



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

April 2021

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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 1st to 15th 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 1st to 15th 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 1st to 15th 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 1st to 15th 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 1st to 15th 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 1st to 15th 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 for YTD time period is from Jan 1 to April 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 for YTD is from Jan 1 to April 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 YTD time period is from Jan 1st to April 15th for each year. 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 1st to 15th 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 1st to 15th 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 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