

# Market Watch by the Numbers

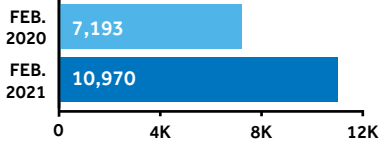
February 2021



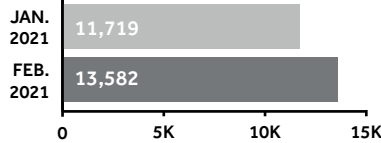
## **SOLD!** Total Residential Transactions

There were 10,970 sales in February 2021, up by 52.5% compared to February 2020. On a seasonally adjusted basis, sales were up by 15.9% compared to January 2021.

### Year-Over-Year



### Seasonally Adjusted\*



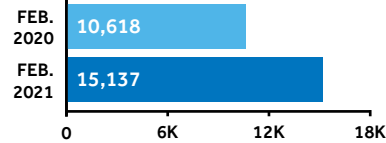
“ It’s clear that the historic demand for housing experienced in the second half of last year has carried forward into the first quarter of this year with some similar themes, including the continued popularity of suburban low-rise properties. ”

– Lisa Patel, TRREB President

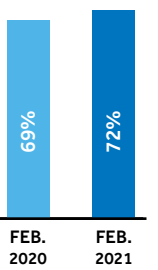
## **FOR SALE** Total New Listings

There were 15,137 homes listed in February 2021, up by 42.6% year-over-year.

### Year-Over-Year



### Sales-to-New Listings Ratio



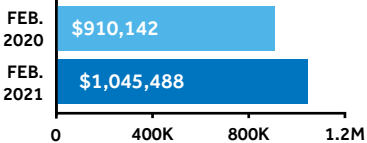
“ Once the economy opens further and immigration into the GTA resumes, there will be an even greater need for housing supply. Understandably, COVID-19 has been front and centre for policymakers. ”

– John DiMichele, TRREB CEO

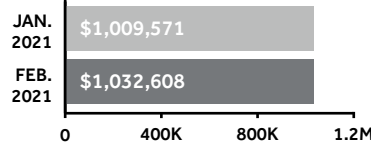
## **\$** Average Selling Price

The average selling price in February 2021 was \$1,045,488 up by 14.9% year-over-year. On a seasonally adjusted basis, the average selling price was up by 2.3% over January 2021.

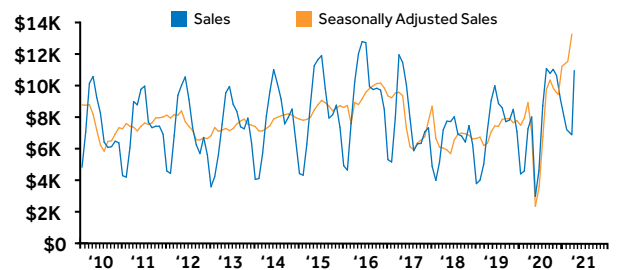
### Year-Over-Year



### Seasonally Adjusted\*



## Seasonally Adjusted Figures



### What is Seasonal Adjustment?

Seasonality refers to a monthly (or quarterly) pattern that occurs in roughly the same manner from one year to the next, e.g., sales are highest in the spring and lowest in the winter each year.

\*Preliminary seasonal adjustment undertaken by CREA. Removing normal seasonal variations allows for more meaningful analysis of monthly changes and underlying trends.