

Condo Market Report

Third Quarter 2012

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Economic Indicators

Real GDP Growth ⁱ		
Q2 2012	▲	1.8%
Toronto Employment Growth ⁱⁱ		
September 2012	▲	2.3%
Toronto Unemployment Rate		
September 2012	-	8.5%
Inflation (Yr./Yr. CPI Growth) ⁱⁱ		
August 2012	▼	1.2%
Bank of Canada Overnight Rate ⁱⁱⁱ		
September 2012	-	1.0%
Prime Rate ^{iv}		
September 2012	-	3.0%
Mortgage Rates (Sept. 2012) ^{iv}		
Chartered Bank Fixed Rates		
1 Year	-	3.10%
3 Year	▼	3.85%
5 Year	-	5.24%

Sources and Notes:

ⁱStatistics Canada, Quarter-over-quarter growth, annualized

ⁱⁱStatistics Canada, Year-over-year growth for the most recently reported month

ⁱⁱⁱBank of Canada, Rate from most recent Bank of Canada announcement

^{iv}Bank of Canada, rates for most recently completed month

Increased Choice Results in Flat Condo Prices in Q3

Toronto, October 16, 2012 — Greater Toronto Area REALTORS® reported 4,541 condominium apartment sales through the TorontoMLS system in the third quarter of 2012. This result represented a 20.5 per cent decline in transactions compared to the third quarter of 2011. Over the same period, the number of new listings was up by more than 6.5 per cent to 11,456.

“The condominium apartment market was the best supplied market segment in the third quarter of this year. Strong condominium apartment completions in 2011 and the beginning of 2012 resulted in many investor-held units listed for sale. At the same time, sales dropped off relative to last year as some buyers moved to the sidelines as stricter mortgage lending guidelines resulted in increased costs of home ownership,” said Toronto Real Estate Board (TREB) President Ann Hannah.

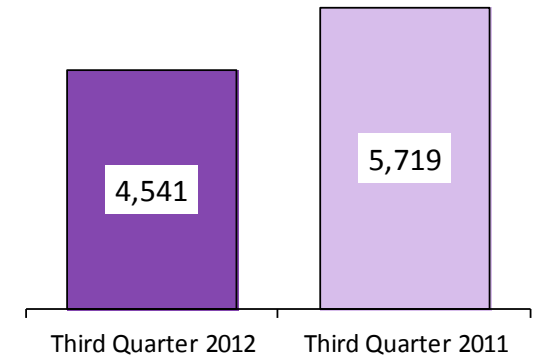
The average selling price for condominium apartments in the third quarter, at \$334,204, was flat in comparison to the same period last year.

“With more listings to choose from and fewer sales, condo buyers have not been as aggressive with regard to offers, and sellers have had to price their units competitively. The result was little upward pressure on the average selling price compared to last year. Given the supply of listings currently in the market place, the average rate of price growth for condo apartments should continue to lag price growth for low-rise home types over the next year,” said Jason Mercer, TREB’s Senior Manager of Market Analysis.

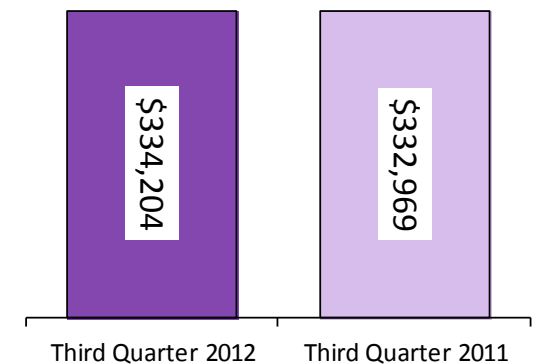
Condominium Apartment Market Summary Third Quarter 2012

	2012		2011	
	Sales	Average Price	Sales	Average Price
Total TREB	4,541	\$334,204	5,719	\$332,969
Halton Region	91	\$331,699	88	\$296,067
Peel Region	721	\$253,239	869	\$253,615
City of Toronto	3,219	\$357,030	4,117	\$355,561
York Region	388	\$329,527	535	\$319,573
Durham Region	113	\$227,181	99	\$201,887
Other Areas	9	\$227,222	11	\$272,455

Total TorontoMLS Condo Apartment Sales^{1,6}




TorontoMLS Average Condo Apartment Price^{1,6}



SUMMARY OF CONDOMINIUM APARTMENT TRANSACTIONS

ALL TREB AREAS
THIRD QUARTER 2012

	Sales ¹	Dollar Volume ¹	Average Price ¹	Median Price ¹	New Listings ²	Active Listings ³	Avg. SP/LP ⁴	Avg. DOM ⁵
TREB Total	4,541	\$1,517,621,451	\$334,204	\$305,000	11,456	6,989	97%	34
Halton Region	91	\$30,184,638	\$331,699	\$271,900	149	96	98%	35
Burlington	31	\$8,963,100	\$289,132	\$286,000	38	19	98%	35
Halton Hills	3	\$643,800	\$214,600	\$230,000	6	7	97%	112
Milton	11	\$2,934,288	\$266,753	\$258,000	16	8	98%	27
Oakville	46	\$17,643,450	\$383,553	\$260,500	89	62	97%	33
Peel Region	721	\$182,585,113	\$253,239	\$240,000	1,681	959	97%	34
Brampton	123	\$25,325,251	\$205,896	\$209,000	240	129	97%	35
Caledon	0	-	-	-	6	6	-	-
Mississauga	598	\$157,259,862	\$262,976	\$250,000	1,435	824	97%	34
City of Toronto	3,219	\$1,149,278,876	\$357,030	\$323,000	8,321	5,089	98%	34
! TURN PAGE FOR CITY OF TORONTO TABLES OR CLICK HERE: 								
York Region	388	\$127,856,364	\$329,527	\$316,900	1,100	717	98%	32
Aurora	14	\$4,796,200	\$342,586	\$330,950	27	16	99%	25
E. Gwillimbury	0	-	-	-	-	-	-	-
Georgina	2	\$287,000	\$143,500	\$143,500	1	1	96%	55
King	1	\$310,000	\$310,000	\$310,000	6	12	94%	43
Markham	127	\$43,295,230	\$340,907	\$319,000	387	267	98%	31
Newmarket	17	\$4,321,100	\$254,182	\$249,000	32	13	98%	30
Richmond Hill	93	\$28,724,876	\$308,870	\$306,000	286	163	97%	32
Vaughan	134	\$46,121,958	\$344,194	\$330,000	361	245	98%	34
Whitchurch-Stouffville	0	-	-	-	-	-	-	-
Durham Region	113	\$25,671,460	\$227,181	\$212,888	200	111	98%	41
Ajax	21	\$5,047,800	\$240,371	\$209,000	27	15	97%	47
Brock	0	-	-	-	-	-	-	-
Clarington	20	\$3,835,800	\$191,790	\$176,500	33	26	97%	46
Oshawa	14	\$2,728,972	\$194,927	\$178,000	24	17	96%	49
Pickering	39	\$9,549,750	\$244,865	\$219,000	61	19	99%	36
Scugog	0	-	-	-	2	2	-	-
Uxbridge	3	\$549,750	\$183,250	\$189,250	6	6	96%	28
Whitby	16	\$3,959,388	\$247,462	\$218,000	47	26	97%	34
Dufferin County	3	\$845,000	\$281,667	\$335,000	4	13	97%	148
Orangeville	3	\$845,000	\$281,667	\$335,000	4	13	97%	148
Simcoe County	6	\$1,200,000	\$200,000	\$210,000	1	4	97%	73
Adjala-Tosorontio	0	-	-	-	-	-	-	-
Bradford West Gwillimbury	1	\$228,000	\$228,000	\$228,000	-	-	104%	32
Essa	0	-	-	-	-	-	-	-
Innisfil	0	-	-	-	-	-	-	-
New Tecumseth	5	\$972,000	\$194,400	\$210,000	1	4	96%	81

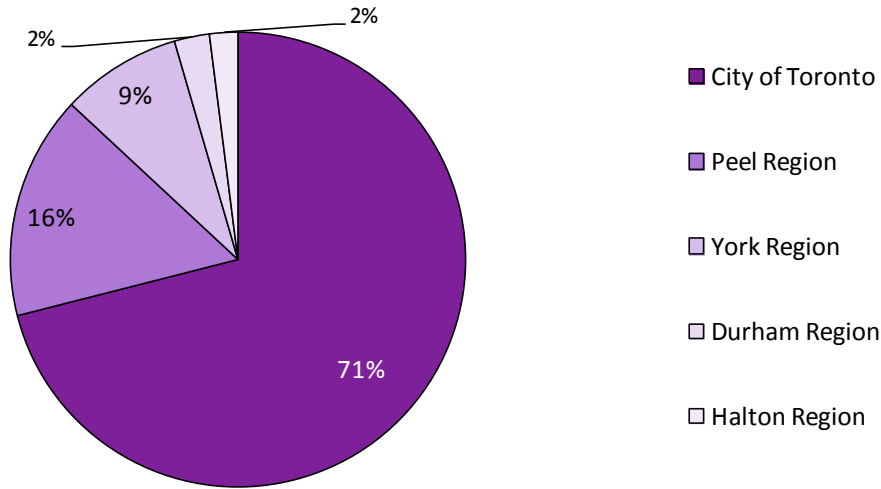
SUMMARY OF CONDOMINIUM APARTMENT TRANSACTIONS

CITY OF TORONTO
THIRD QUARTER 2012

	Sales ¹	Dollar Volume ¹	Average Price ¹	Median Price ¹	New Listings ²	Active Listings ³	Avg. SP/LP ⁴	Avg. DOM ⁵
TREB Total	4,541	\$1,517,621,451	\$334,204	\$305,000	11,456	6,989	97%	34
City of Toronto Total	3,219	\$1,149,278,876	\$357,030	\$323,000	8,321	5,089	98%	34
Toronto West	648	\$188,726,322	\$291,244	\$278,950	1,612	1,079	97%	37
Toronto W01	63	\$24,052,733	\$381,789	\$336,200	167	103	98%	32
Toronto W02	30	\$11,141,950	\$371,398	\$355,075	42	22	98%	33
Toronto W03	17	\$4,215,400	\$247,965	\$265,000	29	19	97%	38
Toronto W04	53	\$9,749,350	\$183,950	\$176,500	105	70	97%	36
Toronto W05	72	\$12,921,300	\$179,463	\$150,750	141	115	96%	47
Toronto W06	160	\$60,041,590	\$375,260	\$329,000	511	341	97%	40
Toronto W07	7	\$3,198,000	\$456,857	\$415,000	9	2	100%	31
Toronto W08	130	\$41,048,840	\$315,760	\$298,500	337	209	98%	35
Toronto W09	36	\$7,996,900	\$222,136	\$226,500	94	76	96%	31
Toronto W10	80	\$14,360,259	\$179,503	\$170,700	177	122	97%	35
Toronto Central	1,990	\$821,976,402	\$413,053	\$360,000	5,432	3,205	98%	33
Toronto C01	765	\$310,021,717	\$405,257	\$368,000	2,144	1,273	98%	32
Toronto C02	76	\$63,772,446	\$839,111	\$622,500	247	179	97%	45
Toronto C03	14	\$9,307,000	\$664,786	\$455,000	23	17	97%	47
Toronto C04	37	\$17,555,400	\$474,470	\$373,000	102	63	95%	34
Toronto C06	28	\$10,316,940	\$368,462	\$334,500	64	39	98%	52
Toronto C07	135	\$46,376,355	\$343,529	\$325,000	393	211	97%	32
Toronto C08	303	\$121,635,223	\$401,436	\$360,000	775	424	98%	31
Toronto C09	22	\$15,118,388	\$687,199	\$482,500	51	39	97%	25
Toronto C10	84	\$38,397,901	\$457,118	\$408,000	176	82	98%	32
Toronto C11	38	\$8,562,500	\$225,329	\$205,500	126	85	97%	39
Toronto C12	15	\$10,104,900	\$673,660	\$505,000	54	43	97%	40
Toronto C13	77	\$23,926,877	\$310,739	\$280,000	177	99	98%	34
Toronto C14	250	\$97,699,564	\$390,798	\$353,400	713	400	98%	30
Toronto C15	146	\$49,181,191	\$336,857	\$316,250	387	251	98%	34
Toronto East	581	\$138,576,152	\$238,513	\$236,000	1,277	805	97%	34
Toronto E01	33	\$13,611,900	\$412,482	\$400,000	76	39	99%	22
Toronto E02	15	\$7,440,160	\$496,011	\$433,000	18	16	98%	32
Toronto E03	25	\$4,552,600	\$182,104	\$142,000	50	32	97%	32
Toronto E04	88	\$16,510,988	\$187,625	\$180,500	169	108	96%	41
Toronto E05	98	\$25,398,438	\$259,168	\$231,900	187	88	97%	29
Toronto E06	4	\$1,539,000	\$384,750	\$337,000	4	1	98%	10
Toronto E07	81	\$18,095,500	\$223,401	\$232,000	212	140	97%	38
Toronto E08	40	\$7,579,300	\$189,483	\$174,000	95	67	98%	40
Toronto E09	140	\$33,817,438	\$241,553	\$241,000	308	196	97%	35
Toronto E10	6	\$1,028,228	\$171,371	\$169,500	21	21	99%	22
Toronto E11	51	\$9,002,600	\$176,522	\$170,000	137	97	97%	31

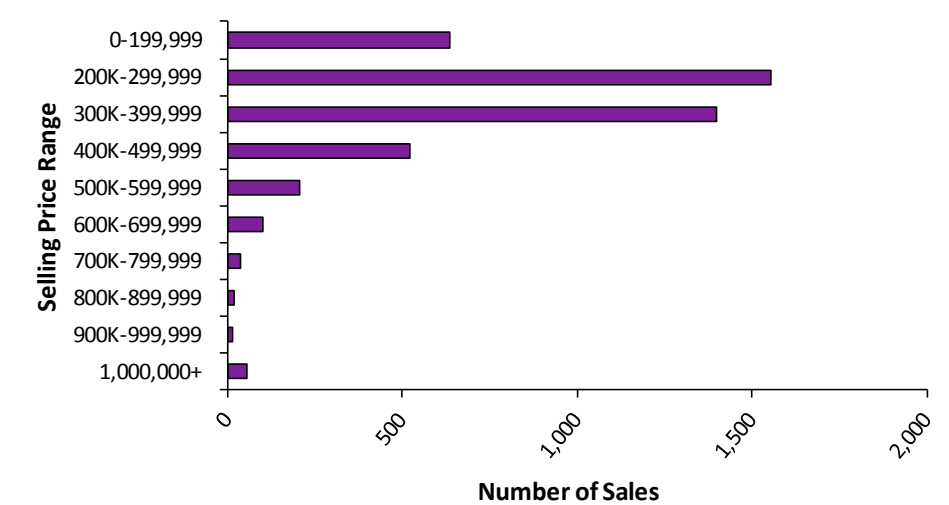
Condominium Apartment Market Summary¹

Share of Total Condo Apartment Sales By TREB Area



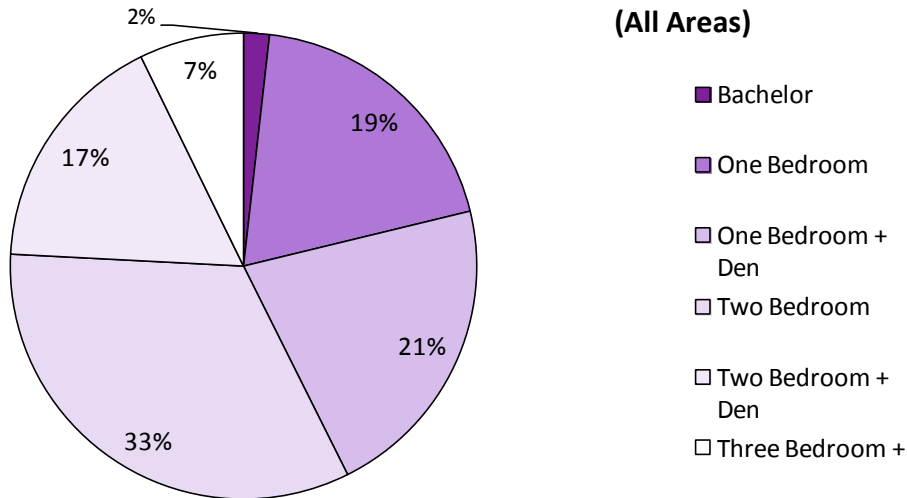
Source: TREB

Condo Apartment Sales by Price Range (All Areas)



Source: TREB

Share of Total Condo Apartment Sales By Bedroom Type (All Areas)



Source: TREB

Condo Apartment Price by Bedroom Type (All Areas)

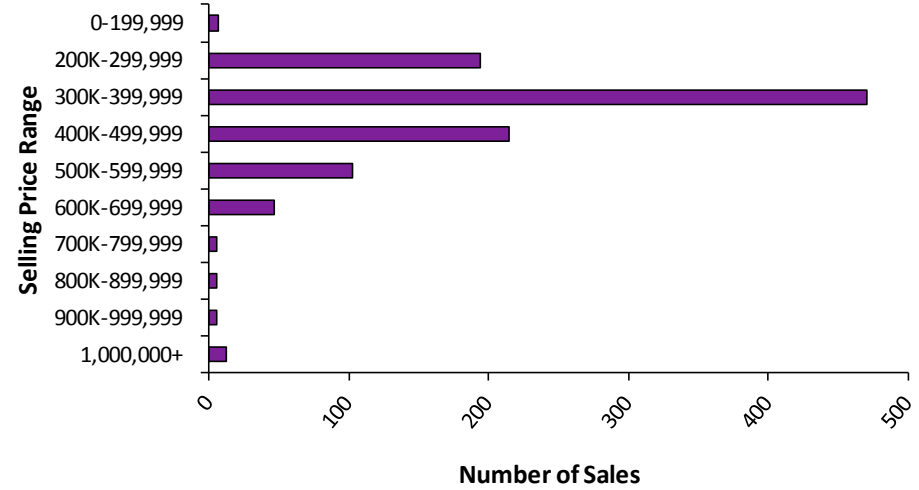


Source: Toronto Real Estate Board

Sub-Market Breakdown: Downtown Core¹



Condo Apartment Sales by Price Range (Downtown Core)



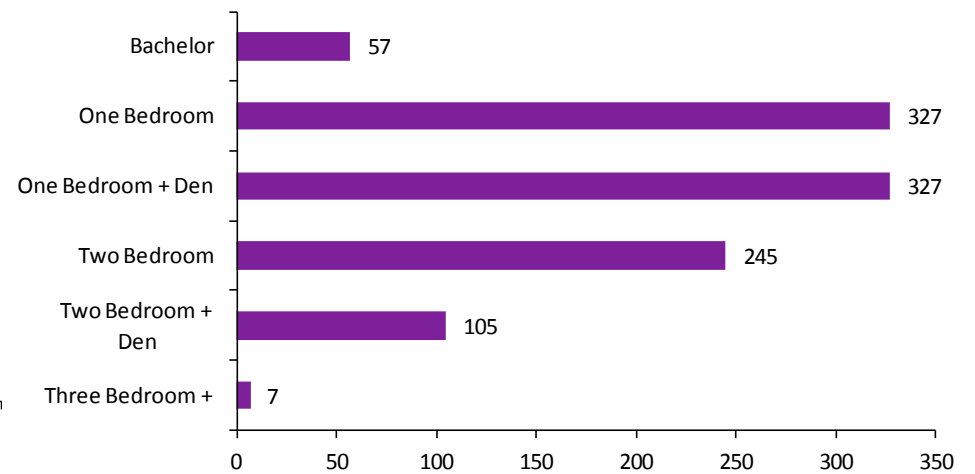
Source: TREB

Condo Apartment Price by Bedroom Type (Downtown Core)



Source: Toronto Real Estate Board

Condo Apartment Sales By Bedroom Type (Downtown Core)

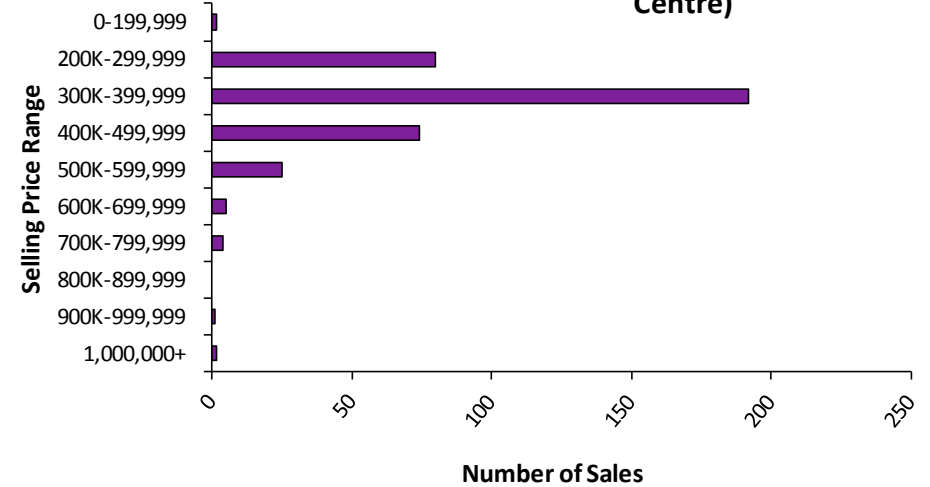


Source: TREB

Sub-Market Breakdown: North York City Centre¹



Condo Apartment Sales by Price Range (North York City Centre)



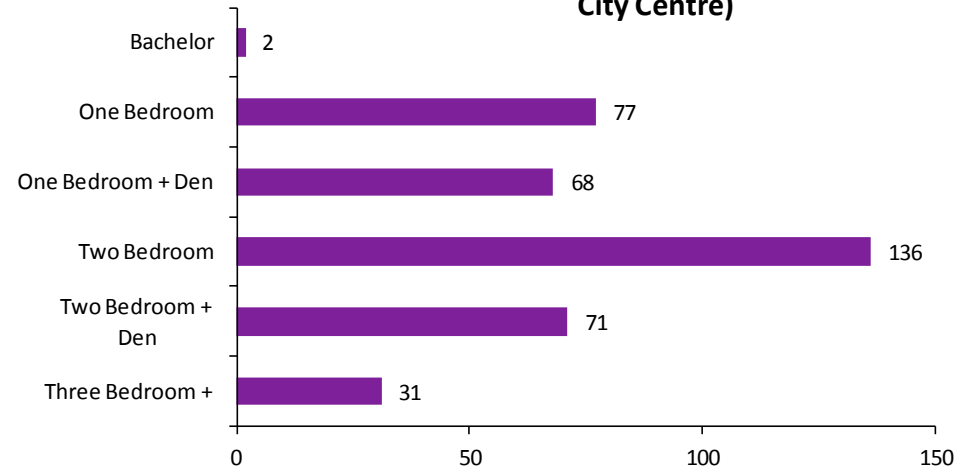
Source: TREB

Condo Apartment Price by Bedroom Type (North York City Centre)



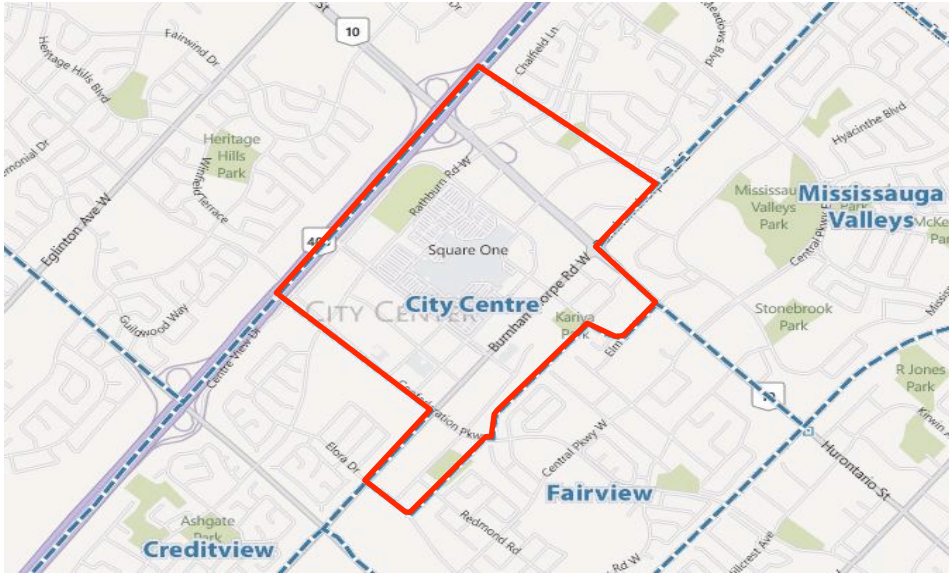
Source: Toronto Real Estate Board

Condo Apartment Sales By Bedroom Type (North York City Centre)

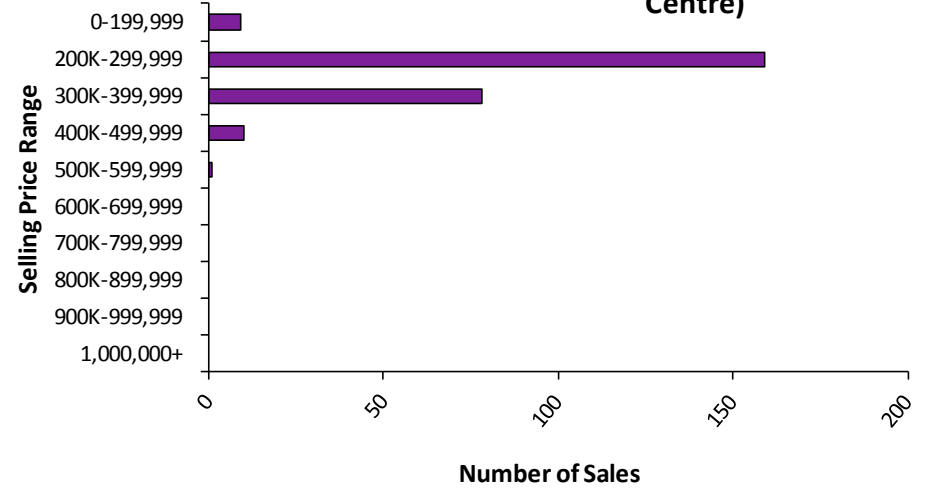


Source: TREB

Sub-Market Breakdown: Mississauga City Centre¹

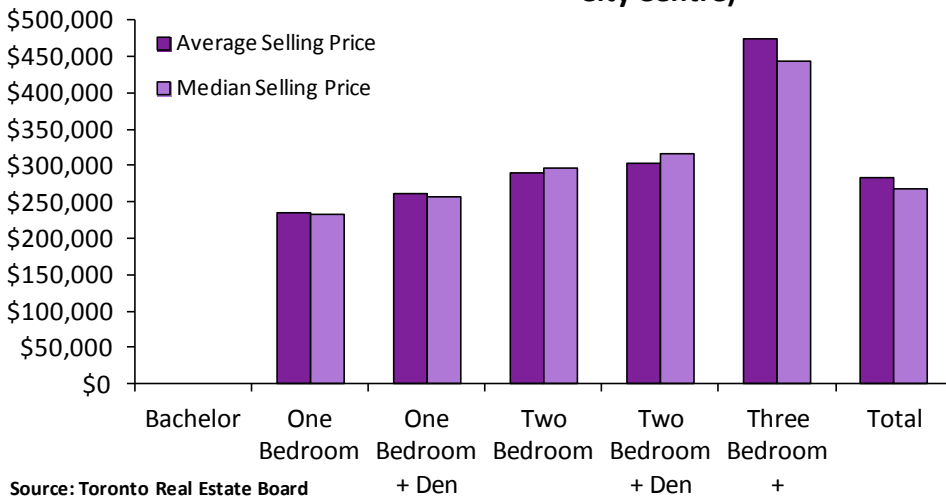


Condo Apartment Sales by Price Range (Mississauga City Centre)



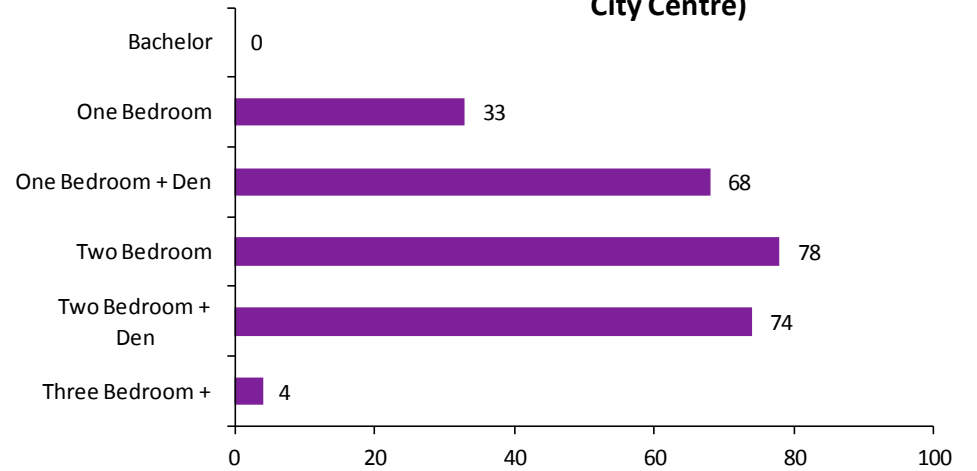
Source: TREB

Condo Apartment Price by Bedroom Type (Mississauga City Centre)



Source: Toronto Real Estate Board

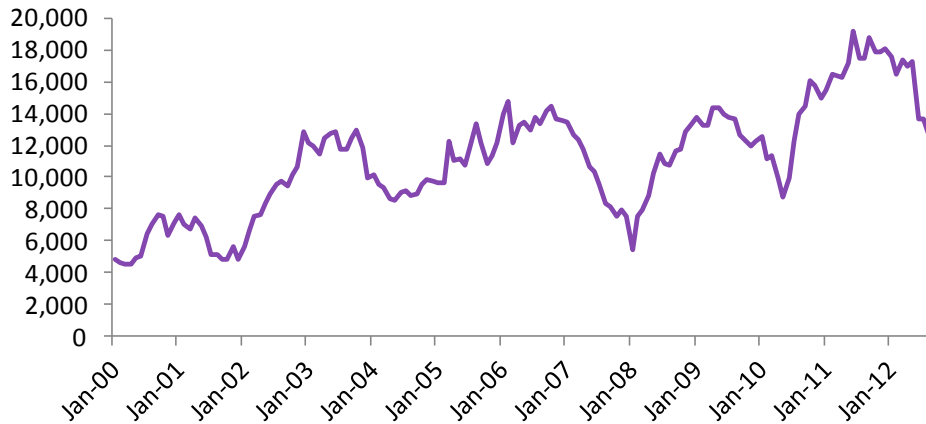
Condo Apartment Sales By Bedroom Type (Mississauga City Centre)



Source: TREB

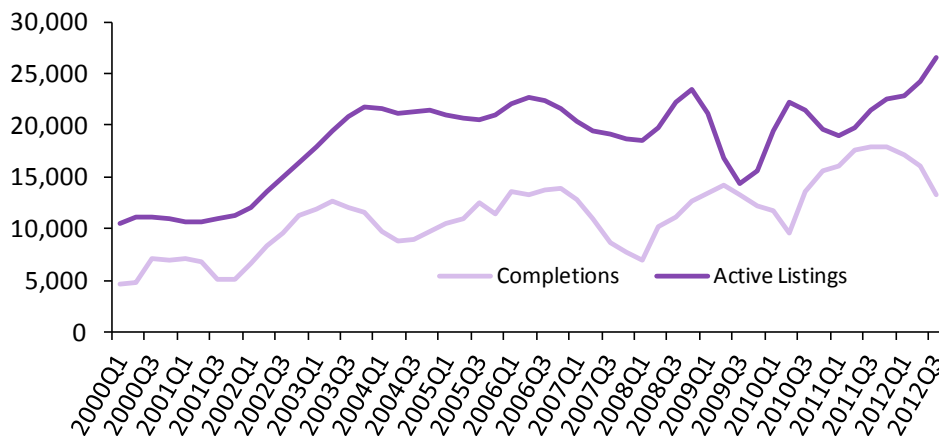
New Home Market

Toronto CMA Condominium Apartment Completions (Annualized, 12-Month Moving Average)



Source: CMHC; TREB Adjustment

Condominium Apartment Completions and MLS® Active Listings (Annualized Trend)

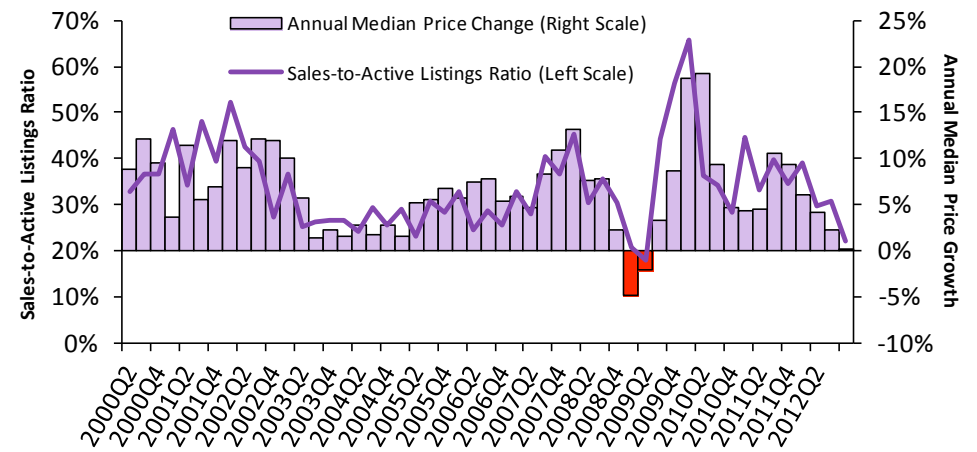


Source: Toronto Real Estate Board; CMHC

Choice for Condo Buyers Continued to Expand in Q3

- After peaking and then remaining on a lofty plateau in 2011, condominium apartment completions have started trending lower in the second half of 2012.
- The trend for active condominium apartment listings generally follows the trend for condominium apartment completions, but with a lag (bottom left chart). This suggests that while active listings for condo apartments continued to trend higher in the third quarter, this trend will likely reverse over the next year because the number of condominium apartment completions has moved lower.
- With the sales trend declining and the number of active listings continuing to trend higher, the condo market became better supplied in the third quarter. The relationship between sales and listings led to a flat median selling price between the third quarter of 2011 and the third quarter of 2012 (bottom right chart).

Condominium Apartment Sales-to-Active Listings Ratio and Median Price Growth (All Areas)



Source: Toronto Real Estate Board

Rental Market Summary

Number of Units Listed Q3 2012 vs. Q3 2011



Source: TREB

Average Rents Up Year-Over-Year in the Third Quarter

- The demand for rental condominium apartments remained strong in the third quarter, with the number of rental transactions up by over three per cent on a year-over-year basis. However, over the same time period, the number of units listed for rent grew by a greater annual rate of 18 per cent.
- With strong completions in 2011 and the beginning of 2012, many investor-held units have been listed for rent through the TorontoMLS.
- Rental market conditions in the GTA remained tight enough to result in average rent increases above the rate of inflation in the third quarter, but increases were generally not as strong compared to the previous four quarters. It should also be noted that rental transactions in Toronto's downtown core were the driver of overall GTA rent increases.

Number of Units Rented Q3 2012 vs. Q3 2011



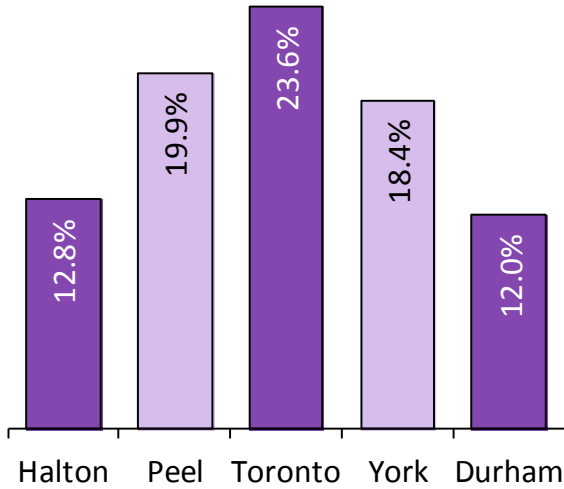
Source: TREB

Average Two-Bedroom Rents Q3 2012 vs. Q3 2011



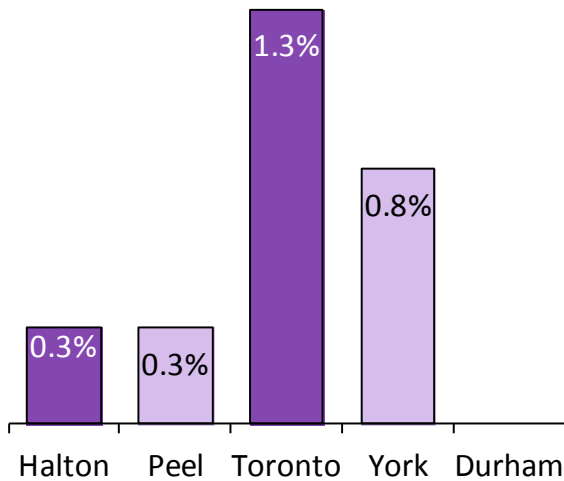
Source: TREB

Share of GTA Condo Apartments In Rental

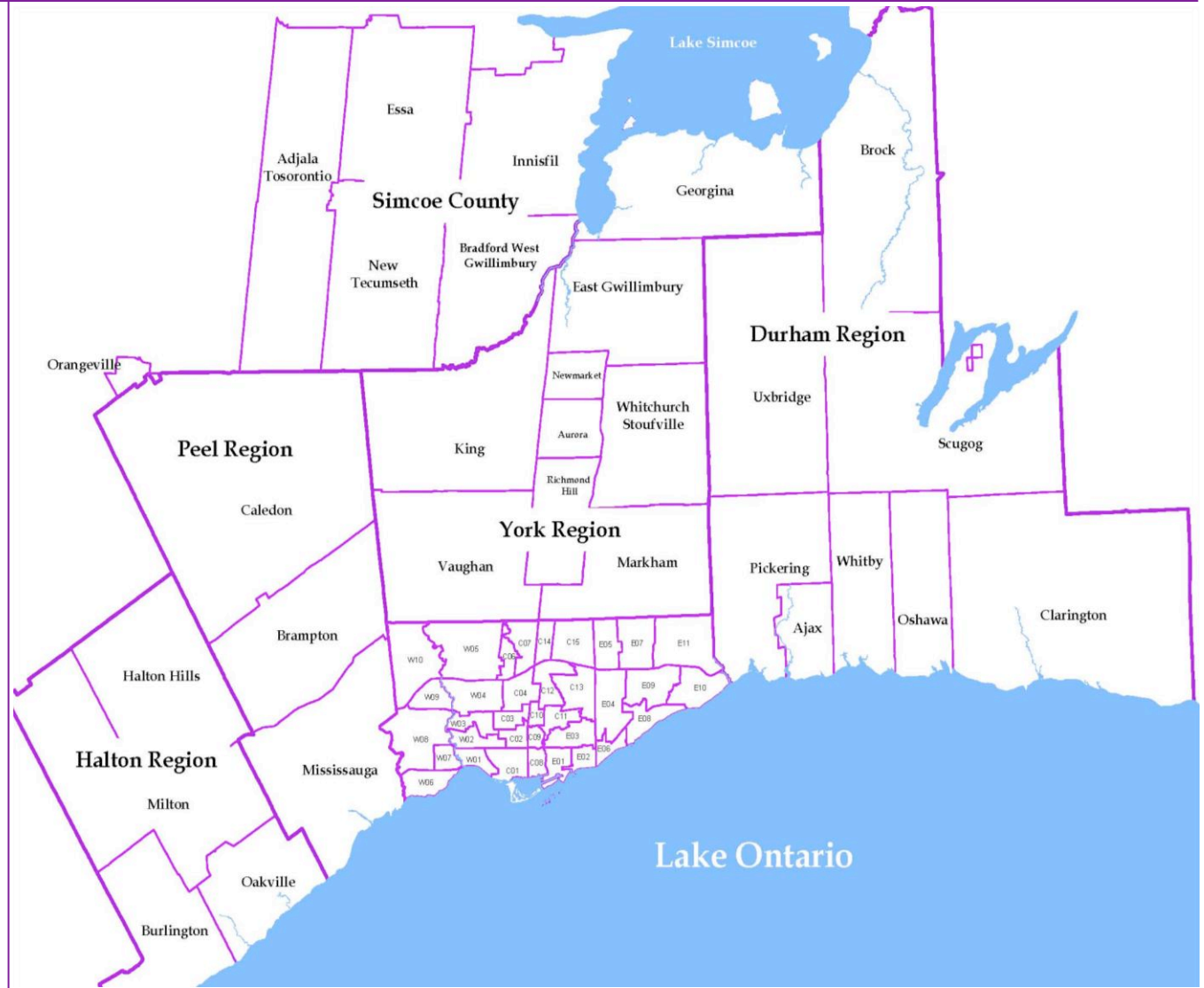


Source: CMHC, 2011 Fall Rental Market Survey

GTA Condo Apartment Vacancy Rate



Source: CMHC, 2011 Fall Rental Market Survey



NOTES

- ¹Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TorontoMLS system between the first and last day of the quarter being reported.
- ²New listings entered into the TorontoMLS system between the first and last day of the quarter being reported.
- ³Active listings as of the end of the last day of the quarter being reported.
- ⁴Ratio of the average selling price to the average listing price for firm transactions entered into the TorontoMLS system between the first and last day of the quarter being reported.
- ⁵Average number of days on the market for firm transactions entered into the TorontoMLS system between the first and last day of the quarter being reported.
- ⁶Past monthly and year-to-date figures are revised monthly.