

VaughanMarketReport.ca

Vaughan Home Prices & Insights for April 2019

(as of April 30, 2019)

VaughanMarketReport.ca
Accurate VAUGHAN Real Estate information
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Market Watch

April 2019

This is page 1 of a 27 page report produced monthly by the Toronto Real Estate Board (TREB).

It is this report that many of the media and news outlets base their reporting on.



Economic Indicators

Real GDP Growth ⁱ			
Q4	2018	▼	0.4%
Toronto Employment Growth ⁱⁱ			
March	2019	▲	2.7%
Toronto Unemployment Rate			
March	2019	▲	6.6%
Inflation Rate (Yr./Yr. CPI Growth) ⁱⁱ			
March	2019	▲	1.9%
Bank of Canada Overnight Rate ⁱⁱⁱ			
April	2019	--	1.75%
Prime Rate ^{iv}			
April	2019	--	3.95%
Mortgage Rates April 2019			
1 Year	--	3.64%	
3 Year	--	4.29%	
5 Year	--	5.34%	

Sources and Notes:

GTA REALTORS® Release April 2019 Stats

TORONTO, ONTARIO, May 6, 2019 – Toronto Real Estate Board President Garry Bhaura announced that Greater Toronto Area REALTORS® reported a substantial year-over-year increase in home sales in April 2019. The number of residential transactions jumped by 16.8 per cent to 9,042 compared to 7,744 in April 2018. On a preliminary seasonally adjusted basis, sales were up 11.3 per cent compared to March 2019.

New listings were also up year-over-year by eight per cent. However, the annual growth rate for new listings was much lower than that reported for sales. This suggests that market conditions continued to tighten which points toward an acceleration in price growth.

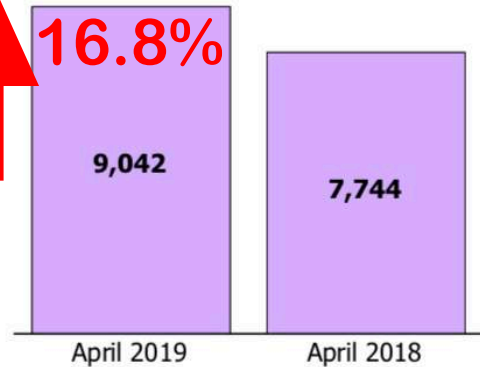
"The strong year-over-year growth in sales is obviously a good news story and likely represents some catch-up from a slow start to the year. TREB's sales outlook for 2019 anticipates an increase relative to 2018. It should be noted, however, that growth in new listings is not keeping pace with sales. This points to the ongoing housing supply issue in the GTA. In this regard TREB welcomes the provincial government's Housing Supply Action Plan announced last week to reduce red tape and improve the mix of housing types. TREB provided input on the Plan through submissions and participation on working groups," said Mr. Bhaura.

The year-over-year rate of price growth generally edged up in April relative to the first three months of the year. The MLS® HPI Composite benchmark was up by 3.2 per cent – the highest rate of growth in more than a year. The average selling price was up by 1.9 per cent to \$820,148, representing the strongest annual rate of growth so far in 2019. On a preliminary seasonally adjusted basis, the average selling price was also up by 1.1 per cent compared to March 2019.

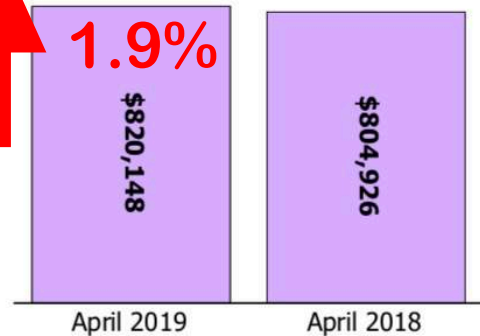
Price growth continued to be driven by the condominium apartment segment and higher-density low-rise segments. The average price for detached houses dipped year-over-year, specifically in regions surrounding the City of Toronto. The detached market segment, with the highest price point on average, has arguably been hardest hit by measures such as the OSFI stress test.

"While sales were up year-over-year in April, it is important to note that they remain well-below April levels for much of the past decade. Many potential home buyers arguably remain on the sidelines as they reassess their options in light of the OSFI-mandated two percentage point stress test on mortgages. Longer term borrowing costs have trended lower this year and the outlook for short-term rates, for which the Bank of Canada holds the lever, is flat to down this year. Unfortunately, against this backdrop, we have seen no movement toward flexibility in the OSFI stress test," said Jason Mercer, TREB's Chief Market Analyst.

TREB MLS® Sales Activity^{1,7}



TREB MLS® Average Price^{1,7}



Sales & Average Price By Major Home Type^{1,7}

April 2019	Sales			Average Price		
	416	905	Total	416	905	Total
2019						
Detached	982	3,191	4,173	\$1,355,764	\$914,249	\$1,018,147
Semi - Detached	281	575	856	\$1,051,765	\$690,059	\$808,796
Townhouse	344	1,193	1,537	\$757,150	\$626,826	\$655,994
Condo Apartment	1,608	749	2,357	\$637,181	\$482,945	\$588,168

Year-Over-Year Per Cent Change

	2019	2018	2019	2018	2019	2018
Detached	20.9%	22.2%	21.9%	-0.0%	-1.7%	-1.3%
Semi - Detached	6.0%	28.9%	20.4%	2.9%	5.1%	2.0%
Townhouse	24.6%	19.1%	20.3%	-4.7%	3.7%	1.6%
Condo Apartment	2.6%	16.7%	6.7%	5.8%	5.7%	5.1%

Year-Over-Year Summary^{1,7}

	2019	2018	% Chg.
Sales	9,042	7,744	16.8%
New Listings	17,205	15,933	8.0%
Active Listings	18,037	18,206	-0.9%
Average Price	\$820,148	\$804,926	1.9%
Average DOM*	19	20	-5.0%

*For listings associated with firm sales

What does all this data mean for YOUR personal Real Estate situation?

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It will be time well spent!

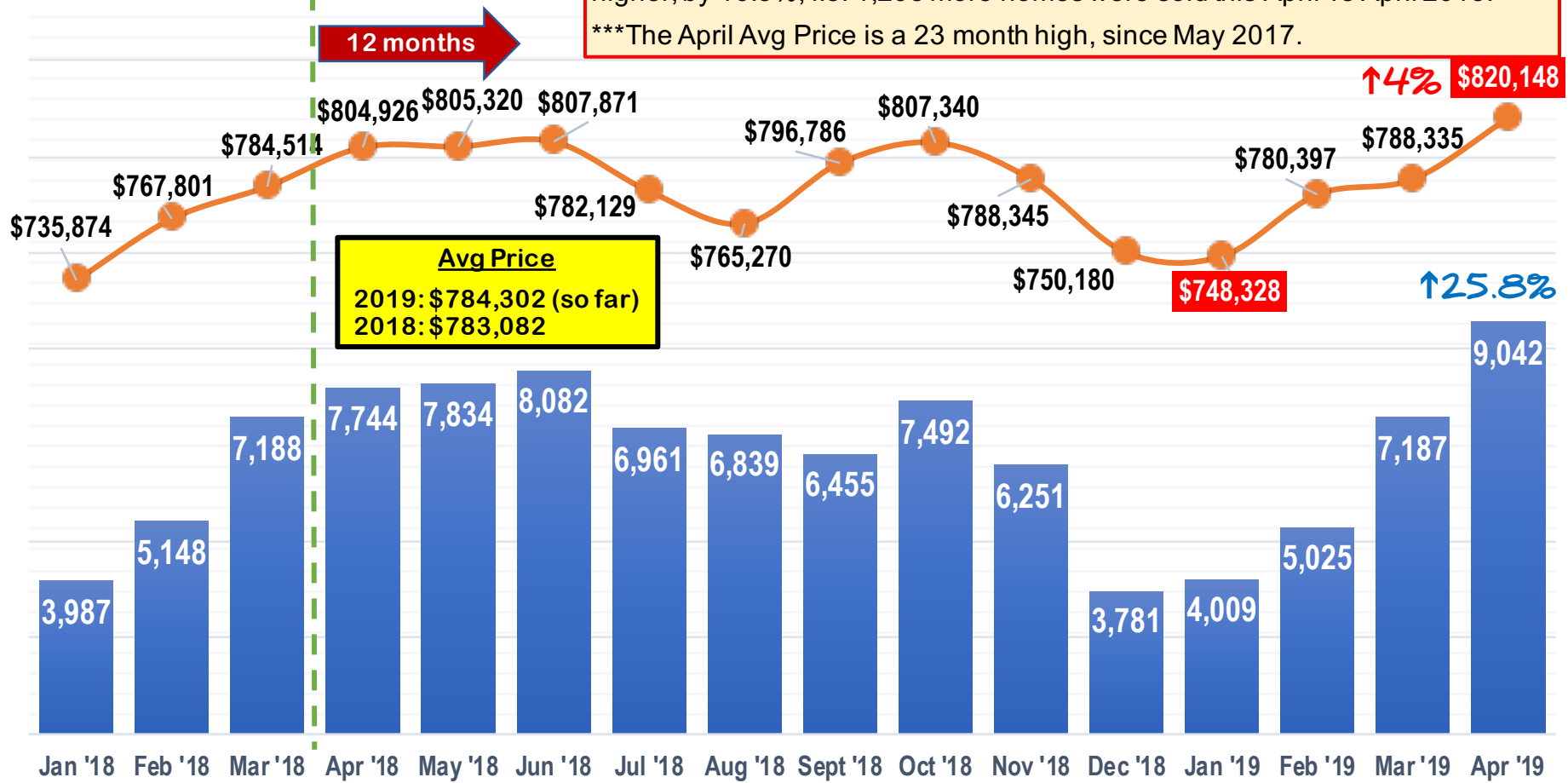
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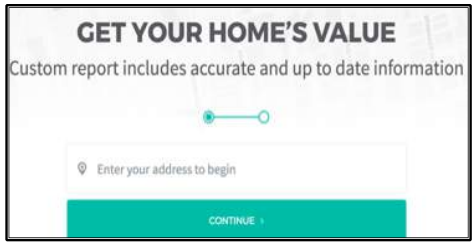
All TREB Areas, All Home Types

VS Last Month: April Sales are WAY up & Avg Price is up by **↑4%** .
VS 12 months ago: Avg Sold price is up by **↑1.9%**, and sales are substantially higher, by 16.8%, i.e. 1,298 more homes were sold this April vs April 2018.
 ***The April Avg Price is a 23 month high, since May 2017.



■ Sales —●— TREB Avg Price

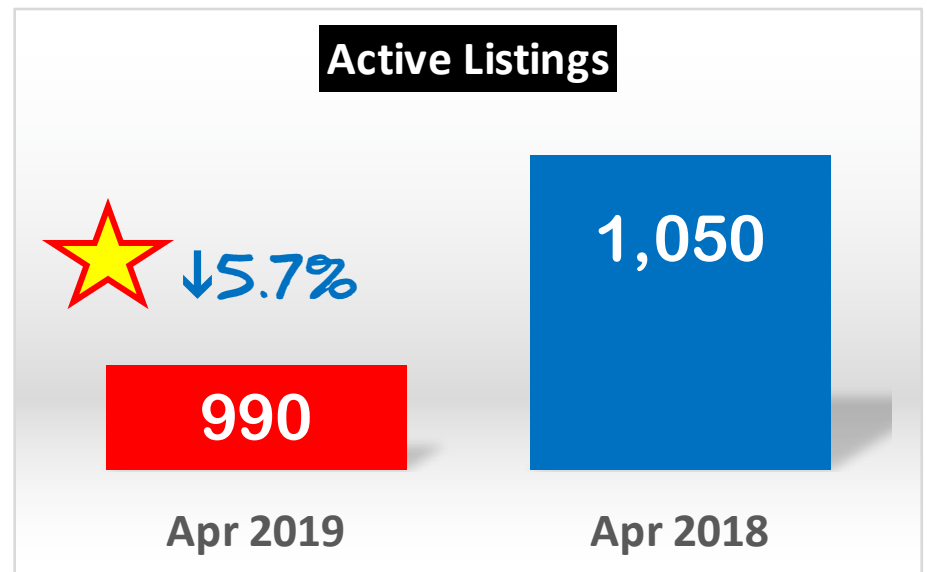
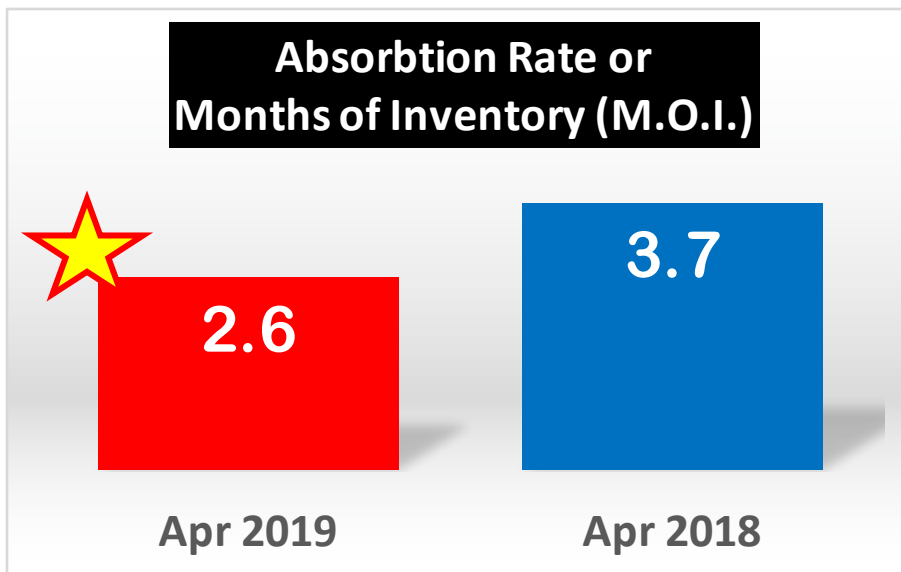
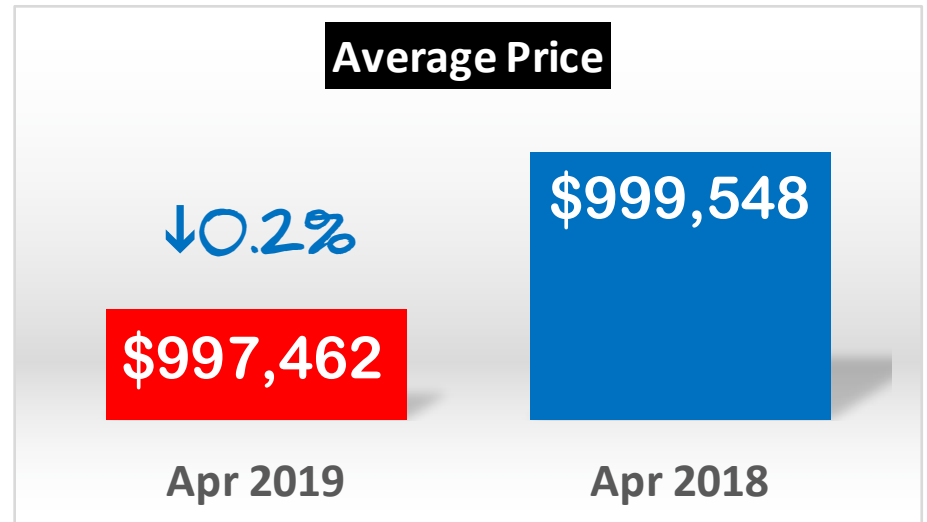
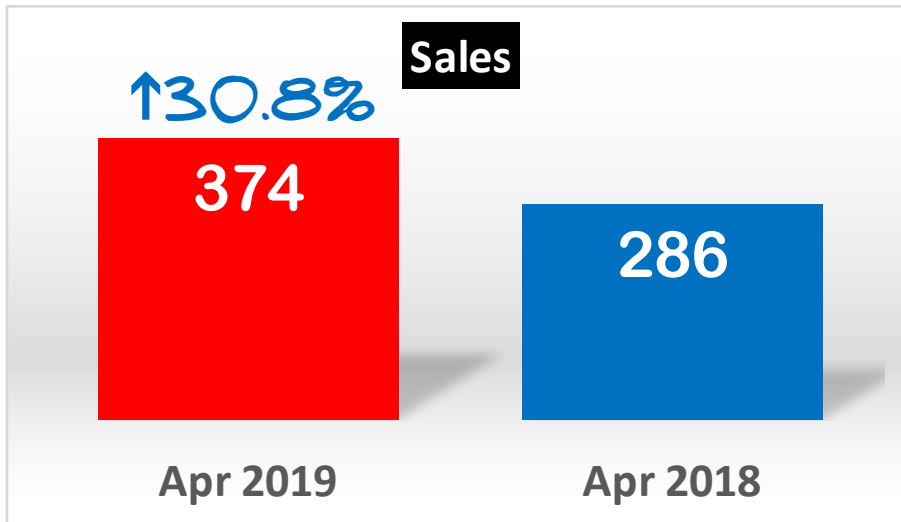
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VAUGHAN: All Home Types

April 2019 vs April 2018



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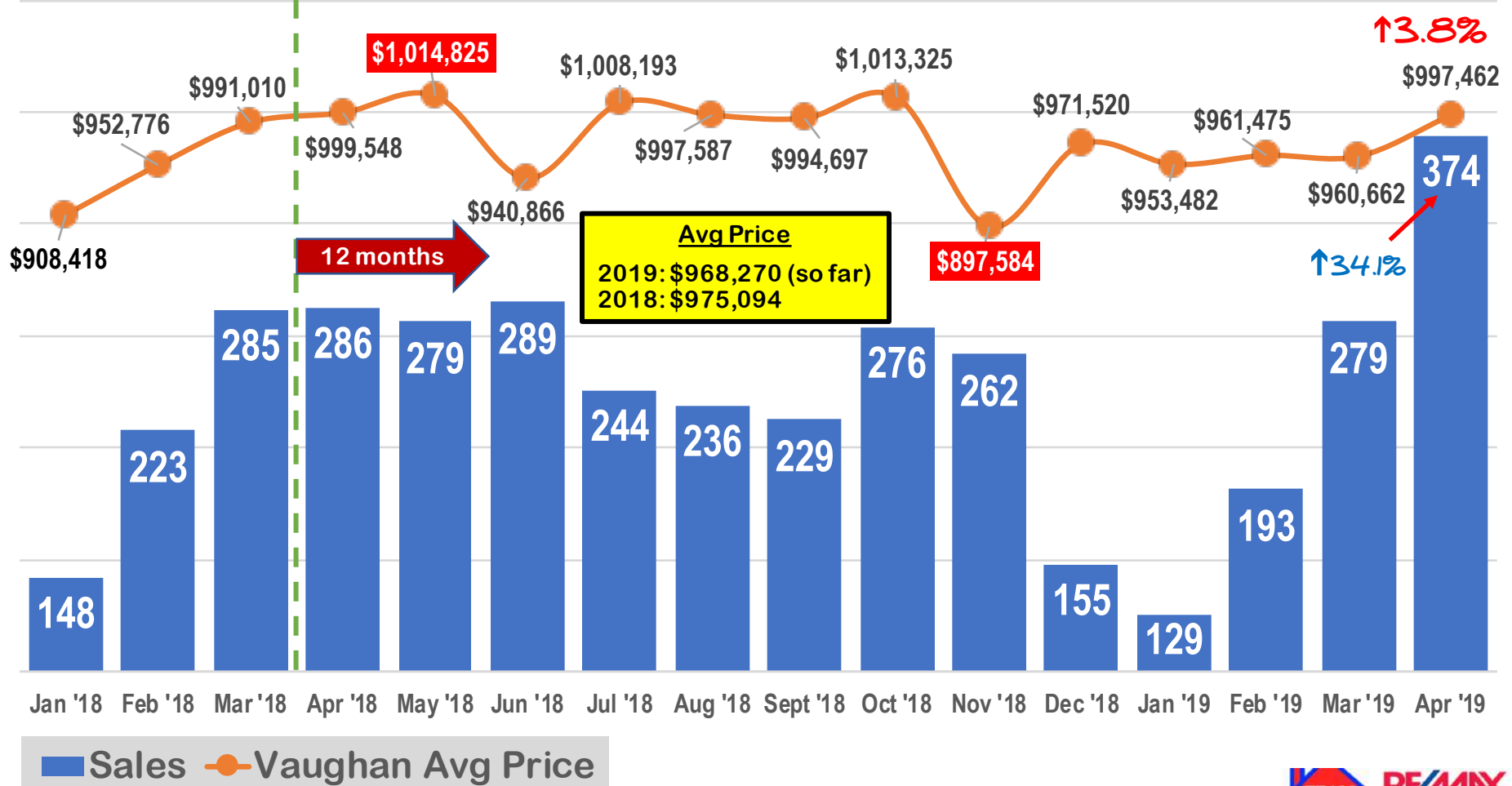
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All Vaughan Areas, All Home Types

VS Last Month: Sales are way up, by $\uparrow 34.1\%$, and Avg Sold Price is also up, by $\uparrow 3.8\%$.
VS 12 months ago: Sales are way up, by $\uparrow 30.8\%$, and Avg Price is slightly down by $\downarrow 0.2\%$.
 ***Sales for the month of April is a 23 month high, since May 2017.



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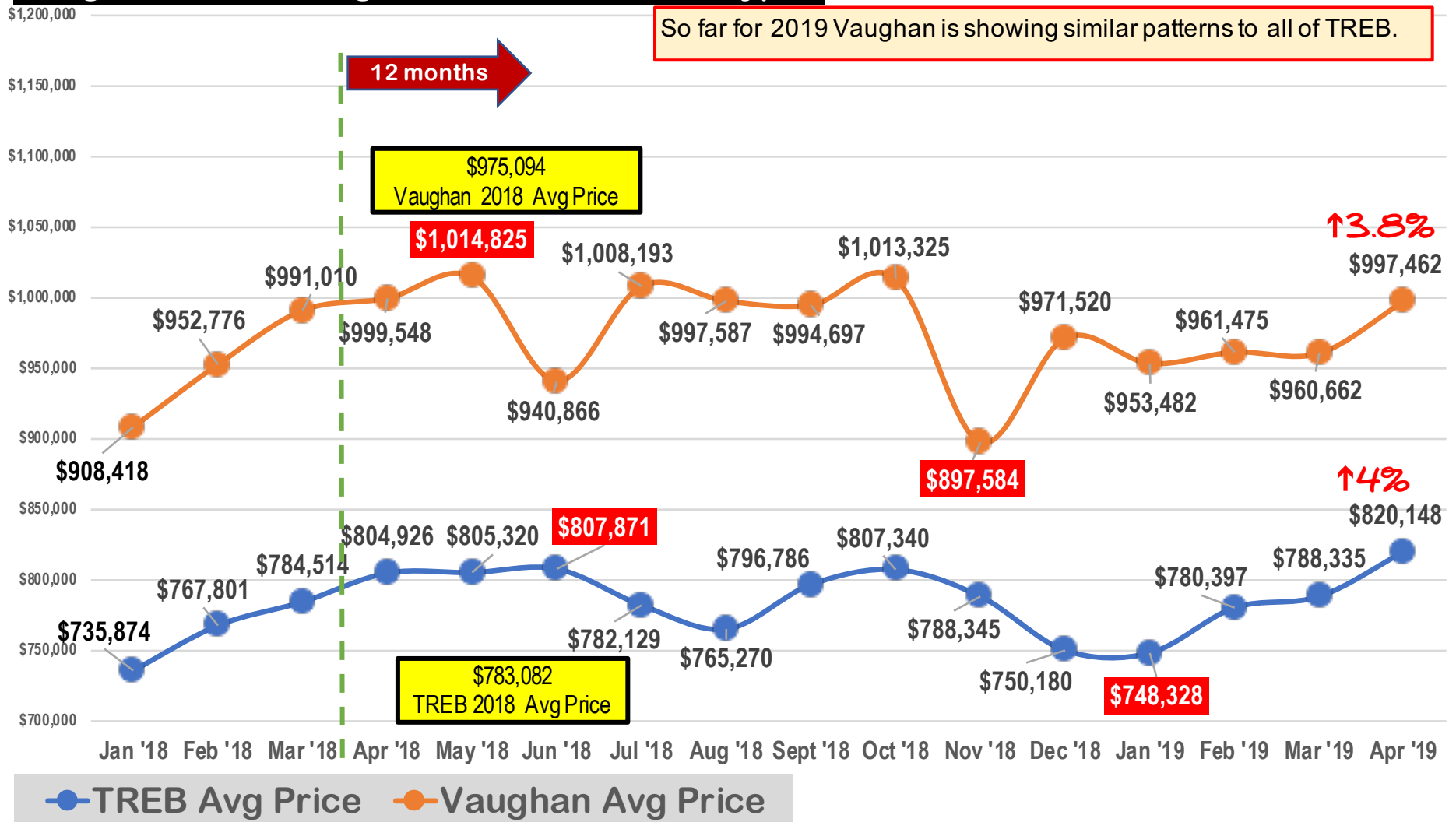


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Vaughan & TREB, Avg Sold Prices, All home types

So far for 2019 Vaughan is showing similar patterns to all of TREB.



\$975,094
Vaughan 2018 Avg Price

\$783,082
TREB 2018 Avg Price

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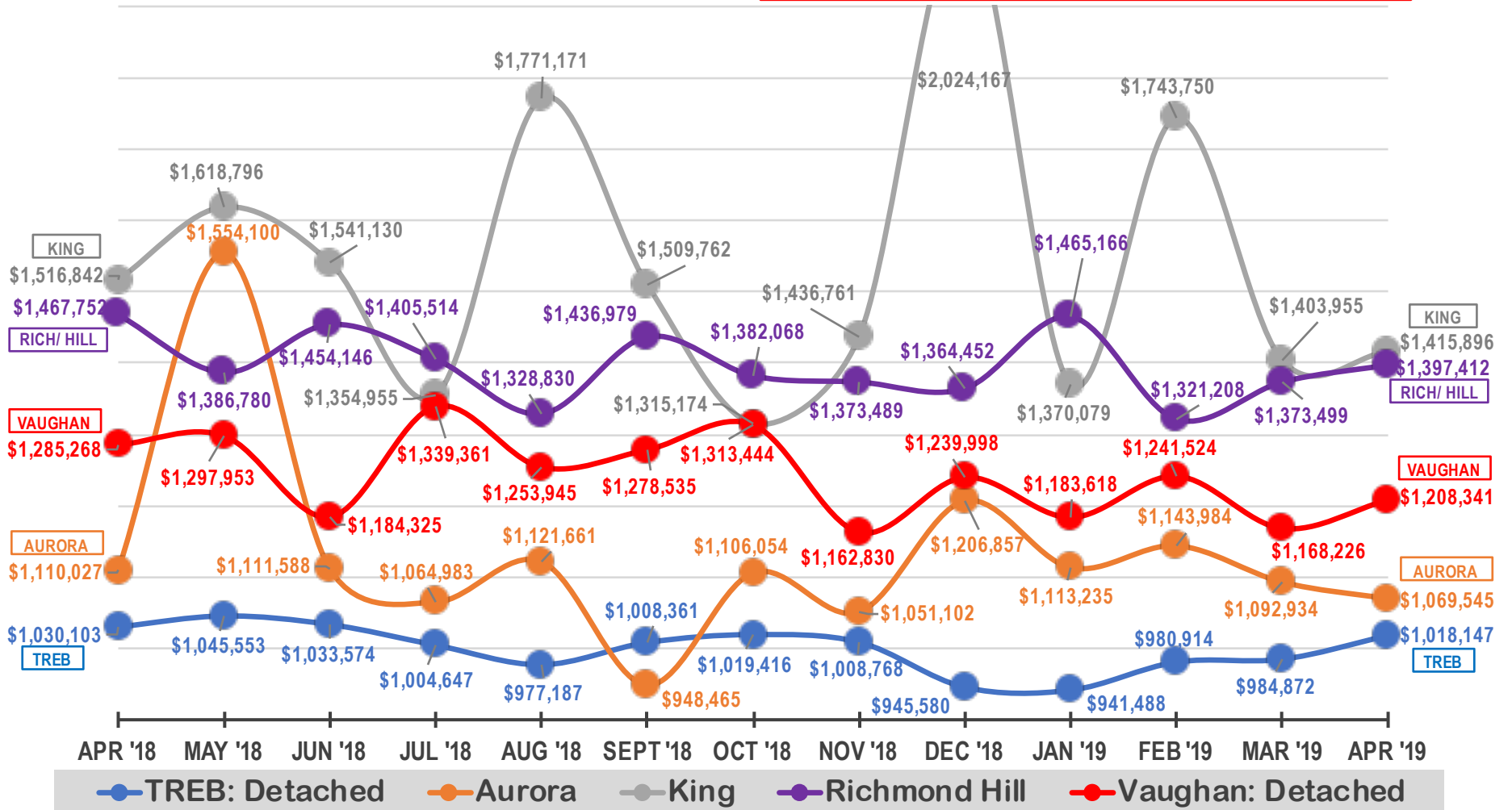
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Average Detached Sold Price by City

Aurora is the only city down in Avg Price from March.
(Based on the cities below)



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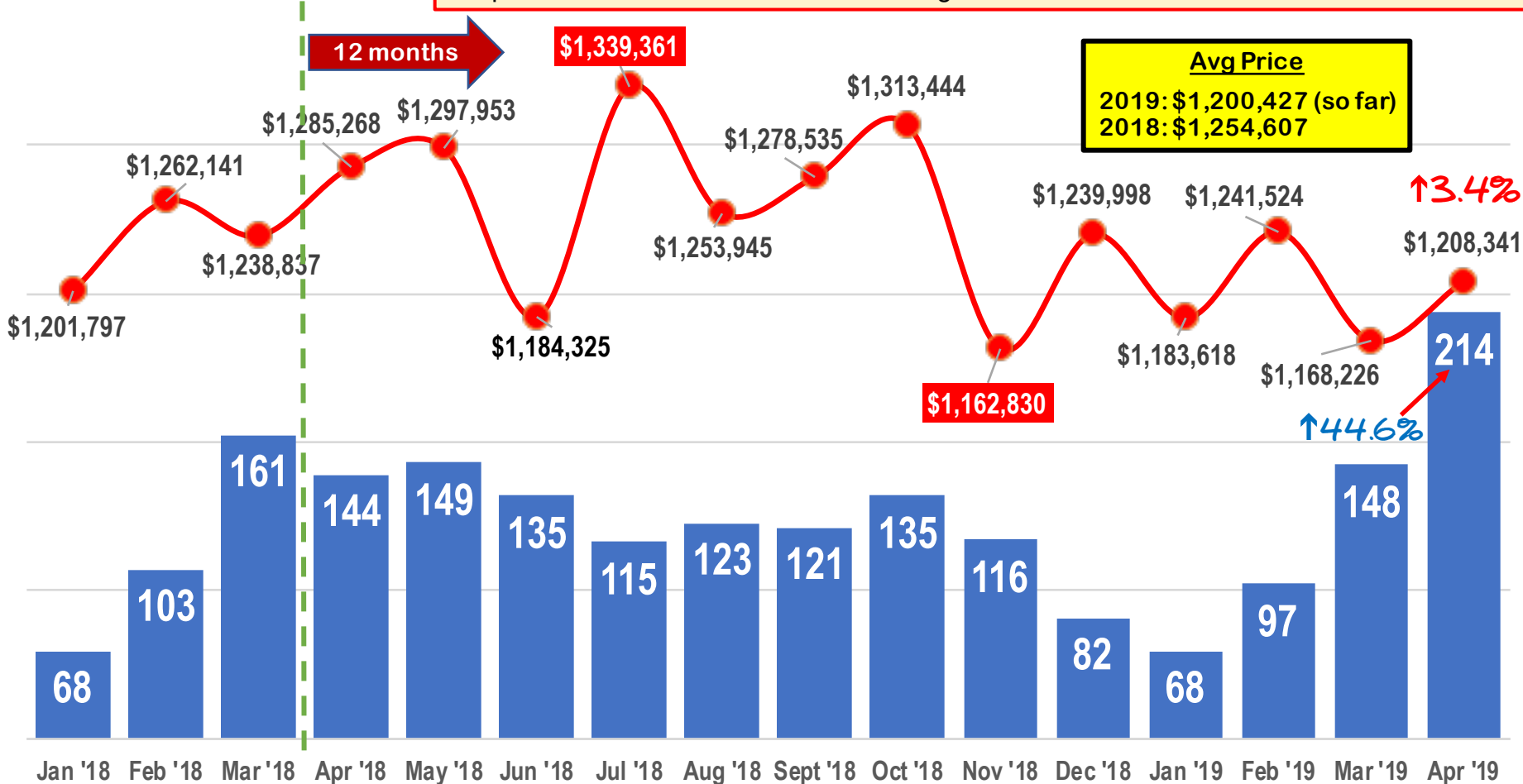
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VAUGHAN: Detached Avg Sold Price & Sales

VS Last Month: Sales are way up, by **↑44.6%** and Avg Sold price is also up, by **↑3.4%**.

VS 12 months ago: Sales are way up **↑48.6%** and Avg Price is down by **↓6%**.

***April 2019 sales of 217 is a 24 month high!



■ Sales ●-Vaughan: Detached

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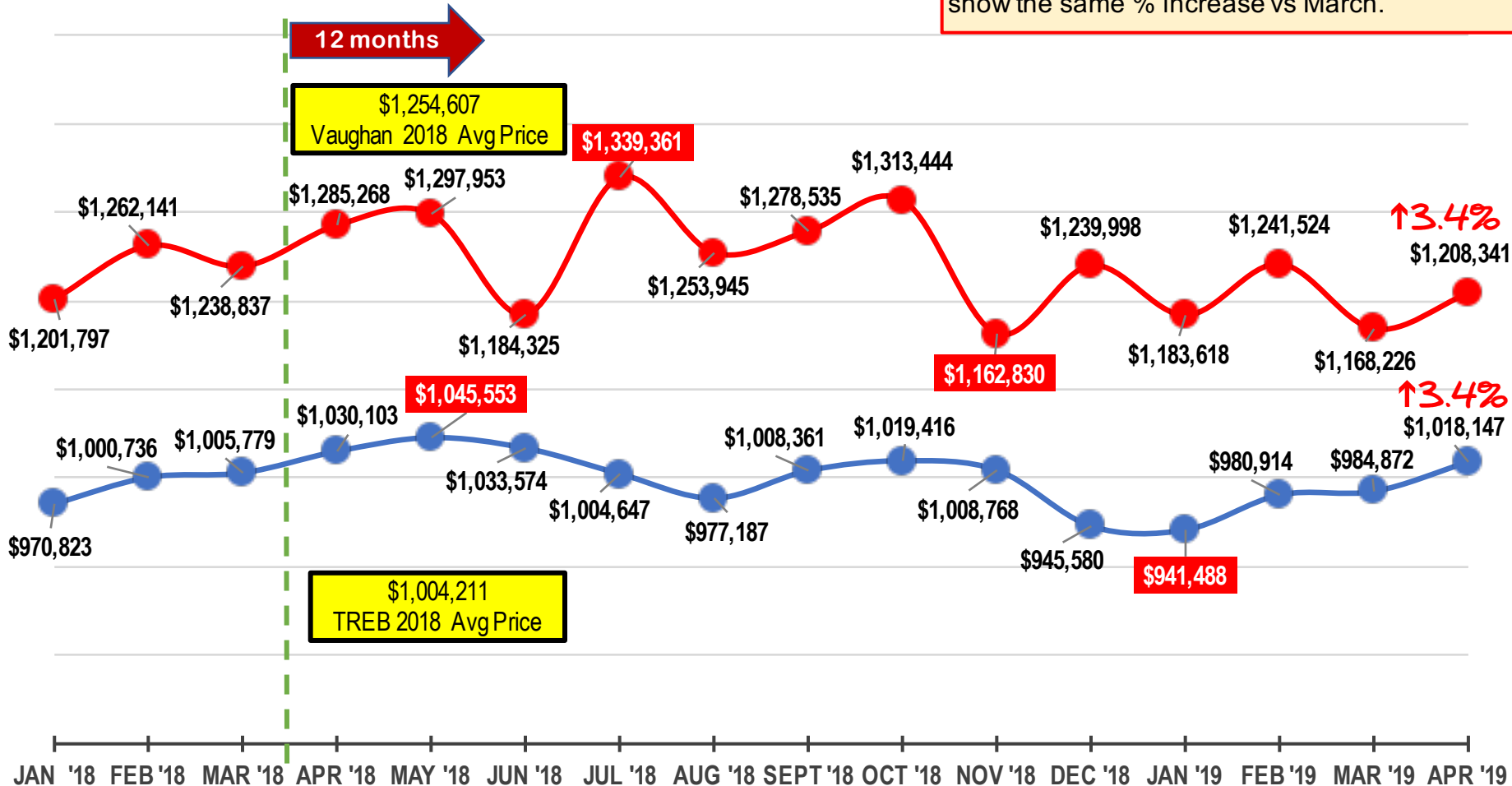
If your plan is to **BUY** then the Hidden Market will give you the ultimate advantage over other buyers.

Check out our buying strategies at HiddenMarket.ca.

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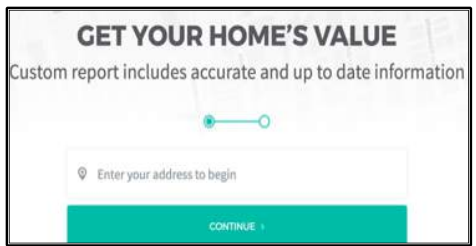
Average Sold Price, TREB & VAUGHAN (Detached)

For Detached homes, Vaugha and all of TREB show the same % increase vs March.



● TREB: Detached ● Vaughan: Detached

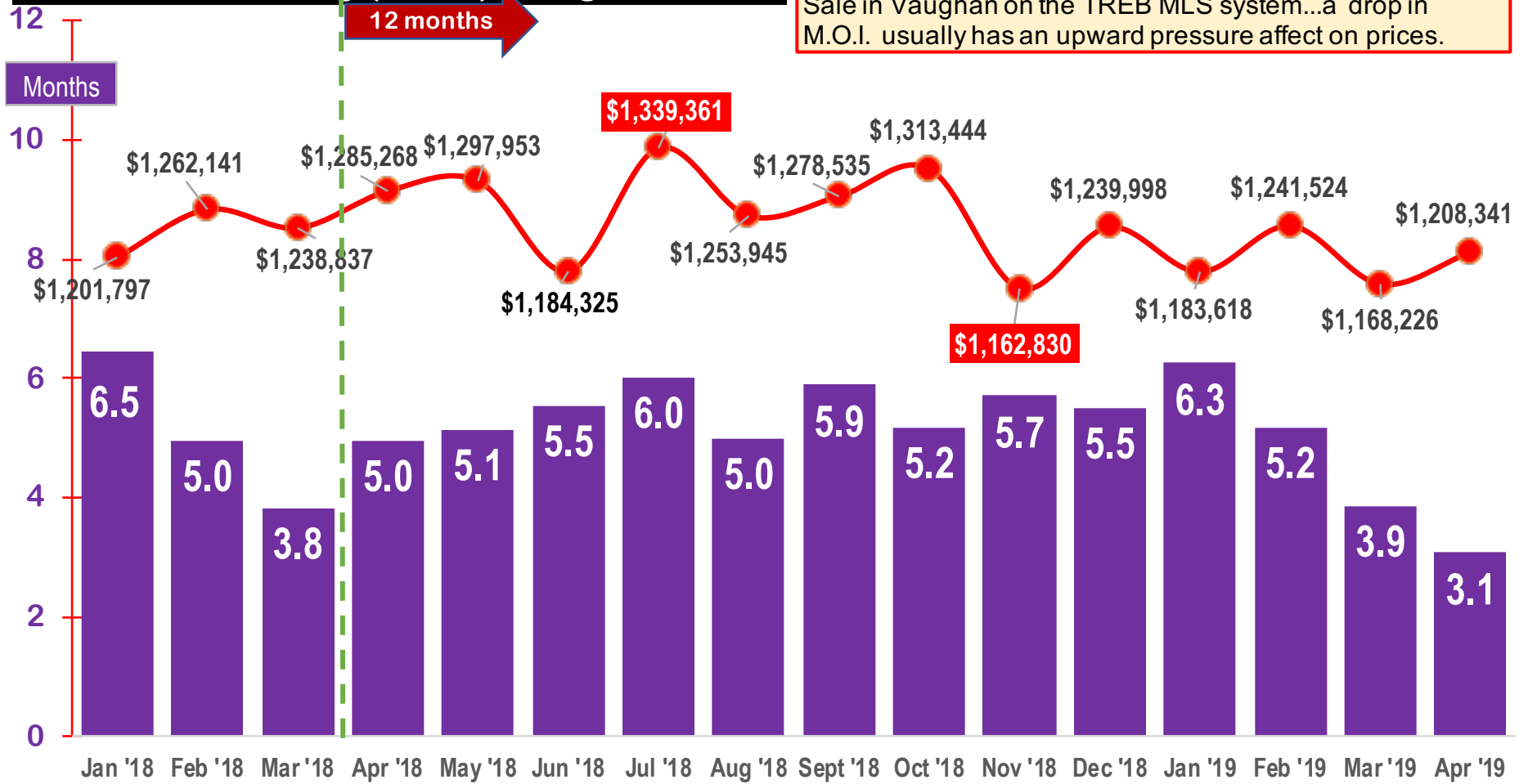
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VAUGHAN: Detached Months of Inventory (M.O.I.) & Avg Sold Price

Based on the buying activity for the month of March, it would take 3.1 months to sell all the detached homes currently For Sale in Vaughan on the TREB MLS system...a drop in M.O.I. usually has an upward pressure affect on prices.



M.O.I.

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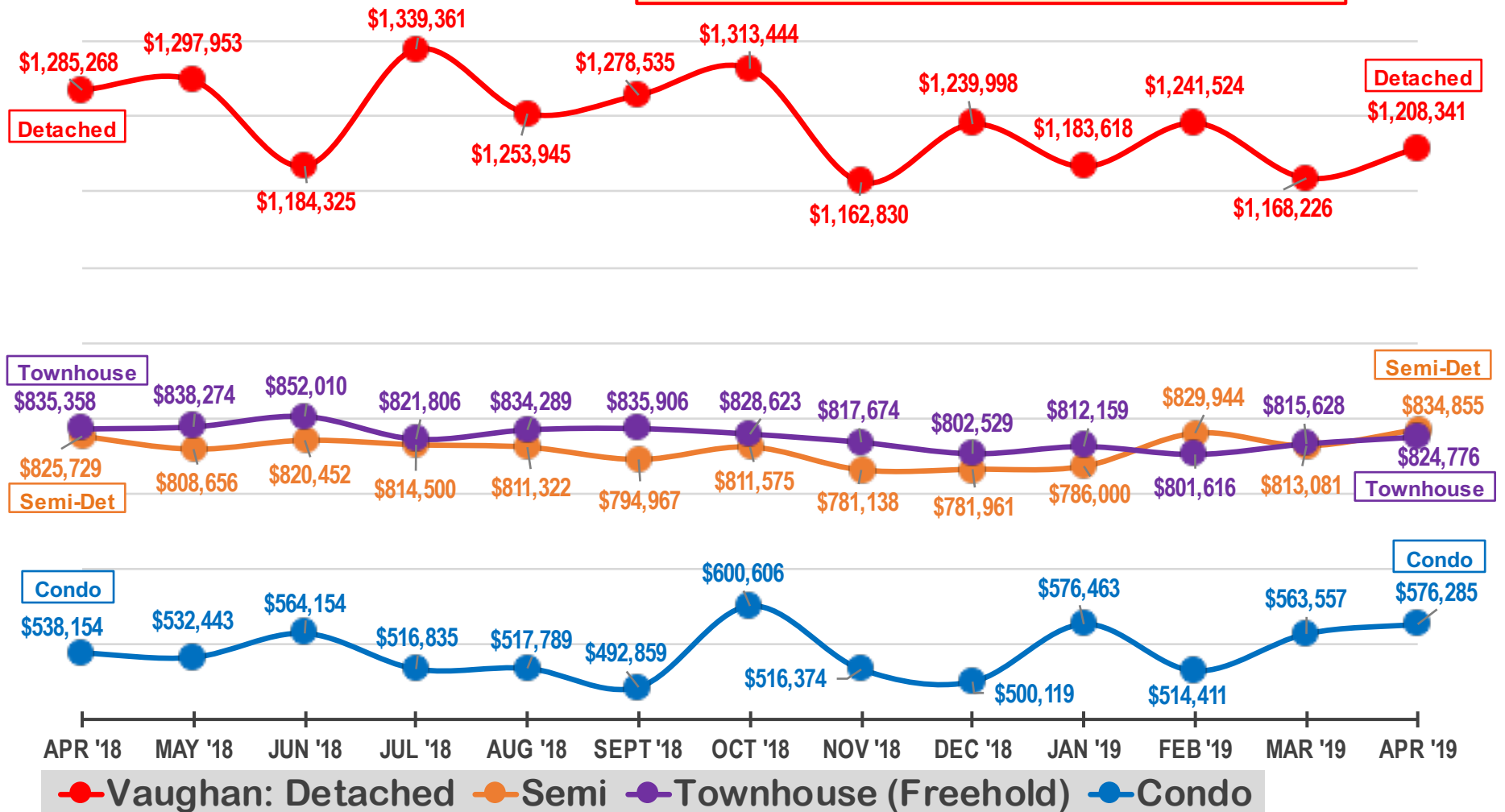


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VAUGHAN: By Home Types

All 4 home types show an increase in Avg Price vs March.



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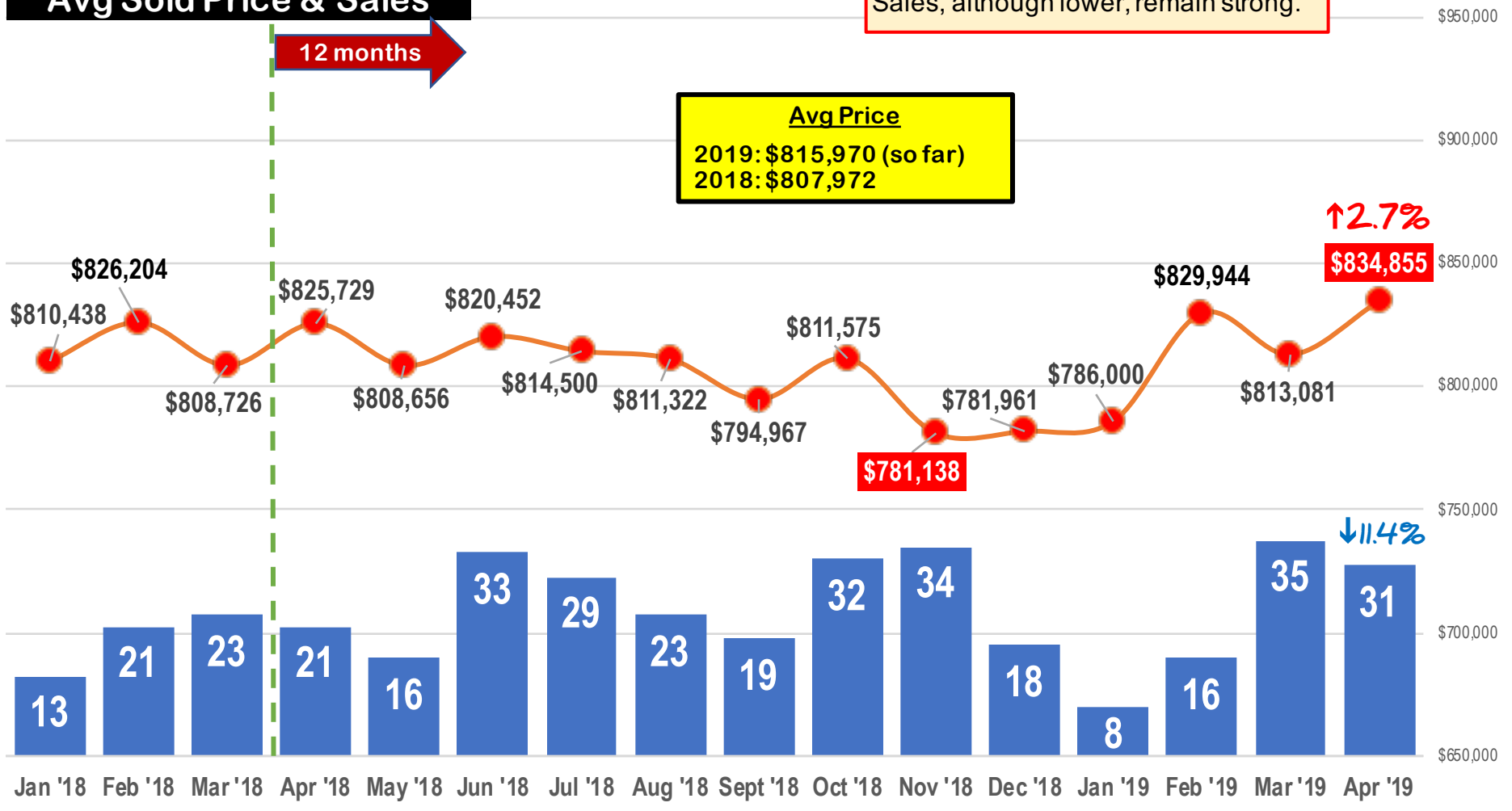
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VAUGHAN: Semi-Detached Avg Sold Price & Sales

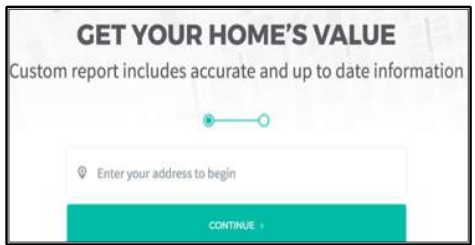
April's Avg Price is a 23 month high!
Sales, although lower, remain strong.



Avg Price
2019: \$815,970 (so far)
2018: \$807,972

■ Sales ● Semi

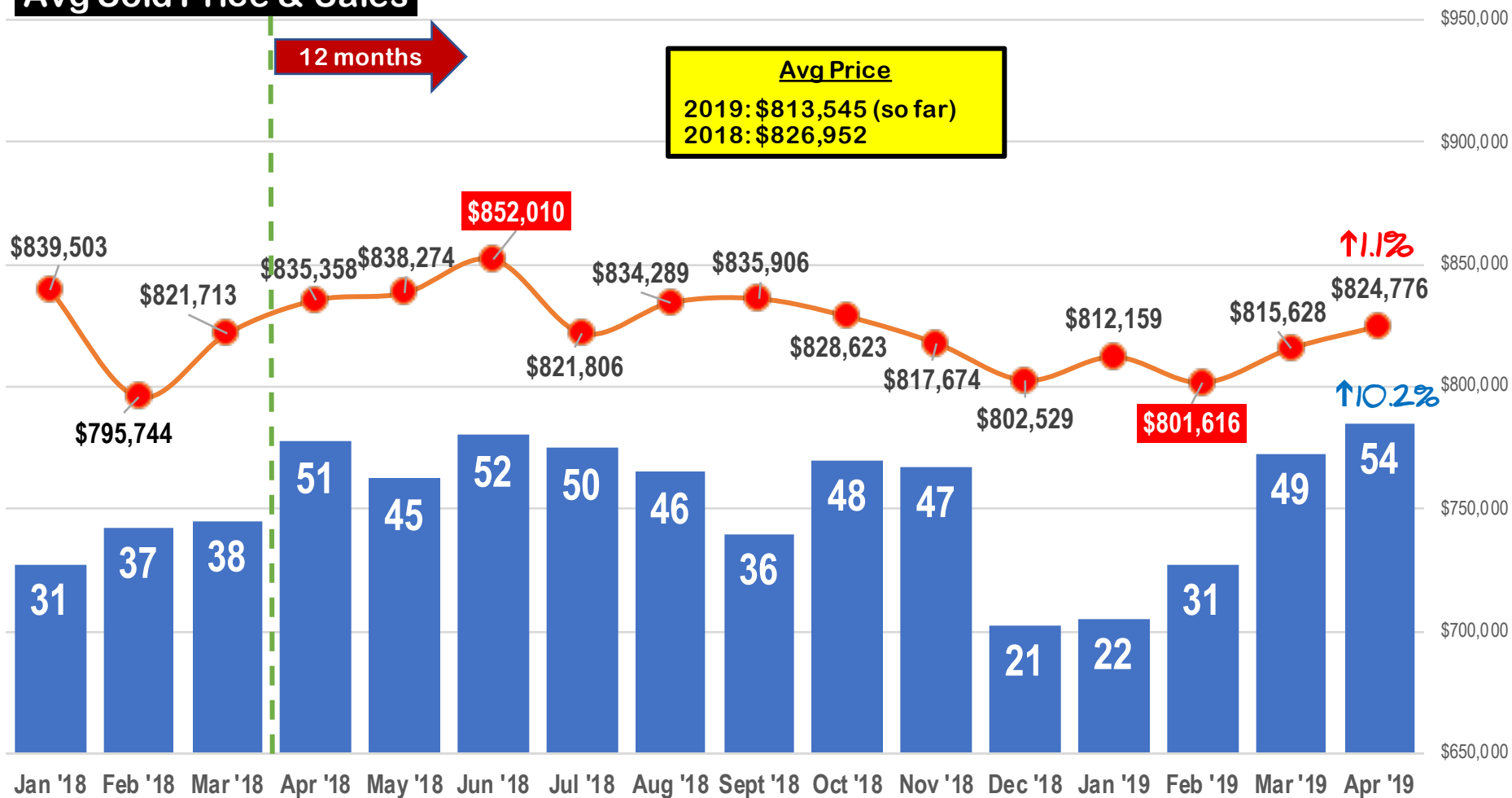
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VAUGHAN: Townhouse Avg Sold Price & Sales

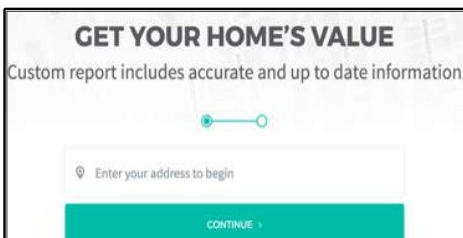
Prices are up from last month by $\uparrow 1.1\%$ but down by slightly, $\downarrow 1.3\%$, vs last year.



■ Sales ● Townhouse (Freehold)

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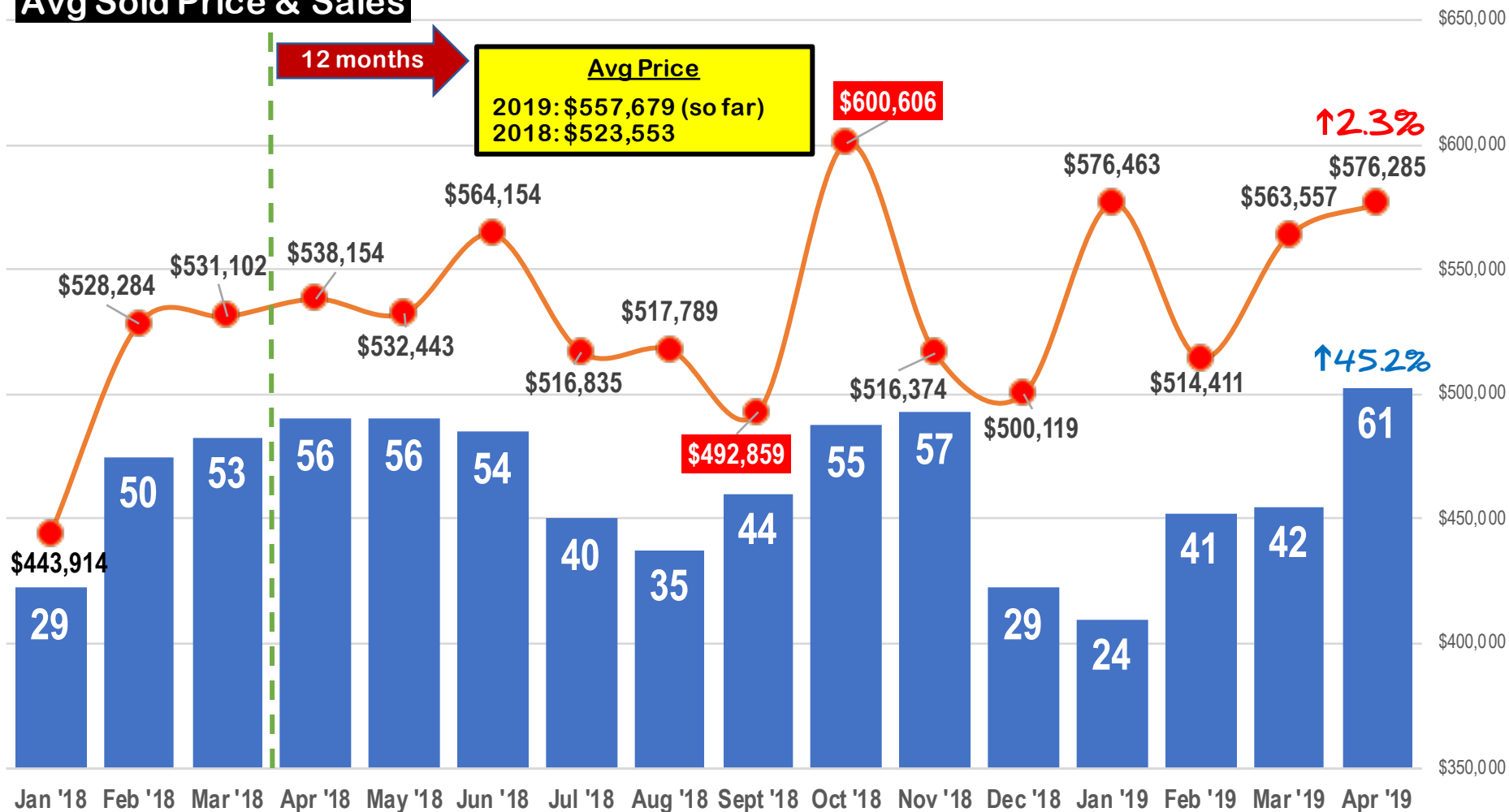
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What's your Townhouse worth now? Get a detailed report of your Town's New Value by visiting NewValueOfMyHome.ca

VAUGHAN: Condo Avg Sold Price & Sales

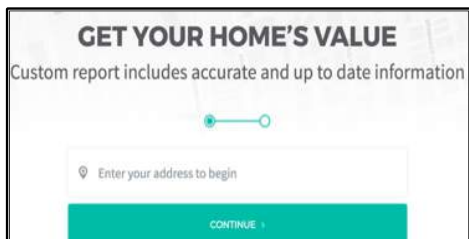
Avg Price is up from March by $\uparrow 2.3\%$ and also up from April 2018, by $\uparrow 7.1\%$.



■ Sales ● Condo

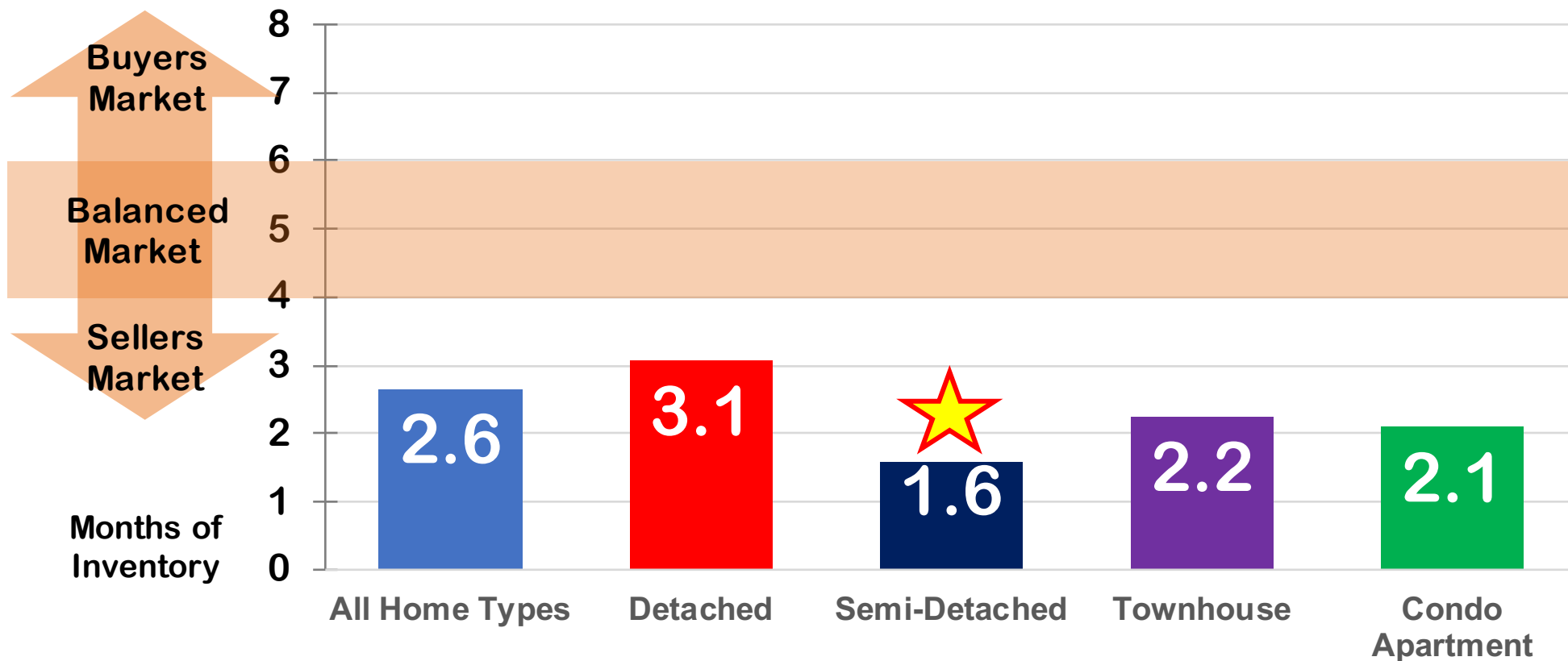
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Vaughan, April 2019 Months of Inventory (M.O.I.) by Home Types



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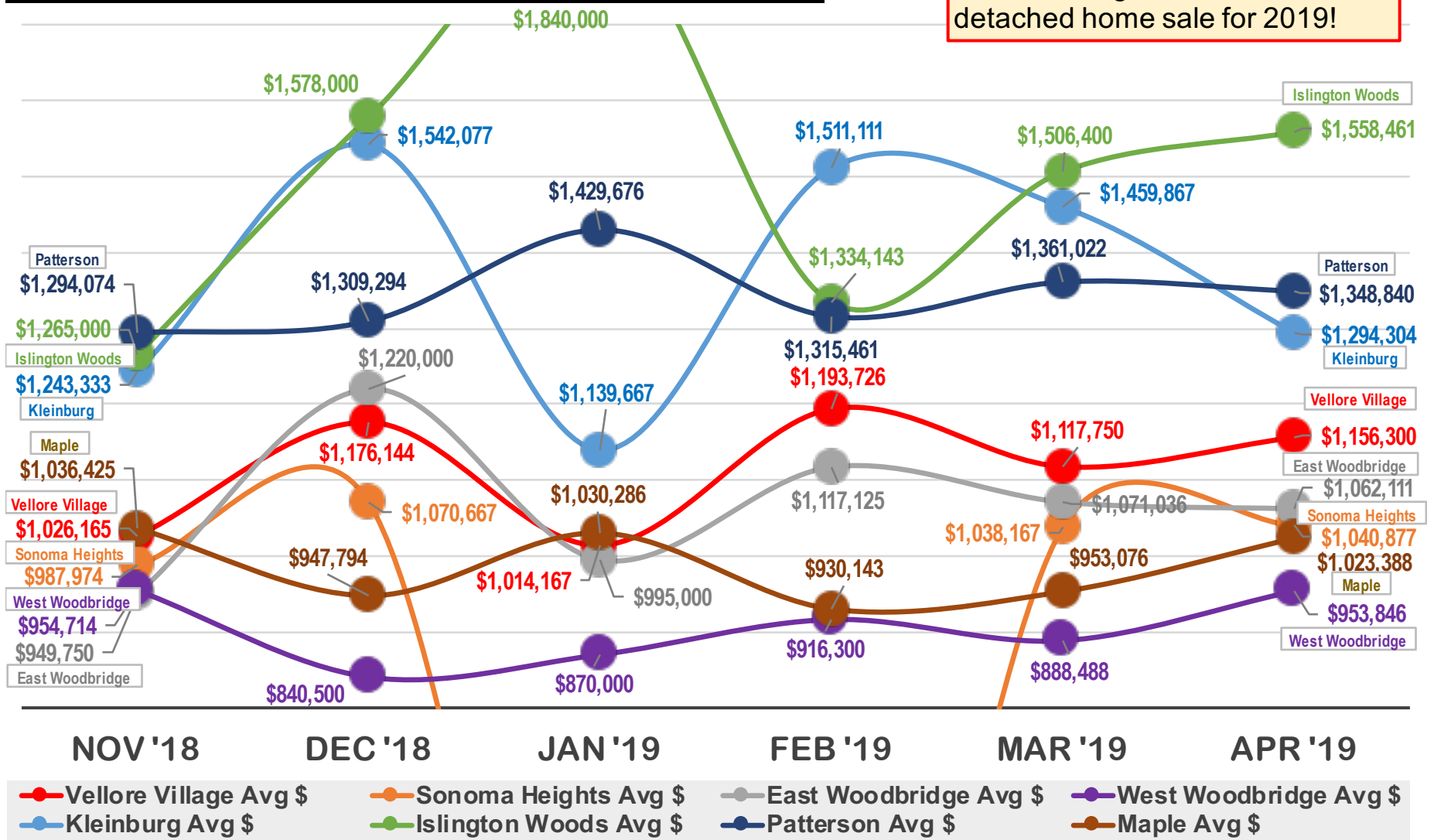
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Average Sold Prices by AREA for Detached Homes

Sonoma Heights records it's first detached home sale for 2019!



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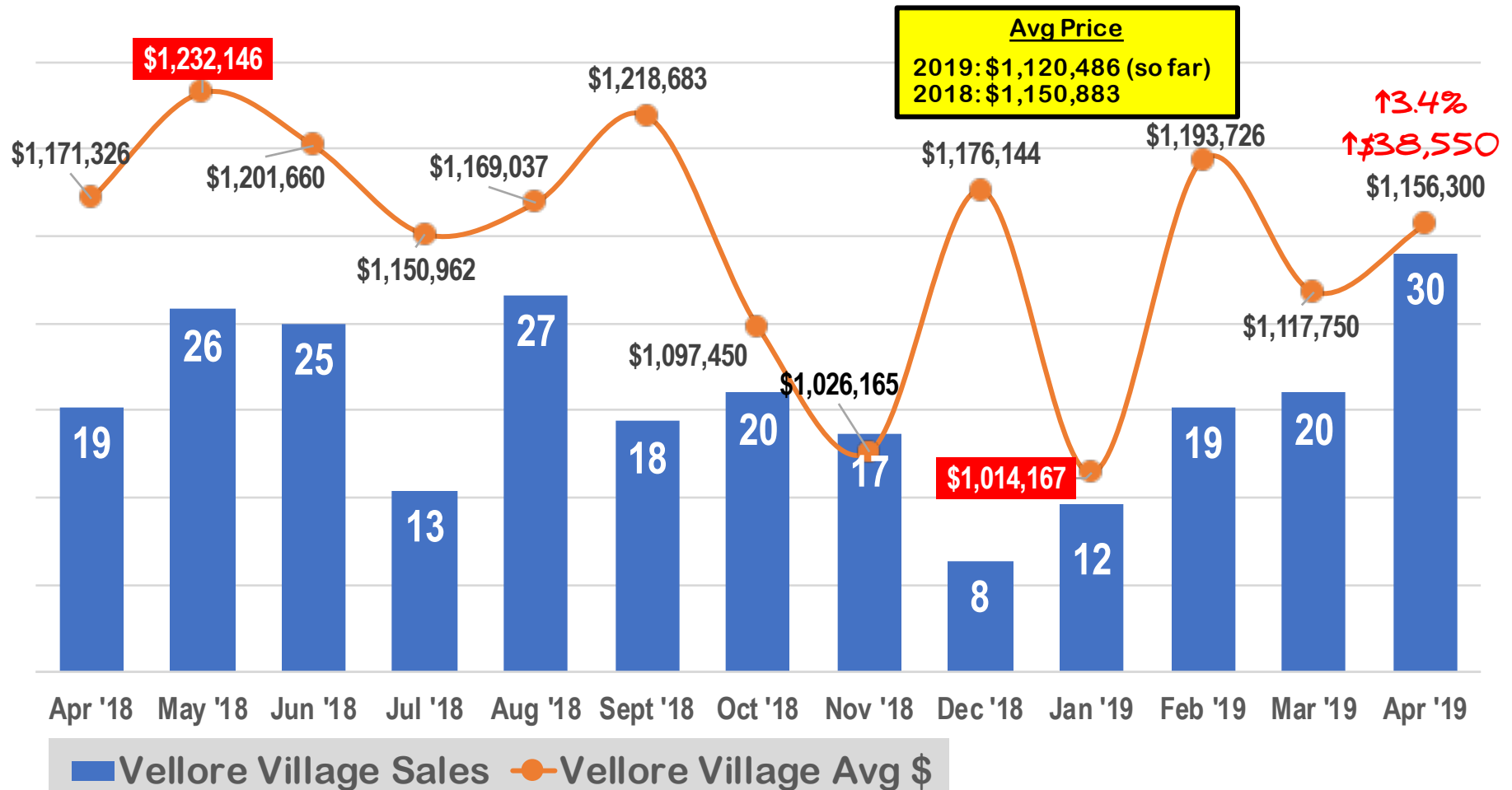
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Vellore Village: Detached

Vellore Village Avg Prices area bit of a roller coaster month to month.

VS 12 months ago: Avg Sold Price is down by \downarrow 1.3%.



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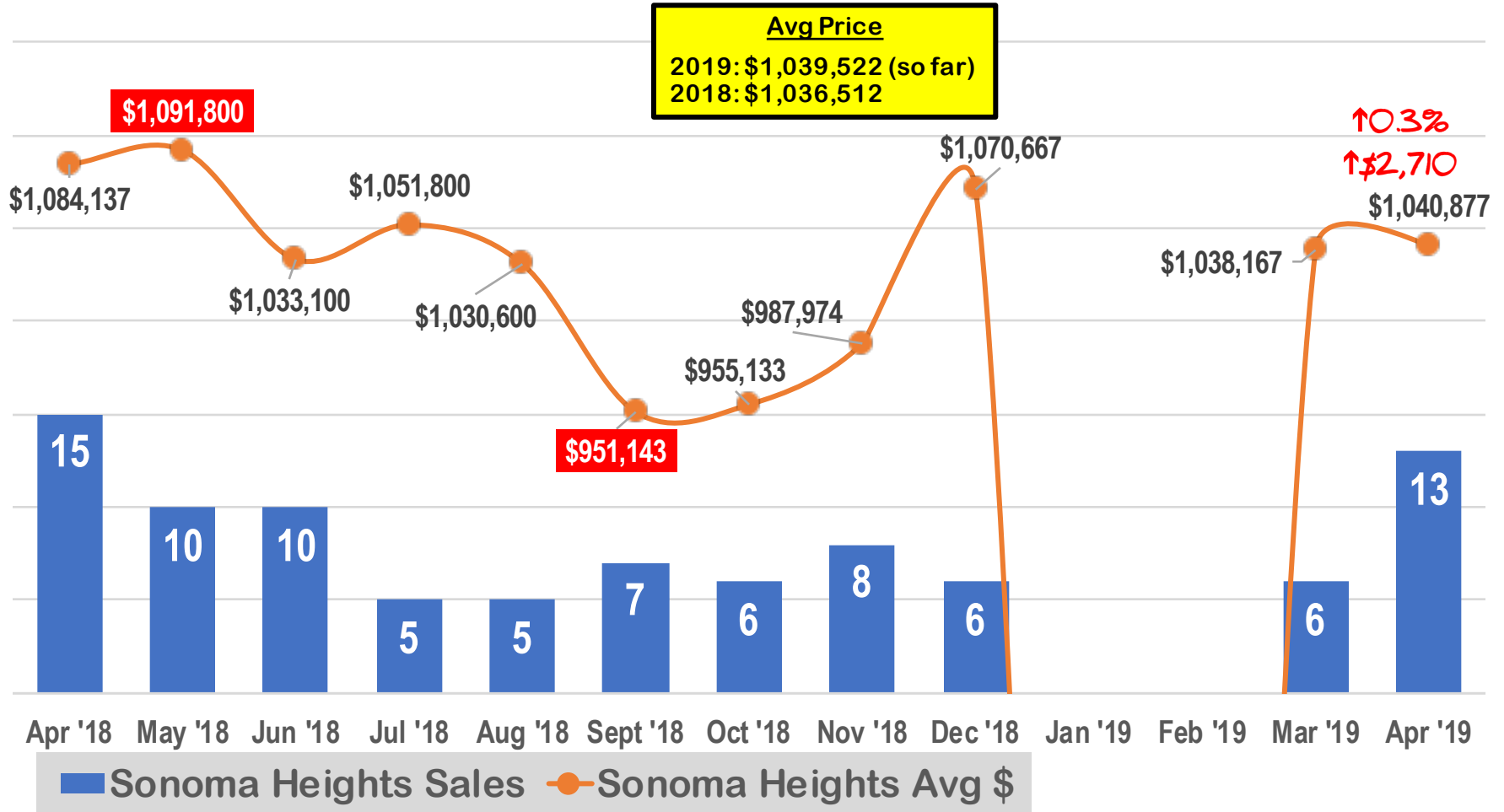
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Sonoma Heights: Detached

After a slow 1st Quarter things have picked up in Sonoma Heights.

VS 12 months ago: Avg Sold Price is down by $\downarrow 4\%$, $-\$43,260$.

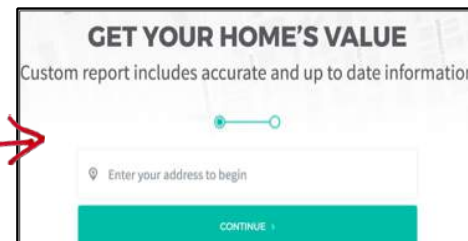


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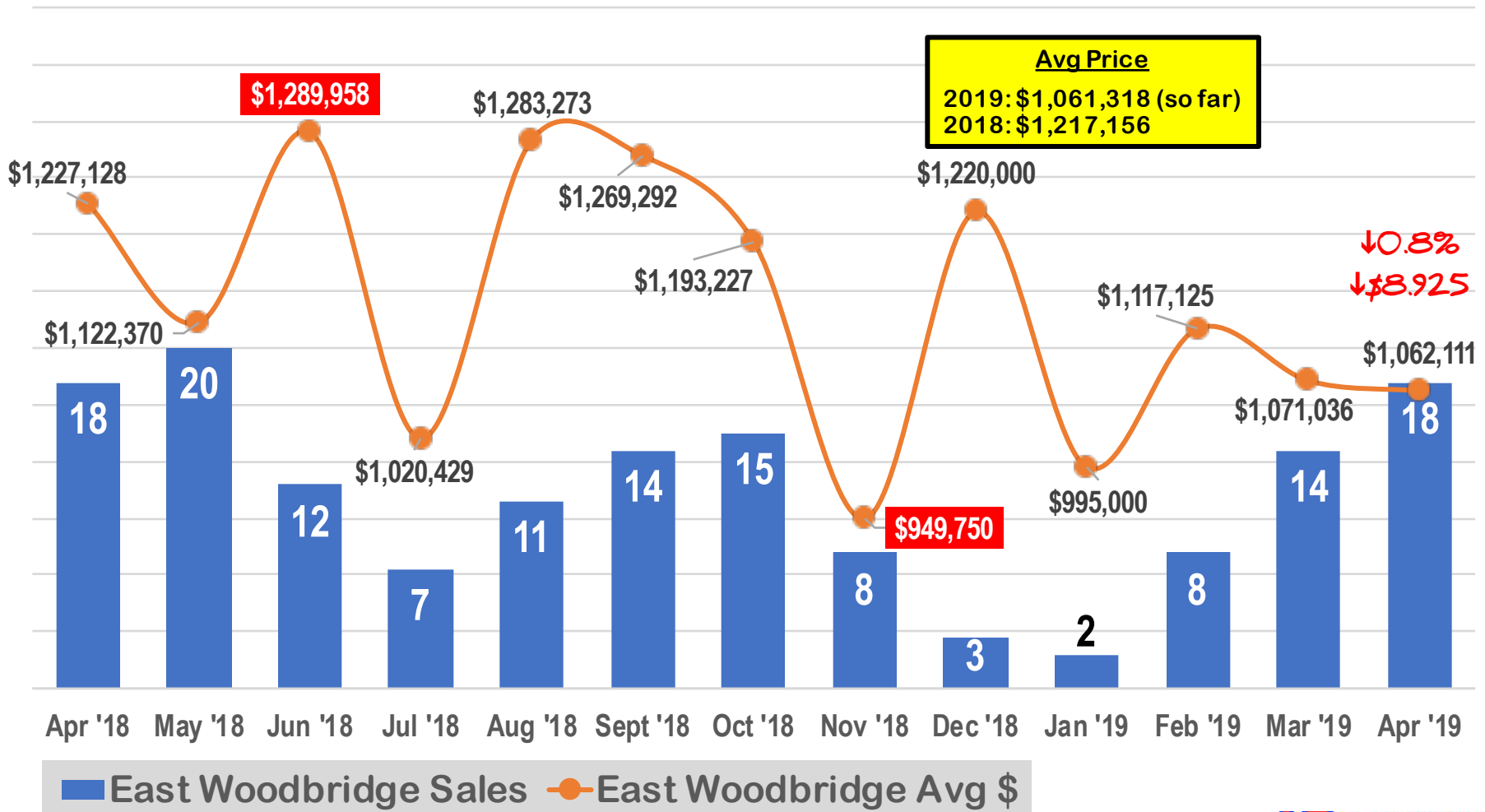


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East Woodbridge: Detached

April Avg Price is only slightly down from March, by ↓0.8%.
VS 12 months ago: Avg Sold Price is way down, by ↓13.4%, \$165,017.



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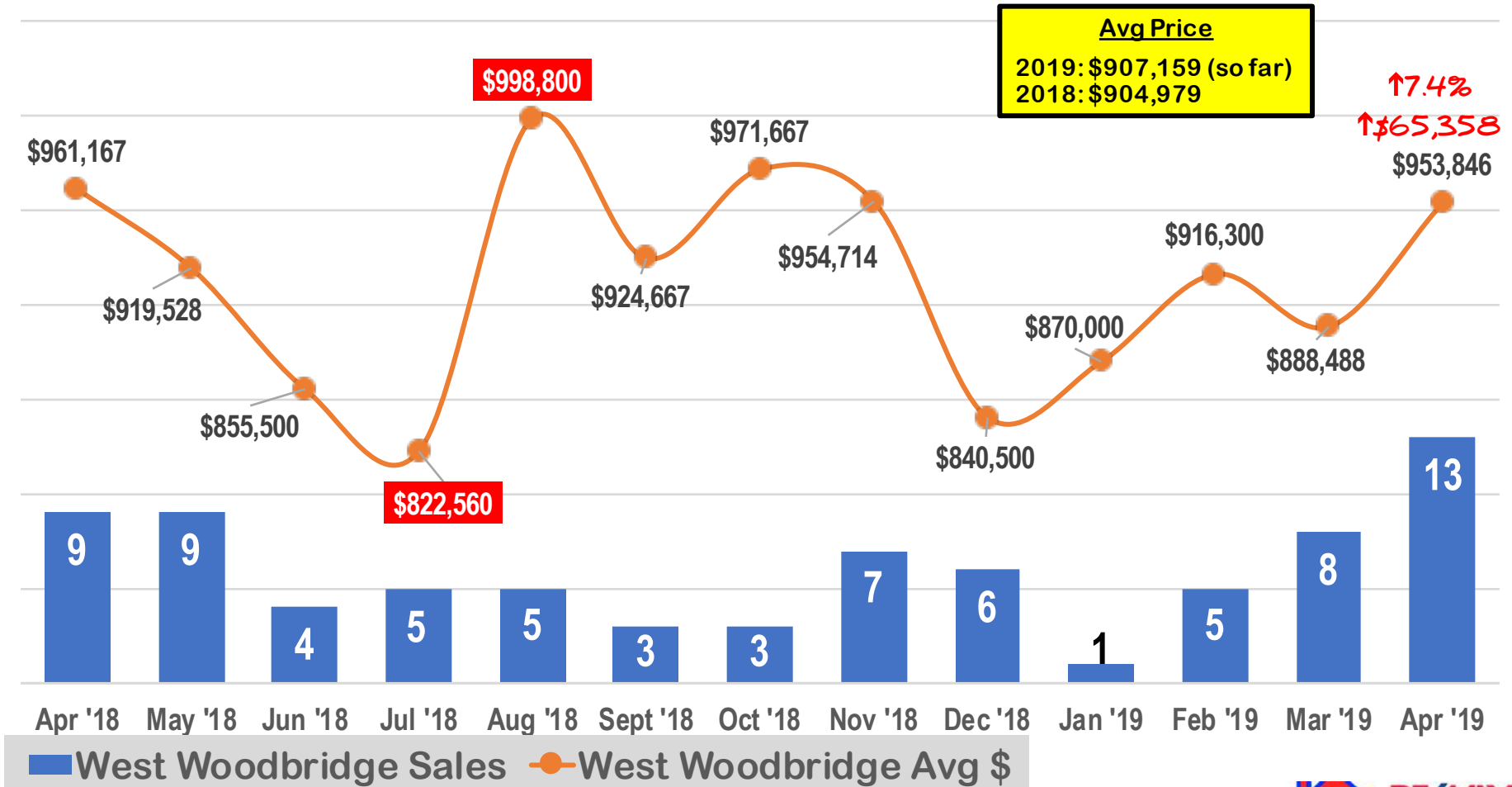
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West Woodbridge: Detached Homes

Sales and Avg Prices are up substantially from last month.
VS 12 months ago: Avg Sold Price is slightly down, by $\downarrow 0.8\%$.



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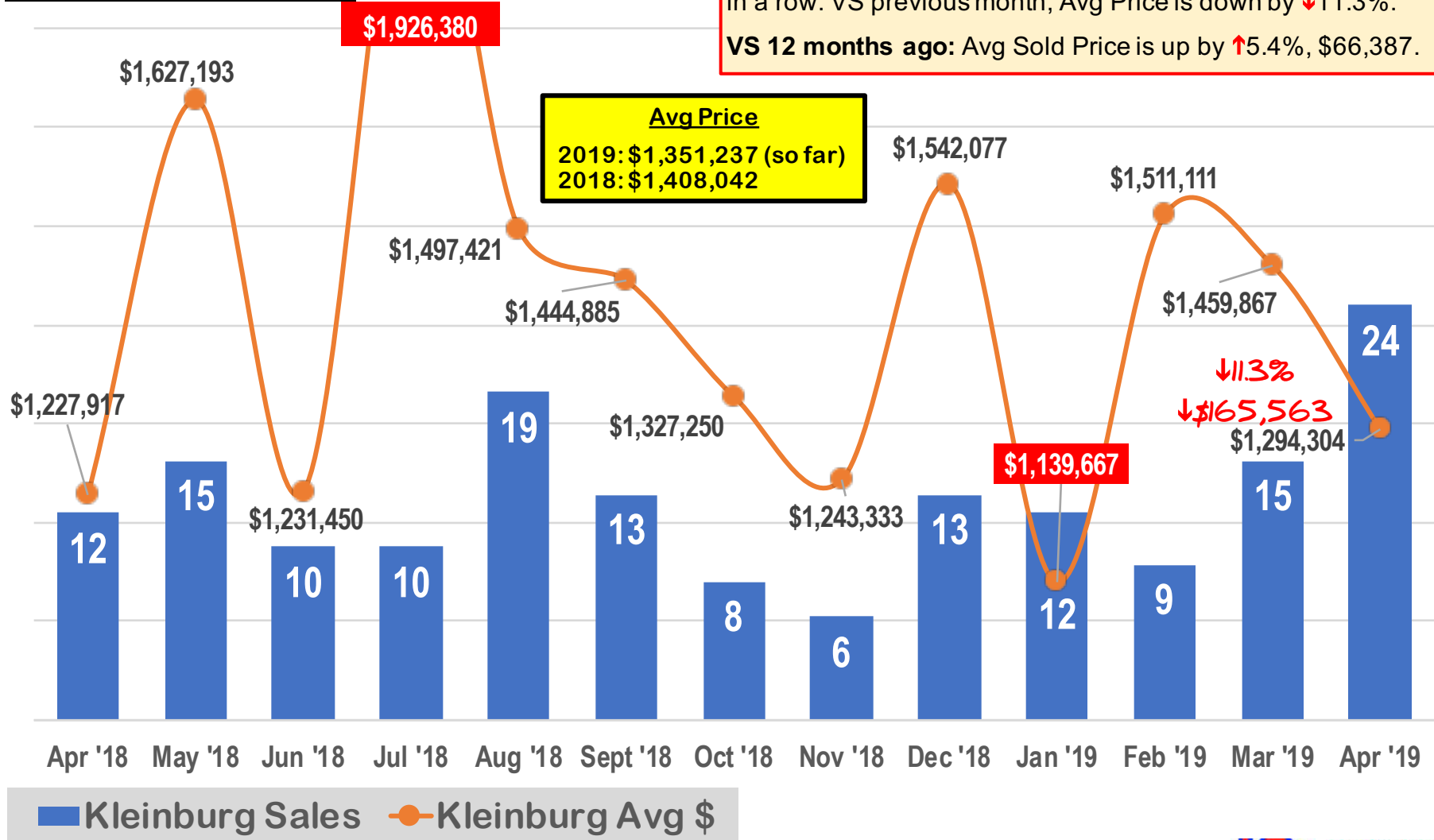
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Kleinburg: Detached

Sales continue to climb but Avg Prices drop for the 2nd month in a row. VS previous month, Avg Price is down by $\downarrow 11.3\%$.
VS 12 months ago: Avg Sold Price is up by $\uparrow 5.4\%$, \$66,387.



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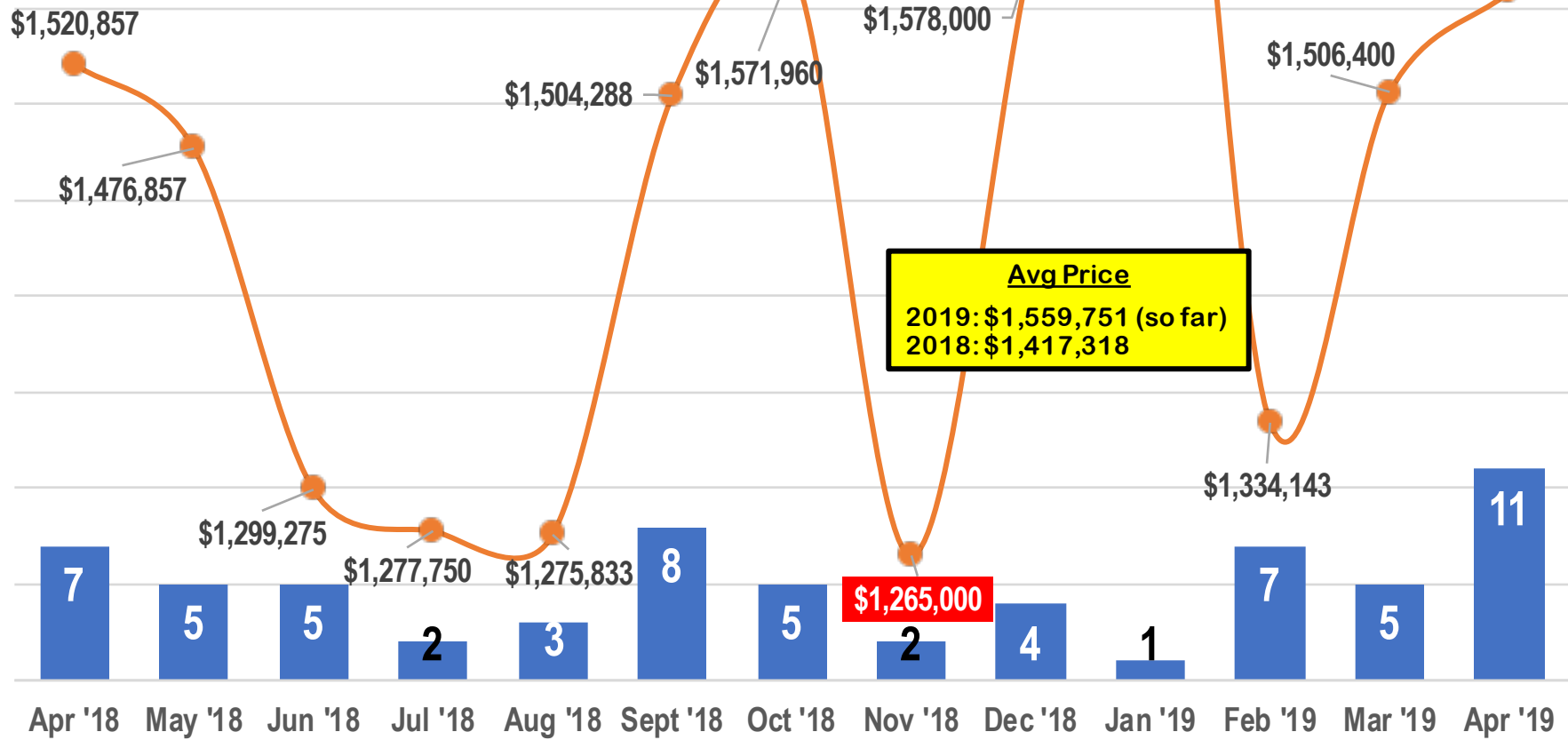
CONTINUE

Islington Woods: Detached

Talk about roller coaster prices!
 Avg Prices are up $\uparrow 3.5\%$ from March.
VS 12 months ago: Avg Sold Price is $\uparrow 2.5\%$.

\$1,840,000

$\uparrow 12.9\%$
 $\uparrow \$172,257$
\$1,558,461



Avg Price
 2019: \$1,559,751 (so far)
 2018: \$1,417,318

■ Islington Woods Sales ● Islington Woods Avg \$

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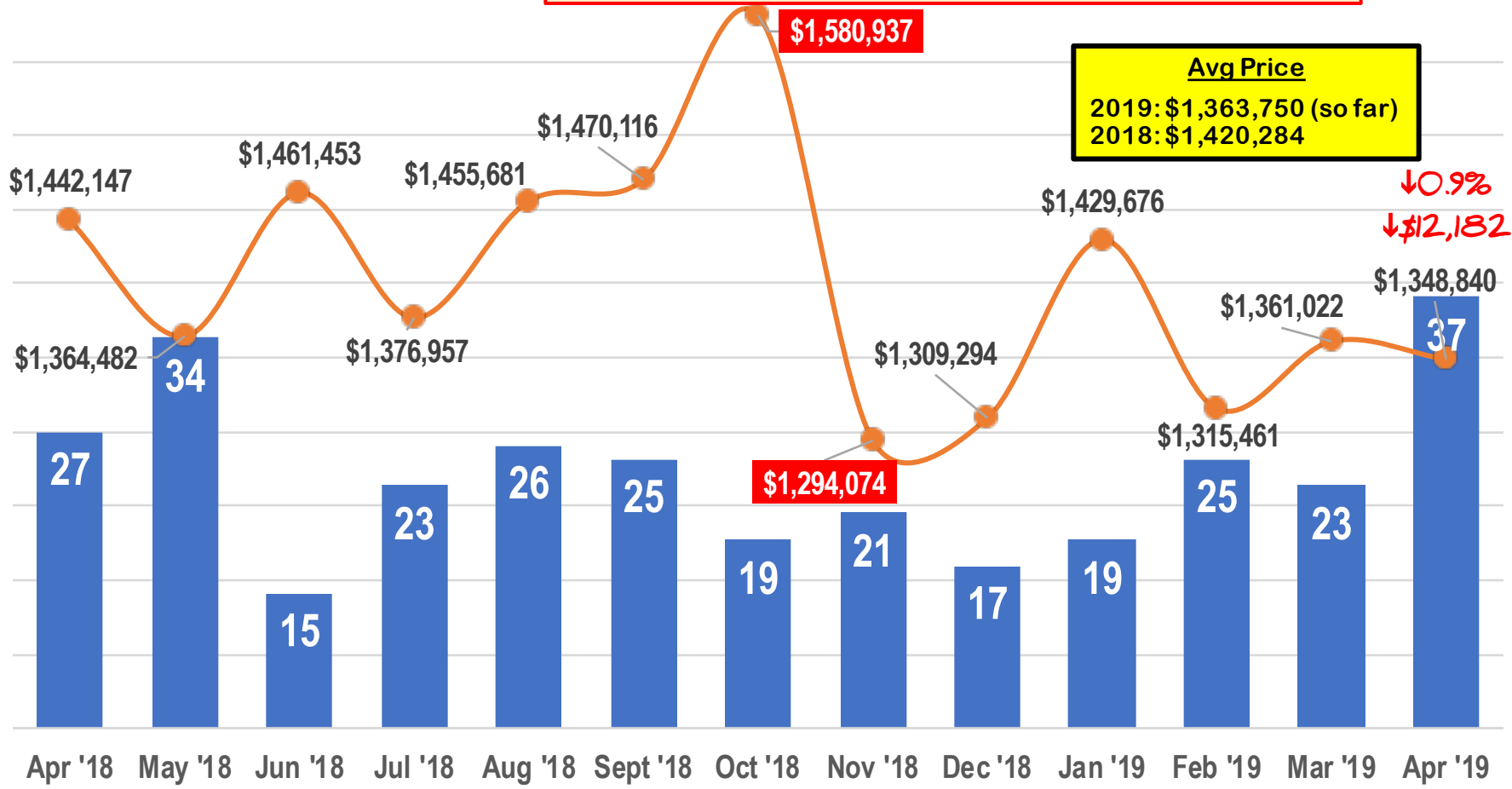
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Patterson: Detached

Avg Sold Prices are down $\downarrow 0.9\%$ from March.
VS 12 months ago: Avg Sold Price is down by $\downarrow 6.5\%$, \$93,307.



Avg Price
 2019: \$1,363,750 (so far)
 2018: \$1,420,284

$\downarrow 0.9\%$
 $\downarrow \$12,182$

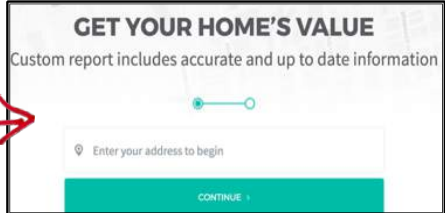
■ Patterson Sales ● Patterson Avg \$

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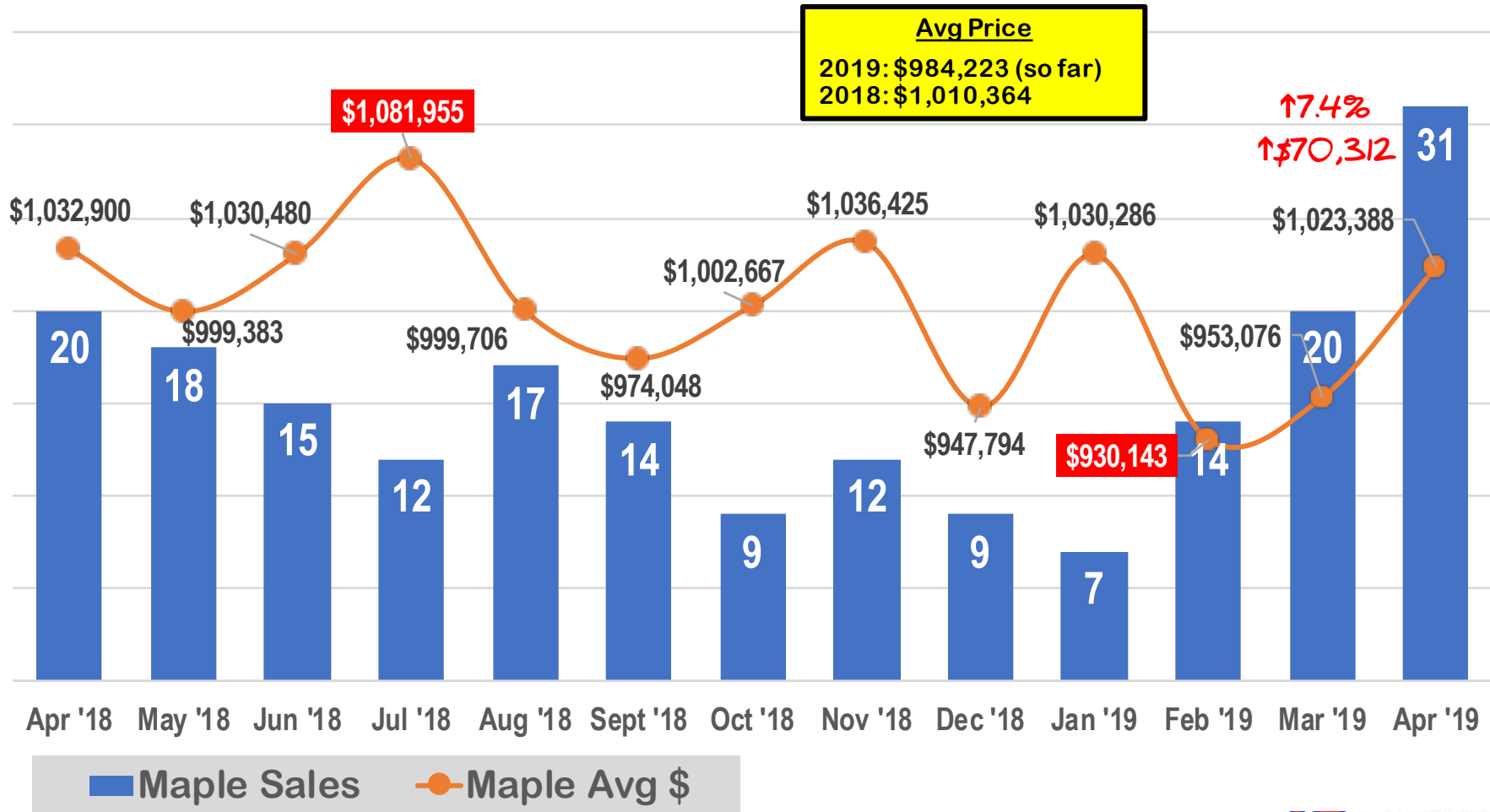
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Maple: Detached

Sales are up and Avg Prices are up $\uparrow 7.4\%$ from March.

VS 12 months ago: Sales are up but Avg Sold Price is slightly down by $\downarrow 0.9\%$.



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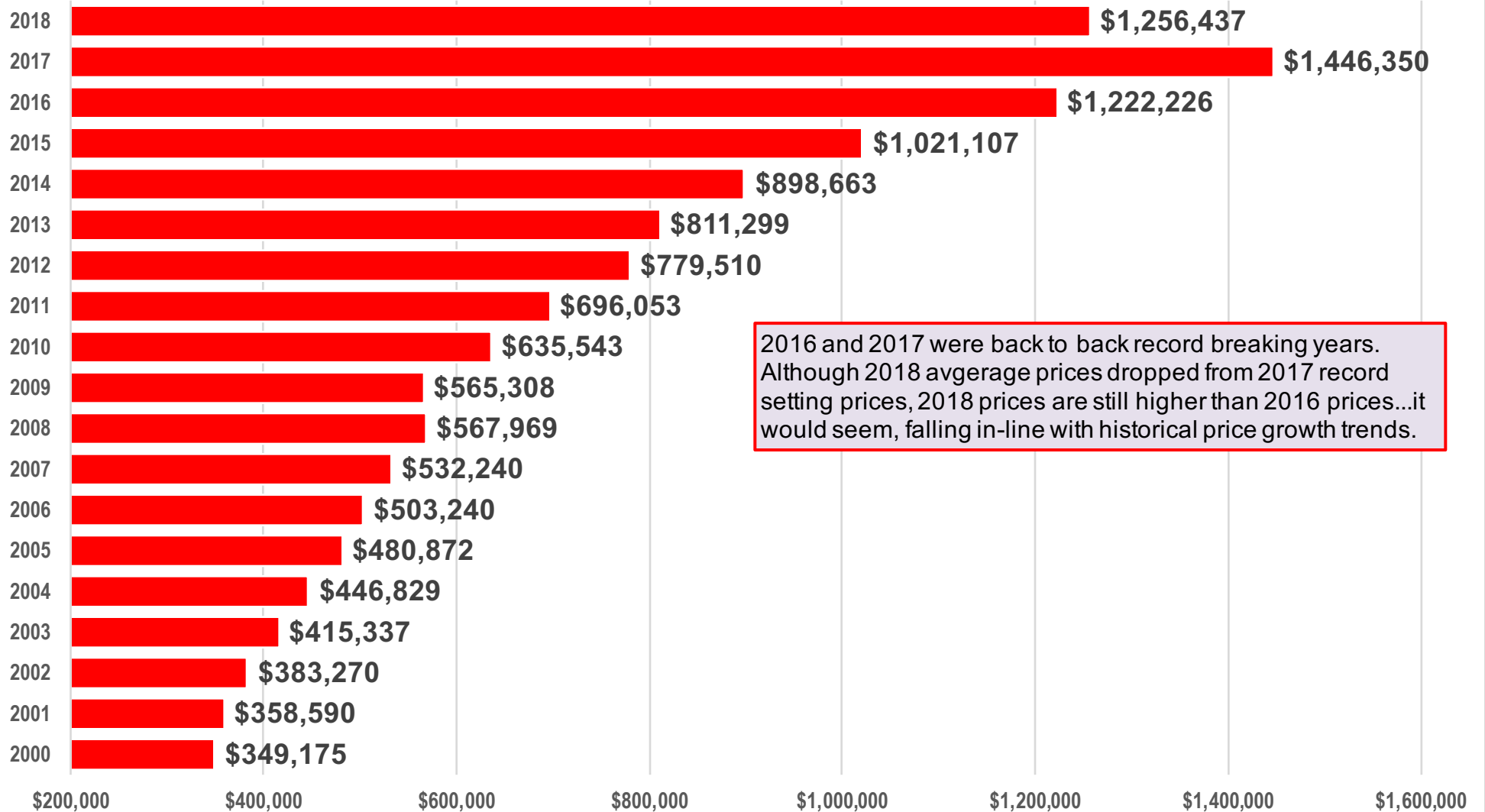
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VAUGHAN: Yearly Average Home Prices for Detached Homes



2016 and 2017 were back to back record breaking years. Although 2018 average prices dropped from 2017 record setting prices, 2018 prices are still higher than 2016 prices...it would seem, falling in-line with historical price growth trends.

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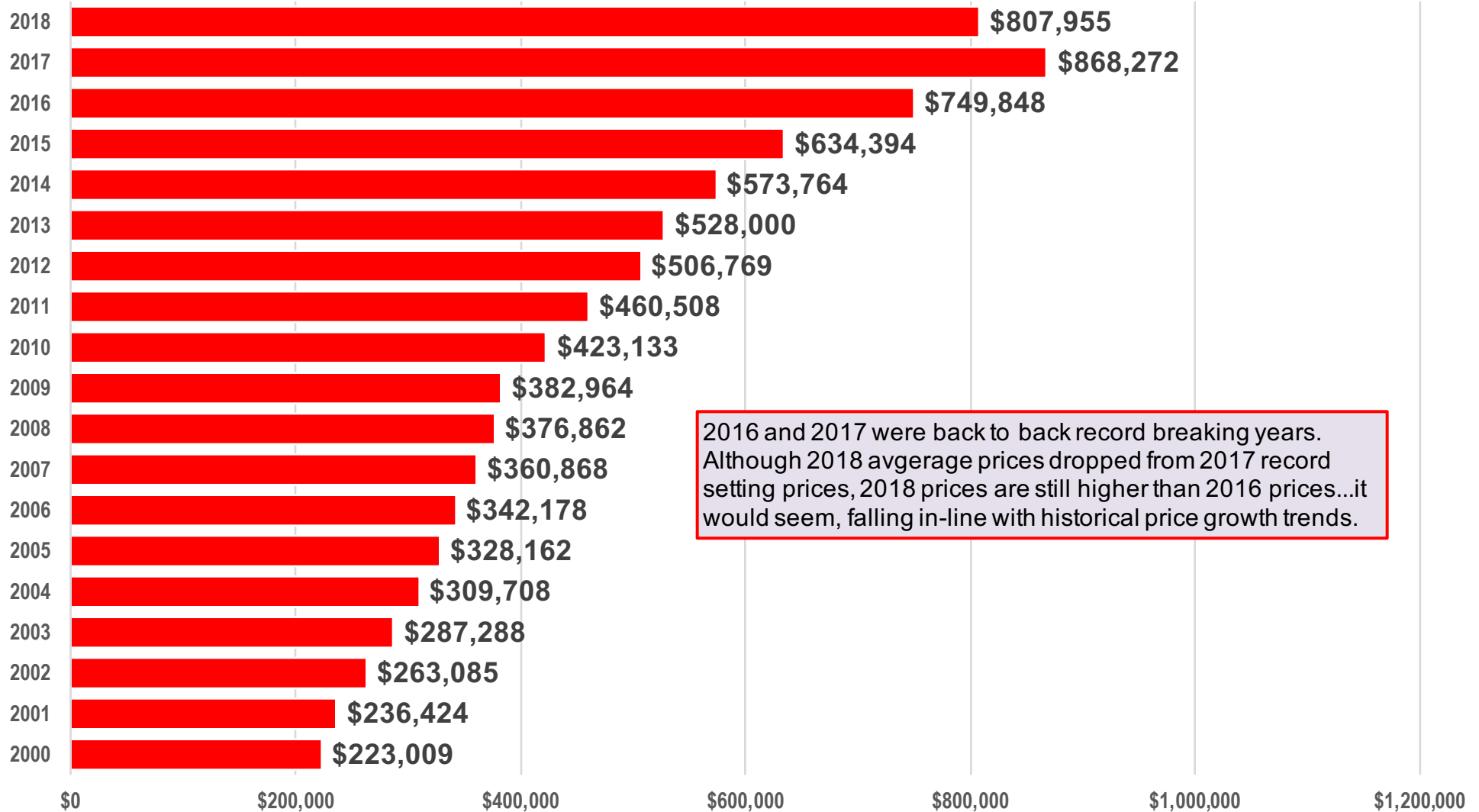
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VAUGHAN: Yearly Average Home Prices for Semi's



2016 and 2017 were back to back record breaking years. Although 2018 average prices dropped from 2017 record setting prices, 2018 prices are still higher than 2016 prices...it would seem, falling in-line with historical price growth trends.

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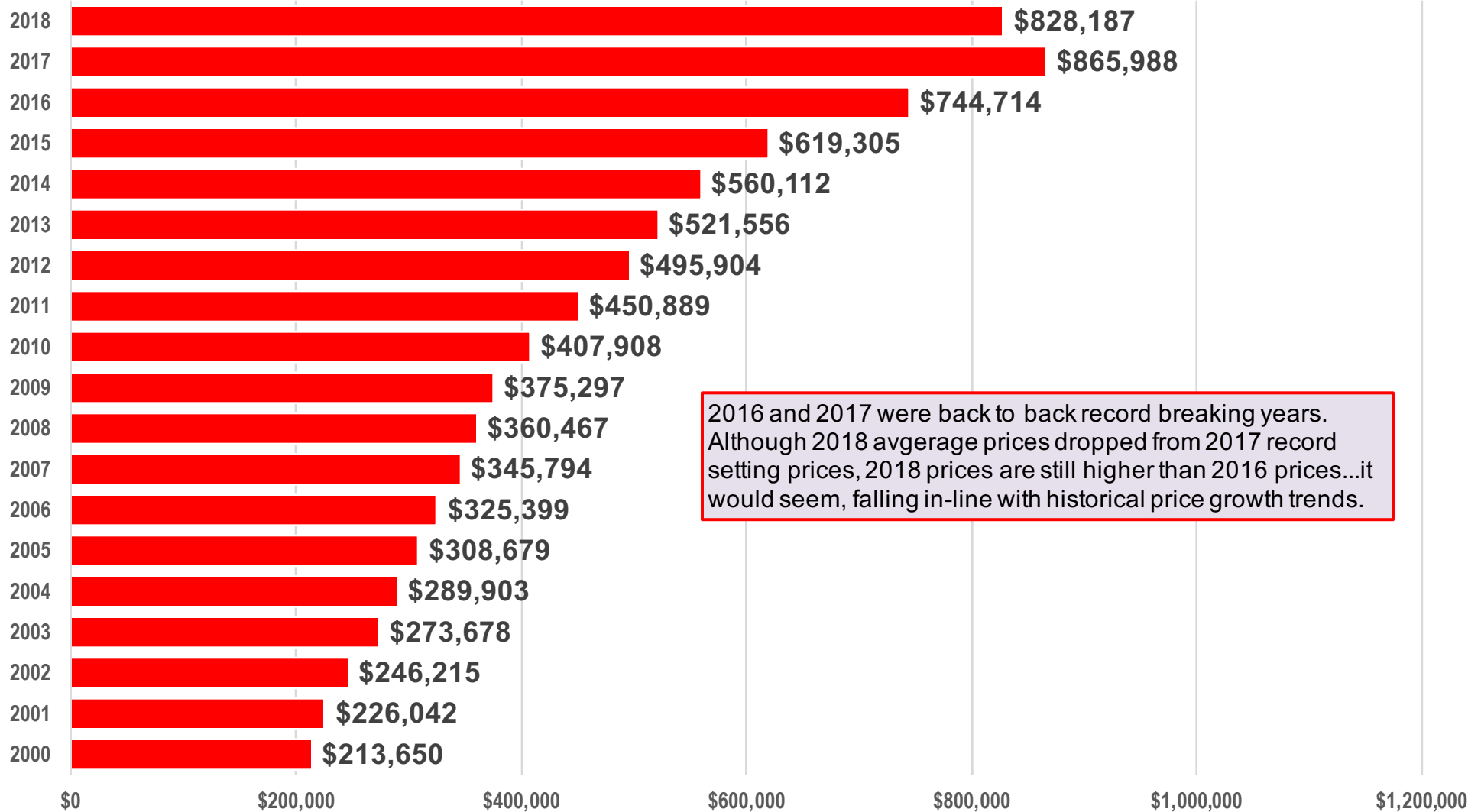
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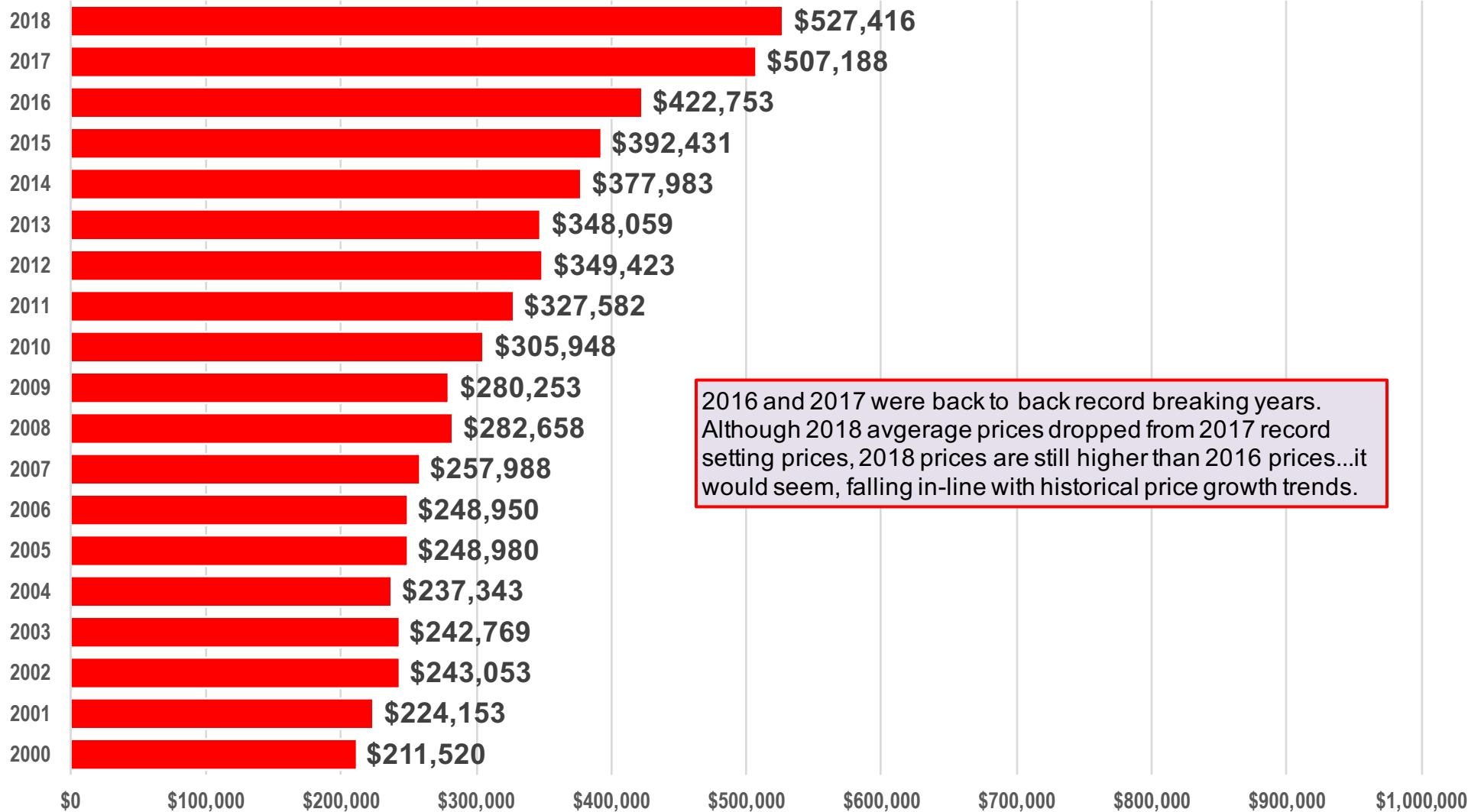
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VAUGHAN: Yearly Average Home Prices for Condo's



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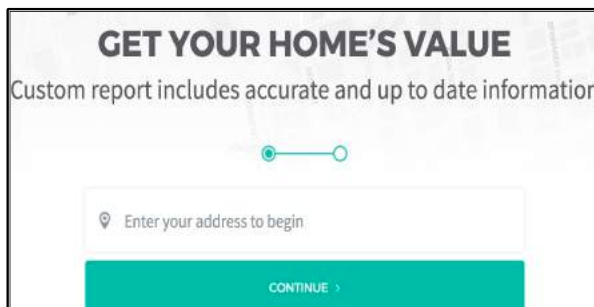
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