

Doug Hart's Real Estate Report, November 2020



1. The Toronto real estate market again continued its upward path in October with sales up by 25.1 % over October 2019.

The average selling price of a GTA home in October was \$968,318, up by 13.7% over October 2019 and up 25.1% in number of homes sold. While detached houses are hot in this market, there is an increasing inventory of condos as owners try to exit the market.

The average selling price of a detached house in the City of Toronto was \$1,470,857 in October. This is a 11.2% price increase over October 2019.

Sales Results for the City of Toronto (416)

	Oct 2020	Oct 2019	Change in price
Detached	\$1,470,857	\$1,323,015	11.2%
Semi-detached	\$1,154,087	\$1,099,802	4.9%
Townhouse	\$828,090	\$795,115	4.1%
Condo	\$668,161	\$662,631	0.8%

Toronto Sales- Year-to-date basis

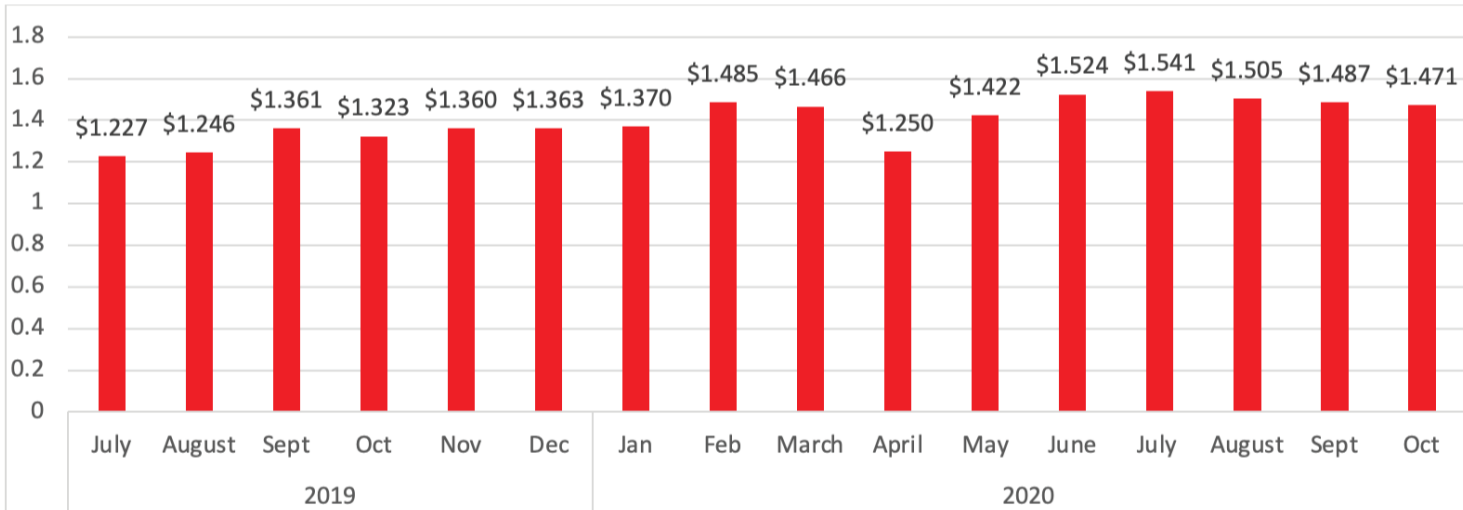
On a year-to-date basis to the end of October most types of houses are just about even on number of houses sold compared to this time last year. Prices however are ahead the strongest for detached and semi-detached houses and more modestly for townhouses and condos. The sales of condos are down a sizeable 12. 6% on a year over year basis.

	Number of houses sold	Change in price
Detached	.9%	12.7%
Sem-detached	1.3%	11.7%
Townhouses	-.3%	8.3%
Condos	-12.6%	8.5%

2. The price of detached homes in Toronto continue ahead of 2019 levels.

The price of a detached home in Toronto was \$1,470,857 in October of this year.

Average Price of Detached Homes in City of Toronto
(Millions, July 2019 to October 2020)



3. How other Canadian cities are performing - Ottawa powers ahead of the rest of country.

Year Over Year Results – Oct 2020

	Average Value	Change in Sales	Price Change
Toronto	\$968,318	24%	10.8%
Vancouver	\$1,045,100	29%	5.0%
Edmonton	\$382,060	25%	8.0%
Calgary	\$474,903	22%	5.0%
Ottawa	\$603,253	34%	25%

4. If you are thinking of selling buyers are back in the market and are serious.

If you have been thinking of selling, buyers are back and are serious about buying. Prices are up and there is a shortage of good homes in all price levels. Whether you are thinking of buying your first home, moving to a larger home or downsizing and buying condo, I would be pleased to develop an effective marketing plan to help you get the best price for your home. And I can help you find your ideal next home.

I am a real estate broker with Bosley Real Estate who provides full service real estate services to families in Toronto. I know the market well and work closely with families to market their home to qualified buyers to get the best price for their home. I provide the highest level of personalized service to make the sale of your home a smooth and successful process -especially in this market.

I would be pleased to answer any questions you have on the real estate market. Perhaps you wish to downsize and embrace the next stage of your life.



DOUGLAS HART
BROKER

416.712.9050

doug@hart-realestate.com
www.hart-realestate.com
103 Vanderhoof Avenue,
Toronto, ON, M4G 2H5

Bosley Real Estate Ltd., Brokerage

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