

Market Watch by the Numbers

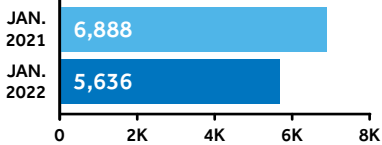
January 2022



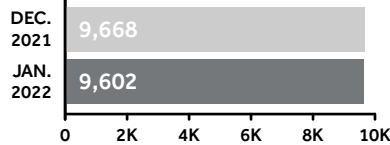
SOLD! Total Residential Transactions

There were 5,636 sales in January 2022, down by 18.2 per cent compared to January 2021. On a seasonally adjusted basis, TRREB MLS® Sales were down by 0.7 per cent compared to December 2021.

Year-Over-Year



Seasonally Adjusted*



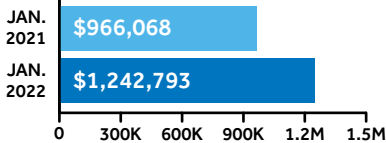
“ It is clear that 2022 is starting off the way 2021 ended in terms of the relationship between demand and supply in the GTA housing market. We have provincial and municipal elections this year. These are the levels of government whose policies impact real estate development the most. ”

– John DiMichele, TRREB CEO

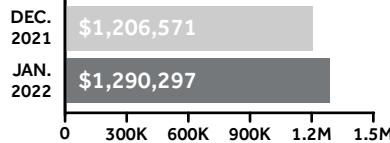
\$ Average Selling Price

The average selling price in January 2022 was \$1,242,793 up by 28.6 per cent year-over-year. On a seasonally adjusted basis, the average selling price was up by 6.9 per cent over December 2021.

Year-Over-Year



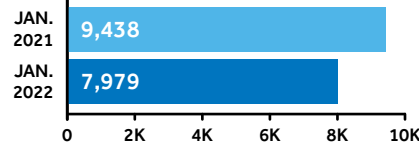
Seasonally Adjusted*



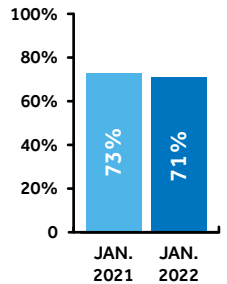
FOR SALE Total New Listings

There were 7,979 homes listed in January 2022, down by 15.5 per cent year-over-year.

Year-Over-Year



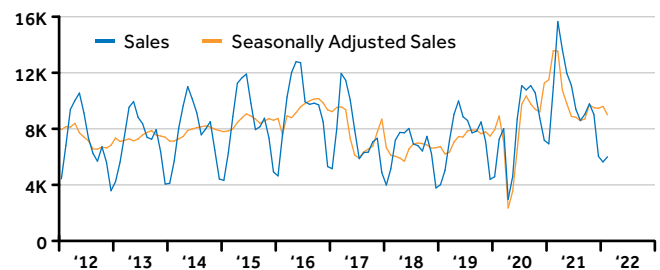
Sales-to-New Listings Ratio



“ Immigration into Canada and the GTA is expected to be at or near record levels in 2022. On top of this, job creation in average to above-average income sectors is expected to remain strong. ”

– Kevin Crigger, TRREB President

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.