



**GTA Mid Month Housing
Market **Insights****

February 2021

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Insightt's Mid Month report provides our clients and partners with information on listing and sales activity within the Greater Toronto Area for the first 15 days of the month. Our data insights provide perspective on how the housing market is performing to assist with better forecasting and understanding the current housing market trends and dynamics.

Feb 2021 vs Feb 2020

Condominiums:

Type	Feb * 2021	Feb * 2020	% Diff.
Condo Listings	2,819	3,457	-18.5%
Condo Sales	1,807	1,534	17.8%

**Data time period is from 1st to 15th for each month. Source: TRREB & Giraffe Realty*

Residential Freehold:

Type	Feb * 2021	Feb * 2020	% Diff.
Residential Listings	6,099	7,271	-16.1%
Residential Sales	3,521	2,565	37.3%

**Data time period is from 1st to 15th for each month. Source: TRREB & Giraffe Realty*

Total GTA: Condo & Residential

Total	Feb * 2021	Feb * 2020	% Diff.
Total GTA Listings	8,918	10,728	-16.9%
Total GTA Sales	5,328	4,099	30.0%

**Data time period is from 1st to 15th for each month. Source: TRREB & Giraffe Realty*

Feb 2021 vs January 2021

Condominium:

Type	Feb * 2021	Jan * 2021	% Diff.
Condo Listings	2,819	3,943	-28.5%
Condo Sales	1,807	1,477	22.3%

**Data time period is from 1st to 15th for each month. Source: TRREB & Giraffe Realty*

Residential Freehold:

Type	Feb * 2021	Jan * 2021	% Diff.
Residential Listings	6,099	5,624	8.4%
Residential Sales	3,521	1,699	107.2%

**Data time period is from 1st to 15th for each month. Source: TRREB & Giraffe Realty*

Total GTA: Condominium & Residential

Total	Feb * 2021	Jan * 2021	% Diff.
Total GTA Listings	8,918	9,657	-6.8%
Total GTA Sales	5,328	3,176	67.8%

**Data time period is from 1st to 15th for each month. Source: TRREB & Giraffe Realty*

Year to Date (YTD) 2021 vs YTD 2020

Condominium Properties:

Type	YTD 2021*	YTD 2020*	% Diff.
Condo Listings	6,762	4,865	39%
Condo Sales	4,749	3,571	33.0%

**Data time period is from Jan 1 to July 15 for each year. Source: TRREB*

Residential Freehold:

Type	YTD 2021*	YTD 2020*	% Diff.
Residential Listings	11,723	9,184	27.6%
Residential Sales	7,194	5,611	28.2%

**Data time period is from Jan 1 to July 15 for each year. Source: TRREB*

Total GTA: Condo & Residential

Total	YTD 2021*	YTD 2020*	% Diff
Total Listings	18,485	14,049	31.6%
Total Sales	11,943	9,182	30.1%

**Data time period is from 1st to 15th for each month. Source: TRREB & Giraffe Realty*

Listing and Sales Trends by City:

- [Appendix A](#): Listing Trends by City
- [Appendix B](#): Sold Trends by City

Appendix A – New Listings by GTA City

Feb 2021 vs January 2021

Condo				Residential			
City	Current Month #	LM #	Diff %	City	Current Month #	LM #	Diff %
TORONTO	1,707	2,496	-31.6%	TORONTO	1,707	2,496	-31.6%
MISSISSAUGA	360	457	-21.2%	MISSISSAUGA	360	457	-21.2%
BRAMPTON	119	121	-1.7%	BRAMPTON	119	121	-1.7%
VAUGHAN	108	185	-41.6%	VAUGHAN	108	185	-41.6%
MARKHAM	102	146	-30.1%	MARKHAM	102	146	-30.1%
BURLINGTON	77	111	-30.6%	BURLINGTON	77	111	-30.6%
OAKVILLE	74	97	-23.7%	OAKVILLE	74	97	-23.7%
RICHMOND HILL	64	107	-40.2%	RICHMOND HILL	64	107	-40.2%
OSHAWA	42	44	-4.5%	OSHAWA	42	44	-4.5%
PICKERING	38	46	-17.4%	PICKERING	38	46	-17.4%
MILTON	32	38	-15.8%	MILTON	32	38	-15.8%
AURORA	25	20	25.0%	AURORA	25	20	25.0%
NEWMARKET	15	7	114.3%	NEWMARKET	15	7	114.3%
CLARINGTON	14	13	7.7%	CLARINGTON	14	13	7.7%
AJAX	11	8	37.5%	AJAX	11	8	37.5%
WHITBY	9	15	-40.0%	WHITBY	9	15	-40.0%
WHITCHURC H-STOUFFVILLE	8	13	-38.5%	WHITCHURC H-STOUFFVILLE	8	13	-38.5%

*Data time period is from 1st to 15th for each month. Source: TRREB. Current Month # is Feb 1 to 15, 2021. LM# is January 1 to 15, 2021

Appendix B – Sold Listings by GTA City

Feb 2021 vs January 2021

Condo				Residential			
City	#Sales - Current Month	#Sales - LMTD	Diff %	City	#Sales - Current Month	#Sales - LMTD	Diff %
TORONTO	1,087	903	20.4%	TORONTO	684	353	93.8%
MISSISSAUGA	239	182	31.3%	BRAMPTON	525	289	81.7%
MARKHAM	76	60	26.7%	MISSISSAUGA	286	123	132.5%
BRAMPTON	73	70	4.3%	OAKVILLE	215	84	156.0%
VAUGHAN	70	51	37.3%	VAUGHAN	178	111	60.4%
BURLINGTON	51	48	6.3%	MARKHAM	173	73	137.0%
RICHMOND HILL	48	42	14.3%	OSHAWA	171	85	101.2%
OAKVILLE	38	37	2.7%	MILTON	142	50	184.0%
PICKERING	27	15	80.0%	CLARINGTON	140	35	300.0%
OSHAWA	20	19	5.3%	WHITBY	132	37	256.8%
MILTON	19	15	26.7%	RICHMOND HILL	124	80	55.0%
AURORA	13	12	8.3%	BURLINGTON	116	45	157.8%
AJAX	9	3	200.0%	AJAX	88	49	79.6%
CLARINGTON	9	5	80.0%	NEWMARKET	88	46	91.3%
NEWMARKET	6	3	100.0%	GEORGINA	76	38	100.0%
WHITBY	6	5	20.0%	CALEDON	74	28	164.3%
WHITCHURCH-STOUFFVILLE	6			PICKERING	60	26	130.8%
				AURORA	53	22	140.9%
				WHITCHURCH-STOUFFVILLE	53	28	89.3%
				EAST GWILLIMBURY	44	31	41.9%

*Data time period is from 1st to 15th for each month. Source: TRREB. Current Month # is Feb. 1 to 15, 2021. LMTD# is January 1 to 15, 2021

References:

- GTA Market Area include the Regions of:
 - Durham
 - Halton
 - Peel
 - Toronto
 - York

- Data time period is from 1st to 15th for each month when comparing different time periods. For example, Feb 2021 would be 1st to the 15th of the month when compared to the 1st to the 15th of Feb 2021.

- Residential Freehold: Residential properties include:
 - Detached
 - Semi-detached
 - Townhouse
 - Other freehold property types

- Condominium: Condominium properties include:
 - Condo Apartment
 - Condo Townhouse
 - Co-ownership
 - Any other condo dwelling type