# Condo Market Report

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Professionals connecting people, property and communities.

## Second Quarter 2021

#### **Economic Indicators**

#### **Real GDP Growth**

#### **Toronto Employment Growth**

<del></del>			•
May	2021	9.2%	

#### **Toronto Unemployment Rate**

May	2021	<b>9.6%</b>

#### Inflation (Yr./Yr. CPI Growth)

May	2021	<u>^</u> 3.6%	5

#### Bank of Canada Overnight

June	2021	 0.3%

#### Prime Rate

June	2021	 2.5%

Mortgage Rates	Jur	ne 2021
1 Year		2.79%
3 Year		3.49%
5 Year		4.79%

#### Sources and Notes:

- i Statistics Canada, Quarter-over-quarter growth, annualized
- ii Statistics Canada, Year-over-year growth for the most recently reported month.
- iii Bank of Canada, Rate from most recent Bank of Canada announcement
- iv Bank of Canada, rates for most recently completed month

#### **TRREB Releases Q2 2021 Condo Market Statistics**

TORONTO, ONTARIO, July 15, 2021 – Second quarter 2021 GTA condominium apartment sales were up substantially compared to Q2 2020, but ebbed slightly compared to Q1 2021, following the broader market trend. Competition between buyers continued to accelerate compared to last year, which led to year-over-year and quarter-over-quarter average price increases.

Greater Toronto Area REALTORS® reported 8,793 condominium apartment sales in the GTA in Q2 2021 – up by 155 per cent compared to Q2 2020, but down by approximately six per cent compared to Q1 2021, following the broad-based slowdown in home sales since March.

"There is no doubt that the condominium apartment segment has improved markedly over the past six months, after lagging the low-rise market segments in the second half of 2020. Consumer polling conducted by Ipsos for TRREB suggested that about 40 per cent of buyers in 2021 would be first-time buyers. For many first-time buyers, their entry point into homeownership is the condo market so we expect further upward movement this year with accelerated migration back to cities and heightened immigration," said TRREB President Kevin Crigger.

The average condo apartment selling price was up by 10.8 per cent year-over-year in Q2 2021 to \$686,312. This also represented more than a six per cent increase compared to Q1 2021. In the City of Toronto, which accounted for close to 70 per cent of Q2 condo transactions, the average selling price was \$721,109 – up by nine per cent compared to Q2 2020.

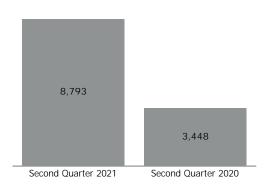
"The second quarter marked a turnaround for the condo market in terms of price growth. Whereas other market segments experienced a resurgence in price growth in the latter half of 2020, the condo market took longer to recover. Looking forward to 2022, condo demand could very well strengthen as immigration picks up and younger people, more impacted by COVID-19, look to purchase a home," said TRREB Chief Market Analyst Jason Mercer.

## Condominium Apartment Market Summary 1,6

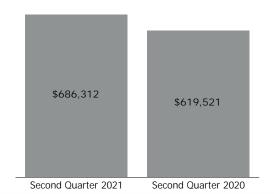
## Second Quarter 2021

	2021		2020
Sales	Average Price	Sales	Average Price
8,793	\$686,312	3,448	\$619,521
452	\$661,207	183	\$516,048
1,079	\$566,864	408	\$513,630
6,053	\$721,109	2,485	\$661,327
970	\$655,156	243	\$560,537
190	\$514,177	108	\$409,731
49	\$533,861	21	\$392,833
	Sales 8,793 452 1,079 6,053 970 190	8,793       \$686,312         452       \$661,207         1,079       \$566,864         6,053       \$721,109         970       \$655,156         190       \$514,177	Sales         Average Price         Sales           8,793         \$686,312         3,448           452         \$661,207         183           1,079         \$566,864         408           6,053         \$721,109         2,485           970         \$655,156         243           190         \$514,177         108

## Total TRREB MLS® Condo Apartment Sales<sup>1,6</sup>



## TRREB MLS® Average Condo Apartment Price<sup>1,6</sup>



## Year-Over-Year Summary 1,6

	2021	2020	% Chg.
Sales	8,793	3,448	155.0%
New Listings	14,437	8,771	64.6%
Active Listings	4,085	4,320	-5.4%
Average Price	\$686,312	\$619,521	10.8%
Average DOM	13	19	-31.6%

Active listings refer to last month of quarter.

## SUMMARY OF CONDOMINIUM APARTMENT TRANSACTIONS

## ALL TRREB AREAS SECOND QUARTER 2021

BRCEB   1075    1,773   150,034 ANDRO   150,034   170,000   14,437   4,085   103%   15		Sales 1	Dollar Volume 1	Average Price 1	Median Price 1	New Listings 2	Active Listings <sup>3</sup>	Avg. SP / LP 4	Avg. DOM <sup>5</sup>
Bullington   211   \$130,370,505   \$617,870   \$542,500   258   53   106%   16   Halton Hills   8   \$4,210,500   \$526,313   \$544,570   11   2   99%   11   Million   68   \$40,642,000   \$526,313   \$544,570   11   2   99%   12   Only   16   165   \$122,642,779   \$749,350   \$510,000   244   71   100%   14   Peel Region   1,670   \$611,6467,66   \$576,6241   \$576,6203   \$1739   \$65   102%   18   Peel Region   1,670   \$611,6467,66   \$576,6241   \$576,6203   \$1739   \$65   102%   18   Peel Region   160   \$51,317,48   \$507,729   \$550,000   279   71   101%   15   Peel Region   2   \$11,622,900   \$816,450   \$816,450   7   5   100%   21   21   21   21   21   21   21   2	TRREB Total	8,793	\$6,034,740,820	\$686,312	\$617,000	14,437	4,085	103%	13
Halton Hills	Halton Region	452	\$298,865,784	\$661,207	\$581,500	618	149	103%	15
Milton   68   \$40,642,000   \$597,676   \$601,750   105   23   103%   12	Burlington	211	\$130,370,505	\$617,870	\$542,500	258	53	106%	16
Castellic   165   \$123,642,779   \$749,350   \$510,000   244   71   100%   14	Halton Hills	8	\$4,210,500	\$526,313	\$543,750	11	2	99%	11
Peel Region   1079   \$611,645766   \$546,000   1,269   485   102%   14     Brampton   180   \$91,391,248   \$597,729   \$500,000   279   71   101%   15     Minssissaga   897   \$518,621,618   \$588,173   \$552,500   1,463   499   102%   13     Caledon   2   \$1,622,900   \$816,450   \$816,450   7   5   100%   21     Citylof Toronto   6,053   \$4,246,878,598   \$721,109   \$640,000   10,180   2,922   103%   13     Toronto Central   3,985   \$3,082,339,095   \$773,465   \$675,000   6,929   2,048   103%   14     Toronto East   856   \$493,331,149   \$576,321   \$545,000   1,268   300   105%   12     York Region   970   \$655,501,038   \$555,156   \$675,000   1,268   300   105%   12     Aurora   28   \$18,299,000   \$565,556   \$610,000   41   13   100%   18     E. Gwillimbury   0	Milton	68	\$40,642,000	\$597,676	\$601,750	105	23	103%	12
Brampton   180   \$91,391,248   \$507,279   \$500,000   279   71   101%   15	Oakville	165	\$123,642,779	\$749,350	\$610,000	244	71	100%	14
Missbasuga	Peel Region	1,079	\$611,645,766	\$566,864	\$546,000	1,739	485	102%	14
Calcidon         2         \$1,632,900         \$816,450         \$816,450         7         5         100%         21           City of Toronto         6,053         \$4,864,875,598         \$721,109         \$540,000         10,180         2,922         105%         13           Toronto Central         3,965         \$3,082,339,095         \$573,485         \$675,000         6,929         2,048         103%         14           Toronto East         856         \$493,331,149         \$576,221         \$545,000         6,929         2,048         103%         14           Toronto East         856         \$493,331,149         \$576,221         \$545,000         1,566         437         103%         12           York Region         970         \$635,501,033         \$685,156         \$1520,000         1,566         437         103%         14           Aurora         28         \$18,290,000         \$655,536         \$510,000         41         13         100%         18           E-Gwillmbury         0         -         -         -         0         0         -         -         -         0         0         -         -         -         -         0         0         -	Brampton	180	\$91,391,248	\$507,729	\$500,000	279	71	101%	15
City of Toronto         6,053         \$4,364,875,398         \$121,109         \$640,000         10,180         2,922         103%         13           Toronto West         1,212         \$789,205,154         \$651,159         \$599,000         1,983         566         103%         13           Toronto Central         3,985         \$3,082,339,995         \$773,485         \$675,000         6,929         2,048         103%         14           Toronto East         856         \$493,331,149         \$576,321         \$\$45,000         1,268         308         105%         12           York Region         970         \$633,501,003         \$655,156         \$620,000         1,366         437         103%         14           Aurora         28         \$18,299,000         \$655,366         \$600,000         41         13         100%         18           E. Gwillmbur         0         -         -         0         0         -         -         -         -         0         0         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -	Mississauga	897	\$518,621,618	\$578,173	\$552,500	1,453	409	102%	13
Toronto West 1,212 \$789,205,154 \$651,159 \$599,000 1,983 566 103% 13 Toronto Central 3,985 \$3,082,339,095 \$773,485 \$675,000 6,929 2,048 103% 14 Toronto East 856 \$493,331,149 \$576,321 \$545,000 1,268 308 105% 12 York Region 970 \$635,501,033 \$655,156 \$520,000 1,566 437 103% 14 Aurora 28 \$18,299,000 \$663,536 \$610,000 41 13 100% 18 E. Gwillimbury 0 0 0 Georgina 3 \$1,516,800 \$505,600 \$569,900 17 18 99% 75 King 12 \$7,632,000 \$636,000 \$597,500 14 4 98% 16 Markham 345 \$232,909,499 \$675,100 \$635,000 539 123 105% 13 Newmarket 17 \$9,431,900 \$554,818 \$336,000 18 4 102% 13 Richmond Hill 235 \$145,395,456 \$618,704 \$596,000 400 98 105% 11 Vaughan 316 \$210,887,378 \$667,365 \$622,500 513 1771 101% 16 Whitchurch-Stouffville 14 \$9,429,000 \$673,500 \$655,000 24 6 102% 19 Purham Region 190 \$97,693,628 \$514,177 \$525,000 30 4 108% 8 Brock 0 0 0 0 Clarington 46 \$23,494,51 \$529,771 \$522,500 65 128 107% 18 Pickening 47 \$26,740,000 \$568,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 16 106% 9 Fickening 47 \$26,740,000 \$566,936 \$540,000 71 18 106% 6 Findford West 3 \$14,720,000 \$76,667 \$480,000 44 1 1115% 5 FinderCounty 38 \$22,000 \$76,667 \$480,000 44 1 1115% 5 FinderCounty 38 \$14,720,000 \$75,667 \$480,000 44 1 1 115% 5 FinderCounty	Caledon	2	\$1,632,900	\$816,450	\$816,450	7	5	100%	21
Toronto Central 3,985 \$3,082,339,095 \$773,485 \$675,000 6,929 2,048 103% 14 Toronto East 856 \$493,331,149 \$576,321 \$545,000 1,268 308 105% 12 York Region 970 \$4585,501,033 \$558,155 \$620,000 1,1566 437 103% 14 Aurora 28 \$18,299,000 \$653,536 \$610,000 41 13 3 100% 18 E. Gwillimbury 0	City of Toronto	6,053	\$4,364,875,398	\$721,109	\$640,000	10,180	2,922	103%	13
Toronto East 856 \$493,331,149 \$576,321 \$545,000 1,268 308 105% 12 York Rejion 970 \$635,501,033 \$655,156 \$620,000 1,566 437 103% 14 Aurora 28 \$18,290,000 \$655,535 \$50 \$620,000 411 13 100% 18 E. Gwillimbury 0 0 0 0 Georgina 3 \$1,516,800 \$505,600 \$566,900 17 18 99% 75 King 12 \$7,632,000 \$636,000 \$597,500 14 4 998% 16 Markham 345 \$232,094,499 \$675,100 \$635,000 539 123 105% 13 Newmarket 177 \$9,431,900 \$554,818 \$356,000 18 4 102% 13 Richmond Hill 235 \$145,395,456 \$618,704 \$596,000 400 98 105% 11 Vaughan 316 \$210,887,378 \$667,365 \$622,500 513 171 101% 16 Whitchurch-Stouffville 14 \$9,429,000 \$673,500 \$655,000 24 6 102% 19 Durham Region 190 \$97,693,628 \$514,177 \$525,000 262 666 107% 12 Ajax 21 \$12,099,900 \$576,186 \$550,000 30 4 108% 8 Brock 0 0 0 Clarington 46 \$24,369,451 \$52,9771 \$522,500 65 15 109% 12 Oshawa 47 \$17,845,288 \$379,687 \$398,000 65 28 107% 18 Pickering 47 \$26,740,000 \$566,67 \$641,000 4 2 2 105% 58 Dufferin County 11 \$4,076,300 \$370,573 \$360,000 14 4 108% 6 Dufferin County 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Orangeville 25 \$15,2	Toronto West	1,212	\$789,205,154	\$651,159	\$599,000	1,983	566	103%	13
York Region         970         \$635,501,033         \$655,156         \$520,000         1,566         437         103%         14           Aurora         28         \$18,299,000         \$655,536         \$610,000         41         13         100%         18           E Gwillmbury         0         -         -         0         0         -         -           Georgina         3         \$15,6800         \$505,600         \$569,900         17         18         99%         75           King         12         \$7,632,000         \$636,000         \$597,500         14         4         98%         16           Markham         345         \$232,909,499         \$675,100         \$635,000         539         123         105%         13           Newmarket         17         \$9,431,900         \$554,818         \$536,000         18         4         102%         13           Richmond Hill         235         \$145,395,456         \$618,704         \$596,000         400         98         105%         11           Vaughan         316         \$210,887,378         \$667,365         \$622,500         513         171         101%         16           Whitchurc	Toronto Central	3,985	\$3,082,339,095	\$773,485	\$675,000	6,929	2,048	103%	14
Aurora 28 \$18,299,000 \$653,536 \$610,000 41 13 100% 18 E. Gwillimbury 0	Toronto East	856	\$493,331,149	\$576,321	\$545,000	1,268	308	105%	12
E Gwillimbury 0	York Region	970	\$635,501,033	\$655,156	\$620,000	1,566	437	103%	14
Georgina 3 \$1,516,800 \$505,600 \$569,900 17 18 99% 75 King 12 \$7,632,000 \$636,000 \$597,500 14 4 98% 16 Markham 345 \$232,909,499 \$675,100 \$635,000 539 123 105% 13 Newmarket 17 \$9,431,900 \$554,818 \$536,000 18 4 102% 13 Richmond Hill 235 \$145,395,456 \$618,704 \$596,000 400 98 105% 11 Vaughan 316 \$210,887,378 \$667,365 \$622,500 513 171 101% 16 Whitchurch-Stouffville 14 \$9,429,000 \$673,500 \$655,000 24 6 102% 19 Durham Region 190 \$97,693,628 \$514,177 \$525,000 262 66 107% 12 Ajax 21 \$12,099,900 \$576,186 \$550,000 30 4 108% 8 Brock 0 0 0 0 Clarington 46 \$24,369,451 \$529,771 \$522,500 65 15 109% 12 Oshawa 47 \$17,845,288 \$379,687 \$398,000 65 28 107% 18 Pickering 47 \$26,740,000 \$568,936 \$540,000 71 16 106% 9 Scugog 0 0 0 0 Uxbridge 3 \$1,709,000 \$569,667 \$641,000 4 2 105% 5 Whitby 26 \$14,929,989 \$574,230 \$547,450 27 1 108% 6 Uniferin County 11 \$4,076,300 \$370,573 \$360,000 14 4 100% 17 Simcoe County 38 \$22,082,911 \$551,129 \$339,950 58 22 100% 24 Agiala-Tosorontio 0 0 0 0	Aurora	28	\$18,299,000	\$653,536	\$610,000	41	13	100%	18
King         12         \$7,632,000         \$636,000         \$597,500         14         4         98%         16           Markham         345         \$232,909,499         \$675,100         \$635,000         539         123         105%         13           Newmarket         17         \$9,431,900         \$554,818         \$536,000         18         4         102%         13           Richmond Hill         235         \$145,395,456         \$618,704         \$596,000         400         98         105%         11           Vaughan         316         \$210,887,378         \$667,365         \$622,500         513         171         101%         16           Whitchurch-Stouffville         14         \$9,429,000         \$673,500         \$655,000         24         6         102%         19           Durham Region         190         \$97,693,628         \$\$141,77         \$525,000         26         66         107%         12           Ajax         21         \$12,099,900         \$576,186         \$550,000         30         4         108%         8           Brock         0         -         -         -         0         0         -         -         -	E. Gwillimbury	0	-	-	-	0	0	-	-
Markham         345         \$232,909,499         \$675,100         \$635,000         539         123         105%         13           Newmarket         17         \$9,431,900         \$554,818         \$536,000         18         4         102%         13           Richmond Hill         235         \$145,395,456         \$618,704         \$596,000         400         98         105%         11           Vaughan         316         \$210,887,378         \$667,365         \$622,500         513         171         101%         16           Whitchurch-Stouffville         14         \$9,429,000         \$673,500         \$655,000         24         6         102%         19           Durham Region         190         \$97,693,628         \$514,177         \$525,000         262         66         107%         12           Ajax         21         \$12099,900         \$576,186         \$550,000         30         4         108%         8           Brock         0         -         -         0         0         -         -         -           Clairington         46         \$24,369,451         \$529,771         \$522,500         65         15         109%         12 <td>Georgina</td> <td>3</td> <td>\$1,516,800</td> <td>\$505,600</td> <td>\$569,900</td> <td>17</td> <td>18</td> <td>99%</td> <td>75</td>	Georgina	3	\$1,516,800	\$505,600	\$569,900	17	18	99%	75
Markham         345         \$232,909,499         \$675,100         \$635,000         539         123         105%         13           Newmarket         17         \$9,431,900         \$554,818         \$536,000         18         4         102%         13           Richmond Hill         235         \$145,395,456         \$618,704         \$596,000         400         98         105%         11           Vaughan         316         \$210,887,378         \$667,365         \$622,500         513         171         101%         16           Whitchurch-Stouffville         14         \$9,429,000         \$673,500         \$655,000         24         6         102%         19           Durham Region         190         \$97,693,628         \$514,177         \$525,000         262         66         107%         12           Ajax         21         \$12,099,900         \$576,186         \$550,000         30         4         108%         8           Brock         0         -         -         -         0         0         -         -           Claington         46         \$24,369,451         \$529,771         \$522,500         65         15         109%         12	King	12	\$7,632,000	\$636,000	\$597,500	14	4	98%	16
Newmarket	Markham								
Richmond Hill         235         \$145,395,456         \$618,704         \$596,000         400         98         105%         11           Vaughan         316         \$210,887,378         \$667,365         \$622,500         513         171         101%         16           Whitchurch-Stouffville         14         \$9,429,000         \$673,500         \$665,000         24         6         102%         19           Durham Region         190         \$97,693,628         \$514,177         \$525,000         262         66         107%         12           Ajax         21         \$12,099,900         \$576,186         \$550,000         30         4         108%         8           Brock         0         -         -         0         0         -         -           Clarington         46         \$24,369,451         \$529,771         \$522,500         65         15         109%         12           Oshawa         47         \$17,845,288         \$379,687         \$398,000         65         28         107%         18           Pickering         47         \$26,740,000         \$568,936         \$540,000         71         16         106%         9 <th< td=""><td>Newmarket</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>	Newmarket								
Vaughan         316         \$210,887,378         \$667,365         \$622,500         513         171         101%         16           Whitchurch-Stouffville         14         \$9,429,000         \$673,500         \$655,000         24         6         102%         19           Durham Region         190         \$97,693,628         \$514,177         \$525,000         262         66         107%         12           Ajax         21         \$12,099,900         \$576,186         \$550,000         30         4         108%         8           Brock         0         -         -         -         0         0         -         -           Clarington         46         \$24,369,451         \$529,771         \$522,500         65         15         109%         12           Oshawa         47         \$17,845,288         \$379,687         \$398,000         65         28         107%         18           Pickering         47         \$26,740,000         \$568,936         \$540,000         71         16         106%         9           Scugog         0         -         -         -         0         0         -         -           Whitby <t< td=""><td>Richmond Hill</td><td></td><td></td><td></td><td></td><td>400</td><td>98</td><td></td><td></td></t<>	Richmond Hill					400	98		
Whitchurch-Stouffville         14         \$9,429,000         \$673,500         \$655,000         24         6         102%         19           Durham Region         190         \$97,693,628         \$514,177         \$525,000         262         66         107%         12           Ajax         21         \$12,099,900         \$576,186         \$550,000         30         4         108%         8           Brock         0         -         -         -         0         0         -	Vaughan					513	171	101%	16
Durham Region         190         \$97,693,628         \$514,177         \$525,000         262         66         107%         12           Ajax         21         \$12,099,900         \$576,186         \$550,000         30         4         108%         8           Brock         0         -         -         -         0         0         -         -           Clarington         46         \$24,369,451         \$529,771         \$522,500         65         15         109%         12           Oshawa         47         \$17,845,288         \$379,687         \$398,000         65         28         107%         18           Pickering         47         \$26,740,000         \$568,936         \$540,000         71         16         106%         9           Scugog         0         -         -         -         0         0         -         -           Uxbridge         3         \$1,709,000         \$569,667         \$641,000         4         2         105%         5           Whitby         26         \$14,929,989         \$574,230         \$547,450         27         1         108%         6           Dufferin County         11	Whitchurch-Stouffville	14				24			
Ajax         21         \$12,099,900         \$576,186         \$550,000         30         4         108%         8           Brock         0         -         -         -         0         0         -         -           Clarington         46         \$24,369,451         \$529,771         \$522,500         65         15         109%         12           Oshawa         47         \$17,845,288         \$379,687         \$398,000         65         28         107%         18           Pickering         47         \$26,740,000         \$568,936         \$540,000         71         16         106%         9           Scugog         0         -         -         -         0         0         -         -           Uxbridge         3         \$1,709,000         \$569,667         \$641,000         4         2         105%         5           Whitby         26         \$14,929,989         \$574,230         \$547,450         27         1         108%         6           Dufferin County         11         \$4,076,300         \$370,573         \$360,000         14         4         100%         17           Simcoe County         38         <	Durham Region								
Brock         0         -         -         -         0         0         -         -           Clarington         46         \$24,369,451         \$529,771         \$522,500         65         15         109%         12           Oshawa         47         \$17,845,288         \$379,687         \$398,000         65         28         107%         18           Pickering         47         \$26,740,000         \$568,936         \$540,000         71         16         106%         9           Scugog         0         -         -         -         0         0         -         -         -           Ubridge         3         \$1,709,000         \$569,667         \$641,000         4         2         105%         5           Whitby         26         \$14,929,989         \$574,230         \$547,450         27         1         108%         6           Dufferin County         11         \$4,076,300         \$370,573         \$360,000         14         4         100%         17           Simcoe County         38         \$22,082,911         \$581,129         \$539,950         58         22         100%         24           Adjala-Tosorontio </td <td>Ajax</td> <td></td> <td></td> <td></td> <td></td> <td>30</td> <td></td> <td></td> <td></td>	Ajax					30			
Clarington         46         \$24,369,451         \$529,771         \$522,500         65         15         109%         12           Oshawa         47         \$17,845,288         \$379,687         \$398,000         65         28         107%         18           Pickering         47         \$26,740,000         \$568,936         \$540,000         71         16         106%         9           Scugog         0         -         -         -         0         0         -         -         -         -         0         0         -         -         -         -         -         -         0         0         -         -         -         -         -         0         0         -         -         -         -         -         0         0         - <td>Brock</td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td></td> <td>0</td> <td>-</td> <td>-</td>	Brock		-	-	-		0	-	-
Oshawa         47         \$17,845,288         \$379,687         \$398,000         65         28         107%         18           Pickering         47         \$26,740,000         \$568,936         \$540,000         71         16         106%         9           Scugog         0         -         -         -         0         0         -         -           Uxbridge         3         \$1,709,000         \$569,667         \$641,000         4         2         105%         5           Whitby         26         \$14,929,989         \$574,230         \$547,450         27         1         108%         6           Dufferin County         11         \$4,076,300         \$370,573         \$360,000         14         4         100%         17           Orangeville         11         \$4,076,300         \$370,573         \$360,000         14         4         100%         17           Simcoe County         38         \$22,082,911         \$581,129         \$539,950         58         22         100%         24           Adjala-Tosorontio         0         -         -         0         0         -         -           Essa         0         - <td>Clarington</td> <td></td> <td>\$24.369.451</td> <td>\$529.771</td> <td>\$522.500</td> <td>65</td> <td>15</td> <td>109%</td> <td>12</td>	Clarington		\$24.369.451	\$529.771	\$522.500	65	15	109%	12
Pickering         47         \$26,740,000         \$568,936         \$540,000         71         16         106%         9           Scugog         0         -         -         -         0         0         -         -           Uxbridge         3         \$1,709,000         \$569,667         \$641,000         4         2         105%         5           Whitby         26         \$14,929,989         \$574,230         \$547,450         27         1         108%         6           Dufferin County         11         \$4,076,300         \$370,573         \$360,000         14         4         100%         17           Orangeville         11         \$4,076,300         \$370,573         \$360,000         14         4         100%         17           Simcoe County         38         \$22,082,911         \$581,129         \$539,950         58         22         100%         24           Adjala-Tosorontio         0         -         -         -         0         0         -         -           Bradford West         3         \$1,427,000         \$475,667         \$482,000         4         1         115%         5           Essa         0<	Oshawa								
Scugog         0         -         -         -         0         0         -         -           Uxbridge         3         \$1,709,000         \$569,667         \$641,000         4         2         105%         5           Whitby         26         \$14,929,989         \$574,230         \$547,450         27         1         108%         6           Dufferin County         11         \$4,076,300         \$370,573         \$360,000         14         4         100%         17           Orangeville         11         \$4,076,300         \$370,573         \$360,000         14         4         100%         17           Simcoe County         38         \$22,082,911         \$581,129         \$539,950         58         22         100%         24           Adjala-Tosorontio         0         -         -         -         0         0         -         -           Bradford West         3         \$1,427,000         \$475,667         \$482,000         4         1         115%         5           Essa         0         -         -         -         0         0         -         -           Innisfil         25         \$15,204,800 </td <td>Pickering</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Pickering								
Uxbridge         3         \$1,709,000         \$569,667         \$641,000         4         2         105%         5           Whitby         26         \$14,929,989         \$574,230         \$547,450         27         1         108%         6           Dufferin County         11         \$4,076,300         \$370,573         \$360,000         14         4         100%         17           Orangeville         11         \$4,076,300         \$370,573         \$360,000         14         4         100%         17           Simcoe County         38         \$22,082,911         \$581,129         \$539,950         58         22         100%         24           Adjala-Tosorontio         0         -         -         -         0         0         -         -           Bradford West         3         \$1,427,000         \$475,667         \$482,000         4         1         115%         5           Essa         0         -         -         -         0         0         -         -           Innisfil         25         \$15,204,800         \$608,192         \$575,000         35         14         99%         29	Scugog		-	-	-			-	-
Whitby         26         \$14,929,989         \$574,230         \$547,450         27         1         108%         6           Dufferin County         11         \$4,076,300         \$370,573         \$360,000         14         4         100%         17           Orangeville         11         \$4,076,300         \$370,573         \$360,000         14         4         100%         17           Simcoe County         38         \$22,082,911         \$581,129         \$539,950         58         22         100%         24           Adjala-Tosorontio         0         -         -         -         0         0         -         -           Bradford West         3         \$1,427,000         \$475,667         \$482,000         4         1         115%         5           Essa         0         -         -         -         0         0         -         -           Innisfil         25         \$15,204,800         \$608,192         \$575,000         35         14         99%         29			\$1.709.000	\$569.667	\$641,000			105%	5
Dufferin County         11         \$4,076,300         \$370,573         \$360,000         14         4         100%         17           Orangeville         11         \$4,076,300         \$370,573         \$360,000         14         4         100%         17           Simcoe County         38         \$22,082,911         \$581,129         \$539,950         58         22         100%         24           Adjala-Tosorontio         0         -         -         -         0         0         -         -           Bradford West         3         \$1,427,000         \$475,667         \$482,000         4         1         115%         5           Essa         0         -         -         -         0         0         -         -           Innisfil         25         \$15,204,800         \$608,192         \$575,000         35         14         99%         29	Whitby	26				27	1	108%	6
Orangeville         11         \$4,076,300         \$370,573         \$360,000         14         4         100%         17           Simcoe County         38         \$22,082,911         \$581,129         \$539,950         58         22         100%         24           Adjala-Tosorontio         0         -         -         -         0         0         -         -           Bradford West         3         \$1,427,000         \$475,667         \$482,000         4         1         115%         5           Essa         0         -         -         -         0         0         -         -         -           Innisfil         25         \$15,204,800         \$608,192         \$575,000         35         14         99%         29	Dufferin County						4		-
Simcoe County         38         \$22,082,911         \$581,129         \$539,950         58         22         100%         24           Adjala-Tosorontio         0         -         -         -         0         0         -         -           Bradford West         3         \$1,427,000         \$475,667         \$482,000         4         1         115%         5           Essa         0         -         -         0         0         -         -           Innisfil         25         \$15,204,800         \$608,192         \$575,000         35         14         99%         29	,						4		
Adjala-Tosorontio         0         -         -         0         0         -         -           Bradford West         3         \$1,427,000         \$475,667         \$482,000         4         1         115%         5           Ēssa         0         -         -         -         0         0         -         -           Innisfil         25         \$15,204,800         \$608,192         \$575,000         35         14         99%         29	· ·								
Bradford West         3         \$1,427,000         \$475,667         \$482,000         4         1         115%         5           Essa         0         -         -         -         0         0         -         -           Innisfil         25         \$15,204,800         \$608,192         \$575,000         35         14         99%         29			-	-	-			-	
Essa         0         -         -         0         0         -         -           Innisfil         25         \$15,204,800         \$608,192         \$575,000         35         14         99%         29	•		\$1,427,000	\$475,667	\$482,000			115%	5
Innisfil 25 \$15,204,800 \$608,192 \$575,000 35 14 99% 29						-			-
20 \$10,000 \$000,72 \$0,000			\$15 204 800	\$608 192	\$575,000			99%	29
	New Tecumseth	10	\$5,451,111	\$545,111	\$522,500	19	7	100%	17

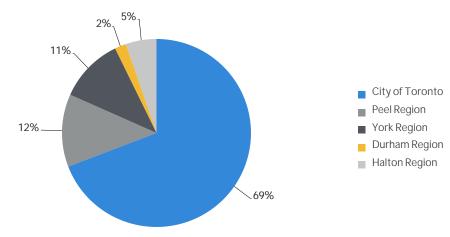
## SUMMARY OF CONDOMINIUM APARTMENT TRANSACTIONS

## CITY OF TORONTO SECOND QUARTER 2021

	Sales 1	Dollar Volume <sup>1</sup>	Average Price 1	Median Price 1	New Listings <sup>2</sup>	Active Listings <sup>3</sup>	Avg. SP / LP 4	Avg. DOM <sup>5</sup>
TRREB Total	8,793	\$6,034,740,820	\$686,312	\$617,000	14,437	4,085	103%	13
City of Toronto Total	6,053	\$4,364,875,398	\$721,109	\$640,000	10,180	2,922	103%	13
Toronto West	1,212	\$789,205,154	\$651,159	\$599,000	1,983	566	103%	13
Toronto W01	91	\$70,266,109	\$772,155	\$710,000	151	31	106%	9
Toronto W02	80	\$58,344,799	\$729,310	\$654,500	124	21	107%	9
Toronto W03	24	\$14,991,504	\$624,646	\$637,500	36	12	103%	9
Toronto W04	111	\$59,162,476	\$532,995	\$535,000	158	49	103%	16
Toronto W05	78	\$38,630,800	\$495,267	\$512,500	143	58	101%	18
Toronto W06	344	\$259,917,267	\$755,573	\$673,000	628	185	103%	14
Toronto W07	6	\$5,468,800	\$911,467	\$1,032,500	16	9	99%	9
Toronto W08	307	\$195,946,490	\$638,262	\$595,000	454	130	103%	12
Toronto W09	57	\$29,497,300	\$517,496	\$470,000	100	29	101%	14
Toronto W10	114	\$56,979,609	\$499,821	\$511,000	173	42	102%	13
Toronto Central	3,985	\$3,082,339,095	\$773,485	\$675,000	6,929	2,048	103%	14
Toronto C01	1,619	\$1,270,627,137	\$784,822	\$698,000	2,729	734	103%	13
Toronto C02	160	\$188,879,420	\$1,180,496	\$852,500	342	166	99%	20
Toronto C03	40	\$36,035,002	\$900,875	\$806,501	99	33	102%	15
Toronto C04	58	\$52,431,306	\$903,988	\$763,500	101	37	101%	16
Toronto C06	64	\$39,836,335	\$622,443	\$619,000	104	27	105%	10
Toronto C07	161	\$109,589,477	\$680,680	\$659,000	292	94	103%	12
Toronto C08	798	\$610,505,746	\$765,045	\$690,000	1,439	430	103%	14
Toronto C09	46	\$68,643,834	\$1,492,257	\$847,500	97	38	98%	19
Toronto C10	193	\$140,872,630	\$729,910	\$675,000	380	125	103%	12
Toronto C11	88	\$50,416,718	\$572,917	\$539,500	176	52	100%	14
Toronto C12	25	\$33,628,700	\$1,345,148	\$950,000	38	13	99%	17
Toronto C13	118	\$77,786,365	\$659,206	\$598,850	176	45	101%	18
Toronto C14	297	\$201,564,279	\$678,668	\$643,000	480	123	105%	11
Toronto C15	318	\$201,522,146	\$633,717	\$601,000	476	131	104%	11
Toronto East	856	\$493,331,149	\$576,321	\$545,000	1,268	308	105%	12
Toronto E01	79	\$63,726,039	\$806,659	\$736,000	127	29	109%	9
Toronto E02	42	\$33,467,553	\$796,847	\$655,000	89	20	106%	8
Toronto E03	47	\$25,717,130	\$547,173	\$486,000	76	26	101%	11
Toronto E04	107	\$55,721,941	\$520,766	\$525,000	148	28	105%	11
Toronto E05	111	\$61,931,702	\$557,943	\$550,000	166	43	105%	13
Toronto E06	22	\$14,887,090	\$676,686	\$640,250	48	20	104%	14
Toronto E07	135	\$75,014,604	\$555,664	\$550,000	192	45	108%	11
Toronto E08	71	\$36,860,161	\$519,157	\$500,000	100	22	103%	14
Toronto E09	156	\$85,727,228	\$549,534	\$541,840	218	49	105%	11
Toronto E10	26	\$11,518,100	\$443,004	\$464,000	39	10	104%	16
Toronto E11	60	\$28,759,601	\$479,327	\$470,000	65	16	104%	17

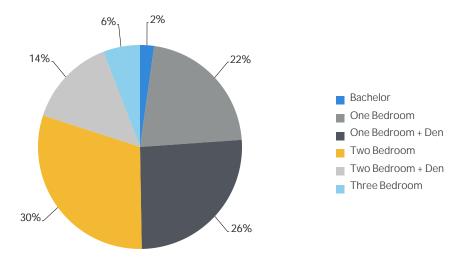
## Condominium Apartment Market Summary<sup>1</sup>

#### Share of Total Condo Apartment Sales By TRREB Area



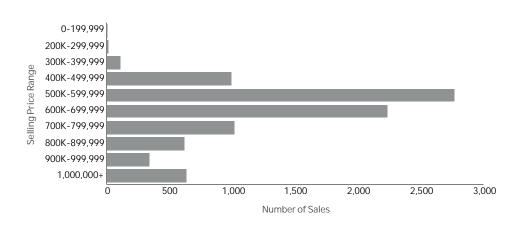
Source: Toronto Regional Real Estate Board

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



Source: Toronto Regional Real Estate Board

#### Condo Apartment Sales by Price Range (All Areas)



Source: Toronto Regional Real Estate Board

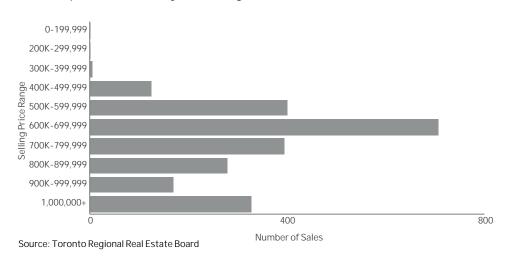
#### Condo Apartment Price by Bedroom (All Areas)



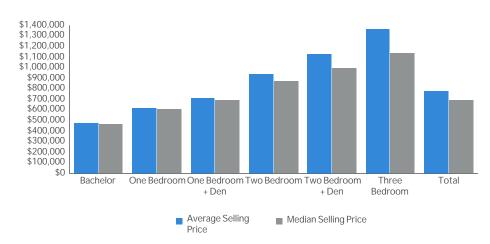
## Sub-Market Breakdown: Downtown Coré



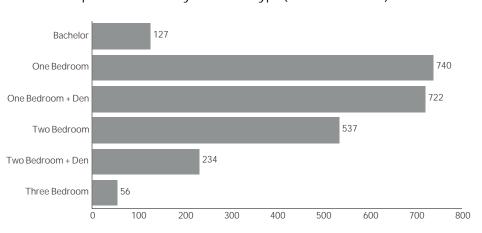
#### Condo Apartment Sales by Price Range (Downtown Core)



#### Condo Apartment Price by Bedroom Type (Downtown Core)



#### Condo Apartment Sales By Bedroom Type (Downtown Core)

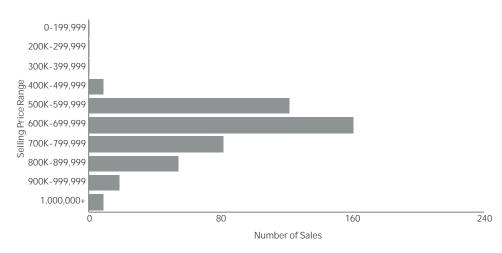


Source: Toronto Regional Real Estate Board

## Sub-Market Breakdown: North York City Centre<sup>1</sup>

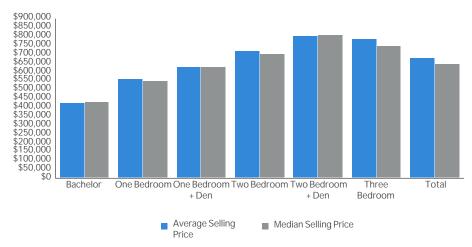


#### Condo Apartment Sales by Price Range (North York City Centre)



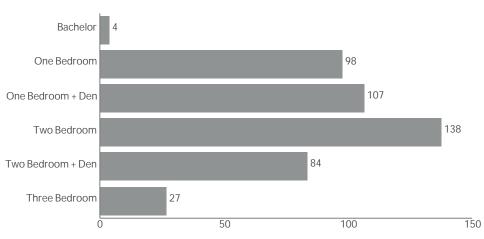
Source: Toronto Regional Real Estate Board

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



Source: Toronto Regional Real Estate Board

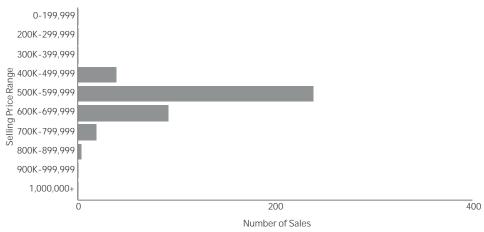
#### Condo Apartment Sales By Bedroom Type (North York City Centre)



## Sub-Market Breakdown: Mississauga City Centre

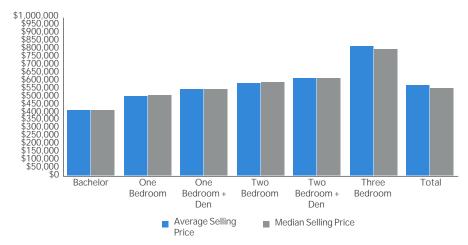


#### Condo Apartment Sales by Price Range (Mississauga City Centre)



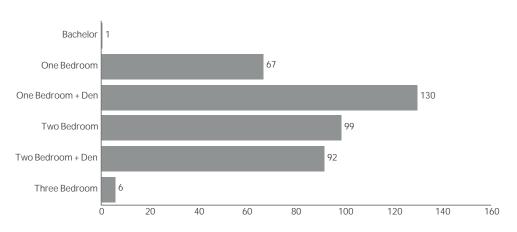
Source: Toronto Regional Real Estate Board

#### Condo Apartment Price By Bedroom Type (Mississauga City Centre)



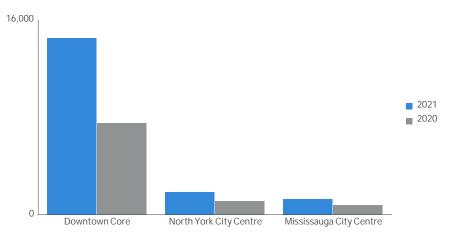
Source: Toronto Regional Real Estate Board

#### Condo Apartment Sales By Bedroom Type (Mississauga City Centre)



## Rental Market Summary

#### Number of Units Listed Q2 2021 vs. Q2 2020



Source: Toronto Regional Real Estate Board

#### **Q2 2021 Rental Market Summary**

Greater Toronto Area (GTA) REALTORS® reported 14,920 condominium apartment rental transactions through TRREB's MLS® System in Q2 2021, compared to 7,300 in Q2 2020 and 13,168 in Q1 2021.

The number of condos listed for rent during the second quarter was 24,789 – up almost 15 per cent compared to Q2 2020, but down compared to the 28,784 units listed in Q1 2021.

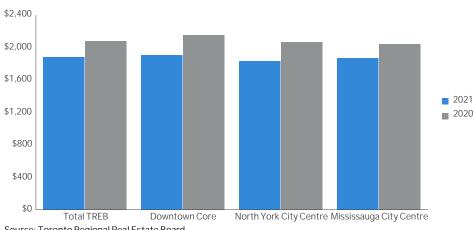
The Q2 2021 average one-bedroom condominium apartment rent was down by 9.4 per cent year-over-year to \$1,887, but up by 3.7 per cent compared to Q1 2021. The average two-bedroom rent was down by 4.8 per cent year-over-year to \$2,583, but up by 5.6 per cent compared to Q1 2021.

#### Number of Units Rented Q2 2021 vs. Q2 2020



Source: Toronto Regional Real Estate Board

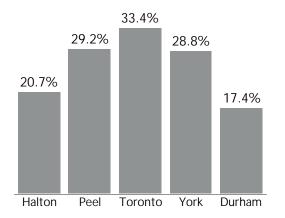
#### Average One-Bedroom Rents Q2 2021 vs. Q2 2020



Source: Toronto Regional Real Estate Board

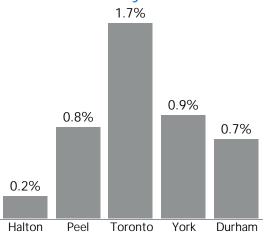
Condo Market Report, Second Quarter 2021

## Share of GTA Condo Apartments In Rental

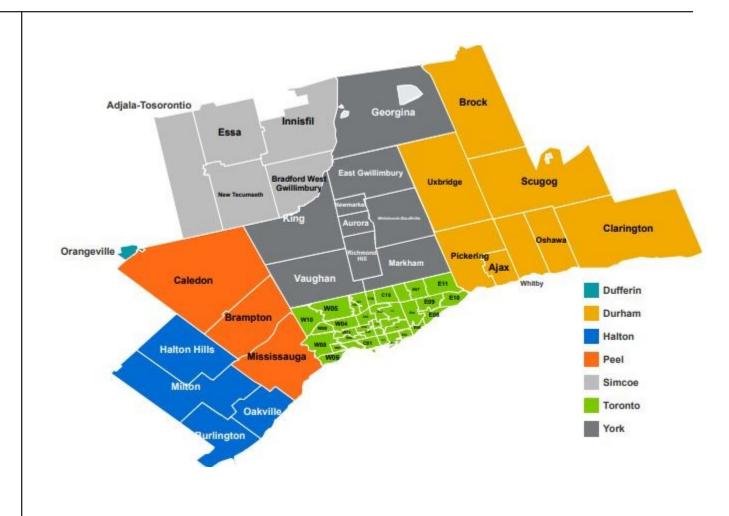


Source: CMHC, Rental Market Report

## GTA Condo Apartment Vacancy Rate



Source: CMHC, Rental Market Report



#### **NOTES**

- 1 Sales, 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.
- 2 New listings entered into the TorontoMLS system between the first and last day of the quarter being reported.
- 3 Active listings as of the end of the last day of the quarter being reported.
- 4 Ratio 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.
- 5 Average 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.
- 6 Past monthly and year-to-date figures are revised monthly.