



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

**April 2021**

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**Brian Bell – MBA  
Insightt**



[bbell@insightt.ca](mailto:bbell@insightt.ca)



[insightt.ca](http://insightt.ca)

## April 2021 vs April 2020

### Condominiums:

Type	April * 2021	April * 2020	% Diff.
Condo Listings	4,260	1,474	189%
Condo Sales	2,120	558	280%

*\*Data time period is from 1<sup>st</sup> to 15<sup>th</sup> for each month. Source: TRREB & Property PATH, Brokerage*

### Residential Freehold:

Type	April * 2021	April * 2020	% Diff.
Residential Listings	8,603	2,509	243%
Residential Sales	4,477	1,150	289%

*\*Data time period is from 1<sup>st</sup> to 15<sup>th</sup> for each month. Source: TRREB & Property PATH, Brokerage*

### Total GTA: Condo & Residential

Total	April * 2021	April * 2020	% Diff.
Total GTA Listings	12,863	3,983	223%
Total GTA Sales	6,597	1,708	286%

*\*Data time period is from 1<sup>st</sup> to 15<sup>th</sup> for each month. Source: TRREB & Property PATH, Brokerage*

## April 2021 vs March 2021

### Condominium:

Type	April * 2021	March * 2021	% Diff.
Condo Listings	4,260	4,405	-3.3%
Condo Sales	2,120	2,771	-23.5%

*\*Data time period is from 1<sup>st</sup> to 15<sup>th</sup> for each month. Source: TRREB & Property PATH, Brokerage*

### Residential Freehold:

Type	April * 2021	March * 2021	% Diff.
Residential Listings	8,603	10,372	-17.1%
Residential Sales	4,477	5,287	-15.3%

*\*Data time period is from 1<sup>st</sup> to 15<sup>th</sup> for each month. Source: TRREB & Property PATH, Brokerage*

### Total GTA: Condominium & Residential

Total	April * 2021	March * 2021	% Diff.
Total GTA Listings	12,863	14,777	-13.0%
Total GTA Sales	6,597	8,058	-18.1%

*\*Data time period is from 1<sup>st</sup> to 15<sup>th</sup> for each month. Source: TRREB & Property PATH, Brokerage*

## Year to Date (YTD) 2021 vs YTD 2020

### Condominium Properties:

Type	YTD 2021*	YTD 2020*	% Diff.
Condo Listings	19,739	12,681	55.7%
Condo Sales	13,082	7,959	64.4%

*\*Data time period is from Jan 1 to July 15 for each year. Source: TRREB & Property PATH, Brokerage*

### Residential Freehold:

Type	YTD 2021*	YTD 2020*	% Diff.
Residential Listings	40,321	24,845	62.3%
Residential Sales	23,508	16,688	72%

*\*Data time period is from Jan 1 to July 15 for each year. Source: TRREB & Property PATH, Brokerage*

### Total GTA: Condo & Residential

Total	YTD 2021*	YTD 2020*	% Diff
Total Listings	60,060	37,526	60%
Total Sales	36,590	21,647	69%

*\*Data time period is from 1<sup>st</sup> to 15<sup>th</sup> for each month. Source: TRREB & Property PATH, Brokerage*

### 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

April 2021 vs March 2021

Condo				Residential			
City	Current Month #	LM #	Diff %	City	Current Month #	LM #	Diff %
TORONTO	2,620	2,628	-0.3%	TORONTO	2,141	2,173	-1.5%
MISSISSAUGA	532	561	-5.2%	BRAMPTON	1,189	1,493	-20.4%
MARKHAM	171	193	-11.4%	MISSISSAUGA	622	739	-15.8%
BRAMPTON	164	176	-6.8%	VAUGHAN	480	630	-23.8%
VAUGHAN	127	155	-18.1%	OAKVILLE	429	564	-23.9%
BURLINGTON	104	130	-20.0%	MARKHAM	466	550	-15.3%
OAKVILLE	131	128	2.3%	OSHAWA	382	506	-24.5%
RICHMOND HILL	107	100	7.0%	RICHMOND HILL	386	459	-15.9%
OSHAWA	63	76	-17.1%	WHITBY	247	345	-28.4%
MILTON	52	69	-24.6%	MILTON	279	337	-17.2%
PICKERING	42	52	-19.2%	CLARINGTON	232	311	-25.4%
AURORA	22	29	-24.1%	BURLINGTON	184	294	-37.4%
NEWMARKET	19	24	-20.8%	AJAX	241	289	-16.6%
WHITBY	25	24	4.2%	NEWMARKET	197	266	-25.9%
AJAX	31	18	72.2%	GEORGINA	148	200	-26.0%
CLARINGTON	21	17	23.5%	PICKERING	146	197	-25.9%
WHITCHURC H-STOUFFVILLE	10	12	-16.7%	CALEDON	157	190	-17.4%
				AURORA	154	169	-8.9%
				EAST GWILLIMBURY	94	161	-41.6%
				WHITCHURC H-STOUFFVILLE	115	151	-23.8%
				HALTON HILLS	124	128	-3.1%
				KING	79	81	-2.5%

\*Data time period is from 1<sup>st</sup> to 15<sup>th</sup> for each month for current Month and LM# ( Last Month)

## Appendix B – Sold Listings by GTA City

April 2021 vs March 2021

Condo				Residential			
City	#Sales - Current Month	#Sales - LMTD	Diff %	City	#Sales - Current Month	#Sales - LMTD	Diff %
TORONTO	1,239	1,671	-25.9%	TORONTO	965	1,171	-17.6%
MISSISSAUGA	291	327	-11.0%	BRAMPTON	611	688	-11.2%
BURLINGTON	79	86	-8.1%	MISSISSAUGA	363	421	-13.8%
MARKHAM	77	115	-33.0%	OSHAWA	243	276	-12.0%
BRAMPTON	74	112	-33.9%	OAKVILLE	235	234	0.4%
VAUGHAN	67	109	-38.5%	VAUGHAN	229	296	-22.6%
OAKVILLE	59	91	-35.2%	MARKHAM	225	252	-10.7%
RICHMOND HILL	49	55	-10.9%	CLARINGTON	153	196	-21.9%
OSHAWA	39	38	2.6%	RICHMOND HILL	151	190	-20.5%
MILTON	32	39	-17.9%	WHITBY	149	197	-24.4%
PICKERING	22	30	-26.7%	MILTON	145	192	-24.5%
CLARINGTON	18	18	0.0%	BURLINGTON	140	162	-13.6%
WHITBY	17	22	-22.7%	AJAX	137	125	9.6%
NEWMARKET	14	14	0.0%	NEWMARKET	94	145	-35.2%
AJAX	13	10	30.0%	GEORGINA	91	121	-24.8%
AURORA	12	13	-7.7%	AURORA	89	95	-6.3%
				CALEDON	83	87	-4.6%
				PICKERING	75	113	-33.6%
				HALTON HILLS	66	86	-23.3%
				EAST GWILLIMBURY	65	53	22.6%
				WHITCHURCH-STOUFFVILLE	63	74	-14.9%
				KING	31	32	-3.1%
				UXBRIDGE	29	29	0.0%
				SCUGOG	26	26	0.0%

\*Data time period is from 1<sup>st</sup> to 15<sup>th</sup> for each month for current month and . LMTD is the previous month

Source: TRREB.

## References:

- GTA Market Area include the Regions of:
  - Durham
  - Halton
  - Peel
  - Toronto
  - York
  
- Data time period is from 1<sup>st</sup> to 15<sup>th</sup> for each month when comparing different time periods. For example, Feb 2021 would be 1<sup>st</sup> to the 15<sup>th</sup> of the month when compared to the 1<sup>st</sup> to the 15<sup>th</sup> 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