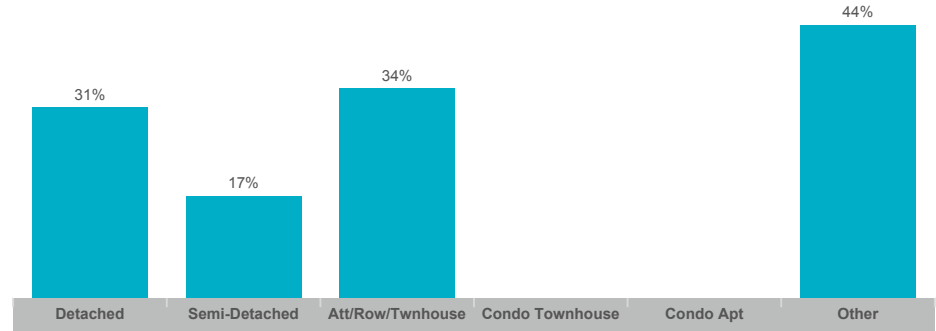
Number of Transactions

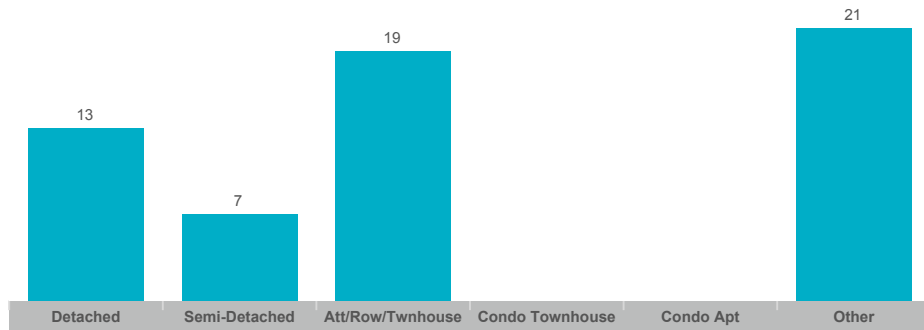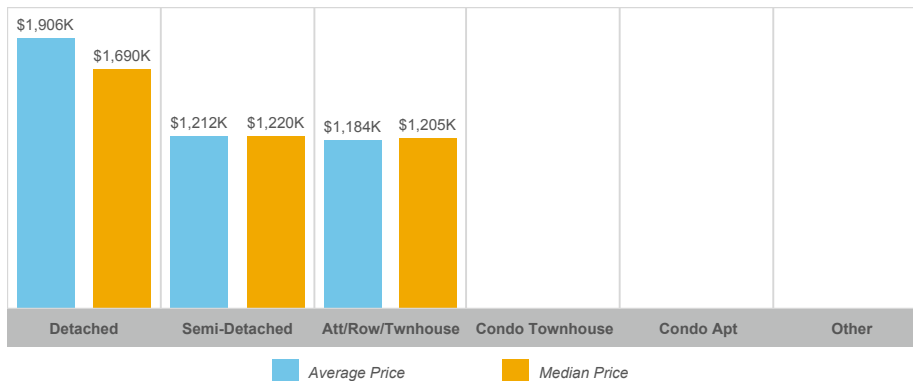| Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
58	6	24	0	2	8

Average/Median Selling Price

	Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
Average Price	$1,795K	$1,427K	$1,219K			$1,264K
Median Price	$1,638K	$1,435K	$1,283K			$1,260K

■ Average Price ■ Median Price

Number of New Listings

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
188	36	70	26	0	18

Sales-to-New Listings Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
31%	17%	34%			44%

Average Days on Market

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
13	7	19			21

Average Sales Price to List Price Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
101%	104%	104%			102%

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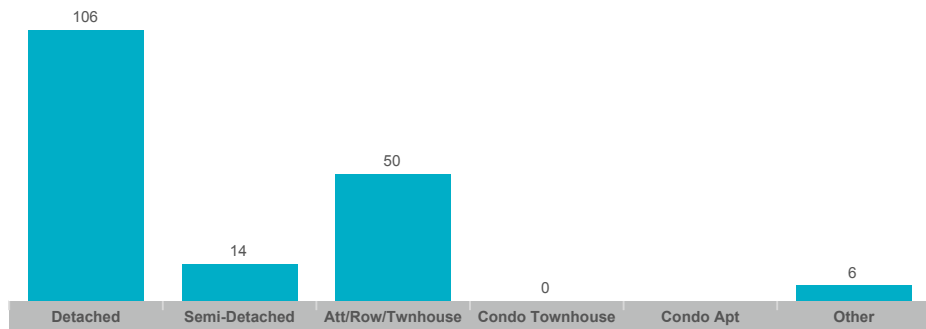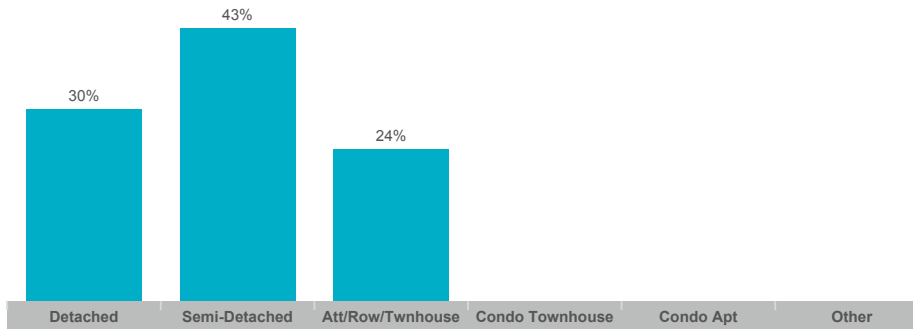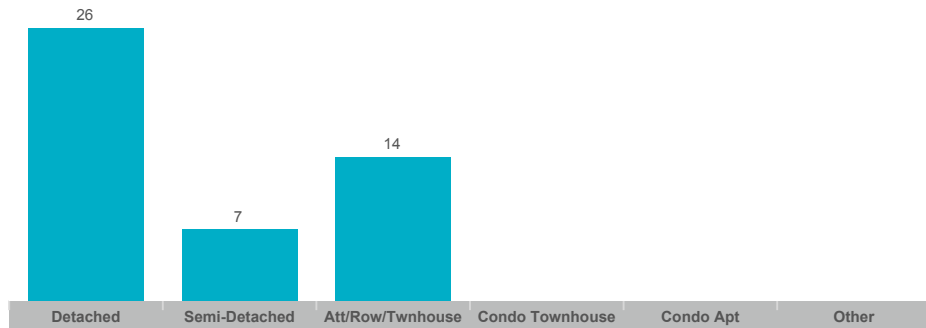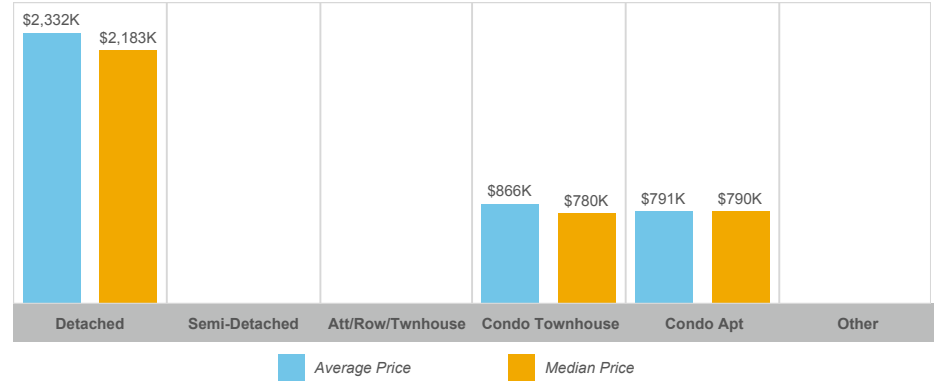
Number of Transactions

Category	Value
Detached	32
Semi-Detached	6
Att/Row/Twnhouse	12
Condo Townhouse	0
Condo Apt	
Other	2

Average/Median Selling Price

Category	Average Price	Median Price
Detached	$1,906K	$1,690K
Semi-Detached	$1,212K	$1,220K
Att/Row/Twnhouse	$1,184K	$1,205K
Condo Townhouse		
Condo Apt		
Other		

Average Price / *Median Price*

Number of New Listings

Category	Value
Detached	106
Semi-Detached	14
Att/Row/Twnhouse	50
Condo Townhouse	0
Condo Apt	
Other	6

Sales-to-New Listings Ratio

Category	Value
Detached	30%
Semi-Detached	43%
Att/Row/Twnhouse	24%
Condo Townhouse	
Condo Apt	
Other	

Average Days on Market

Category	Value
Detached	26
Semi-Detached	7
Att/Row/Twnhouse	14
Condo Townhouse	
Condo Apt	
Other	

Average Sales Price to List Price Ratio

Category	Value
Detached	98%
Semi-Detached	109%
Att/Row/Twnhouse	105%
Condo Townhouse	
Condo Apt	
Other	

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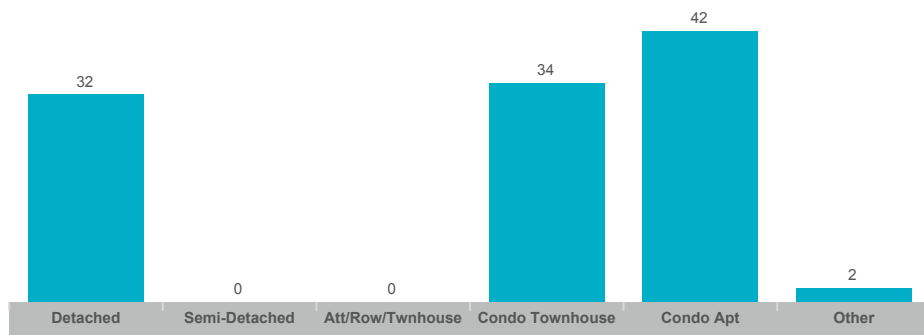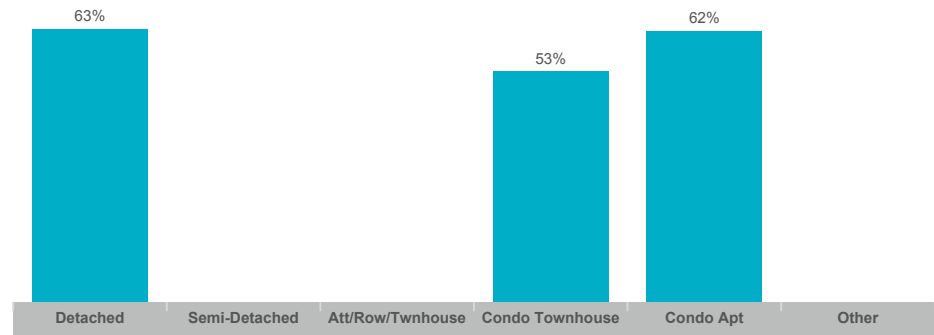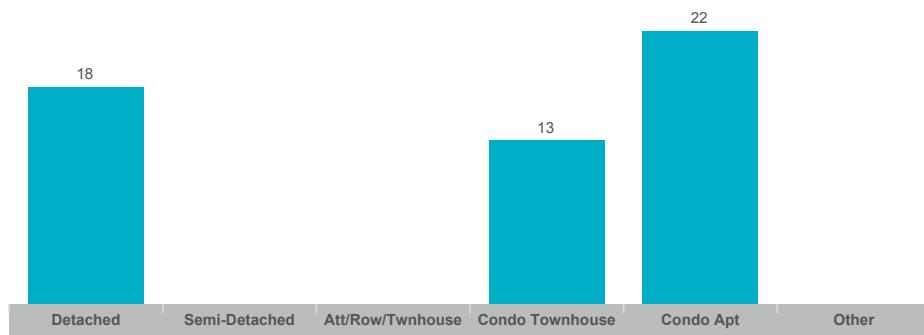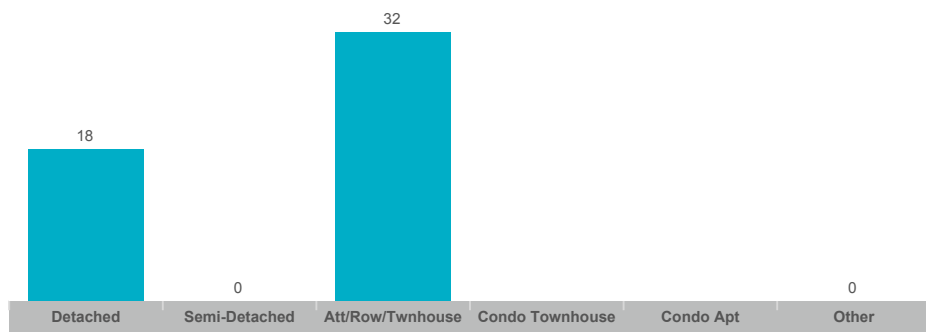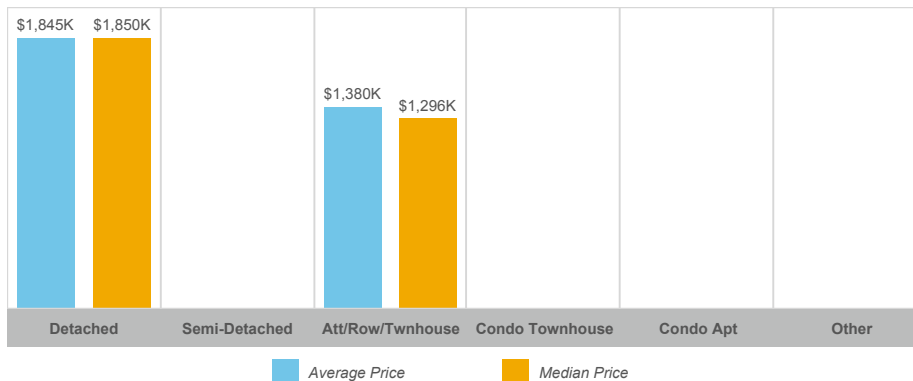
Number of Transactions

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
20	0	0	18	26	0

Average/Median Selling Price

	Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
Average Price	$2,332K			$866K	$791K	
Median Price	$2,183K			$780K	$790K	

■ Average Price   ■ Median Price

Number of New Listings

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
32	0	0	34	42	2

Sales-to-New Listings Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
63%			53%	62%	

Average Days on Market

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
18			13	22	

Average Sales Price to List Price Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
107%			108%	100%	

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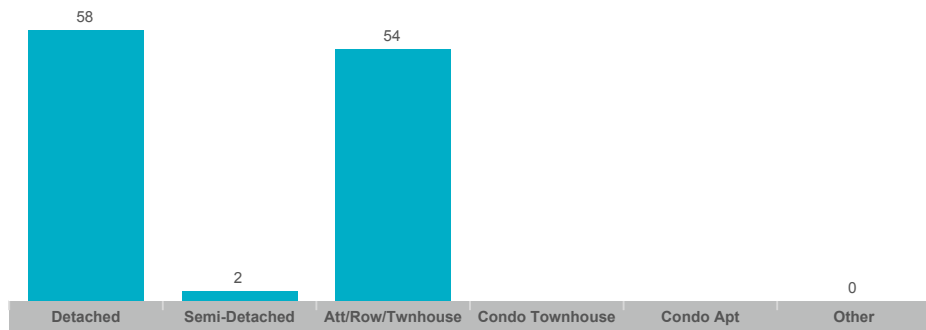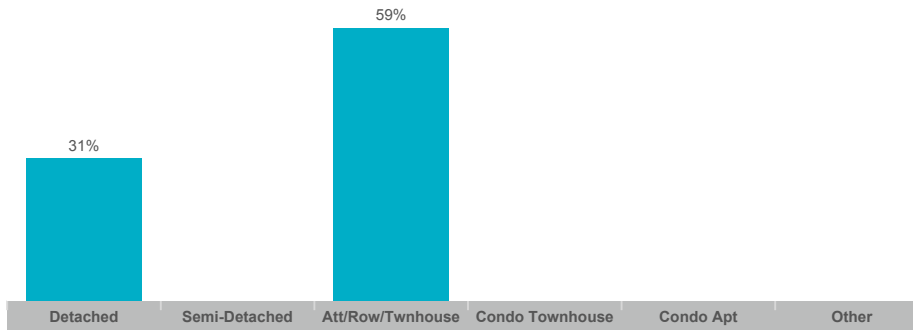
Number of Transactions

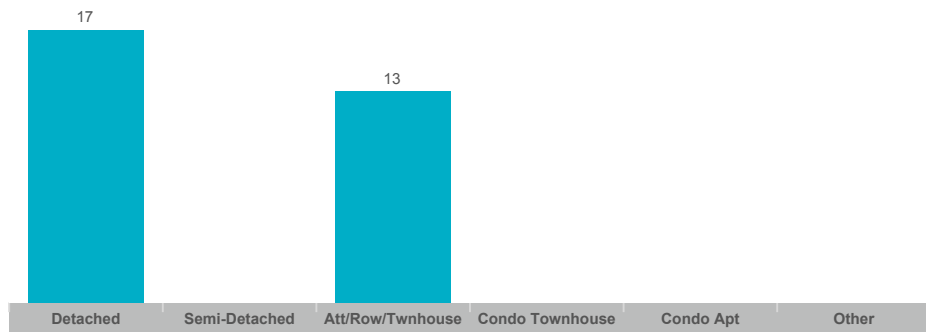| Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
18	0	32			0

Average/Median Selling Price

	Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
Average Price	$1,845K		$1,380K			
Median Price	$1,850K		$1,296K			

Number of New Listings

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
58	2	54			0

Sales-to-New Listings Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
31%		59%			

Average Days on Market

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
17		13			

Average Sales Price to List Price Ratio

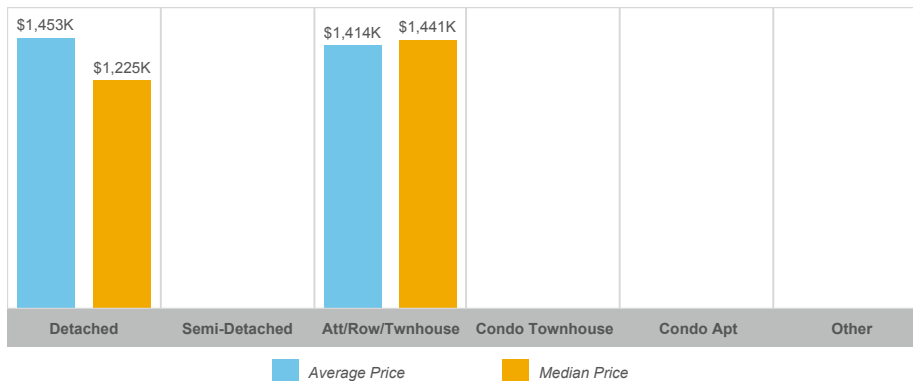| Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
103%		108%			

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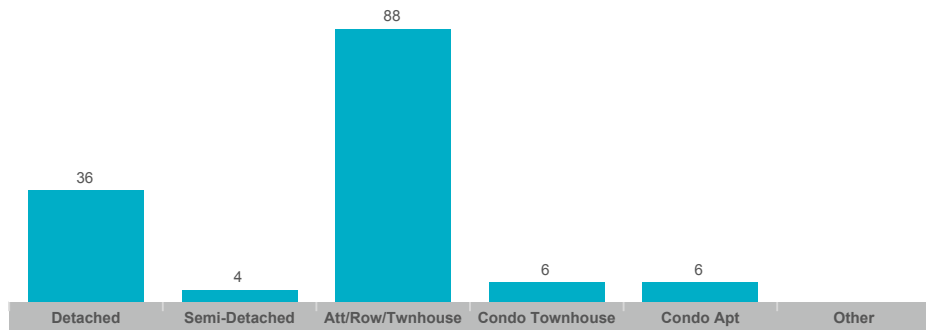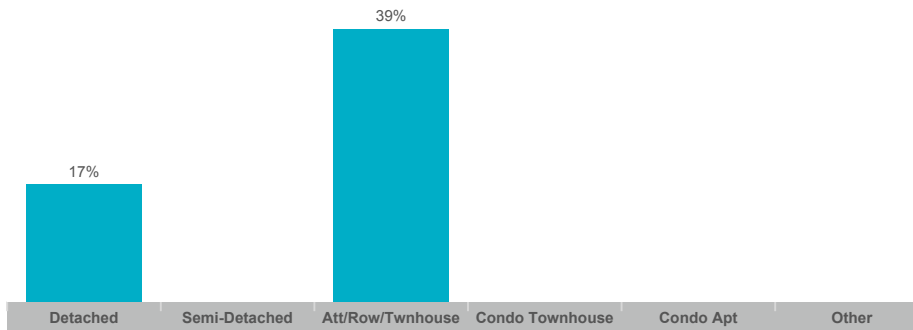
Number of Transactions

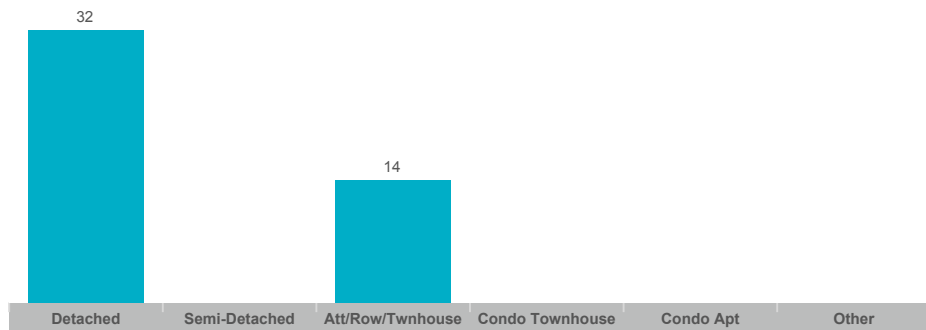| Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
6	2	34	2	0	

Average/Median Selling Price

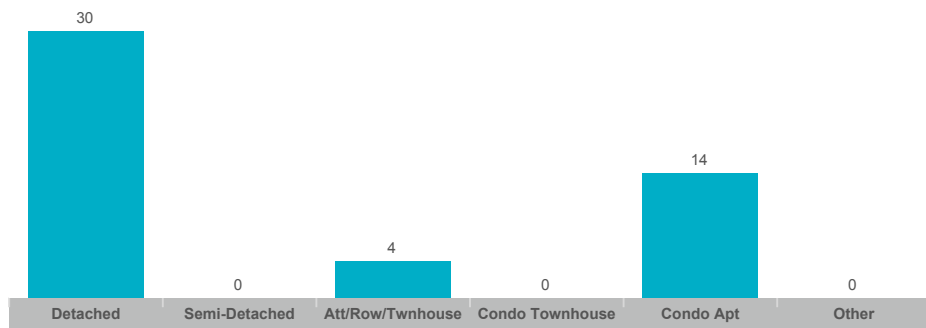|	Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
Average Price	$1,453K		$1,414K			
Median Price	$1,225K		$1,441K			

■ Average Price ■ Median Price

Number of New Listings

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
36	4	88	6	6	

Sales-to-New Listings Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
17%		39%			

Average Days on Market

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
32		14			

Average Sales Price to List Price Ratio

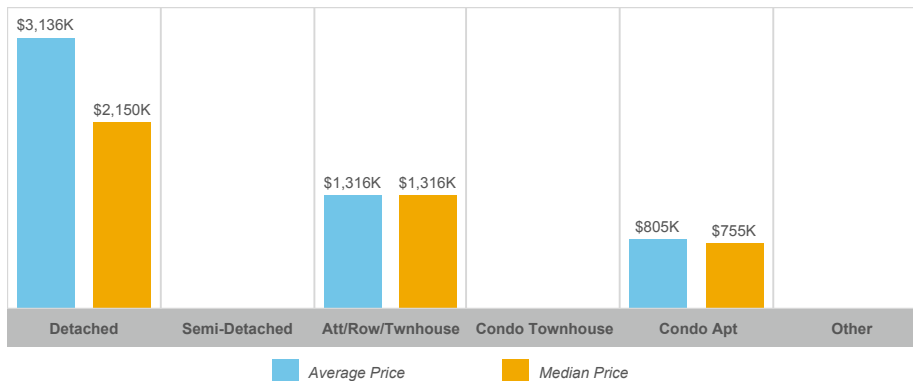| Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
100%		106%			

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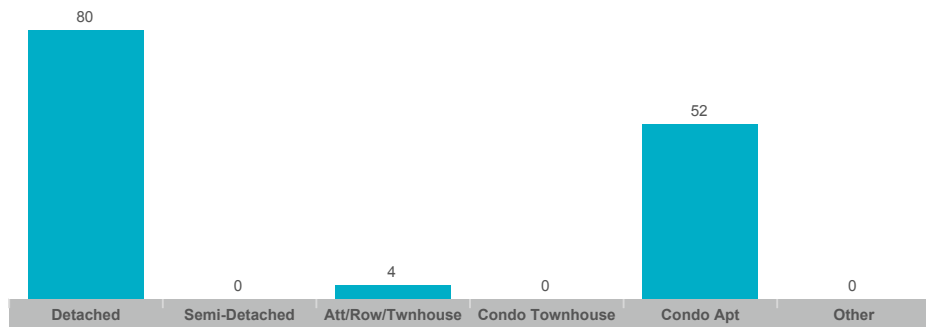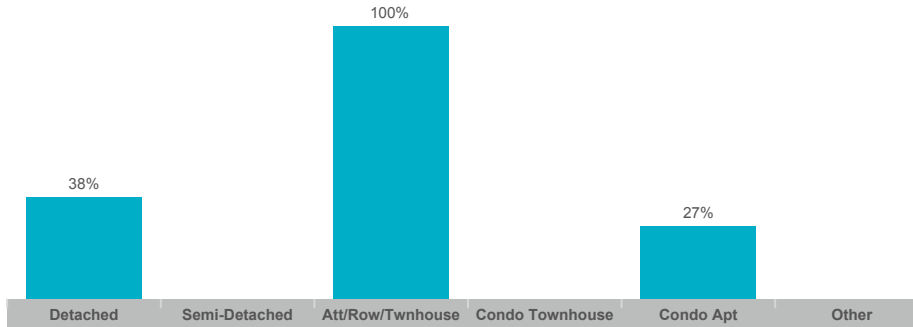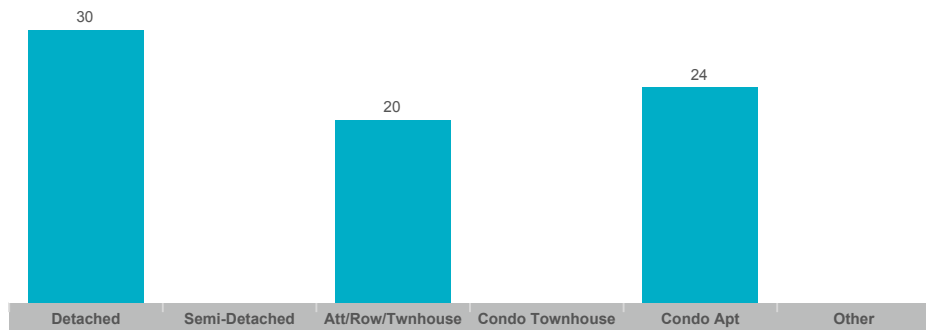
Number of Transactions

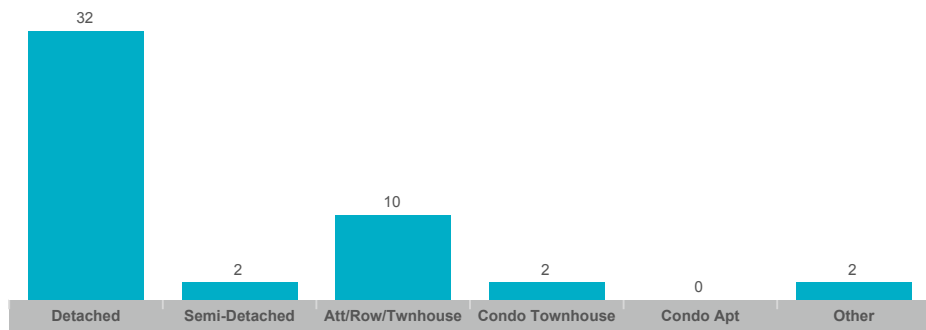| Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
30	0	4	0	14	0

Average/Median Selling Price

	Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
Average Price	$3,136K		$1,316K		$805K	
Median Price	$2,150K		$1,316K		$755K	

■ Average Price   ■ Median Price

Number of New Listings

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
80	0	4	0	52	0

Sales-to-New Listings Ratio

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
38%		100%		27%	

Average Days on Market

Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
30		20		24	

Average Sales Price to List Price Ratio

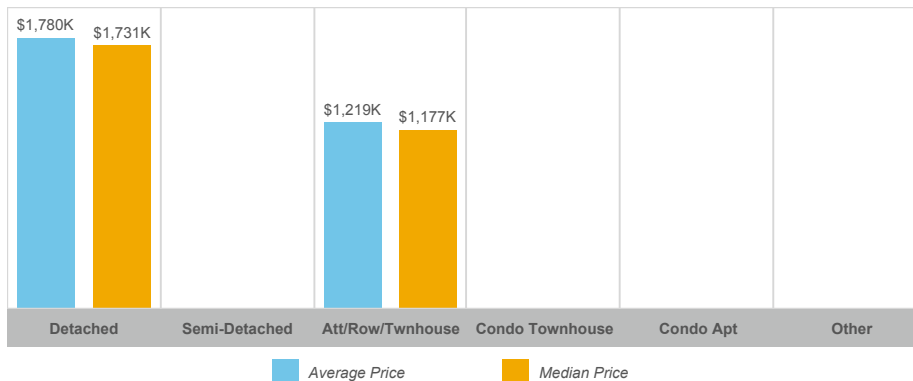| Detached	Semi-Detached	Att/Row/Twnhouse	Condo Townhouse	Condo Apt	Other
93%		95%		97%	

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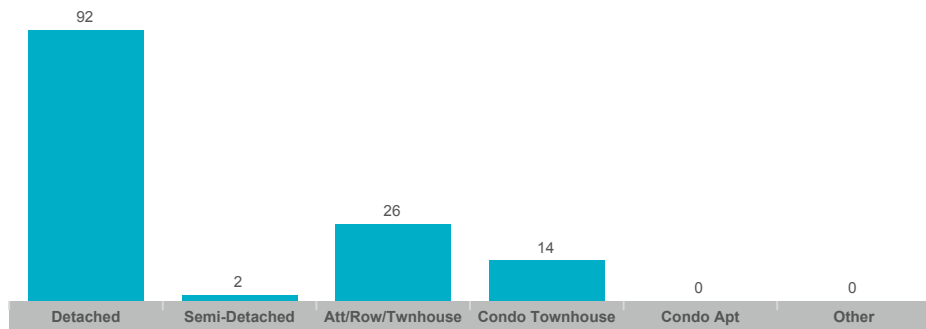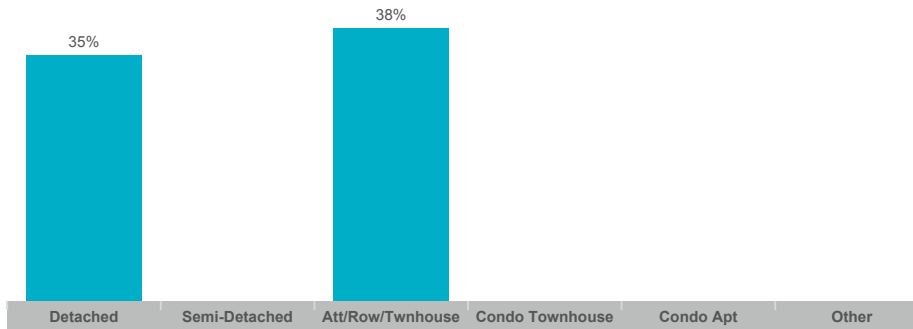
Number of Transactions

- Detached: 32
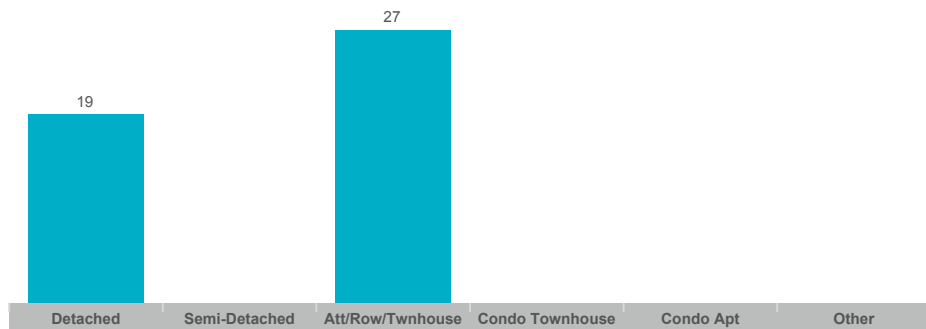- Semi-Detached: 2
- Att/Row/Twnhouse: 10
- Condo Townhouse: 2
- Condo Apt: 0
- Other: 2

Average/Median Selling Price

- Detached: Average $1,780K / Median $1,731K
- Att/Row/Twnhouse: Average $1,219K / Median $1,177K

■ Average Price   ■ Median Price

Number of New Listings

- Detached: 92
- Semi-Detached: 2
- Att/Row/Twnhouse: 26
- Condo Townhouse: 14
- Condo Apt: 0
- Other: 0

Sales-to-New Listings Ratio

- Detached: 35%
- Att/Row/Twnhouse: 38%

Average Days on Market

- Detached: 19
- Att/Row/Twnhouse: 27

Average Sales Price to List Price Ratio

- Detached: 99%
- Att/Row/Twnhouse: 117%

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