

GTA REALTORS® Report Monthly Resale Housing Figures

TORONTO, May 5, 2010 - Greater Toronto REALTORS® reported 10,898 sales through the Multiple Listing Service® (MLS®) in April, representing a 34 per cent increase compared to April 2009. There were also 20,683 new listings in April – a 59 per cent annual increase. Both the sales and new listings results amounted to new records for the month of April under the current Toronto Real Estate Board (TREB) boundaries.

“The GTA resale market is functioning properly. Sales were high as buyers continued to take advantage of affordable home ownership opportunities. Listings grew as home owners reacted to strong sales and price growth,” said Toronto Real Estate Board President Tom Lebour. “More balanced market conditions will result in sustainable rates of annual price growth in the second half of 2010.”

The average price for April transactions was \$437,600 – up 13 per cent compared to the average of \$385,641 recorded in April 2009.

"Home sales continue to be driven by many different segments of the market, with sales growth for all major home types in both the City of Toronto and surrounding 905 regions," said Jason Mercer, TREB's Senior Manager of Market Analysis. "Home sales will remain strong in the second half of 2010, but will slip from the current record pace as borrowing costs rise."

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Summary Of April Sales And Average Price

	April			
	2010		2009	
	Sales	Average Price	Sales	Average Price
City of Toronto ("416")	4,310	\$479,340	3,222	\$421,470
Rest of GTA ("905")	6,588	\$410,293	4,885	\$362,009
GTA	10,898	\$437,600	8,107	\$385,641

Source: Toronto Real Estate Board

Sales & Average Price By Home Type

	April-2010					
	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	1,498	3,765	5,263	684,928	485,301	542,348
Yr./Yr. % Change	27%	30%	29%	14%	15%	14%
Semi-Detached	545	754	1,299	504,109	346,460	412,602
Yr./Yr. % Change	45%	26%	33%	20%	15%	19%
Townhouse	443	1,184	1,627	389,522	311,187	332,516
Yr./Yr. % Change	31%	41%	38%	19%	11%	13%
Condo Apartment	1,781	687	2,468	325,238	248,117	303,770
Yr./Yr. % Change	37%	64%	43%	14%	15%	13%

Source: Toronto Real Estate Board

Greater Toronto REALTORS® are passionate about their work. They adhere to a strict Code of Ethics and share a state-of-the-art Multiple Listing Service. Serving over 29,000 Members in the Greater Toronto Area, the Toronto Real Estate Board is Canada's largest real estate board. Greater Toronto Area open house listings are now available on www.TorontoRealEstateBoard.com.

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