

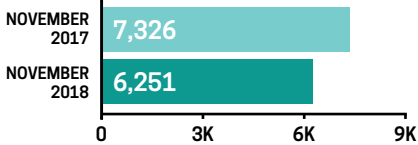
# Market Watch by the Numbers



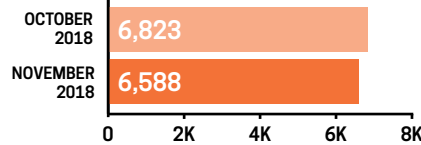
## Total Residential Transactions

There were 6,251 sales in November 2018, down 14.7% compared to November 2017. On a seasonally adjusted basis, TREB MLS® Sales were down 3.4% compared to October 2018.

### Year-Over-Year



### Seasonally Adjusted\*



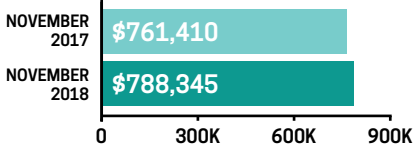
“ Home types with lower average price points have been associated with stronger rates of price growth over the past few months, including November. Given the impact of the OSFI-mandated stress test and increasing borrowing costs on affordability, it makes sense that the condo apartment and semi-detached market segments have experienced relatively stronger rates of price growth as market conditions in these segments have remained tight or tightened respectively over the past year. ”

– Jason Mercer, Director, Market Analysis, TREB

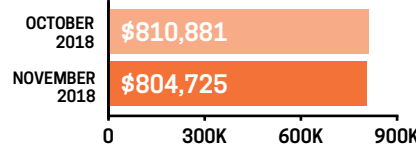
## Average Selling Price

The average selling price was \$788,345. On a seasonally adjusted basis, the average selling price was down by 0.8% over October 2018.

### Year-Over-Year



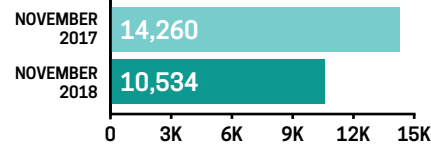
### Seasonally Adjusted\*



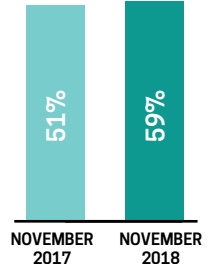
## Total New Listings

With 10,534 homes listed in November 2018, share of sales to listings increased, meaning more competition between buyers.

### Year-Over-Year



### Sales-to-New Listings Ratio

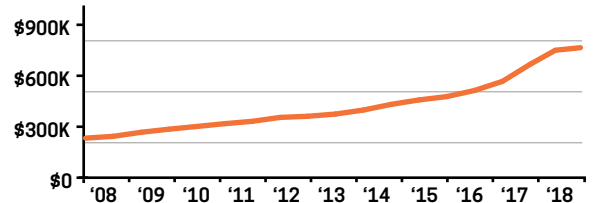


“ New listings were actually down more than sales on a year-over-year basis in November. This suggests that, in many neighbourhoods, competition between buyers may have increased. Relatively tight market conditions over the past few months have provided the foundation for renewed price growth. ”

– Garry Bhaura, 2018/2019 TREB President

## Home Price Index (HPI)

MLS® Home Price Index Composite Benchmark Price (Month of November)



### TIP What is the HPI?

It provides a price growth measure for a benchmark home with the same characteristics over time, allowing for an apples-to-apples comparison from one year to the next.

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