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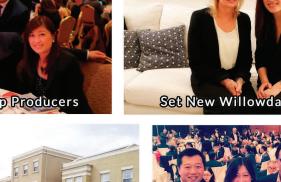
GTA real estate re-sale market scored another Record High Year in 2016 with 113,133 sales and the <u>average selling price</u> at \$730,472.

1966: **\$21,360** >>> 2016: **\$730,472** 50-Year Change = 3,417% (34+ times) Average Annual Growth = 7.32%



Bayview Glen









\$1,575,667 Buttonville \$1,968,035 Cachet Cathedraltown \$1,646,250 \$1,290,333 Cedarwood Cornell \$1,054,327 German Mills \$1,627,972 Greensborough \$1,118,595 \$1,179,333 Legacy \$1,113,686 Markham Village Markville 1,567,838 Middlefield 1,148,458 Milliken Mills East \$1,607,868 Milliken Mills West \$1,156,778 Old Markham Village \$1,405,000 Raymerville \$1,116,637 Royal Orchard \$1,517,022 \$1,771,467 Thornhill Thornlea \$1,520,500 Unionville \$1,807,441 \$1,378,714 Victoria Manor \$1,509,017 Victoria Square \$1,699,700 Village Green \$1,295,892 \$2,693,053 \$1,259,465

\$2,085,559

\$2,842,286

\$1,400,677

\$1,406,188

\$1,653,813 Harding Jefferson \$1,260,210 \$1,452,362 Langstaff \$2,288,216 Mill Pond \$1,578,095 North Richvale \$1,409,138 Oak Ridges Oak Ridges Lake \ \$1,334,220 ox \$1,244,898 Observatory \$1,400,633 Rouge Woods South Richvale \$1,493,836 \$2,633,280

\$1,469,052

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The Real Estate Market Watch

Condo Rents Climbed at Record Pace Last Quarter: Urbanation

GREATER TORONTO – Despite a slowing of rental activity across the GTA, the area's average condo rent shot up by 11.7 per cent (year-over-year) during the last three months of 2016 – marking the highest rate of increase since the analysts at Urbanation began tracking condo

The GTA's average condo rent amount also set a new record during the quarter, reaching \$2.77 per square foot. Combined with an average leased suite size of 719 square feet, that worked out to an average monthly rent of \$1,990

According to the publicized findings of the group's newest research, the surge in rents could likely be attributed to two concurrent trends:

- The fourth quarter of 2016 saw a 34-per-cent surge (year-over-year) in final closings for newly completed condos, which tend to command relatively higher rents.
- Urbanation's analysts also noted an inward "shift in lease activity" from the suburbs, to the core areas of the City of Toronto.

According to Urbanation vice president Shaun Hildebrand, the surge in rents was also related to a decrease in rental listings, which in Q4 had fallen by eight per cent (year-over-year).

The undersupply of rentals in the GTA continued to worsen throughout the year, causing rents to surge alongside home prices and further deteriorating housing affordability across the region," said Hildebrand in a

"Less pressure on rent growth may arrive in 2017, due to a temporary rise in new apartment completions."

Urbanation noted that, during the same period, resale prices for condos had risen by 15 per cent – with the result of more owners becoming "enticed to sell their units, as opposed to holding onto them as rentals."

Q4 Condominium Rentals by the Numbers*

Area	Average Rent (Total Per Month)	Average Rent Per Square Foot	Rent Increase in 4th Quarter
GTA (Overall)	\$1,990	\$2.77	11.7%
Former City of Toronto	\$2,134	\$3.13	12%
Etobicoke, North York, Scarborough	\$1,857	\$2.47	7%
"905" (Surrounding Municipalities)	\$1,739	\$2.22	6%







下要等下跌到何時才 單,如沒有家人的資助你跟本沒有本事 緊和這些人做朋友,希望到跌市時你要 WILLIAM CHAN 買?不能回答的人很有 能工作兩三年內於大多地區存到足夠的 買房但沒有銀行願意貸款時他們也許可 可能是一個比較貪心的 首付去安心置業。加上如果是有跌市情 以幫幫你。小結,置業是人生大事你當

人,一心想著跌得越多越好。隔岸觀火 沉銀行根本亦會銀根短缺,不論你是四 然要細考慮我希望你要買也希望你盡快 的你可能會等到百物蕭條才出手入市, 大會計師行的高級員,工證券分析師或 買,除非你是上述所講的實力鴻厚買 但就本人所見,很多時候這類人多半是 Bay Street 上的大型律師事務所內之受 家,不然閣下最終還是買不到心水地段 還沒有置業。他們對於買賣流程交易所 薪律師,銀行貸款一樣是難上加難。因 的好房子。房價多年來最終只有往上。 需銀行貸款按揭都沒有經驗, 到跌市 此如果你是打算跌市入手,那我能相信 你沒有買,最終閣下還是跑不過大市, 時又未必買。對於這類型的人,大部份 閣下是一個現金流量非常充裕的人,不 只有當買不上的份。筆者多年來已經見 都只想不買,就大多倫多加拿大這地區 用工作也能不憂柴米的成功人士。最重 不少有打算買房的人和我說 "當年我就 房價上走已經有好幾年時間,近一代人要是加上銀行的估價不足,銀行的"產應該買",到頭來還是沒有買只有抱怨 可能不知道市況不景氣時買家要跟銀行 業測量師"已經把過份悲觀的情緒反映 一場空等。 拿貸款有多麼的困難。房價走下坡時, 在估價上面, 再者到時銀行也不一定會 買房子要的還是金錢,不管是銀行給買 像現在一樣會貸足他們估價的八成給低 方的貸款或是買家自己的資金,錢是離 押者。聽我爸媽那一代人說,80年代 不開的。因此, 你要買一個一百萬的 如果你要於中區唐人街買物業, 要問銀 房子自住, 閣下最少要有房價的三成 行貸款時,一般銀行是不輕易借給你, 才能有選擇,為什麼?算來看看,如果 你要開車到北面的小型放款公司才會有 房市跌三成,一百萬的房子會是七十 機會拿到貸款,年利率還會是雙位數。

最近和很多朋友客戶 萬,閣下要2成的首期!銀行再估價不足 所以你不在銀行對於按揭還是手鬆的時 閑聊時都會談到現今大 只有合約價九成那代表你要手上有十九 候去買房而等到銀行也手緊時才入手, 多地區房價太貴,最好 萬六千(70-70x0.9x0.8= 19.6)。另外, 我只能說你有財力,到時 請加緊入 等跌市時才入手,但問 加其它交易雜費如轉讓稅等。如果以一 貨。因此當有人和你說他會等跌市買,

個大學剛畢業的學生來計,我敢寫包 我認為他們都是實力鴻厚的買家,你趕



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\$988,000

\$350,000

\$630,000

\$650.000

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*Not intended to solicit properties or clients currently under contact

cost information.

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living space. Please call for more land and construction



Market Watch

February 2017

For All Media/Public Inquiries:

\$465,014

\$497,130

\$522,958

\$566,624

\$622,121

For All TREB Member Inquiries:



Sales Up and Listings Down in February

TORONTO, March 3, 2017 – Toronto Real Estate Board President Larry Cerqua announced that Greater Toronto Area REALTORS® reported 8,014 residential sales through TREB's MLS® System in February 2017. Despite the fact that February 2016 had one more day due to the leap year day, this result was up on a year-over-year basis by 5.7 per cent compared to 7,583

"The February statistics tell me that many Greater Toronto Area households continue to view home ownership as a great long-term investment. The high demand for ownership housing we're seeing is broad-based, with strong sales growth for most low-rise home types and condominium apartments. This makes sense given the results of a recent consumer survey undertaken for TREB by Ipsos, which found an even split between intending first-time buyers and existing homeowners who indicated that they were planning on purchasing a home in

While the demand for ownership housing grew over the past year, new listings entered into TREB's MLS® System in February were down on a year-over-year basis by 12.5 per cent to

The MLS® HPI Composite Benchmark Price was up by 23.8 per cent compared to February 2016. Similarly, the average selling price was up by 27.7 per cent year-over-year to \$875,983. Annual rates of price growth continued to be strongest for low-rise home types, particularly detached houses. Growth rates for condominium apartment prices were also in the double digits, likely a result of strong demand from first-time buvers.

"The listing supply crunch we are experiencing in the GTA has undoubtedly led to the doubledigit home price increases we are now experiencing on a sustained basis, both in the low-rise and high-rise market segments. Until we see a marked increase in the number of homes available for sale, expect very strong annual rates of price growth to continue," said Jasor

Sales & Average Price By Major Home Type

pruary 20 i	/						- 1	1	
	Sales			Average Price			April		
	416	905	Total	416	905	Total	- 1	May	
7								,	
etached	793	2,928	3,721	\$1,573,622	\$1,106,201	\$1,205,815		June	
emi - Detached	199	452	651	\$1,085,484	\$712,276	\$826,359	- 1	Links	
ownhouse	257	908	1,165	\$671,243	\$653,584	\$657,480		July	
ondo Apartment	1,632	728	2,360	\$515,424	\$404,460	\$481,194		August	
-Over-Year Per Cent Change						- 1	_		
						September			
ached	-6.8%	6.0%	3.0%	29.8%	35.4%	32.5%	- 1		
ni - Detached	-16.0%	-6.2%	-9.5%	27.6%	33.2%	29.4%		October	
nhouse	2.4%	7.7%	6.5%	15.7%	32.4%	28.0%		November	
do Apartment	14.0%	20.3%	15.9%	18.2%	23.6%	19.2%		November	
								December	

HISTORIC ANNUAL STATISTICS

2011

2012

2013

2014

2015

Average Price 2005 84,145 \$335,907 2006 83,084 \$351,941 2007 93,193 \$376,236 2008 74,552 \$379,347 2009 87,308 \$395,460 85,545 \$431,276

101,213 r historic annual sales and average price data over a longer time frame go to:

89,096

85,496

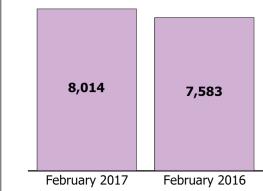
87,049

92,782

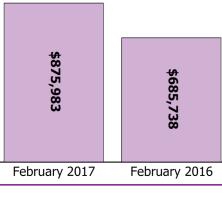
2017 MONTHLY STATISTICS

Year to Date	13,188	\$834,144
December	-	~
November	-	-
October	-	-
September	-	-
August	æ	=
July	-	-
June	-	-
May	2	_
April	æ	=
March	-	-
February	8,014	\$875,983
January	5,174	\$769,339

TREB MLS® Sales Activity



TREB MLS® Average Price



Year-Over-Year Summary

	2017	2016	% Chg.
Sales	8,014	7,583	5.7%
New Listings	9,834	11,234	-12.5%
Active Listings	5,400	10,902	-50.5%
Average Price	\$875,983	\$685,738	27.7%
Average DOM	13	21	-38.1%
7.1.0.ago 2 0	10		00.17

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