

VaughanMarketReport.ca

August 2019

Vaughan Home Prices & Insights

(as of August 31, 2019)

VaughanMarketReport.ca

Accurate VAUGHAN Real Estate information
LIKE YOU'VE NEVER SEEN BEFORE!



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Vaughan
Hospital



Santo & Sonia Sessa*

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professionals!

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Yes, it's possible!

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*Sales Representative

Market Watch

August 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 Growthⁱ			
Q2	2019	▲	3.7%
Toronto Employment Growthⁱⁱ			
July	2019	▲	4.0%
Toronto Unemployment Rate			
July	2019	▼	5.7%
Inflation Rate (Yr./Yr. CPI Growth)ⁱⁱ			
July	2019	--	2.0%
Bank of Canada Overnight Rateⁱⁱⁱ			
August	2019	--	1.75%
Prime Rate^{iv}			
August	2019	--	3.95%
Mortgage Rates August 2019			
1 Year	--	3.64%	
3 Year	▼	3.94%	
5 Year	--	5.19%	

GTA REALTORS® Release August 2019 Stats

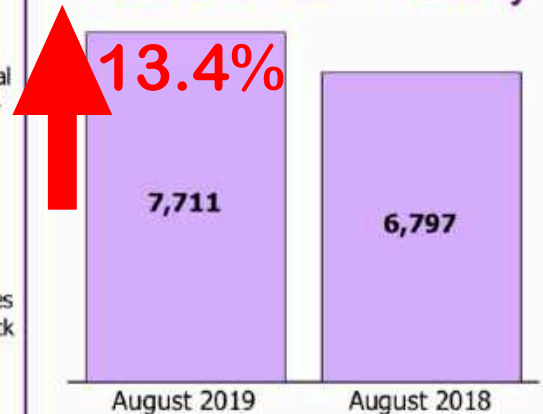
TORONTO, SEPTEMBER 5, 2019 – Toronto Real Estate Board President Michael Collins announced that Greater Toronto Area REALTORS® reported 7,711 residential sales through TREB's MLS® System in August 2019. This result represented a 13.4 per cent increase compared to 6,797 sales reported in August 2018. On a month-over-month basis, after preliminary seasonal adjustment, sales were up by 0.8 per cent.

GTA-wide sales were up on a year-over-year basis for all major market segments, with annual rates of sales growth strongest for low-rise home types including detached houses. This reflects the fact that demand for more expensive home types was very low in 2018 and has rebounded to a certain degree in 2019, albeit not back to the record levels experienced in 2016 and the first quarter of 2017.

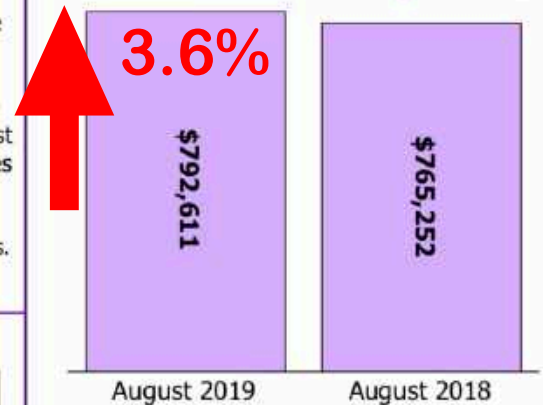
Market conditions also became tighter in August 2019 compared to a year ago because, while sales were up year-over-year, new listings were down by three per cent over the same time period to 11,789. Year-to-date, growth in sales has well outstripped growth in new listings. This is why overall active listings counted at the end of August were down by more than 11 per cent compared to August 2018.

The MLS® Home Price Index Composite Benchmark for August 2019 was up by 4.9 per cent on a year-over-year basis. The average selling price, at \$792,611 in August 2019, was up by 3.6 per cent year-over-year. Both the MLS® HPI benchmark prices and average selling prices were up on an annual basis for major market segments. The condominium apartment segment continued to lead the way in terms of price growth, followed by higher density low-rise home types and finally detached houses.

TREB MLS® Sales Activity^{1,7}



TREB MLS® Average Price^{1,7}



Sales & Average Price By Major Home Type^{1,7} August 2019

	Sales			Average Price		
	416	905	Total	416	905	Total
2019						
Detached	669	2,949	3,618	\$1,246,392	\$918,242	\$978,920
Semi - Detached	188	454	642	\$956,411	\$690,305	\$768,230
Townhouse	262	1,030	1,292	\$712,934	\$620,927	\$639,584
Condo Apartment	1,410	657	2,067	\$619,307	\$478,755	\$574,632

Year-Over-Year Per Cent Change

	2019	2018	2019	2018	2019	2018
Detached	8.8%	24.5%	21.3%	0.3%	1.3%	0.3%
Semi - Detached	-1.6%	18.5%	11.8%	7.3%	3.3%	3.5%
Townhouse	17.0%	12.9%	13.7%	4.1%	1.7%	2.3%
Condo Apartment	2.2%	8.2%	4.0%	5.7%	8.5%	6.1%

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

	2019	2018	% Chg.
Sales	7,711	6,797	13.4%
New Listings	11,789	12,158	-3.0%
Active Listings	15,870	17,864	-11.2%
Average Price	\$792,611	\$765,252	3.6%
Average DOM	25	27	-7.4%

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

Call or text me and let's have a chat...

Santo (647) 298-5491.

It will be time well spent!

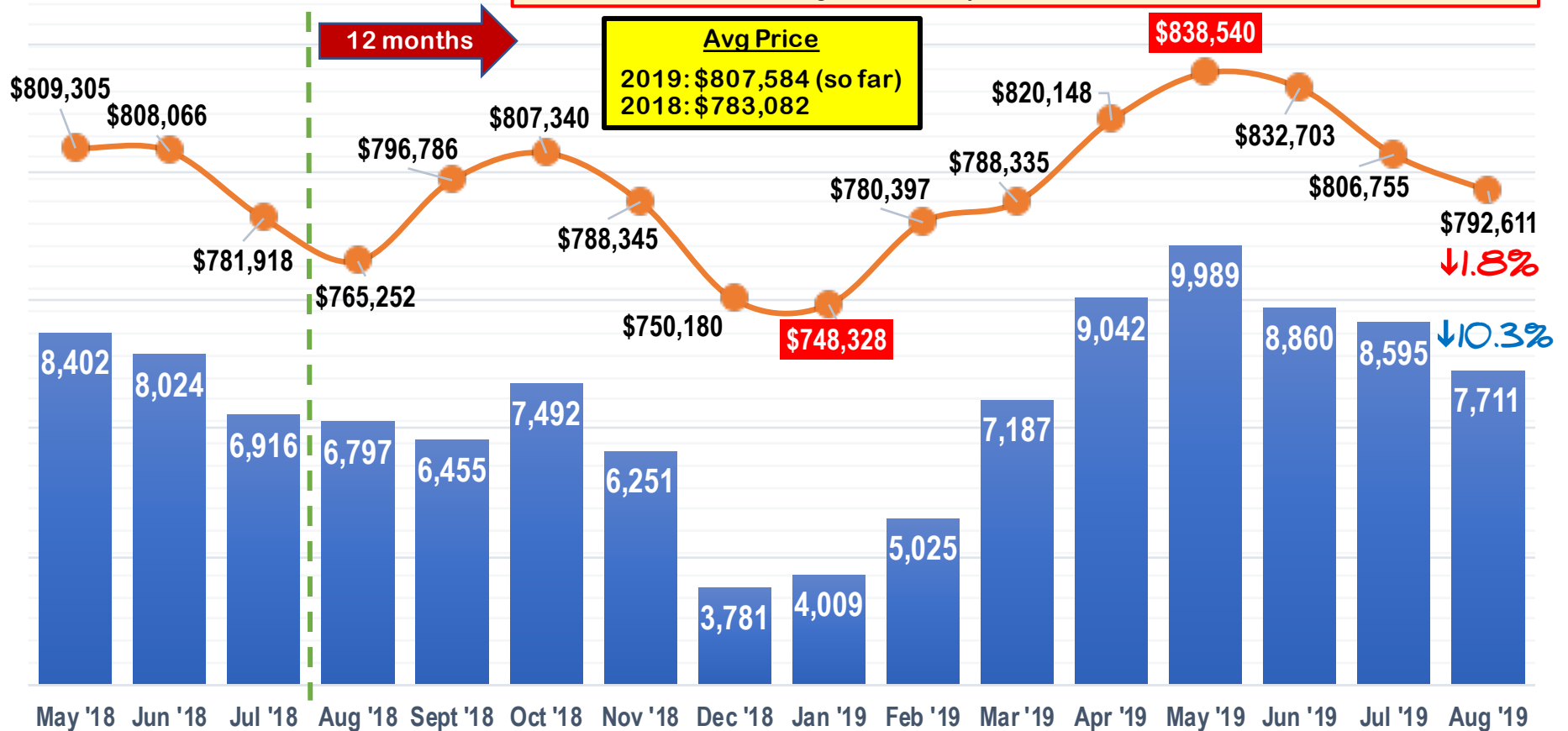
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All TREB Areas, All Home Types

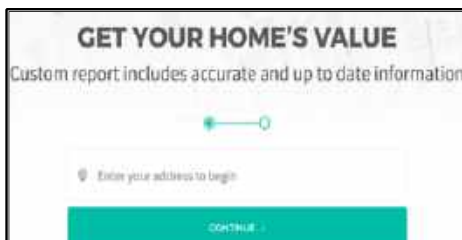
VS Last Month: Sales dropped by ↓10.3% & Avg Price dropped by ↓1.8%.
VS 12 months ago: Sales are up by ↑13.4% and Avg Sold Price is up by ↑3.6%.
 ***This is the 3rd consecutive month prices have dropped since the May Avg Price which was a 24 month high, since May 2017.



■ Sales —●— TREB Avg Price

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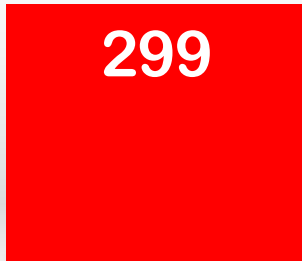
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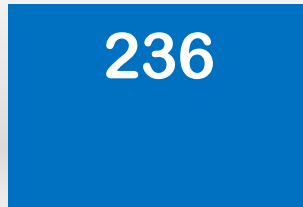
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Sales

↑26.7%



August 2019



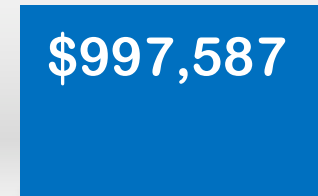
August 2018

Average Price

↑10.3%



August 2019

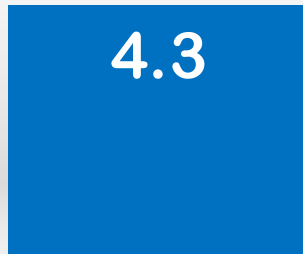


August 2018

Absorbtion Rate or Months of Inventory (M.O.I.)



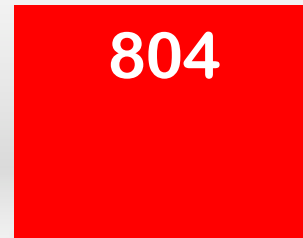
August 2019



August 2018

Active Listings

↓21.5%



August 2019



August 2018



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Visit WhyDidMyHomeNotSell.ca to learn Top 10 reasons homes don't sell and what you can do to get your home sold.

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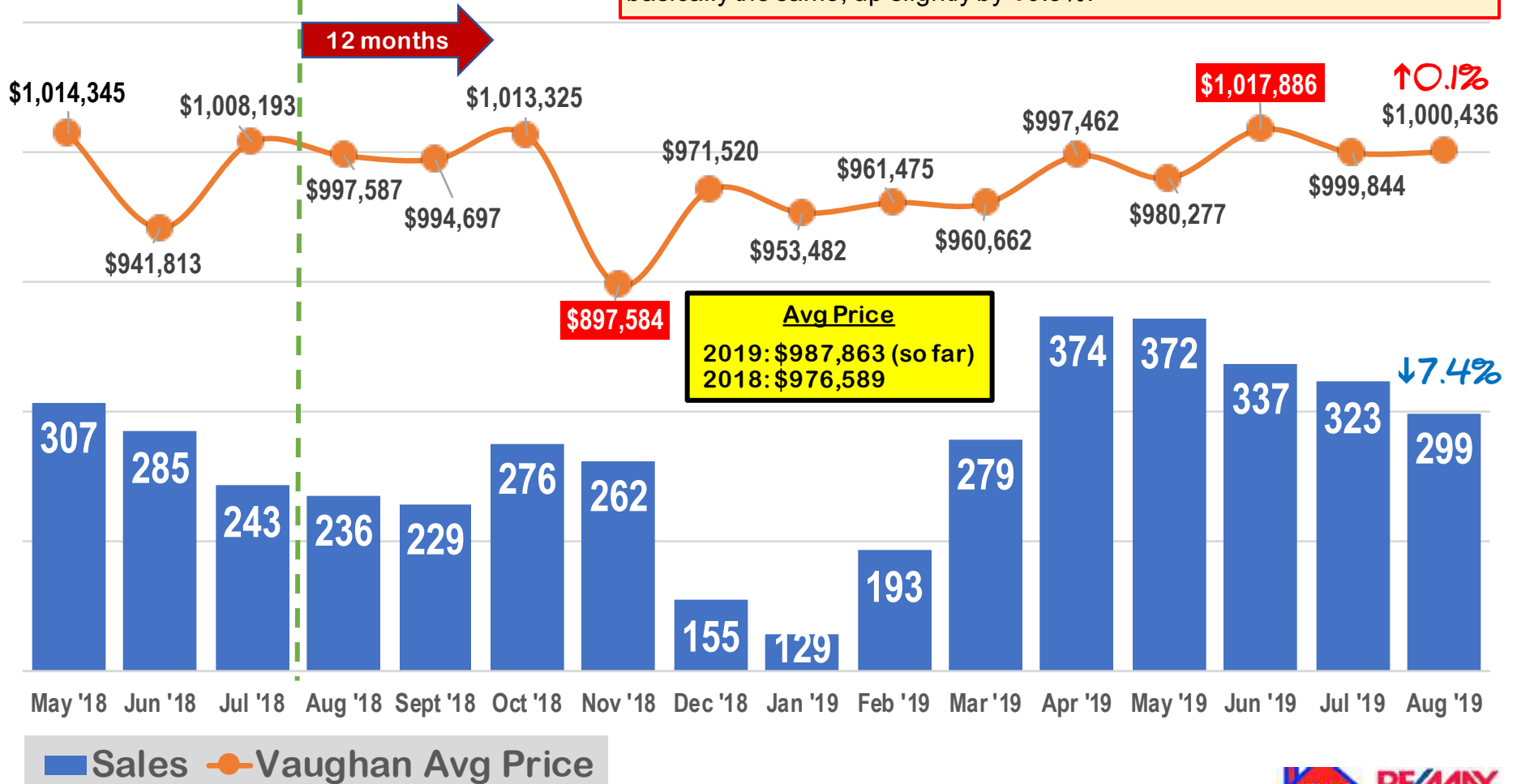
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All Vaughan Areas, All Home Types

VS Last Month: Sales dropped by $\downarrow 7.4\%$ and Avg Sold Price is basically unchanged, up slightly by $\uparrow 0.1\%$. June's Avg Price was a 21 month high.

VS 12 months ago: Sales are way up, by $\uparrow 26.7\%$, and Avg Price is basically the same, up slightly by $\uparrow 0.3\%$.



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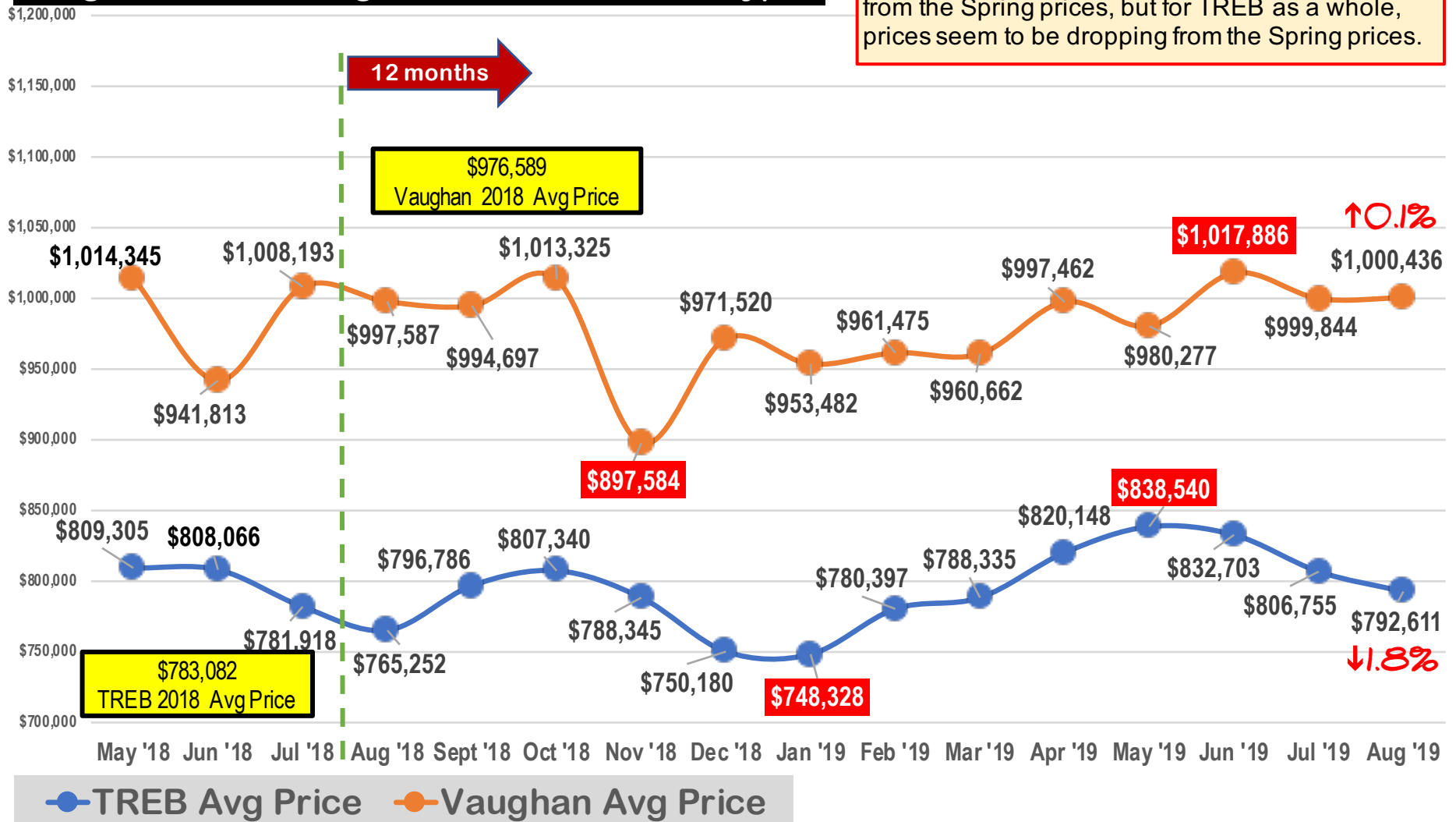


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Vaughan & TREB, Avg Sold Prices, All home types

Vaughan Avg Prices seem to be holding steady from the Spring prices, but for TREB as a whole, prices seem to be dropping from the Spring prices.



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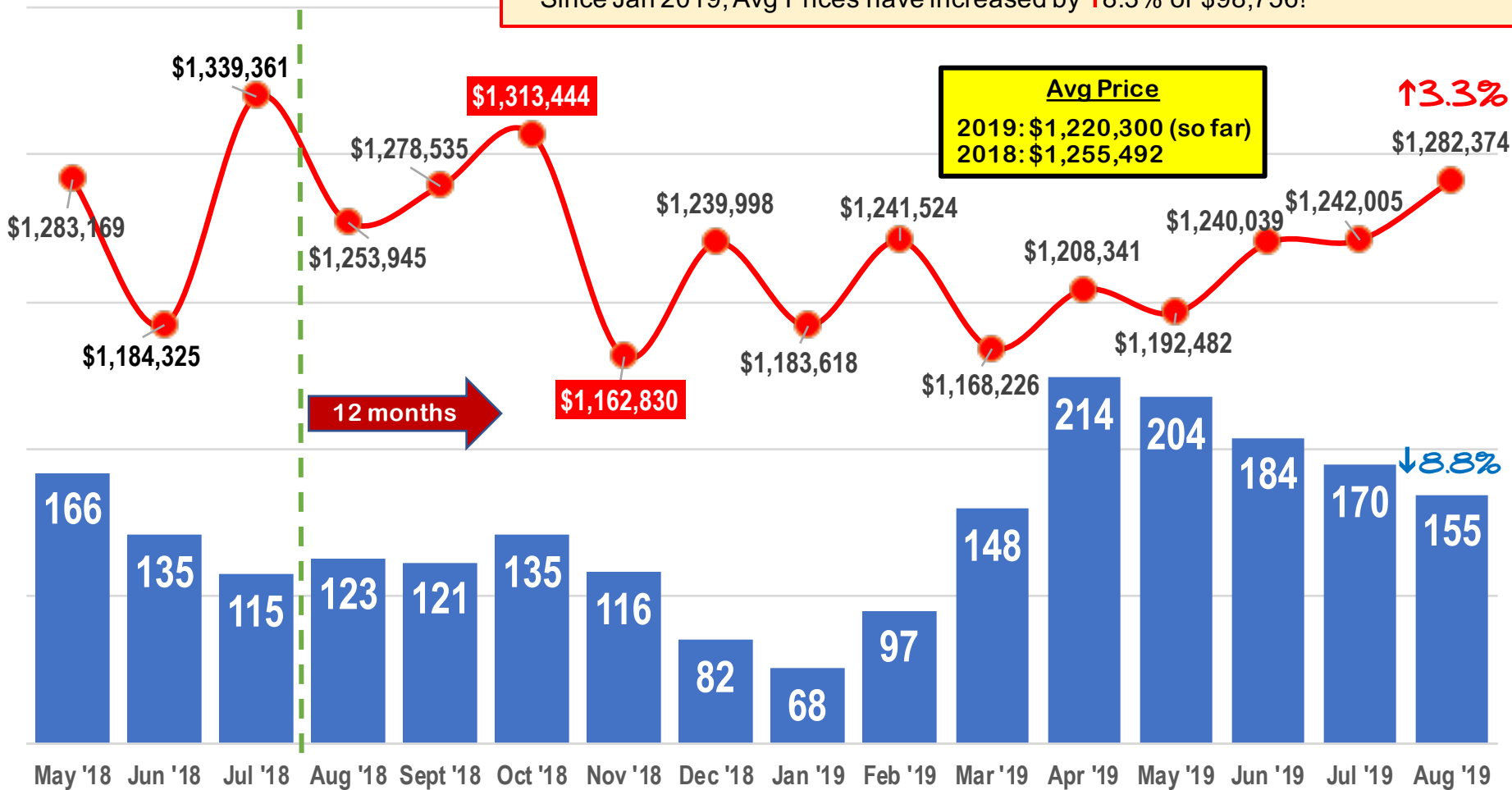
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VAUGHAN: Detached Avg Sold Price & Sales

VS Last Month: Sales are down by $\downarrow 8.8\%$ and Avg Sold Price is up by $\uparrow 3.3\%$.
VS 12 months ago: Sales are way up, by $\uparrow 26\%$, and Avg Price is up by $\uparrow 2.3\%$.
 ***Since Jan 2019, Avg Prices have increased by $\uparrow 8.3\%$ or \$98,756!



Avg Price
 2019: \$1,220,300 (so far)
 2018: \$1,255,492

■ 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.

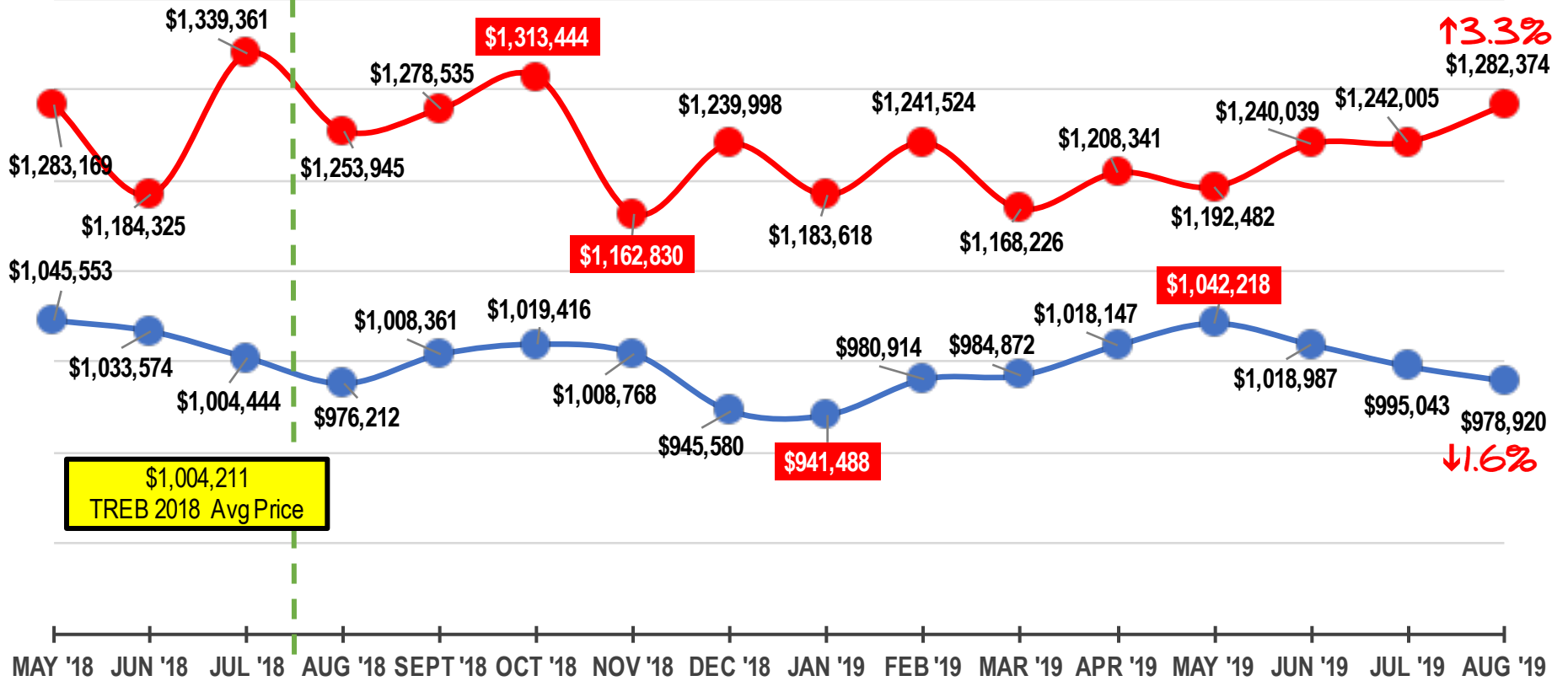
Check out our buying strategies at HiddenMarket.ca.

Call/text Santo at (647) 298-5491 for a FREE Buyer Strategy Session.

Average Sold Price, TREB & VAUGHAN (Detached)

For Detached home prices, Vaughan shows a monthly increase since May, whereas TREB (all the GTA) shows a monthly decrease since May.

\$1,255,492
Vaughan 2018 Avg Price

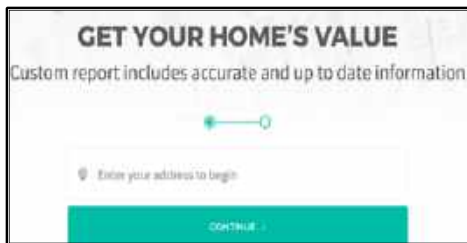


\$1,004,211
TREB 2018 Avg Price

● TREB: Detached ● Vaughan: Detached

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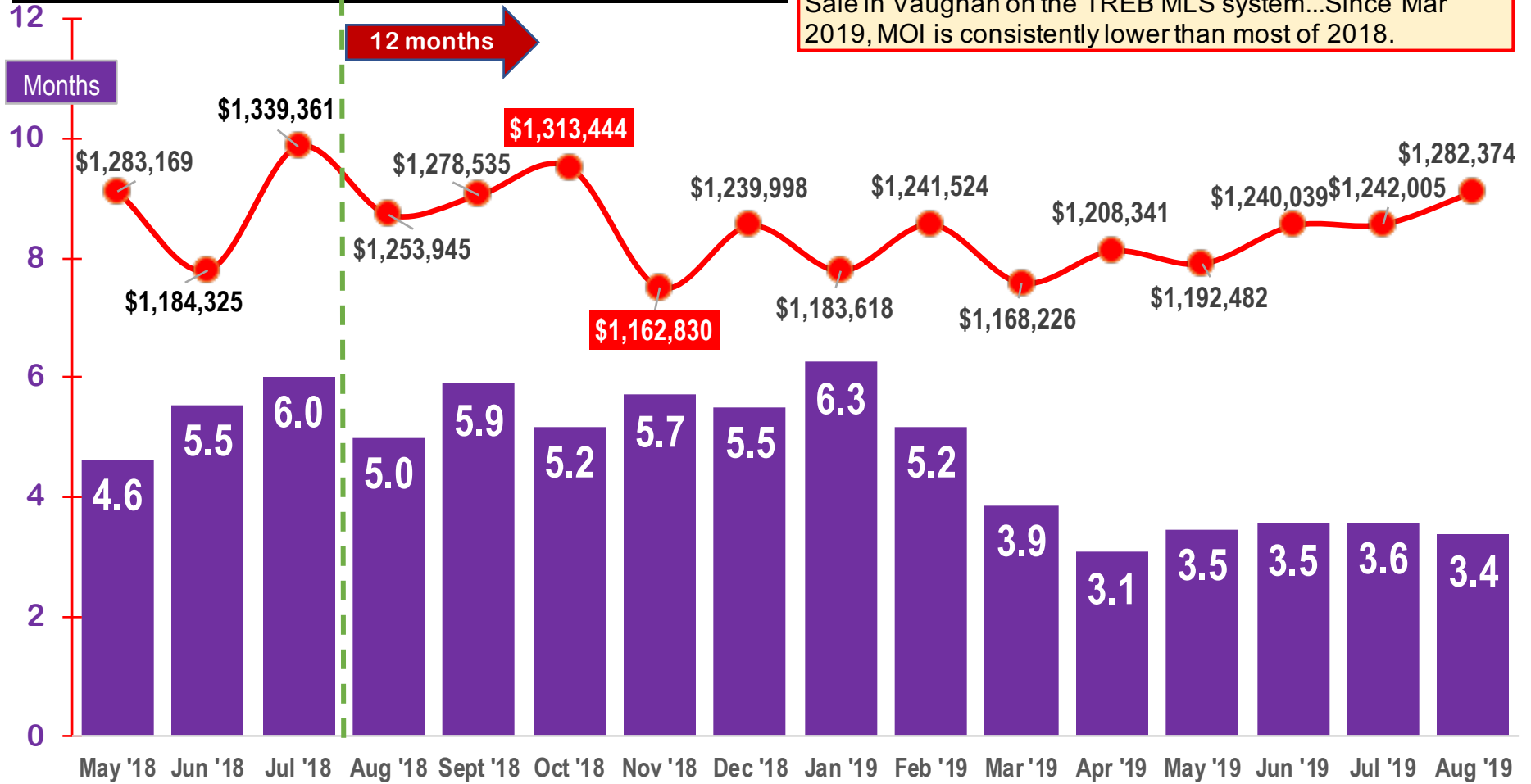
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VAUGHAN: Detached Months of Inventory (M.O.I.) & Avg Sold Price

Based on the buying activity for the month of July, it would take 3.6 months to sell all the detached homes currently For Sale in Vaughan on the TREB MLS system...Since Mar 2019, MOI is consistently lower than most of 2018.



M.O.I.

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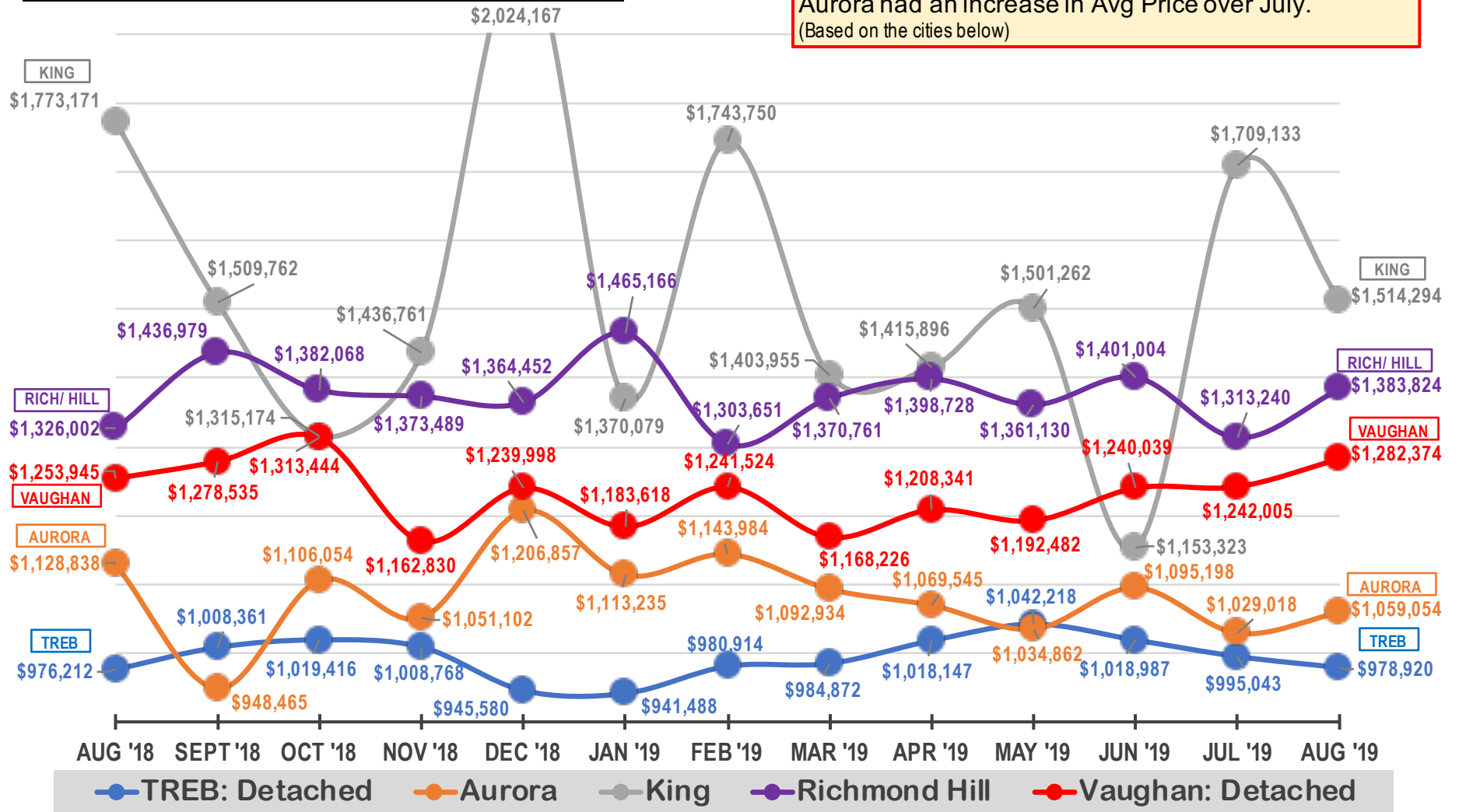


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Average Detached Sold Price by City

For the month of August, Richmond Hill, Vaughan and Aurora had an increase in Avg Price over July.
(Based on the cities below)



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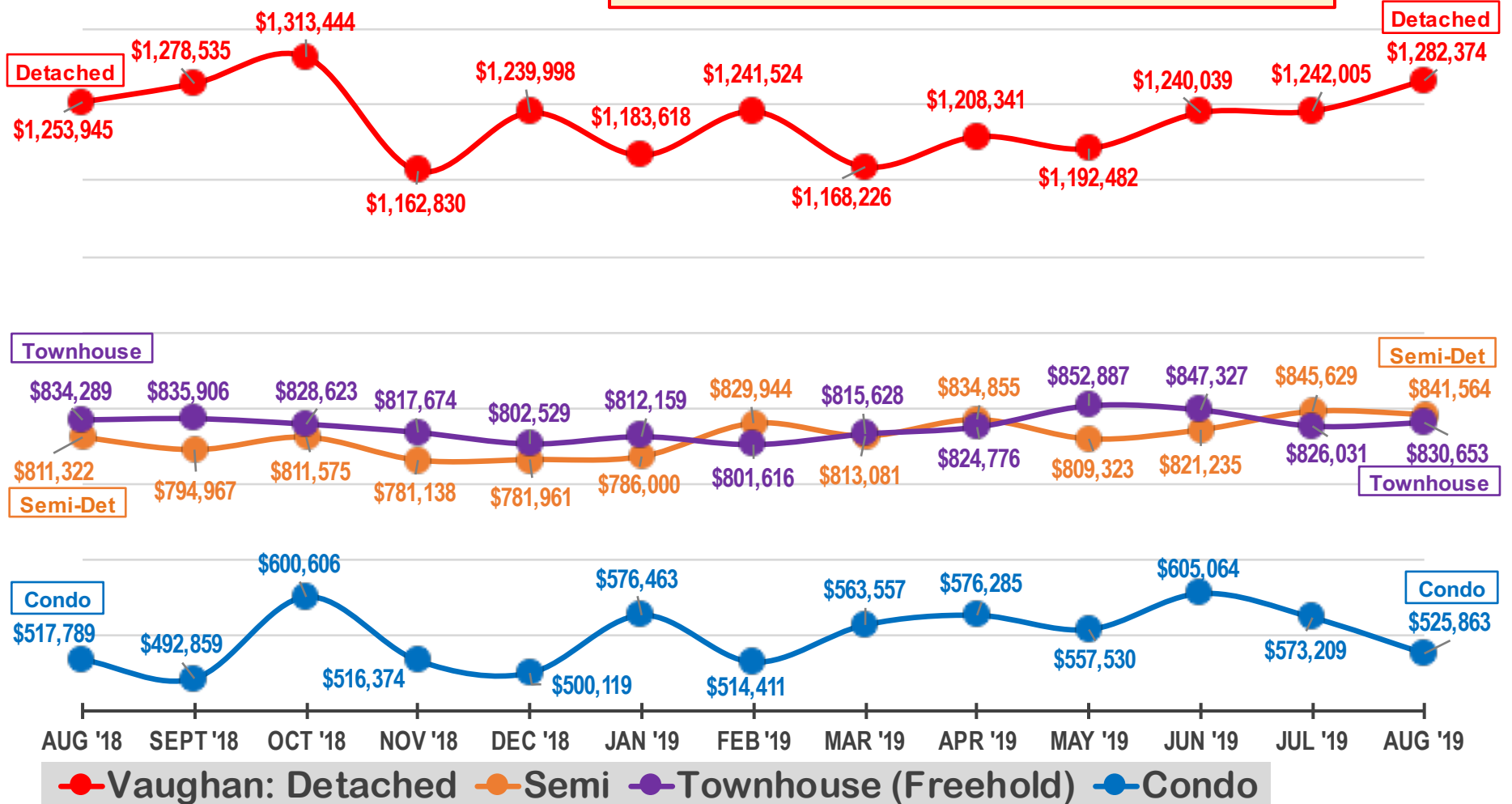


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VAUGHAN: By Home Types

Looking at the past 12 months, August is only the 4th time that the Avg Price of Semi's has surpassed Townhouses.



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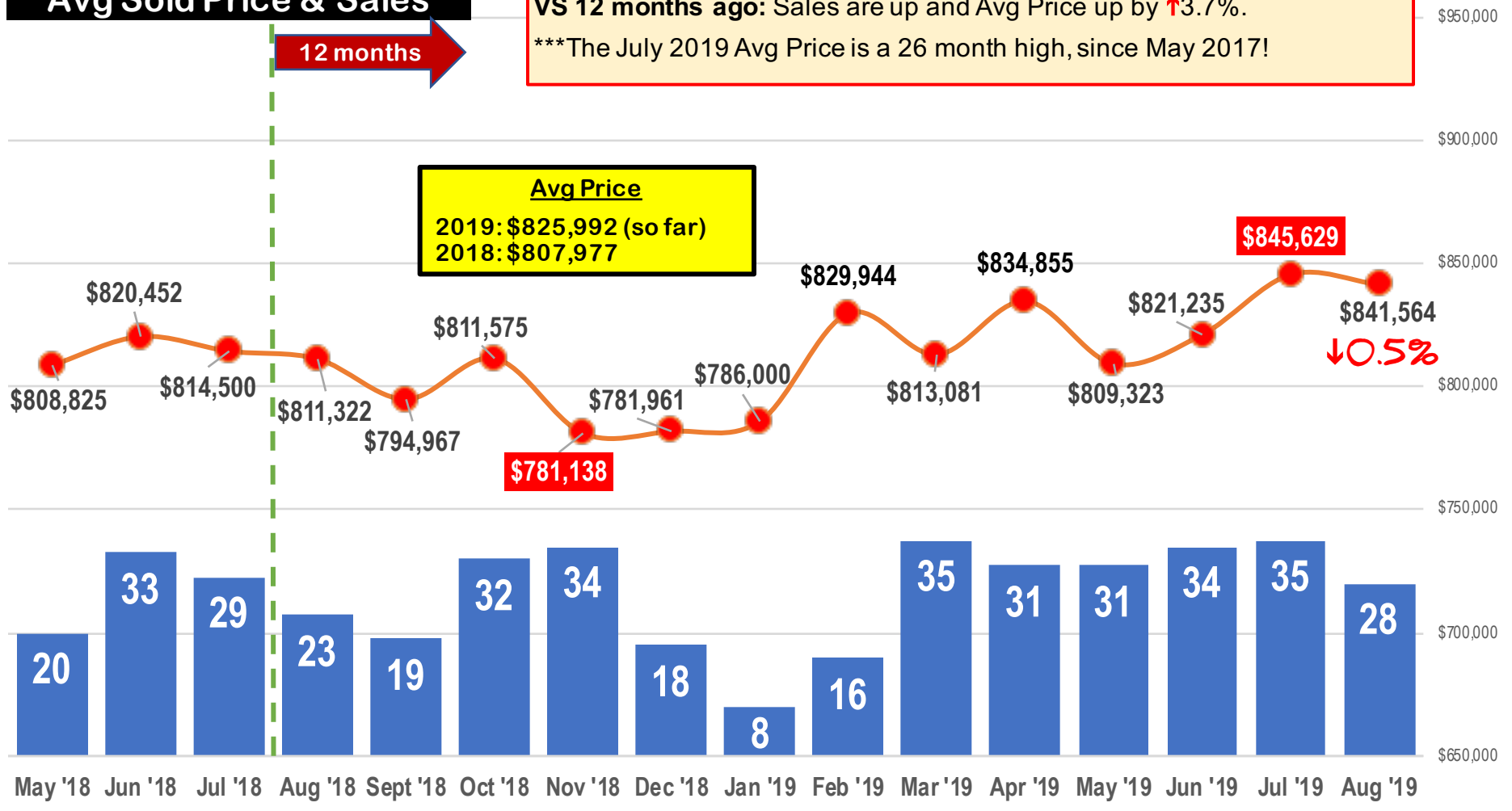
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VAUGHAN: Semi-Detached Avg Sold Price & Sales

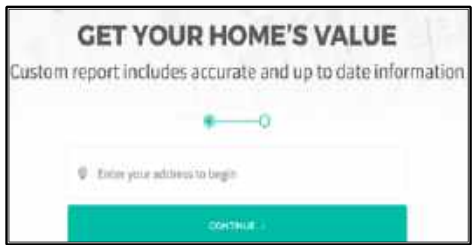
VS last month: Sales are down and Avg Price is slightly down by $\downarrow 0.5\%$.
VS 12 months ago: Sales are up and Avg Price up by $\uparrow 3.7\%$.
 ***The July 2019 Avg Price is a 26 month high, since May 2017!



■ Sales ● Semi

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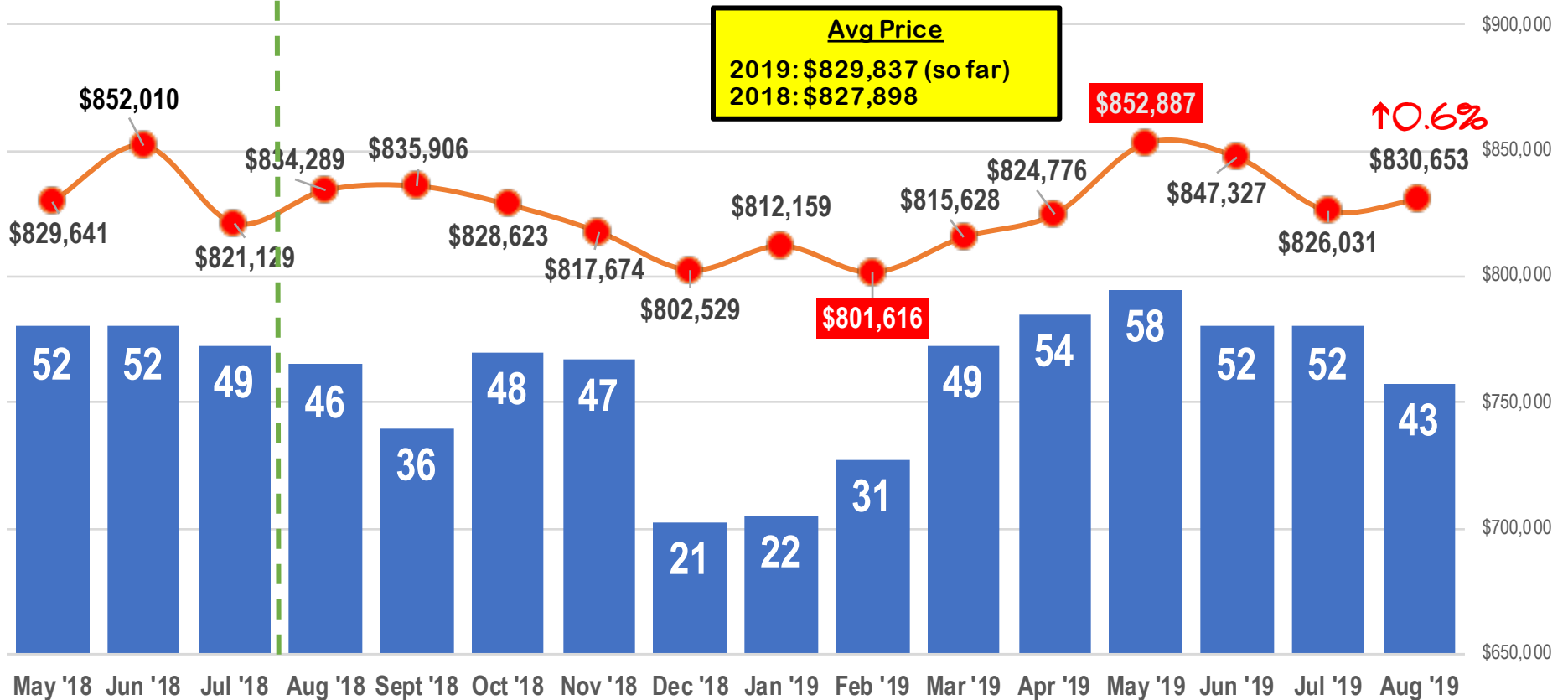
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What's your Semi worth now? Get a detailed report of your Semi's New Value by visiting NewValueOfMyHome.ca

VAUGHAN: Townhouse Avg Sold Price & Sales

VS last month: Sales are down and Avg Price is up by $\uparrow 0.6\%$.
VS 12 months ago: Sales are basically the same and Avg Price is down by $\downarrow 0.4\%$.
 ***May's Avg Price is a 16 month high, since Jan 2018.

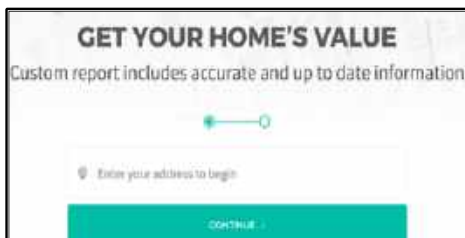


Avg Price
 2019: \$829,837 (so far)
 2018: \$827,898

■ Sales ● Townhouse (Freehold)

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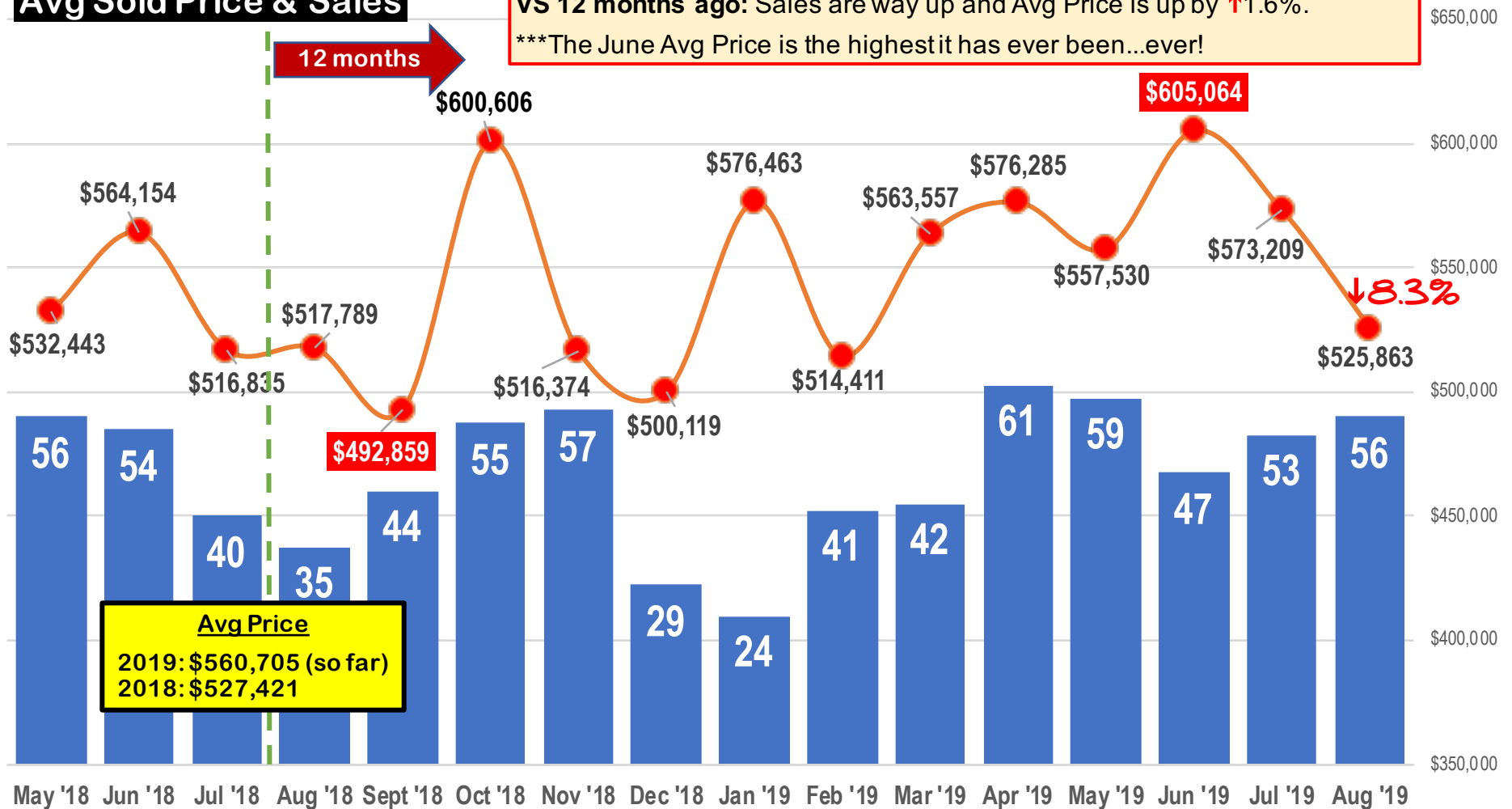
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What's your Townhouse worth now? Get a detailed report of your Town's New Value by visiting NewValueOfMyHome.ca

VAUGHAN: Condo Avg Sold Price & Sales

VS last month: Sales are up and Avg Price is down by **↓8.3%**.
 VS 12 months ago: Sales are way up and Avg Price is up by **↑1.6%**.
 ***The June Avg Price is the highest it has ever been...ever!

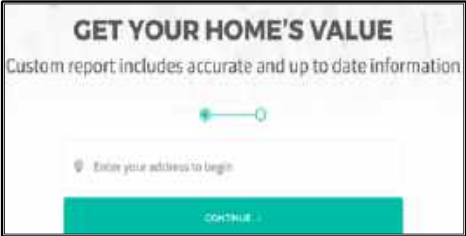


Avg Price
 2019: \$560,705 (so far)
 2018: \$527,421

■ Sales ● Condo

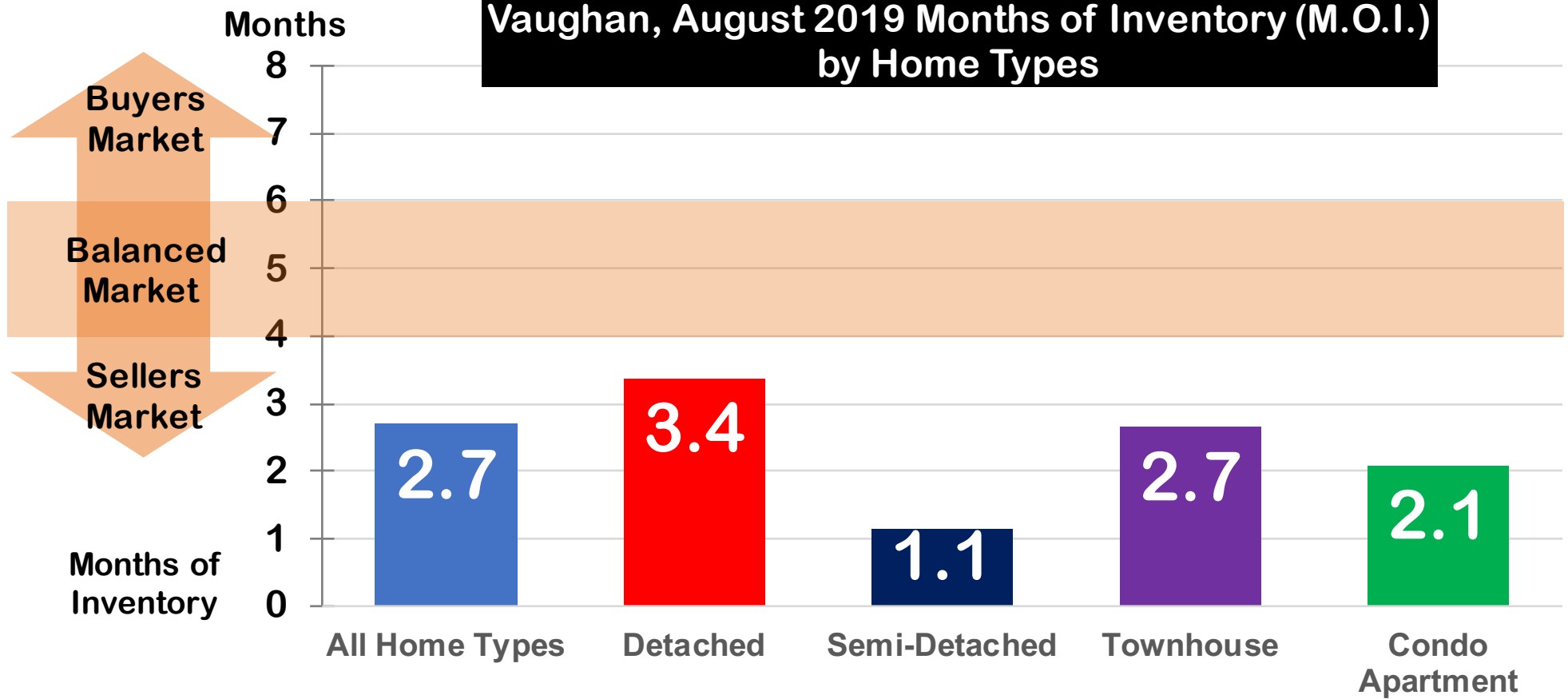
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Vaughan, August 2019 Months of Inventory (M.O.I.) by Home Types



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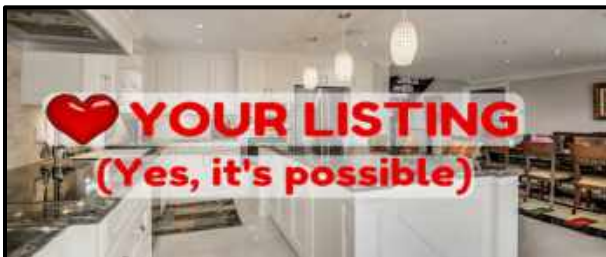
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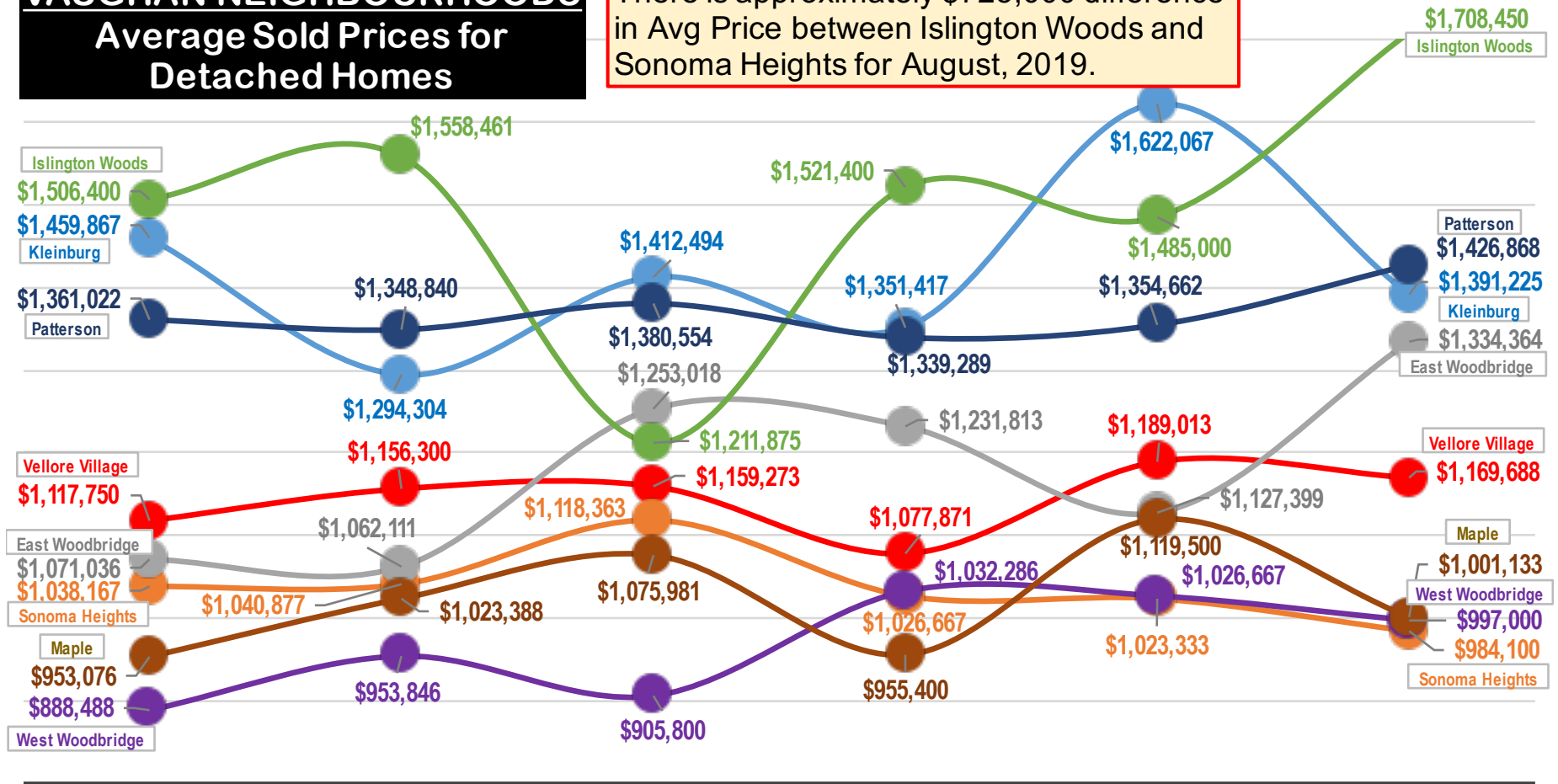
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VAUGHAN NEIGHBOURHOODS

Average Sold Prices for Detached Homes

There is approximately \$725,000 difference in Avg Price between Islington Woods and Sonoma Heights for August, 2019.



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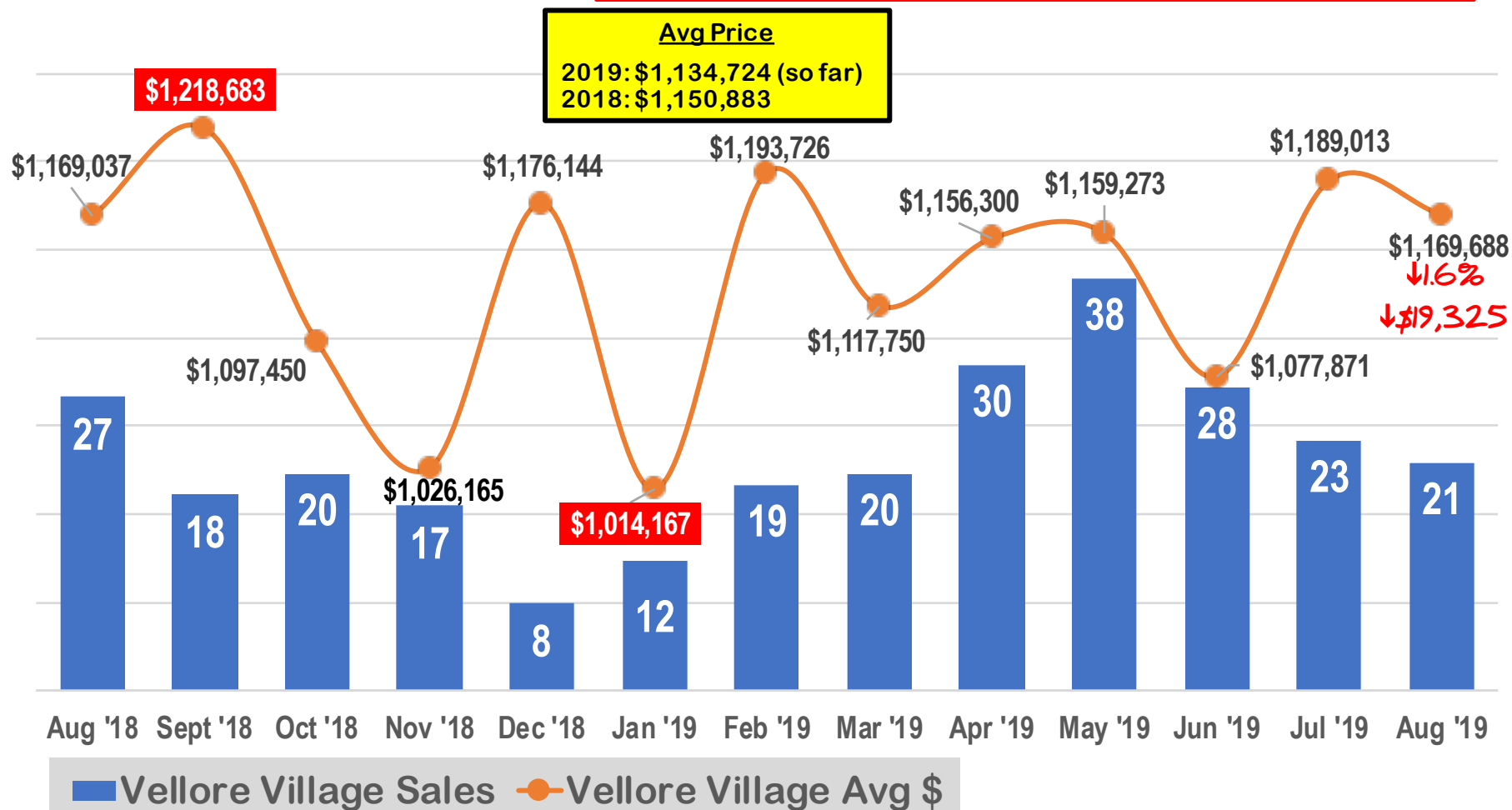
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Vellore Village: Detached

VS previous month: Avg Prices dropped slightly by ↓1.6%.

VS 12 months ago: Avg Sold Price is up slightly by ↑1%, ↑\$651.



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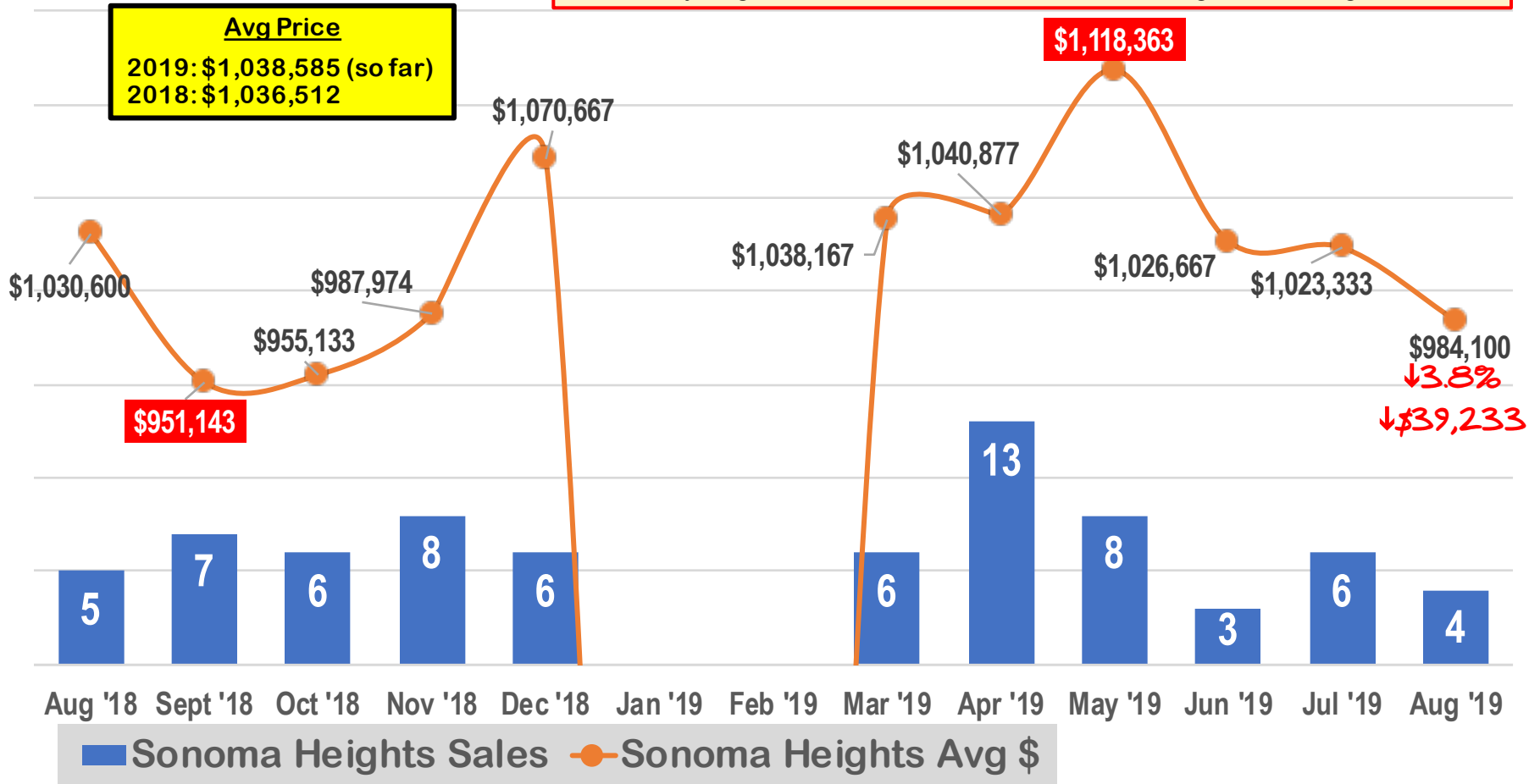


Sonoma Heights: Detached

VS previous month: Avg Prices have dropped for 3 consecutive months since May's 21 month high price.

VS 12 months ago: Avg Sold Price is down by $\downarrow 4.5\%$, $\downarrow \$46,500$.

***The May Avg Price of \$1,118,363 is a 21 month high, since Aug 2017.

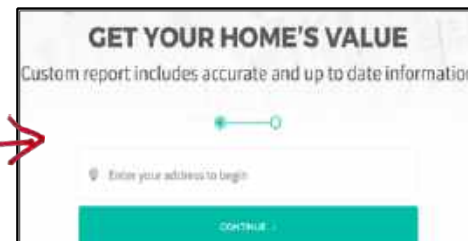


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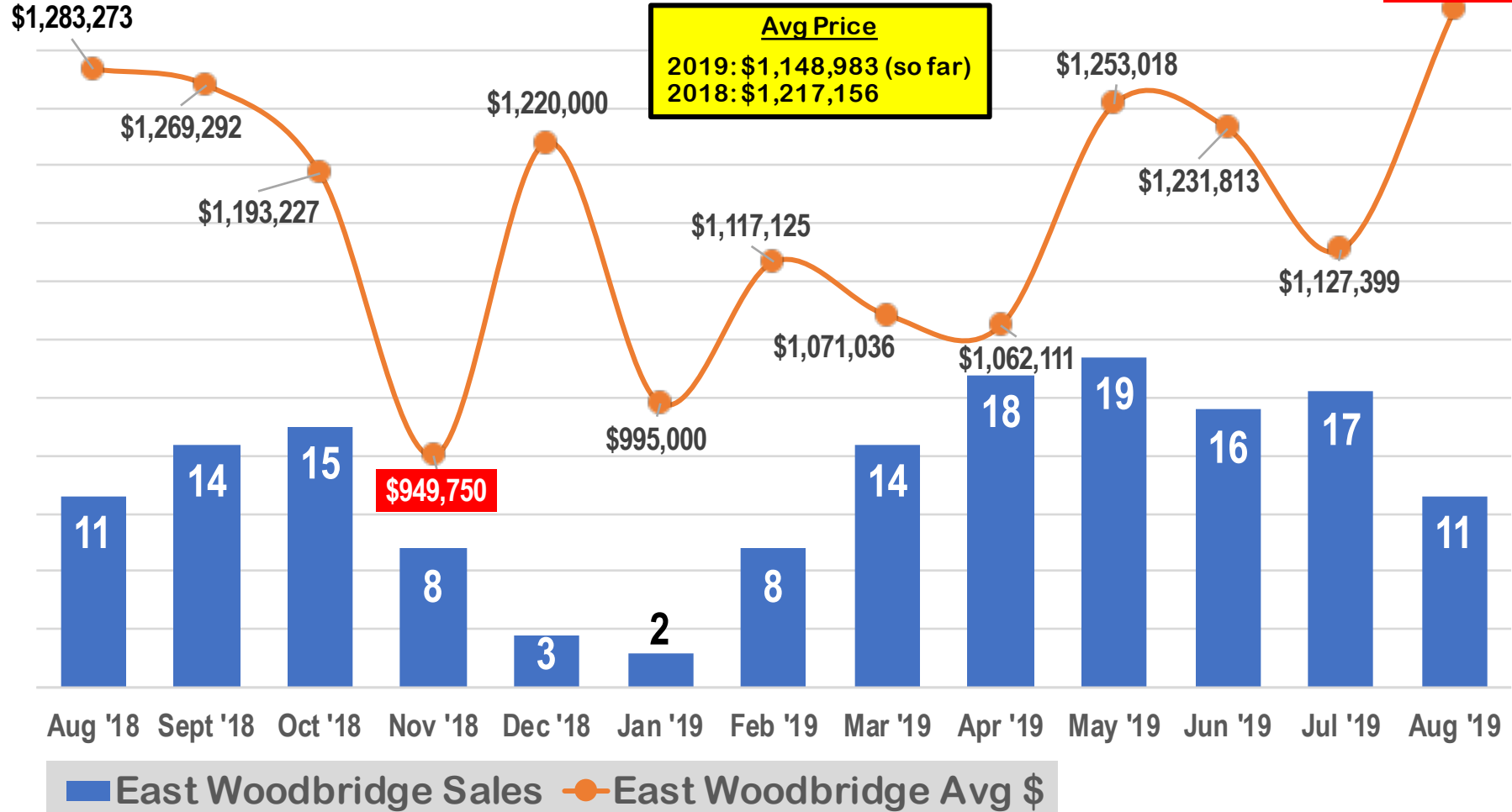
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East Woodbridge: Detached

VS previous month: Avg Price is way up by **↑18.4%**.
 VS 12 months ago: Avg Sold Price is up by **↑4%**, **↑\$51,091**.

↑18.4%
↑\$206,965
\$1,334,364



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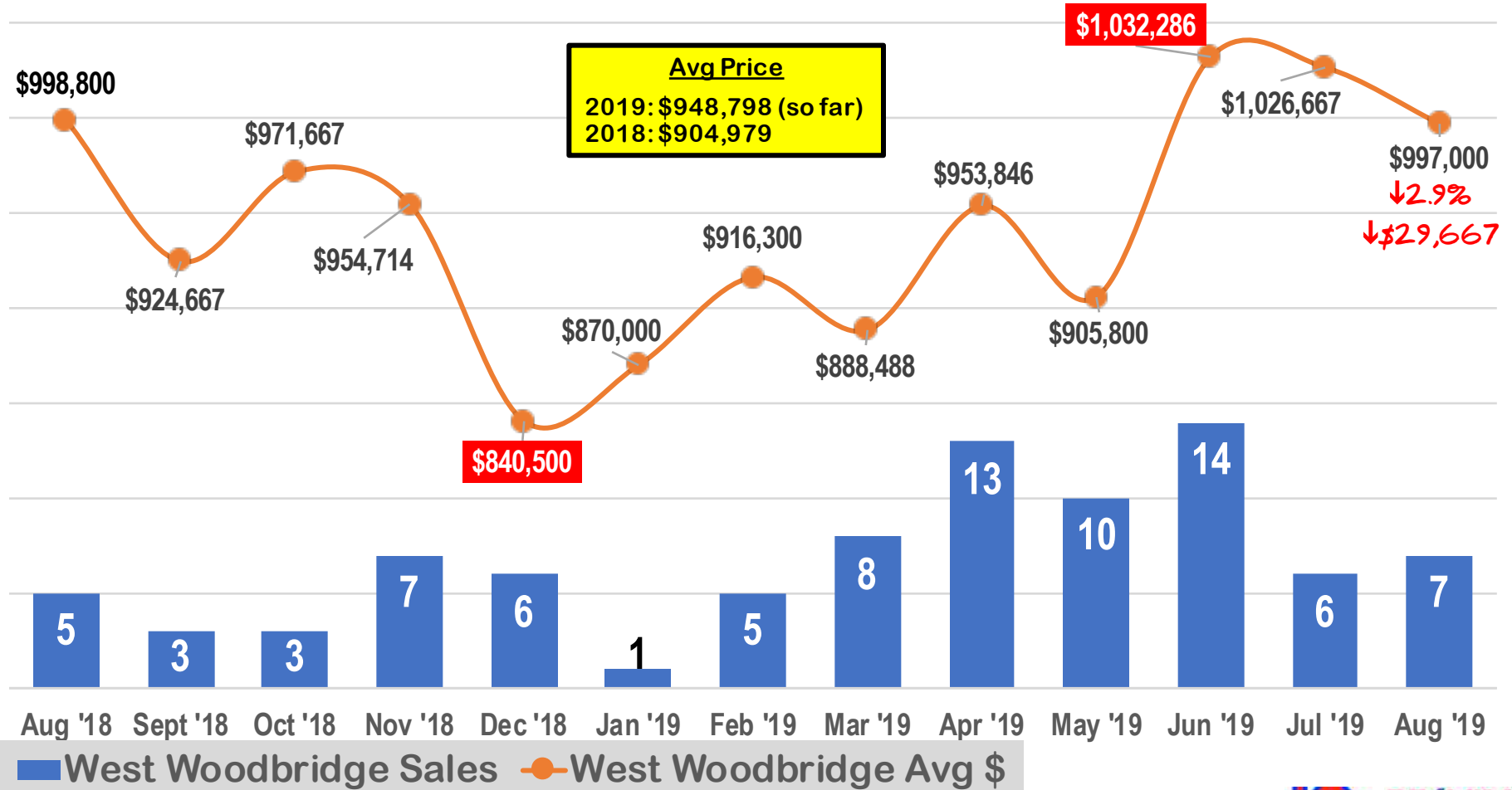


West Woodbridge: Detached Homes

VS previous month: Avg Prices are down by $\downarrow 2.9\%$, $\downarrow \$29,667$.

VS 12 months ago: Avg Sold Price is basically the same, down only by $\downarrow 0.2\%$, $\downarrow \$1,800$.

***The June Avg Price of \$1,032,286 is a 21 month high, since Nov 2017.



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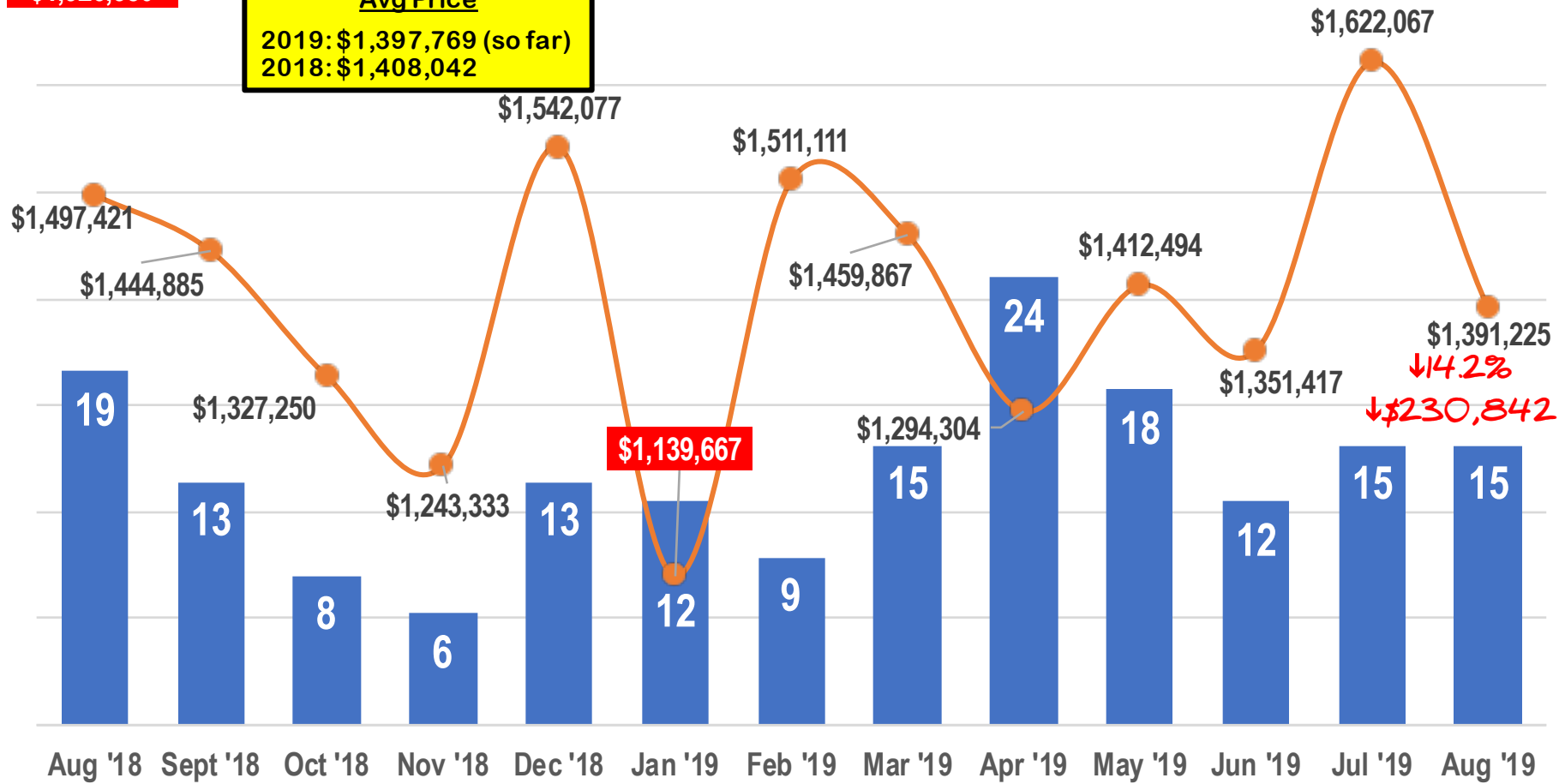
Kleinburg: Detached

\$1,926,380

Avg Price
 2019: \$1,397,769 (so far)
 2018: \$1,408,042

VS previous month: Avg Prices dropped by ↓14.2%, ↓\$230,842.

VS 12 months ago: Avg Sold Price is down by ↓7.1%, ↓\$106,196.



↓14.2%
~~\$230,842~~

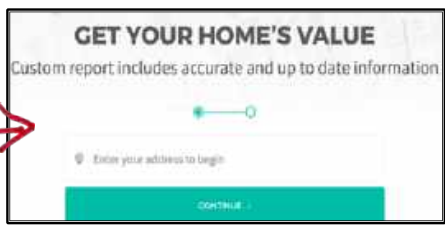
■ Kleinburg Sales ● Kleinburg Avg \$

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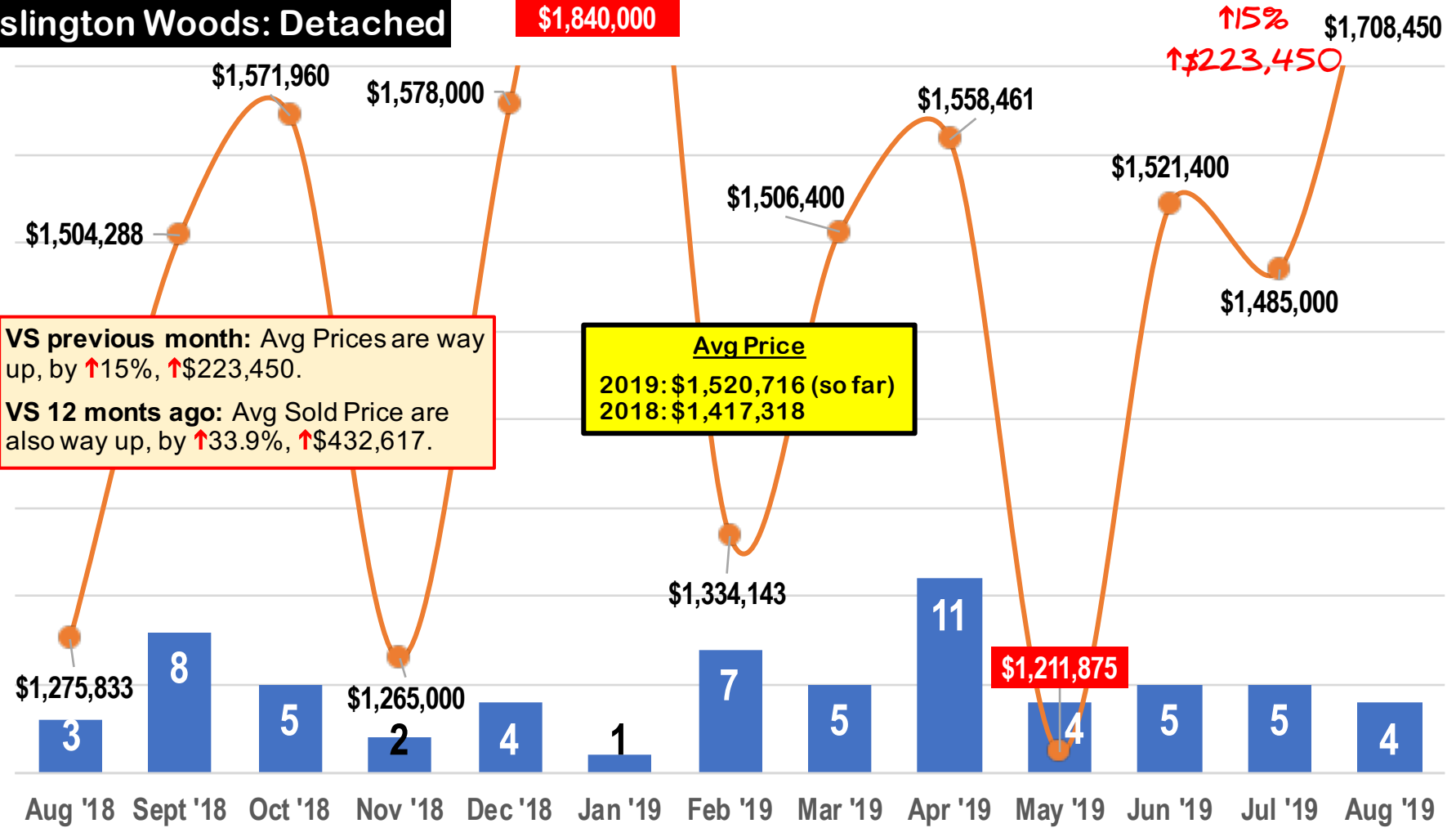


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Islington Woods: Detached

\$1,840,000



VS previous month: Avg Prices are way up, by **↑15%**, **↑\$223,450**.
VS 12 monts ago: Avg Sold Price are also way up, by **↑33.9%**, **↑\$432,617**.

Avg Price
 2019: \$1,520,716 (so far)
 2018: \$1,417,318

■ Islington Woods Sales ● Islington Woods Avg \$

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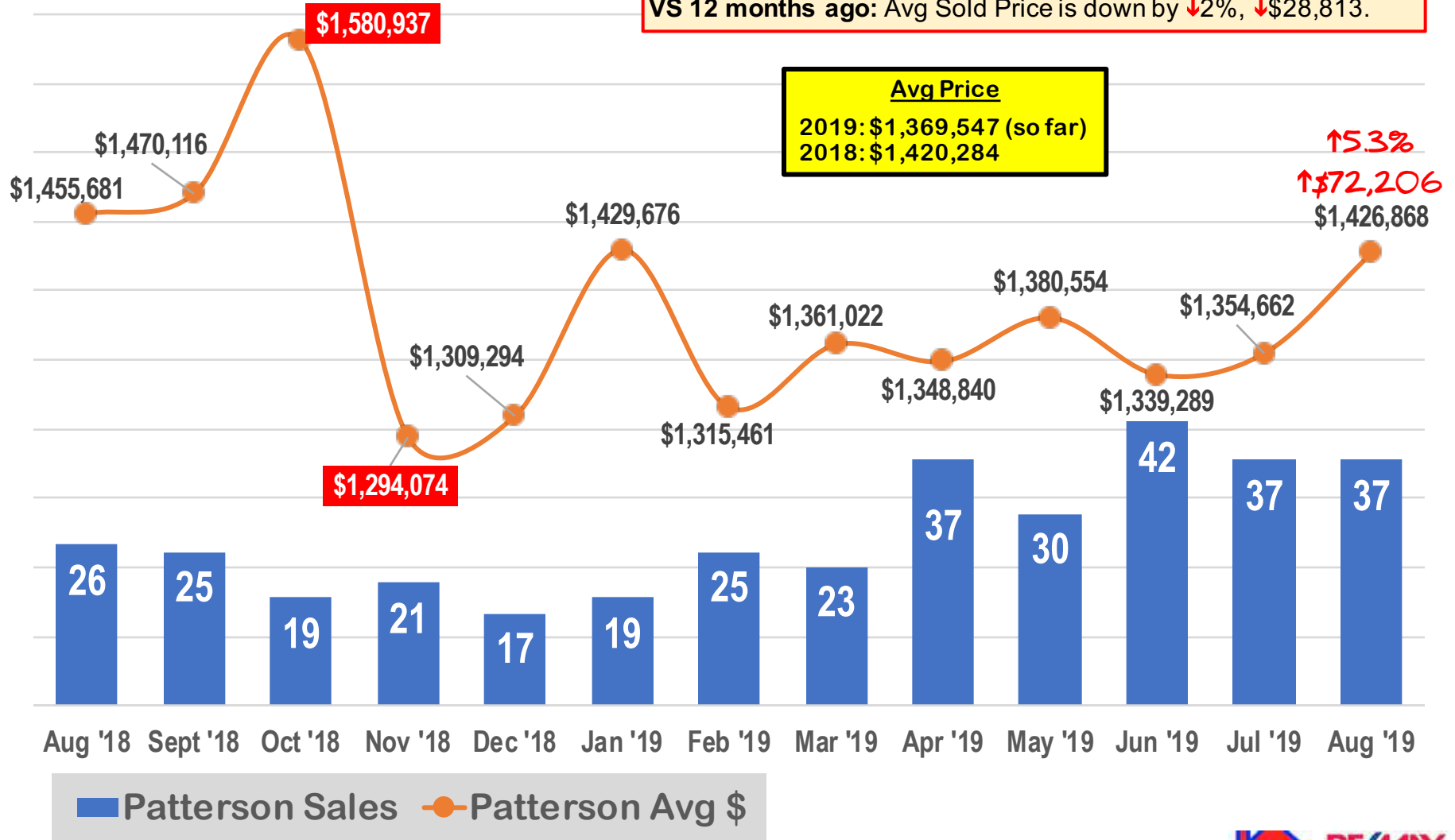
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Patterson: Detached

VS previous month: Avg Sold Prices are up by **↑5.3%**, **↑\$72,206**.
 VS 12 months ago: Avg Sold Price is down by **↓2%**, **↓\$28,813**.

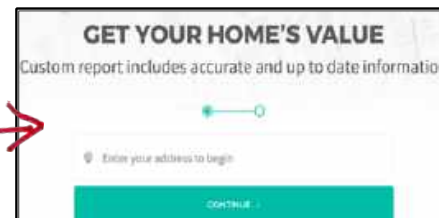


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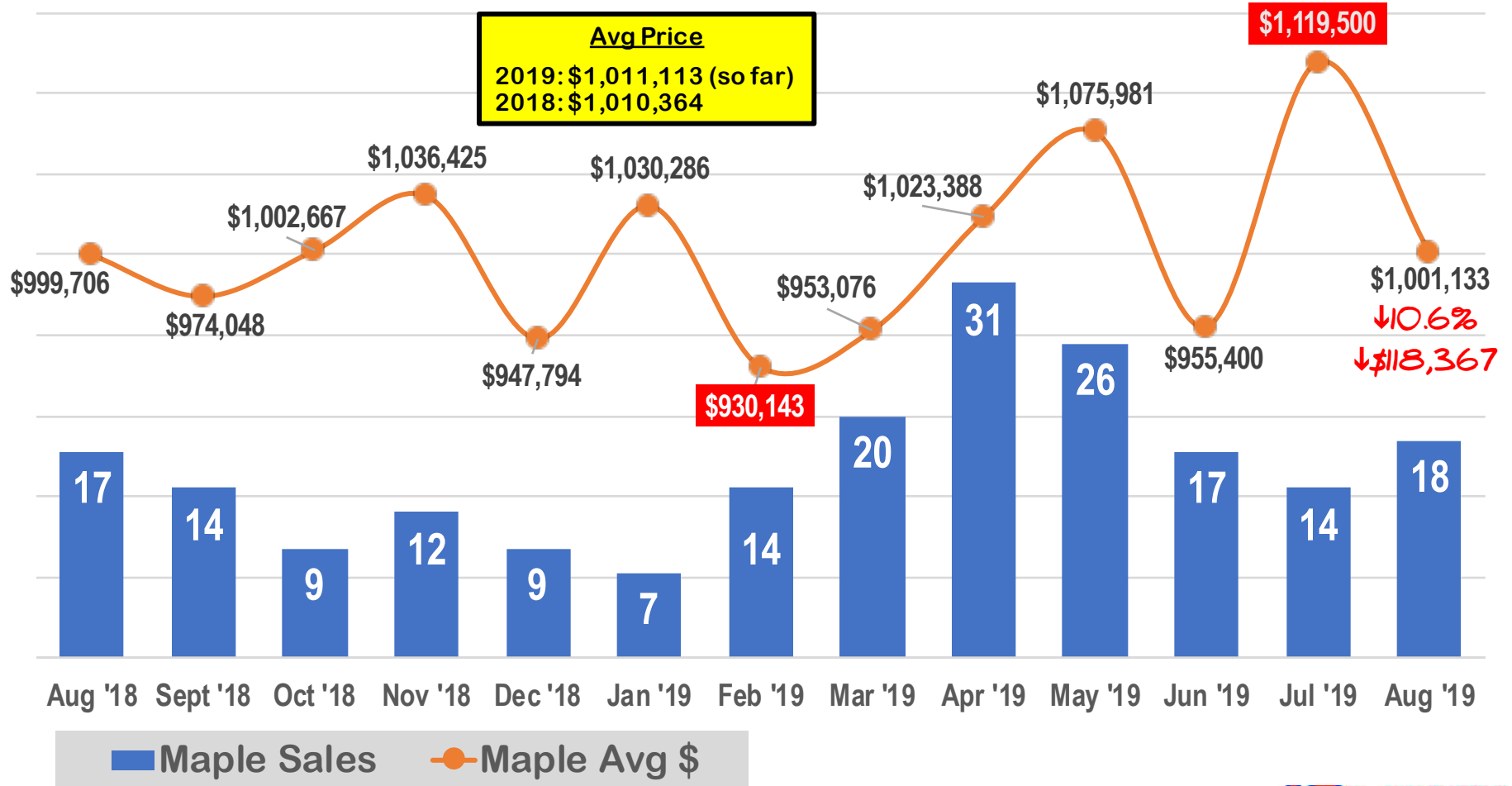


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Maple: Detached

VS previous month: Avg Prices are way down, by $\downarrow 10.6\%$, $\uparrow \$118,367$.
 VS 12 months ago: Avg Sold Price is basically the same, up slightly by $\uparrow 0.1\%$.



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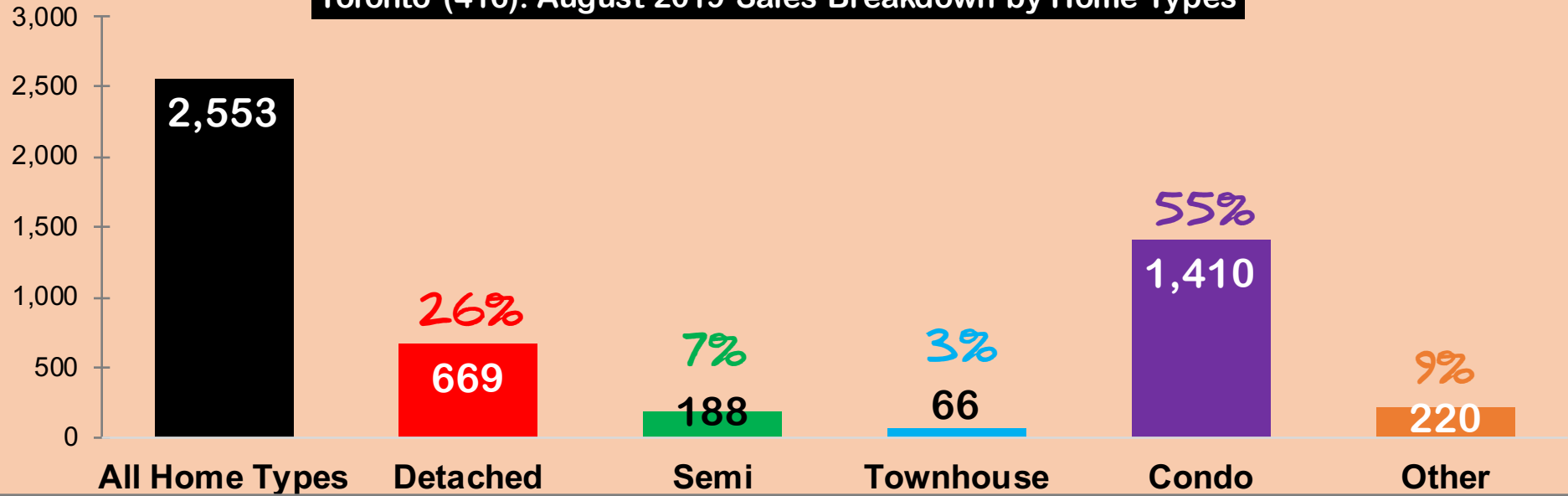
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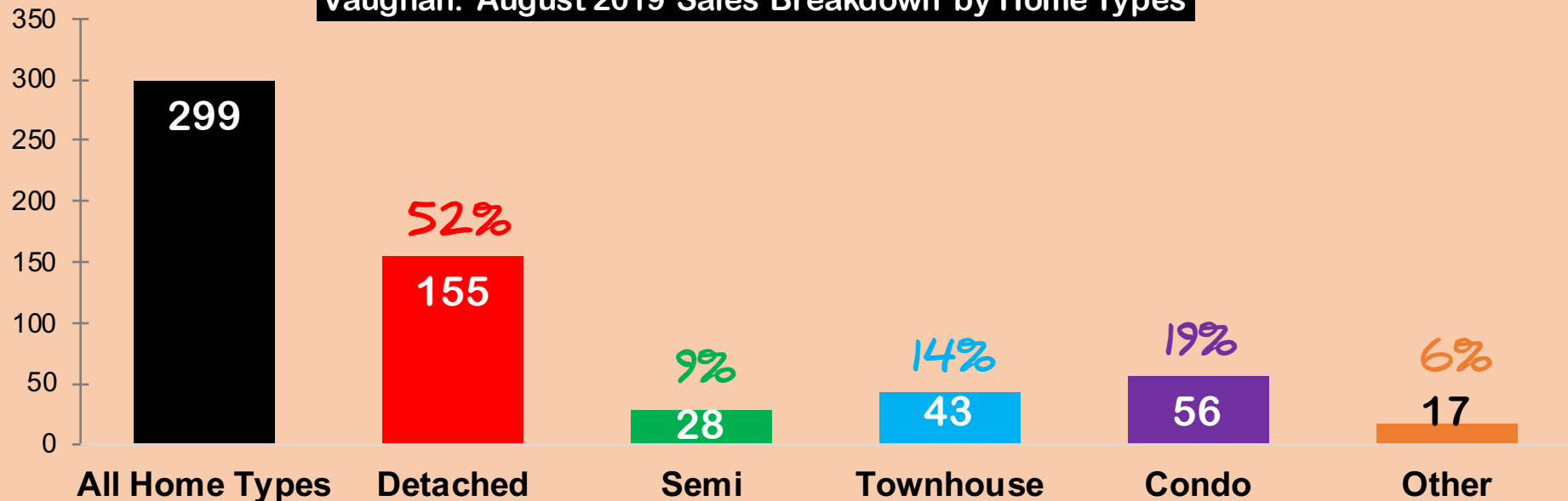
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Toronto (416): August 2019 Sales Breakdown by Home Types



Vaughan: August 2019 Sales Breakdown by Home Types

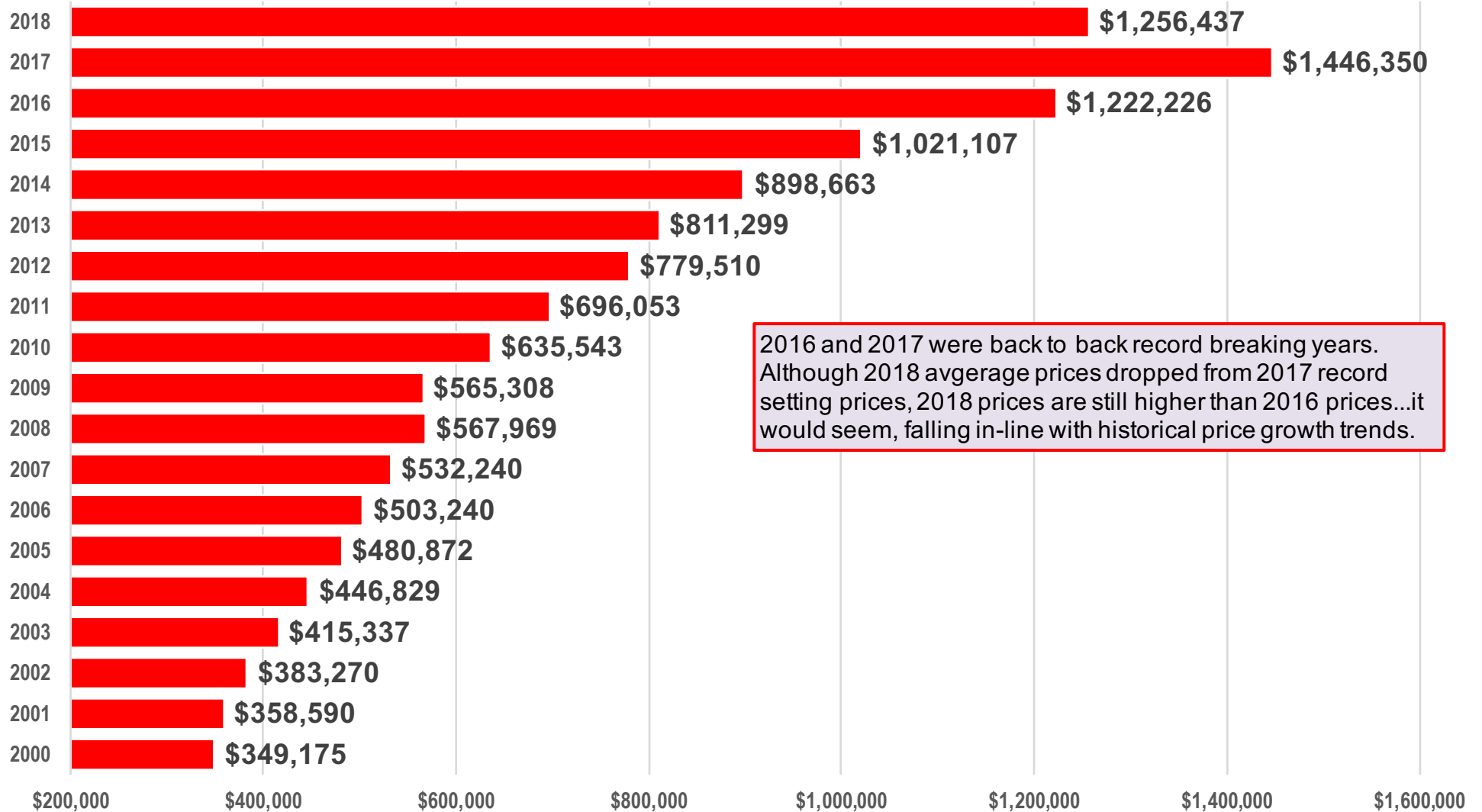


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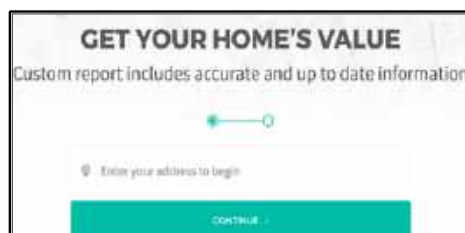
VAUGHAN: Yearly Average Home Prices for Detached Homes



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.

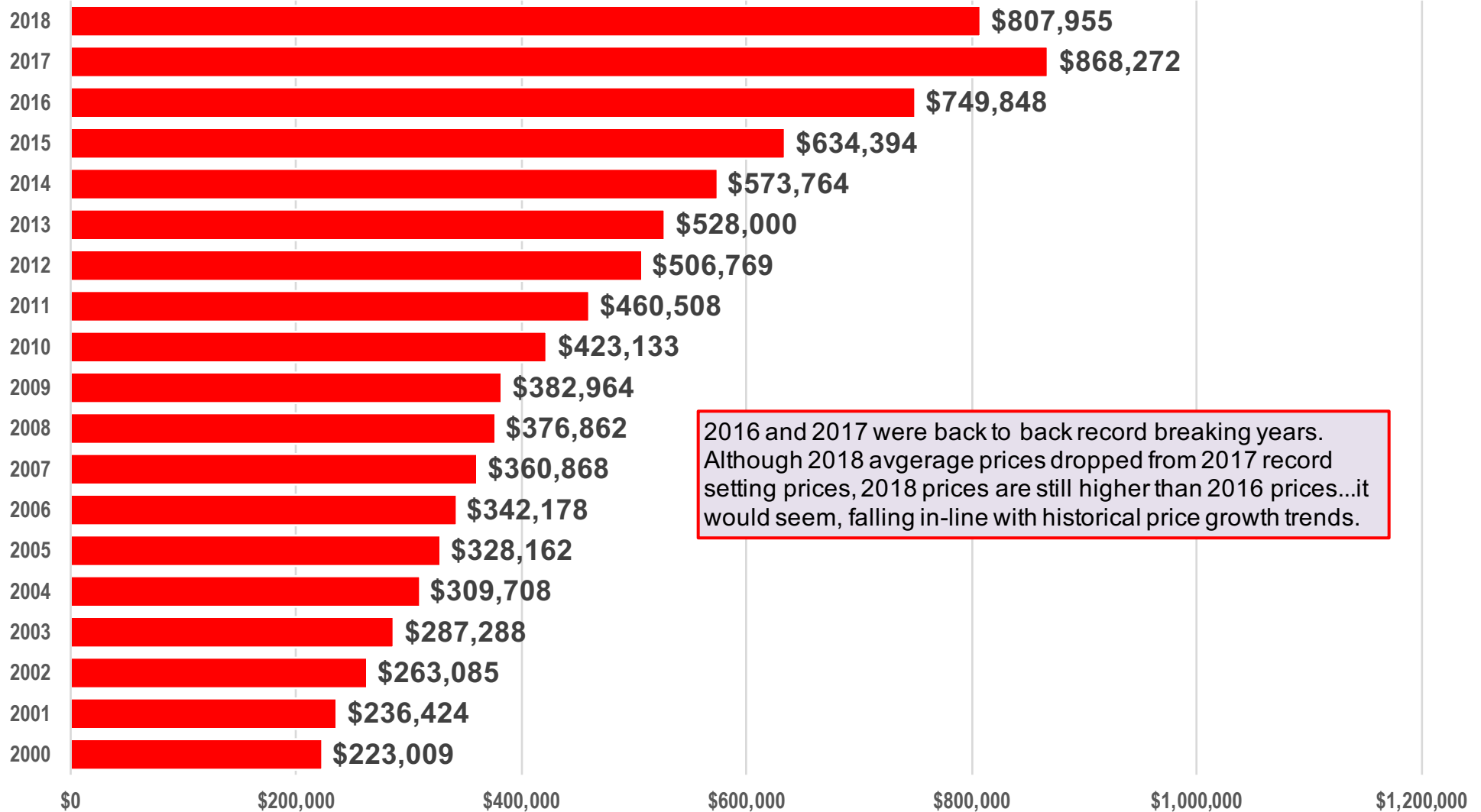
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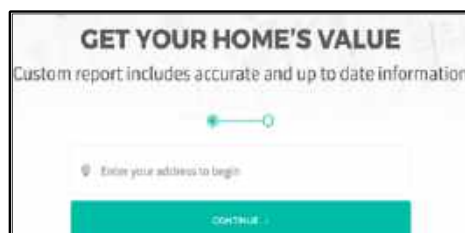
VAUGHAN: Yearly Average Home Prices for Semi's



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.

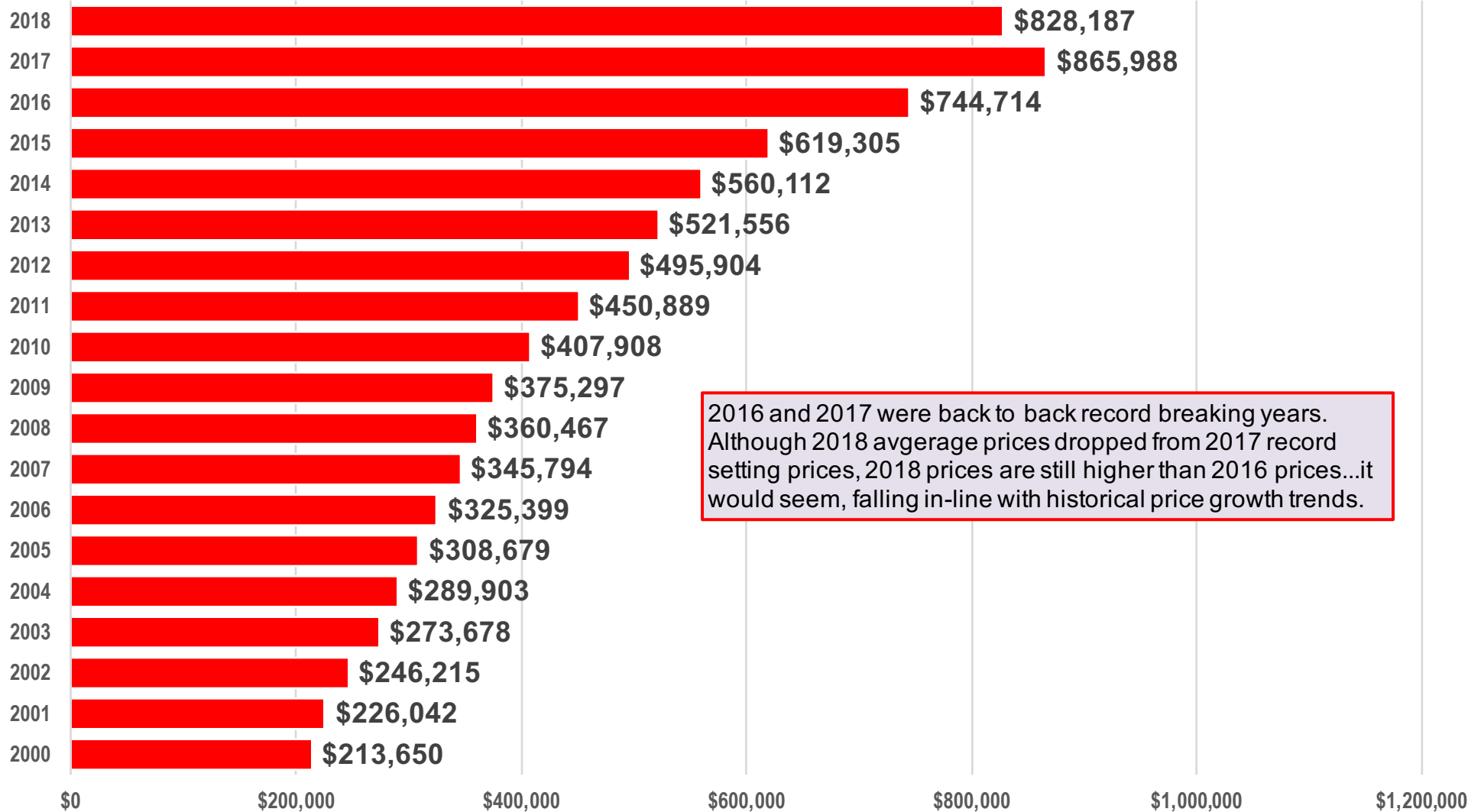
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VAUGHAN: Yearly Average Home Prices for Townhouses



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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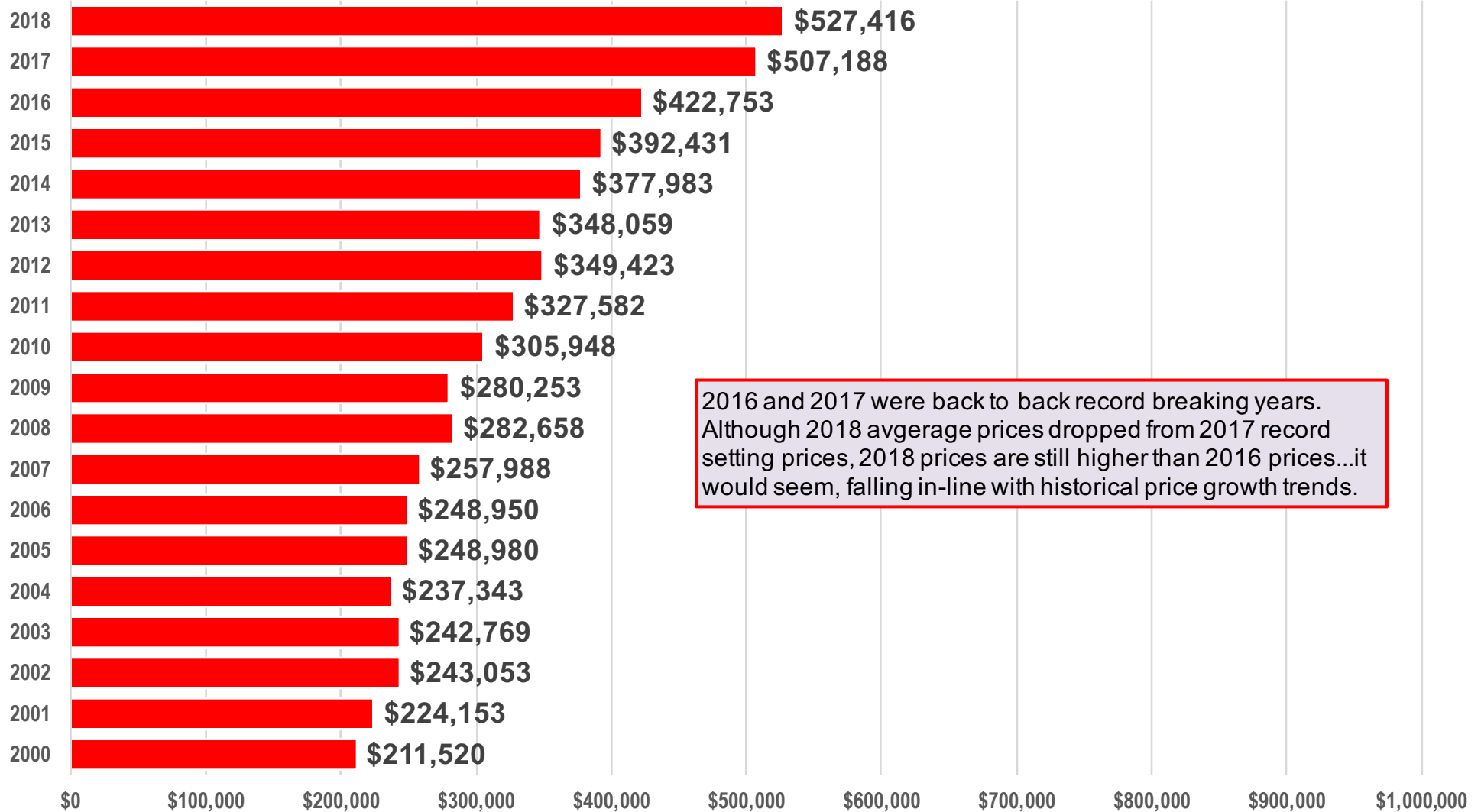
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VAUGHAN: Yearly Average Home Prices for Condo's



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Helpful, On-line Resources



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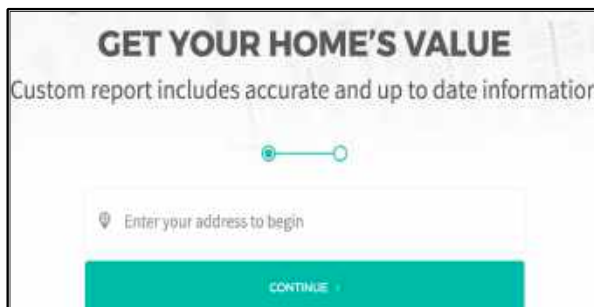
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