

GTA REAL ESTATE MARKET STARTS THE NEW YEAR THE SAME AS IT ENDED LAST YEAR

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.

Summary of TRREB MLS® System Sales and Average Price January 1–31, 2023						
	2023			2022		
	Sales	Average Price	New Listings	Sales	Average Price	New Listings
City of Toronto ("416")	1,108	987,842	3,010	2,235	1,072,177	3,112
Rest of GTA ("905")	1,992	1,066,938	4,678	3,359	1,355,673	4,871
GTA	3,100	1,038,668	7,688	5,594	1,242,407	7,983

TRREB MLS® System Sales & Average Price by Home Type January 1–31, 2023						
	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	318	1,066	1,384	1,486,124	1,298,809	1,341,848
Yr./Yr. % Change	-32.8%	-38.9%	-37.6%	-21.3%	-23.8%	-23.0%
Semi-Detached	84	156	240	1,150,506	949,216	1,019,668
Yr./Yr. % Change	-40.4%	-47.8%	-45.5%	-22.1%	-23.2%	-22.3%
Townhouse	92	407	499	981,187	866,458	887,610
Yr./Yr. % Change	-54.5%	-40.2%	-43.5%	-9.1%	-20.0%	-18.0%
Condo Apartment	604	346	950	711,171	646,715	687,696
Yr./Yr. % Change	-57.0%	-42.7%	-52.7%	-6.4%	-10.3%	-8.1%

January 2023 Year-Over-Year Per Cent Change in the MLS® HPI					
	Composite (All Types)	Single-Family Detached	Single-Family Attached	Townhouse	Apartment
TRREB Total	-14.19%	-16.83%	-15.32%	-11.51%	-4.14%
Halton Region	-21.94%	-23.37%	-23.13%	-20.07%	-5.07%
Peel Region	-16.68%	-18.89%	-18.75%	-10.04%	-5.60%
City of Toronto	-10.16%	-14.41%	-12.35%	-6.19%	-3.44%
York Region	-10.20%	-11.50%	-9.35%	-9.44%	-6.30%
Durham Region	-17.72%	-18.24%	-18.44%	-14.75%	-6.24%
Orangeville	-14.00%	-14.58%	-14.53%	-8.57%	-4.90%
South Simcoe County¹	-18.18%	-18.91%	-14.57%	-12.36%	-7.81%

Source: Toronto Regional Real Estate Board

¹South Simcoe includes Adjala-Tosorontio, Bradford West Gwillimbury, Essa, Innisfil and New Tecumseth

Please note the methodology used to calculate MLS® HPI has been changed. For more information, click [HERE](#).

Seasonally Adjusted TRREB MLS® Sales and Average Price¹

	Sales	Month-over-Month % Chg.	Average Price	Month-over-Month % Chg.
January '22	9,155	-1.3%	\$1,279,300	5.7%
February '22	9,631	5.2%	\$1,289,748	0.8%
March '22	8,137	-15.5%	\$1,255,669	-2.6%
April '22	6,705	-17.6%	\$1,205,167	-4.0%
May '22	6,035	-10.0%	\$1,169,785	-2.9%
June '22	5,630	-6.7%	\$1,135,178	-3.0%
July '22	5,219	-7.3%	\$1,107,771	-2.4%
August '22	5,727	9.7%	\$1,124,104	1.5%
September '22	5,033	-12.1%	\$1,095,563	-2.5%
October '22	4,910	-2.4%	\$1,093,996	-0.1%
November '22	4,742	-3.4%	\$1,096,591	0.2%
December '22	4,718	-0.5%	\$1,099,125	0.2%
January '23	4,671	-1.0%	\$1,066,668	-3.0%

Source: Toronto Regional Real Estate Board; CREA Seasonal Adjustment. ¹ Preliminary seasonal adjustment undertaken by the Canadian Real Estate Association (CREA). Removing normal seasonal variations allows for more meaningful analysis of monthly changes and underlying trends.

READ THE [FULL REPORT](#).

-30-

Media Inquiries:

Genevieve Grant, Manager, Public Affairs genevieve.grant@trrebc.ca 416-443-8159

The [Toronto Regional Real Estate Board](#) is Canada's largest real estate board with over 70,000 residential and commercial professionals connecting people, property and communities.

