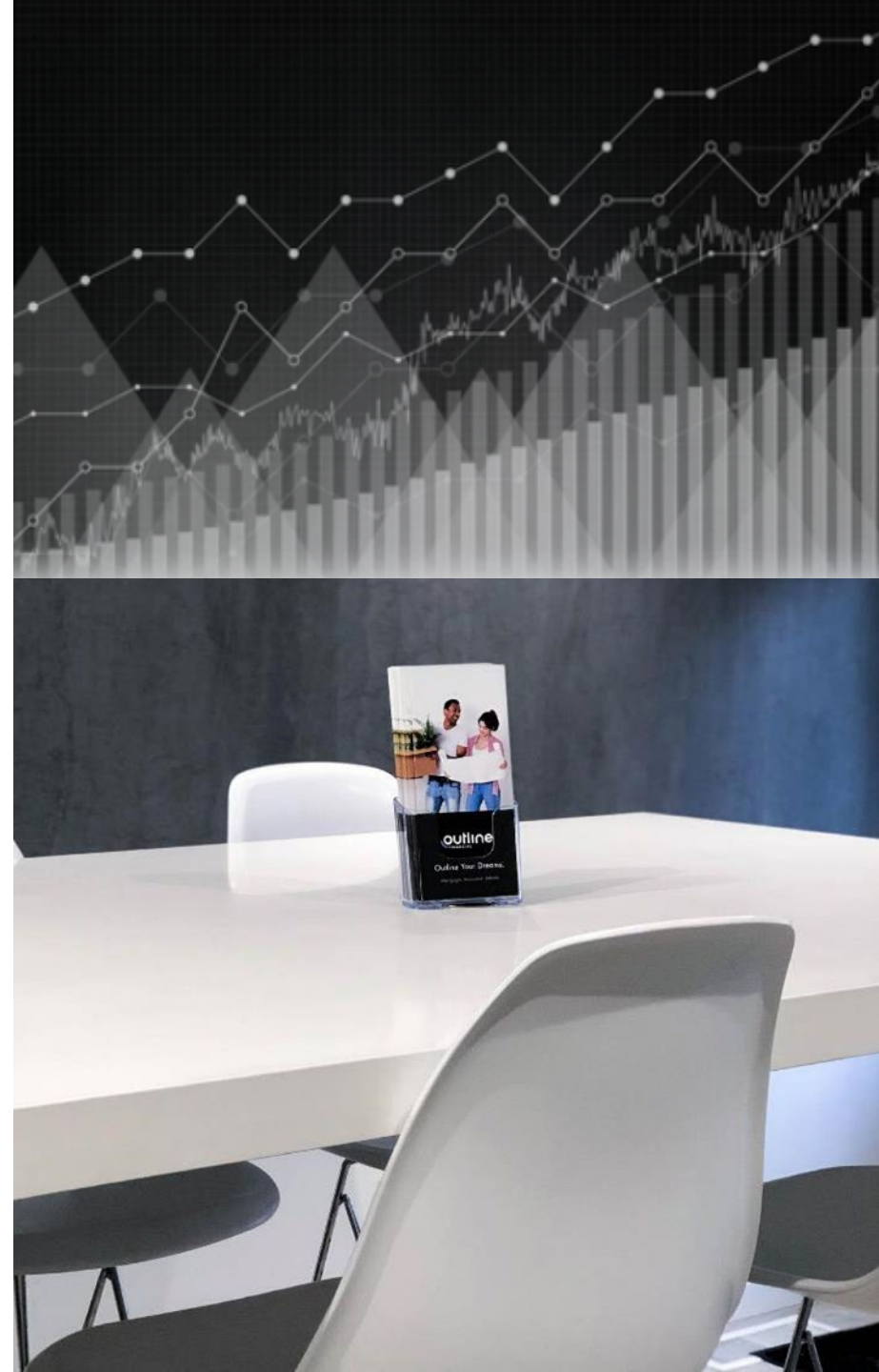


# TRREB Stats Outline

## *June 2024 & Historical Data*

Outline Financial: [www.outline.ca](http://www.outline.ca) | [hello@outline.ca](mailto:hello@outline.ca) | (416) 536-9559 | FSRA #13151



## **Data Note Reminder:**

Data is sourced from TRREB's "New Market Stat Tool: Historical Stats Tables" published by TRREB each month.

While it is immaterial from a statistical perspective, as the TRREB Market Stat Tool is a dynamic report, some numbers may differ slightly from what TRREB publishes in their Market Watch PDF report.

**For the purposes of this report, "All TRREB Territories" should be interpreted to mean all territories included in TRREB's Monthly Market Watch Report.**

## Contents

- High level review of June 2024 results (*year-over-year & month-over-month*)
- Sales results (demand) in context over past 10 years
- New listings results (supply) in context over past 10 years
- Active listings (supply) deep dive / by property type / by region
- Average Price analysis
- Additional resources

Notes (Year-Over-Year):

- On a year-over-year basis, sales decreased by -16.4%, average price decreased by -1.6%, while new and active listings continued to climb (+12.2% and +66.5% respectively).

	(Year-Over-Year)		
	All TRREB / All Property Types		
	June 2023	June 2024	%Chg
Sales	7,429	→ 6,212	-16.4%
New Listings	16,009	→ 17,967	12.2%
Active Listings*	14,119	→ 23,510	66.5%
Average Price	\$1,181,002	→ \$1,162,330	-1.6%
SP / LP	104%	→ 100%	
Avg. LDOM	14	→ 20	
Avg. PDOM	19	→ 30	

(Month-To-Month)		
All TRREB / All Property Types		
May 2024*	June 2024	%Chg

\*Data Source is TRREB's "New TRREB Market Stats Tool --> Historical Stats Tables". Active listings data provided within TRREB's Market Stats tool may differ slightly from what was published in TRREB's Market Watch PDF file as it was released after the Market Watch PDF.

Notes (Month-Over-Month):

Month-over-month results (i.e., May 2024 to June 2024) were as follows:

- Sales, average price, and new listings all decreased, while active listings increased.
- It is important to view month-over-month changes in context with typical seasonality. Seasonality trends will be analysed later in this report to determine if the **May to June** change was different than historical norms.

	(Year-Over-Year)			(Month-To-Month)		
	All TRREB / All Property Types			All TRREB / All Property Types		
	June 2023	June 2024	%Chg	May 2024*	June 2024	%Chg
Sales	7,429	→ 6,212	-16.4%	6,999	→ 6,212	-11.2%
New Listings	16,009	→ 17,967	12.2%	18,619	→ 17,967	-3.5%
Active Listings*	14,119	→ 23,510	66.5%	21,759	→ 23,510	8.0%
Average Price	\$1,181,002	→ \$1,162,330	-1.6%	\$1,165,729	→ \$1,162,330	-0.3%
SP / LP	104%	→ 100%		102%	→ 100%	
Avg. LDOM	14	→ 20		19	→ 20	
Avg. PDOM	19	→ 30		28	→ 30	

\*Data Source is TRREB's "New TRREB Market Stats Tool --> Historical Stats Tables". Active listings data provided within TRREB's Market Stats tool may differ slightly from what was published in TRREB's Market Watch PDF file as it was released after the Market Watch PDF.

# Sales – Historical Perspective

# ✓ All TRREB / All Property Types – Sales

## Notes (Sales Commentary):

June 2024 sales were down by -16.4% vs. June 2023 (6,212 vs. 7,429). Overall, June 2024 sales were the lowest for a June over the past 10 years.

Year-over-year (YoY) and historical time comparisons are below:

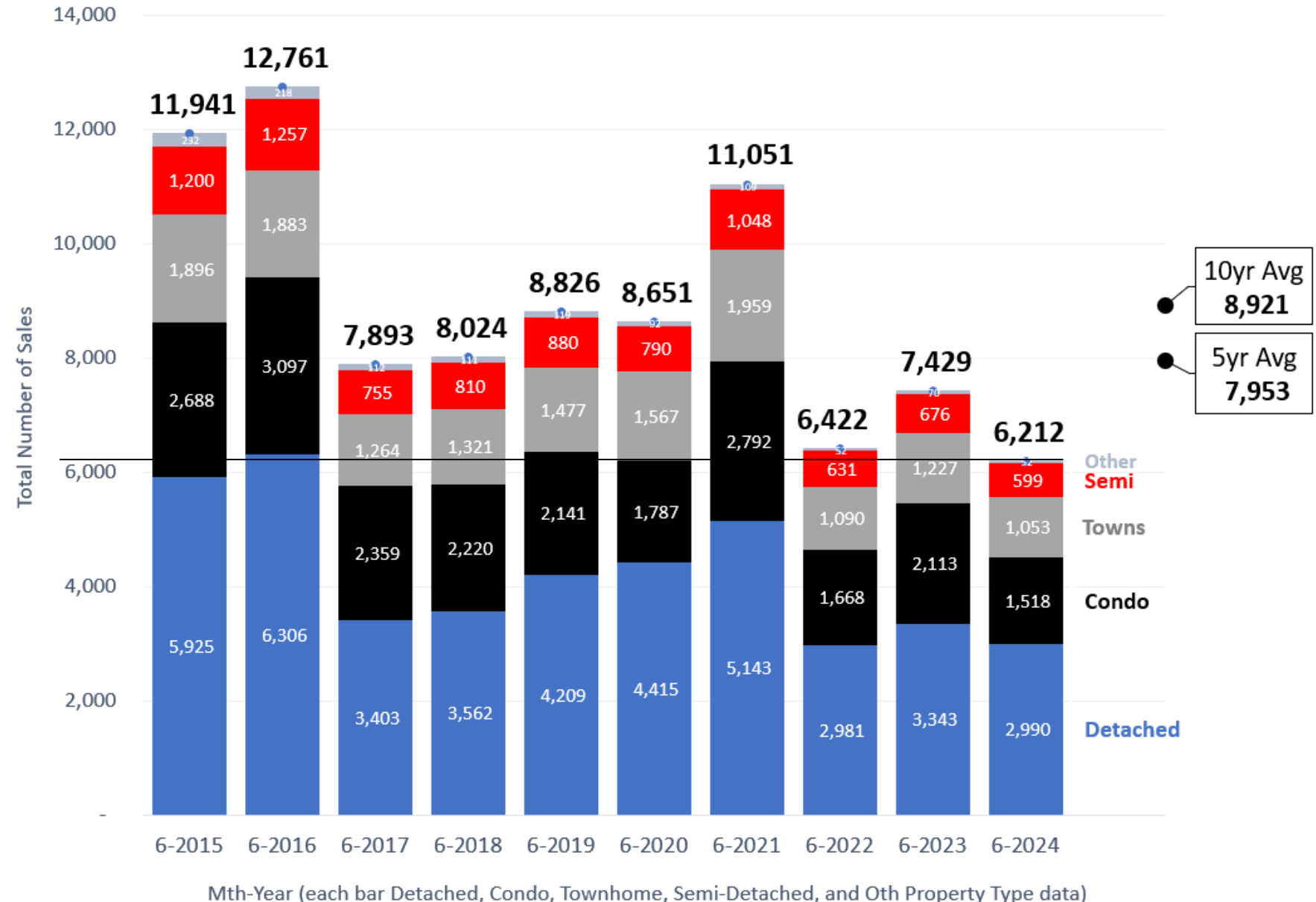
### YoY: June 2024 vs. June 2023

- 16.4% vs. June 2023

### June 2024 vs. Historical Norms:

- 7.1% vs. 3yr June Average
- 21.9% vs. 5yr June Average
- 30.4% vs. 10yr June Average

June - Total Number of Sales By Property Type - 10 Year History - "All TRREB Territories"



# ✓ All TRREB / All Property Types – Sales

June 2024 sales results by property type compared to the previous June, and historical June averages, are as follows:

**Detached (2,990 sales)**

- 11% vs. June 2023
- 4% vs. 3yr June Average
- 21% vs. 5yr June Average
- 29% vs. 10yr June Average

**Semi-Detached (599 sales)**

- 11% vs. June 2023
- 6% vs. 3yr June Average
- 20% vs. 5yr June Average
- 31% vs. 10yr June Average

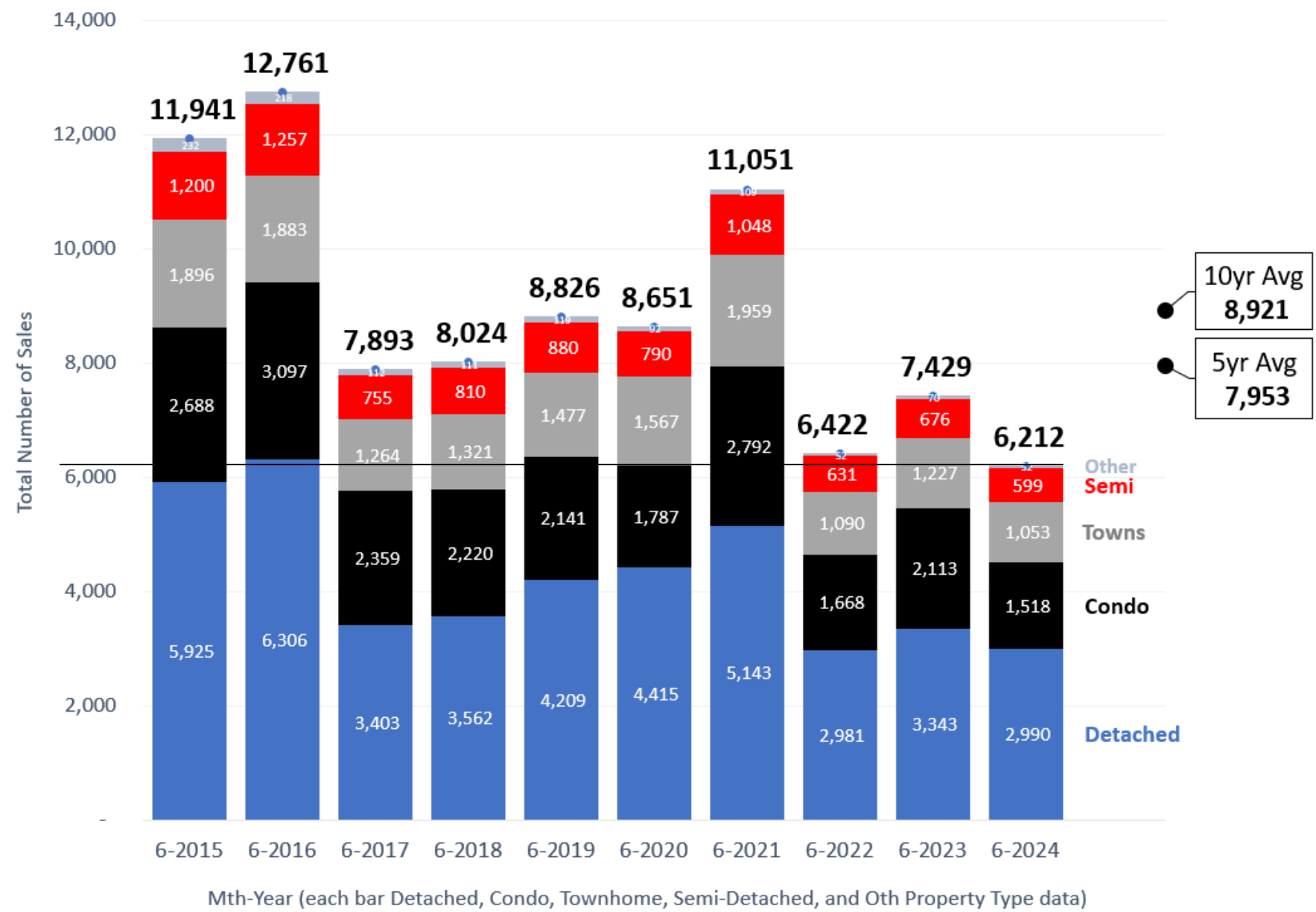
**Townhomes (1,053 sales)**

- 14% vs. June 2023
- 6% vs. 3yr June Average
- 24% vs. 5yr June Average
- 29% vs. 10yr June Average

**Condo Apt. (1,518 sales)**

- 28% vs. June 2023
- 14% vs. 3yr June Average
- 23% vs. 5yr June Average
- 32% vs. 10yr June Average

June - Total Number of Sales By Property Type - 10 Year History - "All TRREB Territories"

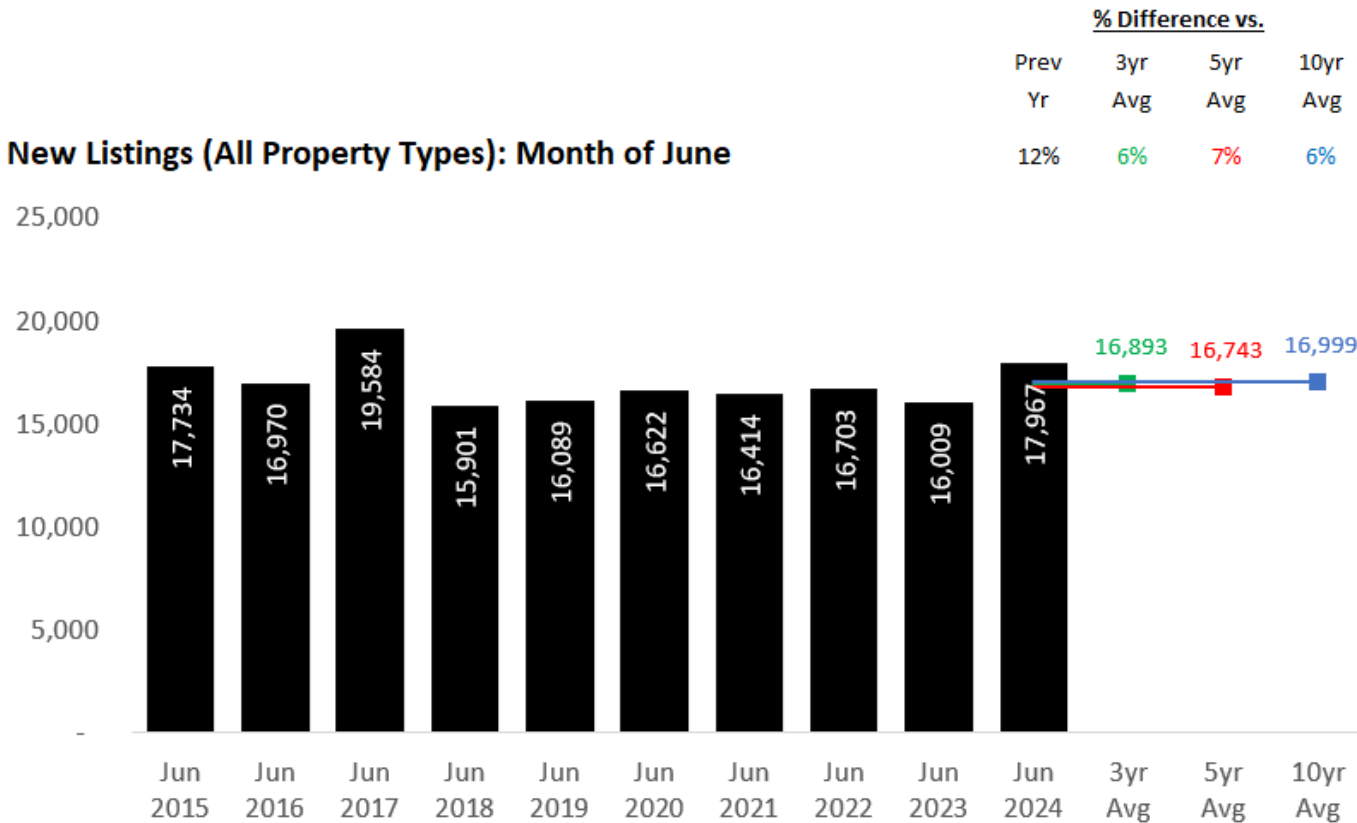




**What about new supply?**

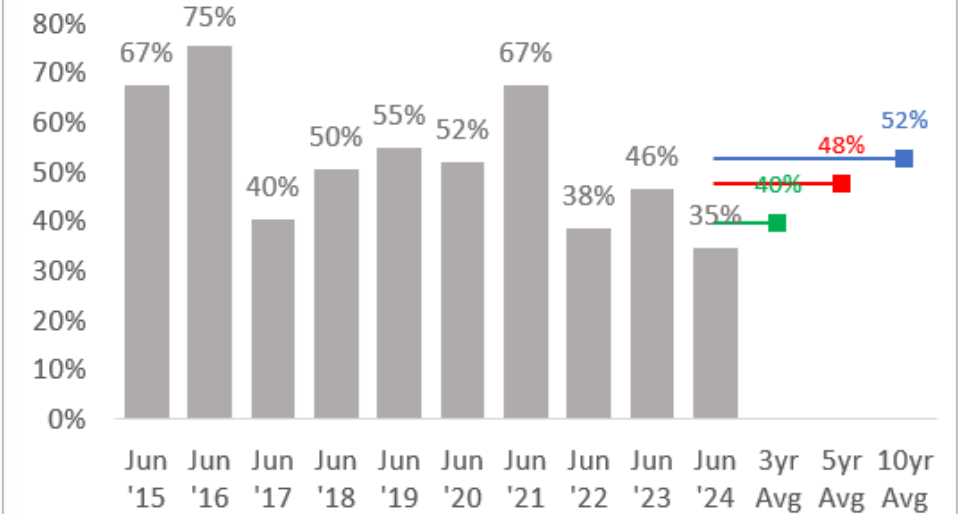
*New Listings*

### New Listings (All Property Types): Month of June



### SNLR (All Property Types): Month of June

SNLR = Sales-To-New-Listings Ratio (Sales divided by New Listings)



### New Listings Notes:

- New listings for June 2024 came in at 17,967. This was up +12% versus the previous year, and also rose above the 3, 5, and 10-year averages (+6%, +7%, +6% respectively).
- Given the heightened new listings combined with low sales, the sales-to-new-listing ratio (SNLR) for June 2024 was 35% (the lowest for a June over the past 10 years). For full year SNLR ratios (or SNLR Trend stats), please refer to the stats database link provided on the second last slide.

**How many of the new listings were “re-listings” of existing inventory?**

*A change in trend could signal more/less  
property repricing, changing market dynamics, etc.*

# ✓ All TRREB / All Property Types - Re-List Share of New Listings

Toronto Regional Real Estate Board



## Re-List Share Comparison

All Home Types

	June 2024			YTD 2024		
	New Listings	Relists	Relist Share	New Listings	Relists	Relist Share
<b>All TRREB Areas</b>	<b>17,964</b>	<b>5,390</b>	<b>30.0%</b>	<b>86,696</b>	<b>19,661</b>	<b>22.7%</b>
Halton Region	1,765	512	29.0%	8,605	1,807	21.0%
Burlington	462	99	21.4%	2,450	443	18.1%
Halton Hills	164	54	32.9%	831	195	23.5%
Milton	411	123	29.9%	1,886	386	20.5%
Oakville	728	236	32.4%	3,438	783	22.8%
Peel Region	3,275	1,093	33.4%	15,566	3,958	25.4%
Brampton	1,447	519	35.9%	6,897	1,861	27.0%
Caledon	255	93	36.5%	1,250	343	27.4%
Mississauga	1,573	481	30.6%	7,419	1,754	23.6%
City of Toronto	6,820	1,958	28.7%	33,653	7,446	22.1%
Toronto West	1,725	536	31.1%	8,611	2,000	23.2%
Toronto Central	3,641	1,020	28.0%	18,305	4,051	22.1%
Toronto East	1,454	402	27.6%	6,737	1,395	20.7%
York Region	3,160	908	28.7%	15,505	3,345	21.6%
Aurora	187	42	22.5%	940	208	22.1%
East Gwillimbury	116	40	34.5%	685	151	22.0%
Georgina	225	75	33.3%	1,026	268	26.1%
King	90	31	34.4%	445	120	27.0%
Markham	715	190	26.6%	3,322	599	18.0%
Newmarket	212	63	29.7%	1,134	252	22.2%
Richmond Hill	598	169	28.3%	2,920	630	21.6%
Vaughan	838	248	29.6%	4,199	941	22.4%
Stouffville	179	50	27.9%	834	176	21.1%
Durham Region	2,232	679	30.4%	9,709	2,178	22.4%
Ajax	299	83	27.8%	1,229	234	19.0%
Brock	42	8	19.0%	186	43	23.1%
Clarington	366	104	28.4%	1,634	347	21.2%
Oshawa	613	214	34.9%	2,658	637	24.0%
Pickering	352	106	30.1%	1,525	356	23.3%
Scugog	59	19	32.2%	315	74	23.5%
Uxbridge	66	17	25.8%	291	64	22.0%
Whitby	435	128	29.4%	1,870	423	22.6%
Dufferin County	99	40	40.4%	490	135	27.6%
Orangeville	99	40	40.4%	490	135	27.6%
Simcoe County	613	200	32.6%	3,168	792	25.0%
Adjala-Tosorontio	48	16	33.3%	226	43	19.0%
Bradford	89	30	33.7%	593	142	23.9%
Essa	85	25	29.4%	392	104	26.5%
Innisfil	243	88	36.2%	1,214	337	27.8%
New Tecumseth	148	41	27.7%	743	166	22.3%

“Re-Listings” = percent of the new listings that are previously listed addresses being relisted at revised price (or other material change).

## Re-List Share Details

- June 2024 → 17,964 Total New Listings\*
- June 2024 → 30.0% Relist Share (5,390)

\*Note: This is an example where there is small difference between what TRREB publishes in their Market Watch PDF report, and what is included in TRREB's historical stats tool that is regularly updated. The historical stats tool (what this report is based on) has a June 2024 new listing count of 17,967, while the TRREB Market Watch PDF has a June 2024 new listing count of 17,964. TRREB used the Market Watch PDF number for their Relist Share report.

# ✓ All TRREB / All Property Types - Re-List Share of New Listings

Toronto Regional Real Estate Board



## Re-List Share Comparison

All Home Types

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“Re-Listings” = percent of the new listings that are previously listed addresses being relisted at revised price (or other material change).

### Re-List Share Details

- June 2024 → 17,964 Total New Listings
- June 2024 → 30.0% Relist Share (5,390)

### Historical for Comparison & Trends:

#### 2023

Jan 2023 = 19.9%  
 Feb 2023 = 16.6%  
 Mar 2023 = 16.6%  
 Apr 2023 = 13.7%  
 May 2023 = 10.6%  
 Jun 2023 = 21.0%  
 Jul 2023 = 23.7%  
 Aug 2023 = 24.9%  
 Sep 2023 = 27.5%  
 Oct 2023 = 32.3%  
**Nov 2023 = 34.1%**  
 Dec 2023 = 26.8%

#### 2024

Jan 2024 = 21.5%  
 Feb 2024 = 15.9%  
 Mar 2024 = 18.5%  
 Apr 2024 = 22.3%  
 May 2024 = 24.1%  
**June 2024 = 30.0%**

After declining to 15.9% in Feb, re-list share has increased to 30.0%, which is approaching the previous peak of 34.1% hit in Nov 2023.

\*Note: TRREB started reporting re-list share in May 2022.

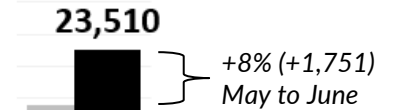
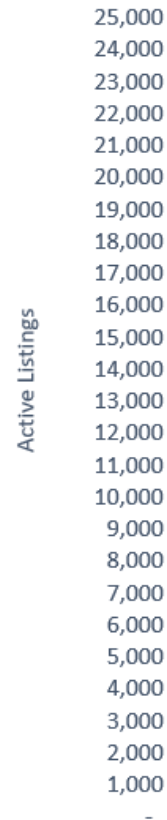
**How many properties are available for sale?**

*Active Listings*

**Active Listings Notes:**

- As illustrated in the chart, active listings continued to increase from May 2024 (gray bar) to June 2024 (black bar) by +8% (+1,751).
- How does this compare to previous years?

June vs. May - Active Listings - 10 year History - "All TRREB Territories / All Property Types"



**June Active Listings**

**May Active Listings**

*# Change*

*% Change*

**June MOI (Monthly)**

**May MOI (Monthly)**

June 2024  
vs  
May 2024

**23,510**

21,759

1,751

**8.0%**

3.8

3.1

Active Listings Notes:

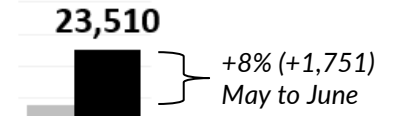
- How does the current change compare to previous years?
- Questions to ask

June vs. May - Active Listings - 10 year History - "All TRREB Territories / All Property Types"

Active Listings

25,000  
24,000  
23,000  
22,000  
21,000  
20,000  
19,000  
18,000  
17,000  
16,000  
15,000  
14,000  
13,000  
12,000  
11,000  
10,000  
9,000  
8,000  
7,000  
6,000  
5,000  
4,000  
3,000  
2,000  
1,000  
-

- How does the 23,510 June 2024 active listings compare to historical June active listings?
- How does the change from May to June (+8.0%) compare to historical norms?



June Active Listings

May Active Listings

# Change

% Change

June MOI (Monthly)

May MOI (Monthly)

June 2024  
vs  
May 2024

23,510

21,759

1,751

8.0%

3.8

3.1



# ✓ All TRREB / All Property Types – Active Listings (10yr history & month-over-month)

## Active Listings - Notes:

There were 23,510 active listings at the end of June 2024 (all property types / all TRREB zones).

This was the highest active listing count for a June over the past 10 years.

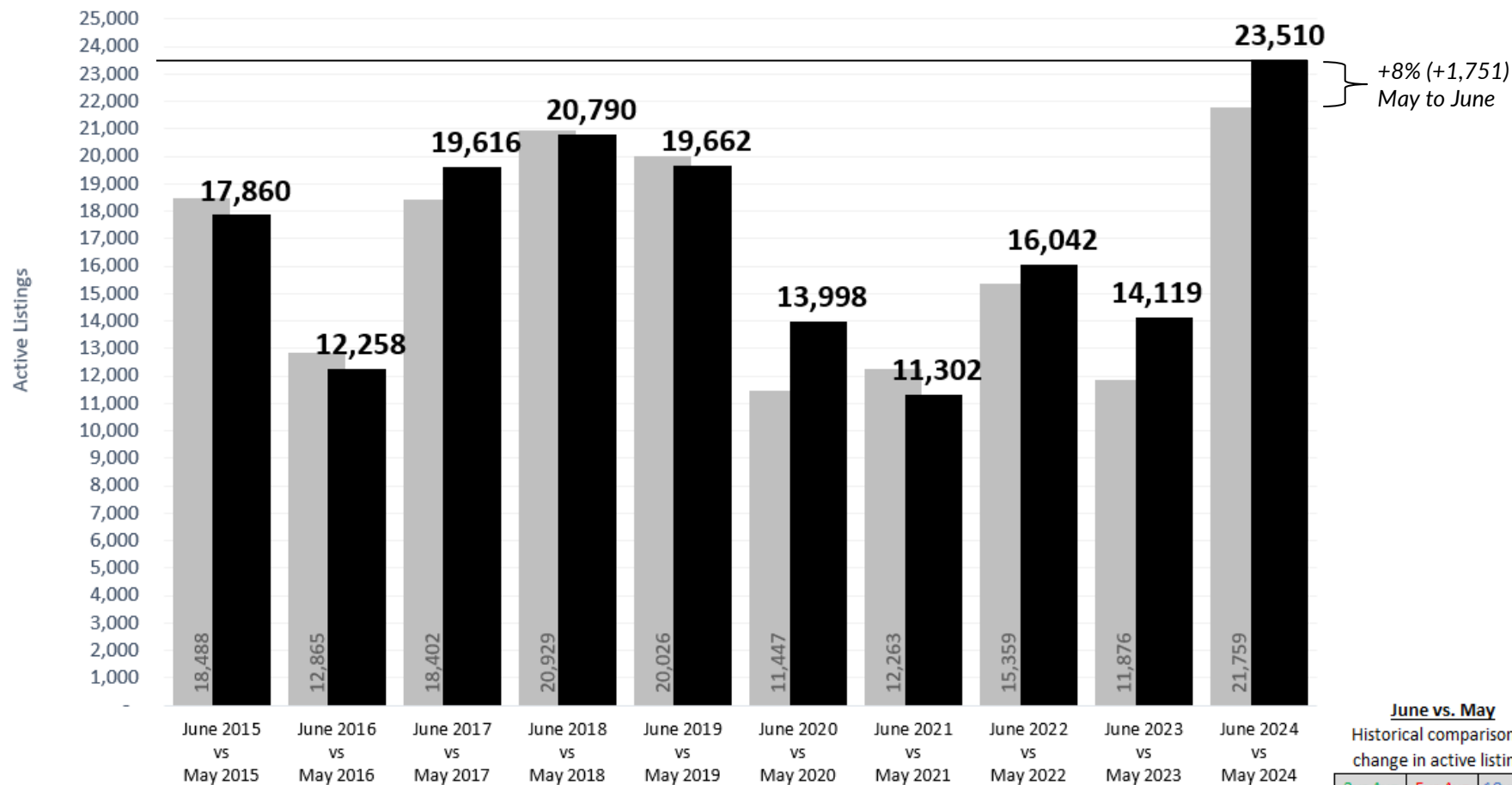
June 2024 vs historical June active listing averages were as follows:

- +67% vs. June 2023 of 14,119
- +31% vs. 3yr June Avg of 17,890
- +49% vs. 5yr June Avg of 15,794
- +39% vs. 10yr June Avg of 16,916

From a seasonality perspective, active listings increased by +8% (+1,751) from May 2024 to June 2024.

The growth was larger than typical seasonality patterns (10-year average is +3.5% from a May to June).

June vs. May - Active Listings - 10 year History - "All TRREB Territories / All Property Types"



	June 2015 vs May 2015	June 2016 vs May 2016	June 2017 vs May 2017	June 2018 vs May 2018	June 2019 vs May 2019	June 2020 vs May 2020	June 2021 vs May 2021	June 2022 vs May 2022	June 2023 vs May 2023	June 2024 vs May 2024
<b>June Active Listings</b>	<b>17,860</b>	<b>12,258</b>	<b>19,616</b>	<b>20,790</b>	<b>19,662</b>	<b>13,998</b>	<b>11,302</b>	<b>16,042</b>	<b>14,119</b>	<b>23,510</b>
<b>May Active Listings</b>	<b>18,488</b>	<b>12,865</b>	<b>18,402</b>	<b>20,929</b>	<b>20,026</b>	<b>11,447</b>	<b>12,263</b>	<b>15,359</b>	<b>11,876</b>	<b>21,759</b>
<b># Change</b>	<b>-628</b>	<b>-607</b>	<b>1,214</b>	<b>-139</b>	<b>-364</b>	<b>2,551</b>	<b>-961</b>	<b>683</b>	<b>2,243</b>	<b>1,751</b>
<b>% Change</b>	<b>-3.4%</b>	<b>-4.7%</b>	<b>6.6%</b>	<b>-0.7%</b>	<b>-1.8%</b>	<b>22.3%</b>	<b>-7.8%</b>	<b>4.4%</b>	<b>18.9%</b>	<b>8.0%</b>
<b>Months-of-Inventory-Ratio (MOI) - Monthly</b>										
<b>June MOI (Monthly)</b>	<b>1.5</b>	<b>1.0</b>	<b>2.5</b>	<b>2.6</b>	<b>2.2</b>	<b>1.6</b>	<b>1.0</b>	<b>2.5</b>	<b>1.9</b>	<b>3.8</b>
<b>May MOI (Monthly)</b>	<b>1.6</b>	<b>1.0</b>	<b>1.8</b>	<b>2.7</b>	<b>2.0</b>	<b>2.5</b>	<b>1.0</b>	<b>2.1</b>	<b>1.3</b>	<b>3.1</b>

June vs. May Historical comparison of change in active listings		
3yr Avg	5yr Avg	10yr Avg
17,890	15,794	16,916
16,331	14,541	16,341
1,559	1,253	574
9.5%	8.6%	3.5%

**What about active listings  
by property type?**



### Active Listings - Detached:

There were 10,085 detached active listings at the end of June 2024. This was:

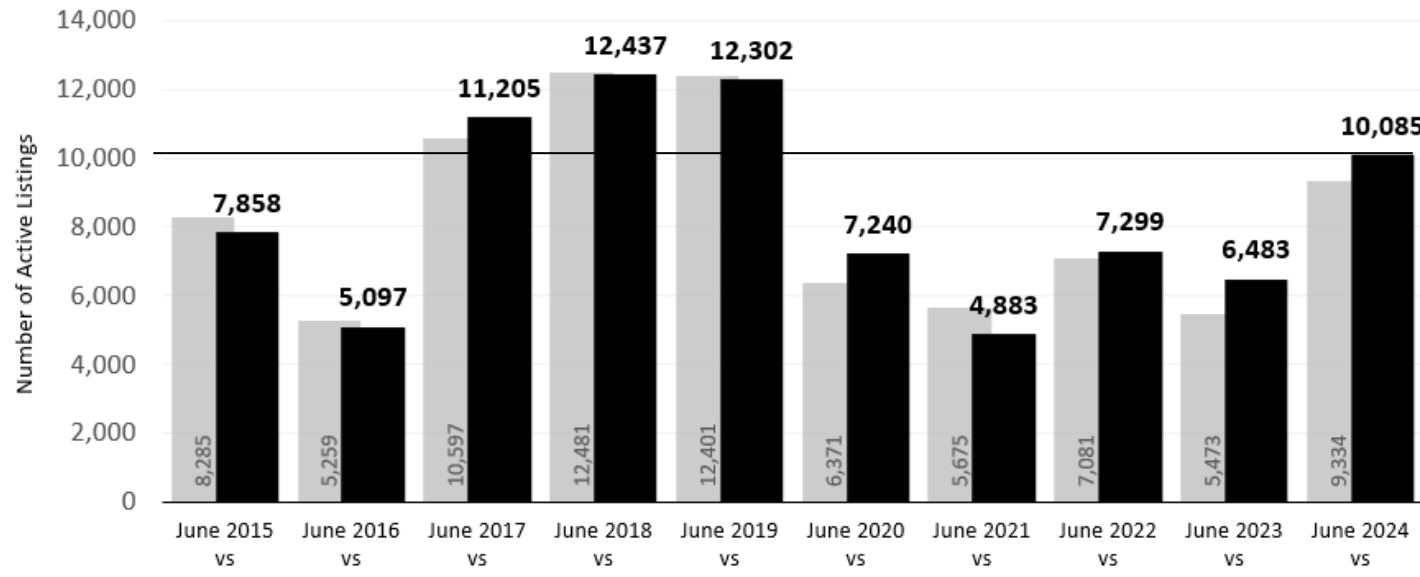
- +56% vs. June 2023 of 6,483
- +27% vs. 3yr June Avg of 7,956
- +40% vs. 5yr June Avg of 7,198
- +19% vs. 10yr June Avg of 8,489

From a seasonality perspective, active listings increased by +8% (+751) from May 2024 to June 2024.

The growth was larger than typical seasonality patterns (10-year average is +2% from a May to June).

### Active Listings Analysis / Detached Only

End of June vs. End of May (end of previous month)



+8% (+751)  
May to June

	June 2015	June 2016	June 2017	June 2018	June 2019	June 2020	June 2021	June 2022	June 2023	June 2024
June Active Listings	7,858	5,097	11,205	12,437	12,302	7,240	4,883	7,299	6,483	10,085
May Active Listings	8,285	5,259	10,597	12,481	12,401	6,371	5,675	7,081	5,473	9,334
#Change	-427	-162	608	-44	-99	869	-792	218	1,010	751
%Change	-5%	-3%	6%	-0%	-1%	14%	-14%	3%	18%	8%

#### June vs. May

Historical comparison of change in active listings

	3yr Avg	5yr Avg	10yr Avg
June vs. May	7,956	7,198	8,489
June vs. May	7,296	6,787	8,296
%Change	660	411	193
%Change	9%	6%	2%

#### Months-of-Inventory-Ratio (MOI) - Monthly (i.e., Active Listings Divided by Sales)

	June 2015	June 2016	June 2017	June 2018	June 2019	June 2020	June 2021	June 2022	June 2023	June 2024
June MOI (Monthly)	1.3	0.8	3.3	3.5	2.9	1.6	0.9	2.4	1.9	3.4
May MOI (Monthly)	1.4	0.8	2.2	3.8	2.7	2.8	1.0	2.1	1.4	2.9

	3yr Avg	5yr Avg	10yr Avg
June vs. May	2.6	1.9	2.0
June vs. May	2.1	1.8	1.9

# ✓ All TRREB / Semi-Detached – Active Listings (10yr history & month-over-month)



## Active Listings – Semi-Det:

There were 1,115 semi-detached active listings at the end of June 2024. This was:

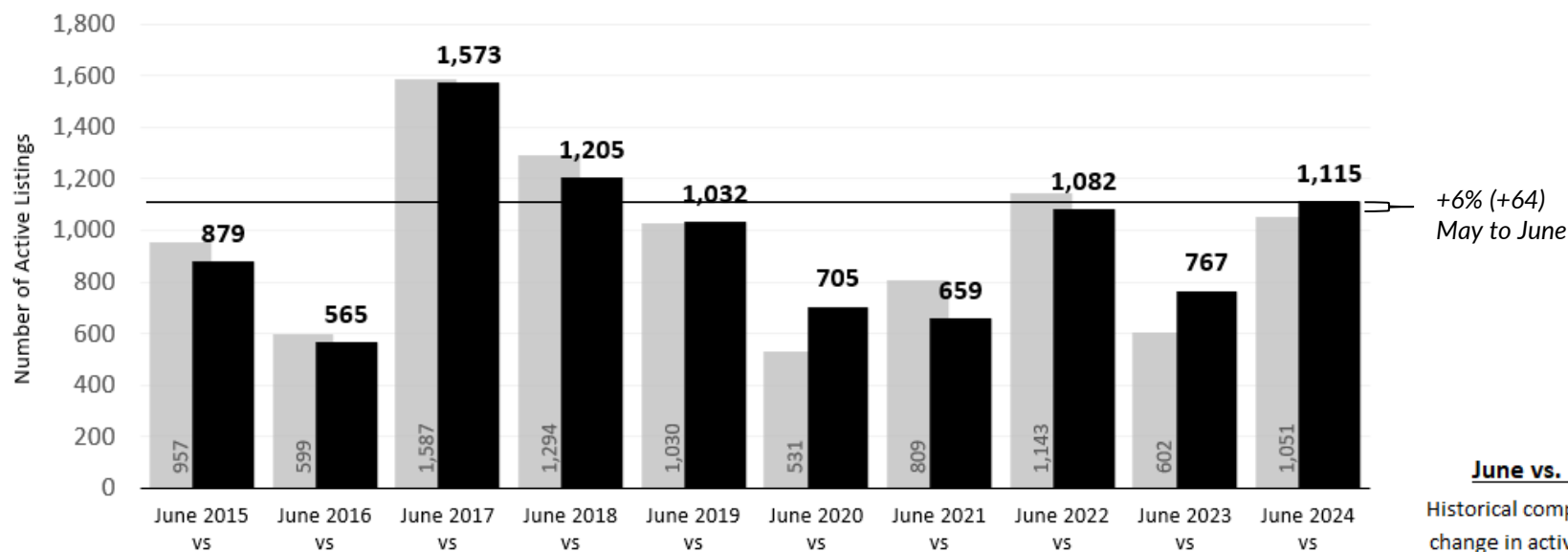
- +45% vs. June 2023 total of 767
- +13% vs. 3yr June Avg of 988
- +29% vs. 5yr June Avg of 866
- +16% vs. 10yr June Avg of 958

From a seasonality perspective, active listings increased by +6% (+64) from May 2024 to June 2024.

The growth was larger than typical seasonality patterns (10-year average is +0% -- flat -- from a May to June).

## Active Listings Analysis / Semi-Detached Only

End of June vs. End of May (*end of previous month*)



	June 2015	June 2016	June 2017	June 2018	June 2019	June 2020	June 2021	June 2022	June 2023	June 2024
June Active Listings	879	565	1,573	1,205	1,032	705	659	1,082	767	1,115
May Active Listings	957	599	1,587	1,294	1,030	531	809	1,143	602	1,051
#Change	-78	-34	-14	-89	2	174	-150	-61	165	64
%Change	-8%	-6%	-1%	-7%	0%	33%	-19%	-5%	27%	6%

**June vs. May**  
Historical comparison of change in active listings

3yr Avg	5yr Avg	10yr Avg
988	866	958
932	827	960
56	38	-2
6%	5%	0%

### Months-of-Inventory-Ratio (MOI) - Monthly (i.e., Active Listings Divided by Sales)

	June 2015	June 2016	June 2017	June 2018	June 2019	June 2020	June 2021	June 2022	June 2023	June 2024
June MOI (Monthly)	0.7	0.4	2.1	1.5	1.2	0.9	0.6	1.7	1.1	1.9
May MOI (Monthly)	0.8	0.5	1.7	2.0	1.0	1.2	0.7	1.5	0.8	1.7

3yr Avg	5yr Avg	10yr Avg
1.6	1.2	1.1
1.3	1.1	1.1

✓ All TRREB / Townhomes – Active Listings (10yr history & month-over-month)



**Active Listings – Townhomes:**

There were 3,392 townhome active listings at the end of June 2024. This was:

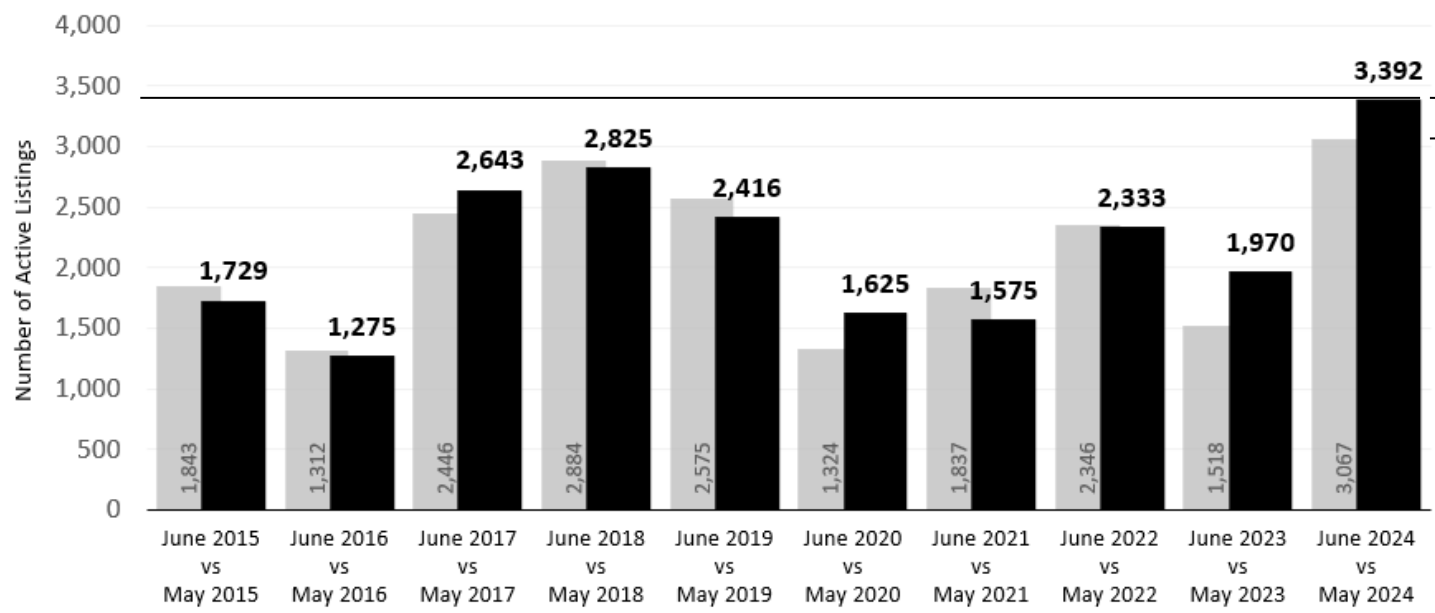
- +72% vs. June 2023 total of 1,970
- +32% vs. 3yr June Avg of 2,565
- +56% vs. 5yr June Avg of 2,179
- +56% vs. 10yr June Avg of 2,178

From a seasonality perspective, active listings increased by +11% (+325) from May 2024 to June 2024.

The growth was larger than typical seasonality patterns (10-year average is +3% from a May to June).

**Active Listings Analysis / Townhomes Only**

End of June vs. End of May (end of previous month)



	June 2015 vs May 2015	June 2016 vs May 2016	June 2017 vs May 2017	June 2018 vs May 2018	June 2019 vs May 2019	June 2020 vs May 2020	June 2021 vs May 2021	June 2022 vs May 2022	June 2023 vs May 2023	June 2024 vs May 2024
<b>June Active Listings</b>	1,729	1,275	2,643	2,825	2,416	1,625	1,575	2,333	1,970	3,392
<b>May Active Listings</b>	1,843	1,312	2,446	2,884	2,575	1,324	1,837	2,346	1,518	3,067
<b>#Change</b>	-114	-37	197	-59	-159	301	-262	-13	452	325
<b>%Change</b>	-6%	-3%	8%	-2%	-6%	23%	-14%	-1%	30%	11%

**June vs. May**  
Historical comparison of change in active listings

3yr Avg	5yr Avg	10yr Avg
2,565	2,179	2,178
2,310	2,018	2,115
255	161	63
11%	8%	3%

**Months-of-Inventory-Ratio (MOI) - Monthly (i.e., Active Listings Divided by Sales)**

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>June MOI (Monthly)</b>	0.9	0.7	2.1	2.1	1.6	1.0	0.8	2.1	1.6	3.2
<b>May MOI (Monthly)</b>	1.0	0.7	1.6	2.3	1.6	1.6	0.8	1.9	1.0	2.7

2.3	1.6	1.5
1.8	1.5	1.4



## Active Listings - Condos:

There were 8,766 Condo Apt active listings at the end of June 2024. This was:

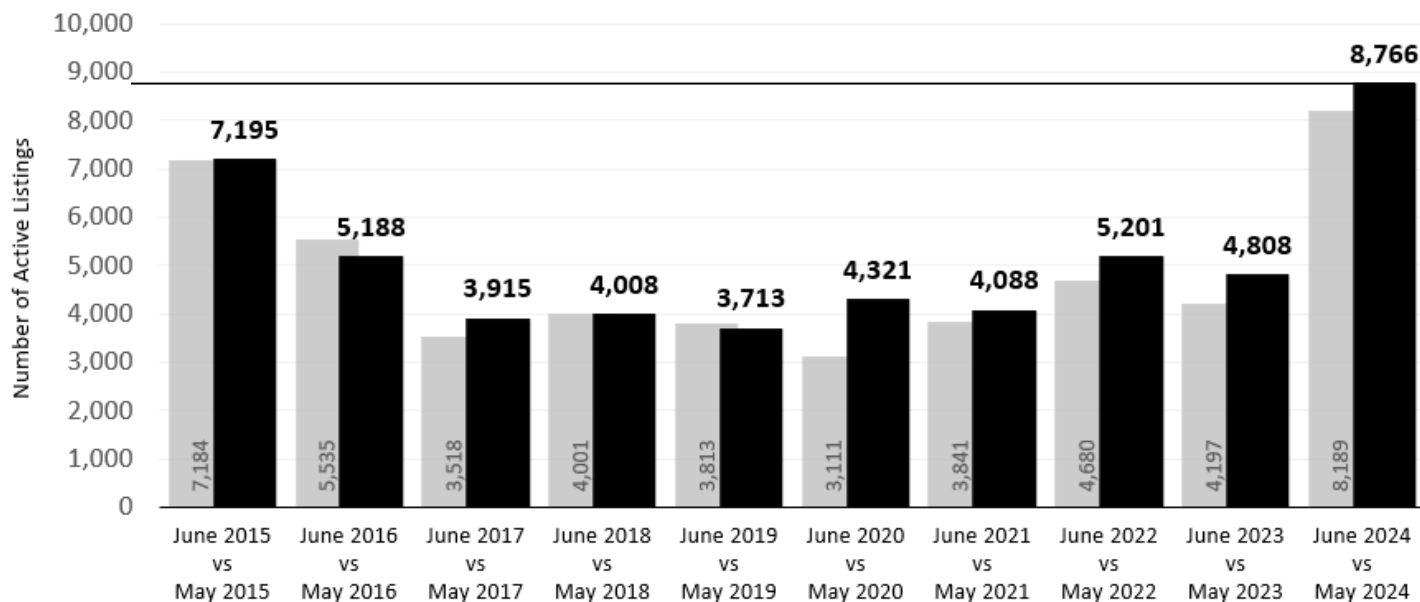
- +82% vs. June 2023 total of 4,808
- +40% vs. 3yr June Avg of 6,258
- +61% vs. 5yr June Avg of 5,437
- +71% vs. 10yr June Avg of 5,120

From a seasonality perspective, active listings increased by +7% (+577) from May 2024 to June 2024.

The growth was in-line with typical seasonality patterns (10-year average is +7% from a May to June).

## Active Listings Analysis / Condos Only

End of June vs. End of May (*end of previous month*)



+7% (+577)  
May to June

### June vs. May

Historical comparison of change in active listings

3yr Avg	5yr Avg	10yr Avg
6,258	5,437	5,120
5,689	4,804	4,807
570	633	313
10%	13%	7%

	June 2015 vs May 2015	June 2016 vs May 2016	June 2017 vs May 2017	June 2018 vs May 2018	June 2019 vs May 2019	June 2020 vs May 2020	June 2021 vs May 2021	June 2022 vs May 2022	June 2023 vs May 2023	June 2024 vs May 2024
June Active Listings	7,195	5,188	3,915	4,008	3,713	4,321	4,088	5,201	4,808	8,766
May Active Listings	7,184	5,535	3,518	4,001	3,813	3,111	3,841	4,680	4,197	8,189
#Change	11	-347	397	7	-100	1,210	247	521	611	577
%Change	0%	-6%	11%	0%	-3%	39%	6%	11%	15%	7%

### Months-of-Inventory-Ratio (MOI) - Monthly (i.e., Active Listings Divided by Sales)

	June 2015 vs May 2015	June 2016 vs May 2016	June 2017 vs May 2017	June 2018 vs May 2018	June 2019 vs May 2019	June 2020 vs May 2020	June 2021 vs May 2021	June 2022 vs May 2022	June 2023 vs May 2023	June 2024 vs May 2024
June MOI (Monthly)	2.7	1.7	1.7	1.8	1.7	2.4	1.5	3.1	2.3	5.8
May MOI (Monthly)	2.9	1.8	1.2	1.7	1.5	3.1	1.4	2.5	1.6	4.2

3yr Avg	5yr Avg	10yr Avg
3.5	2.8	2.3
2.7	2.4	2.1

**What about average price?**

# ✓ All TRREB / All Property Types – Average Price

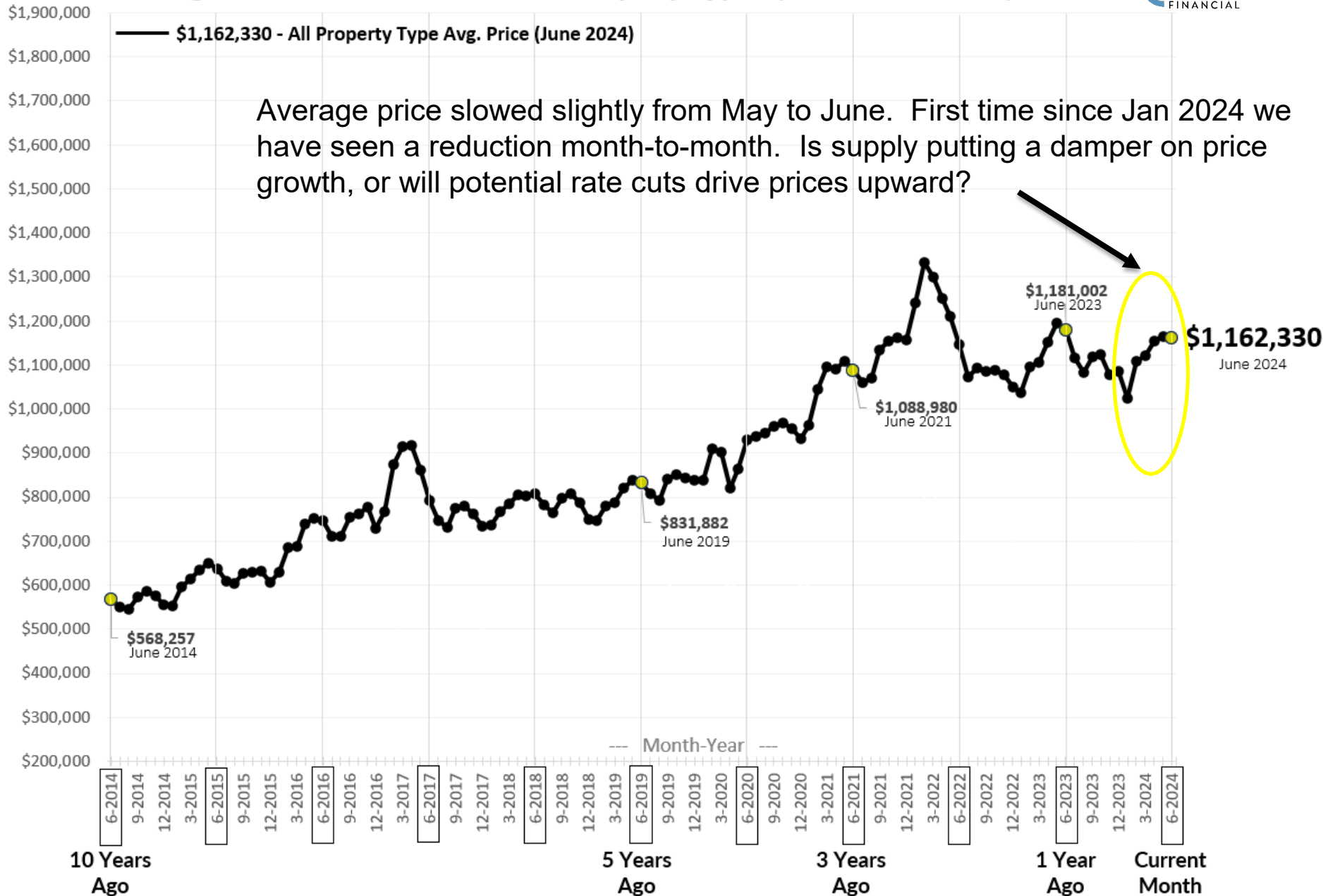
## Short & Long-Term Average Price Growth as Follows:

Jun 2024 vs. Jun 2023	<b>-1.6% (1yr)</b>
Jun 2024 vs. Jun 2021	<b>+2.2% (3yr CAGR)</b>
Jun 2024 vs. Jun 2019	<b>+6.9% (5yr CAGR)</b>
Jun 2024 vs. Jun 2014	<b>+7.4% (10yr CAGR)</b>

\*CAGR: Compound Annual Growth Rate

- Average price slowed month-to-month for the first time since Jan 2024 (although only slightly)
- The past 3 years has seen significant volatility, but 3yr CAGR still remains positive (+2.2% CAGR).
- Longer-term 5 & 10 year results remain strong with 6.9% CAGR and 7.4% CAGR.

### Average Price – Historic Growth All Property Types (All TRREB Zones)





# ✓ All TRREB / All Property Types – Average Price

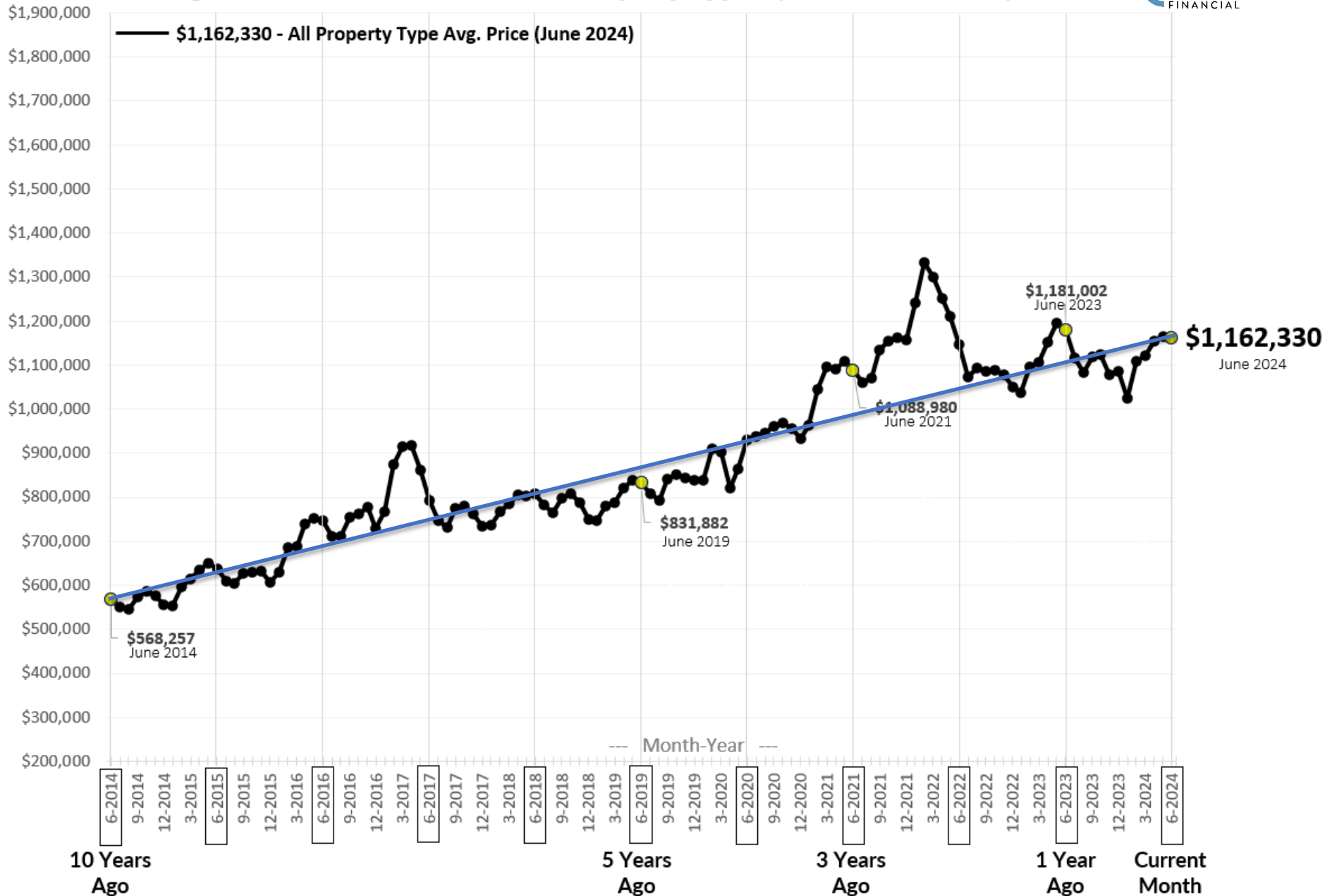
## Short & Long-Term Average Price Growth as Follows:

Jun 2024 vs. Jun 2023	-1.6% (1yr)
Jun 2024 vs. Jun 2021	+2.2% (3yr CAGR)
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Jun 2024 vs. Jun 2014	<b>+7.4% (10yr CAGR)</b>

\*CAGR: Compound Annual Growth Rate

- Average price slowed month-to-month for the first time since Jan 2024 (although only slightly)
- The past 3 years has seen significant volatility, but 3yr CAGR still remains positive (+2.2% CAGR).
- Longer-term 5 & 10 year results remain strong with 6.9% CAGR and 7.4% CAGR.

### Average Price – Historic Growth All Property Types (All TRREB Zones)



# Average Price by Property Type

# ✓ All TRREB / By Property Type – Average Price

Other growth rates as follows:

## 1 Year Avg. Price Change

June 2024 vs. June 2023

	% Chg
Detached	-3.3%
Semi-Det	-9.3%
Towns	-4.9%
Condos	-1.5%

## 5 Year Avg. Price Change

June 2024 vs. June 2019

	% Chg	CAGR*
Detached	45.5%	7.8%
Semi-Det	32.8%	5.8%
Towns	40.2%	7.0%
Condos	23.3%	4.3%

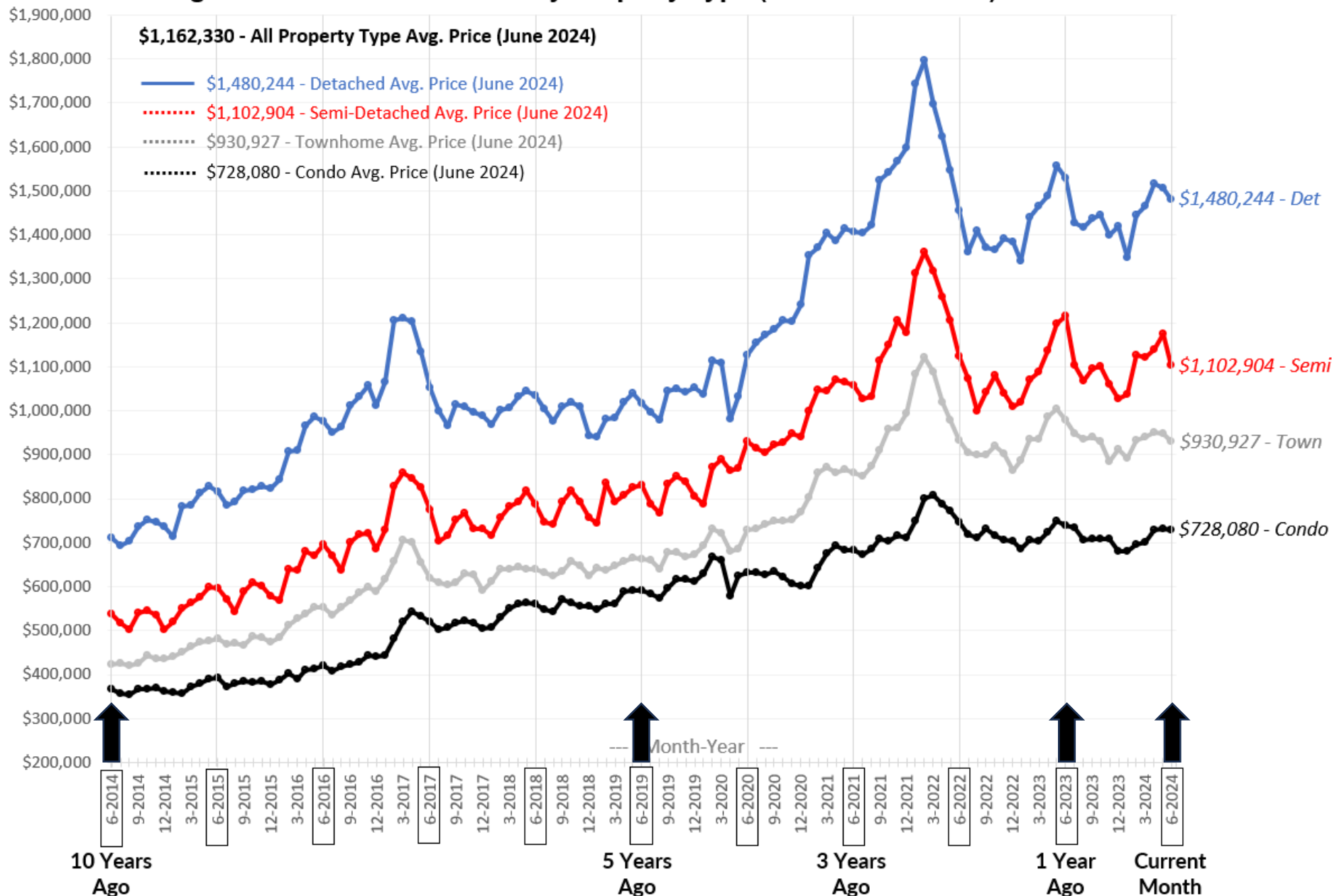
## 10 Year Avg. Price Change

June 2024 vs. June 2014

	% Chg	CAGR*
Detached	107.8%	7.6%
Semi-Det	105.1%	7.4%
Towns	119.4%	8.2%
Condos	98.0%	7.1%

\*CAGR: Compound Annual Growth Rate

## Average Price – Historic Growth by Property Type (All TRREB Zones)



# ✓ All TRREB / By Property Type – Average Price

Other growth rates as follows:

## 1 Year Avg. Price Change

June 2024 vs. June 2023

	% Chg
Detached	-3.3%
Semi-Det	-9.3%
Towns	-4.9%
Condos	-1.5%

## 5 Year Avg. Price Change

June 2024 vs. June 2019

	% Chg	CAGR*
Detached	45.5%	7.8%
Semi-Det	32.8%	5.8%
Towns	40.2%	7.0%
Condos	23.3%	4.3%

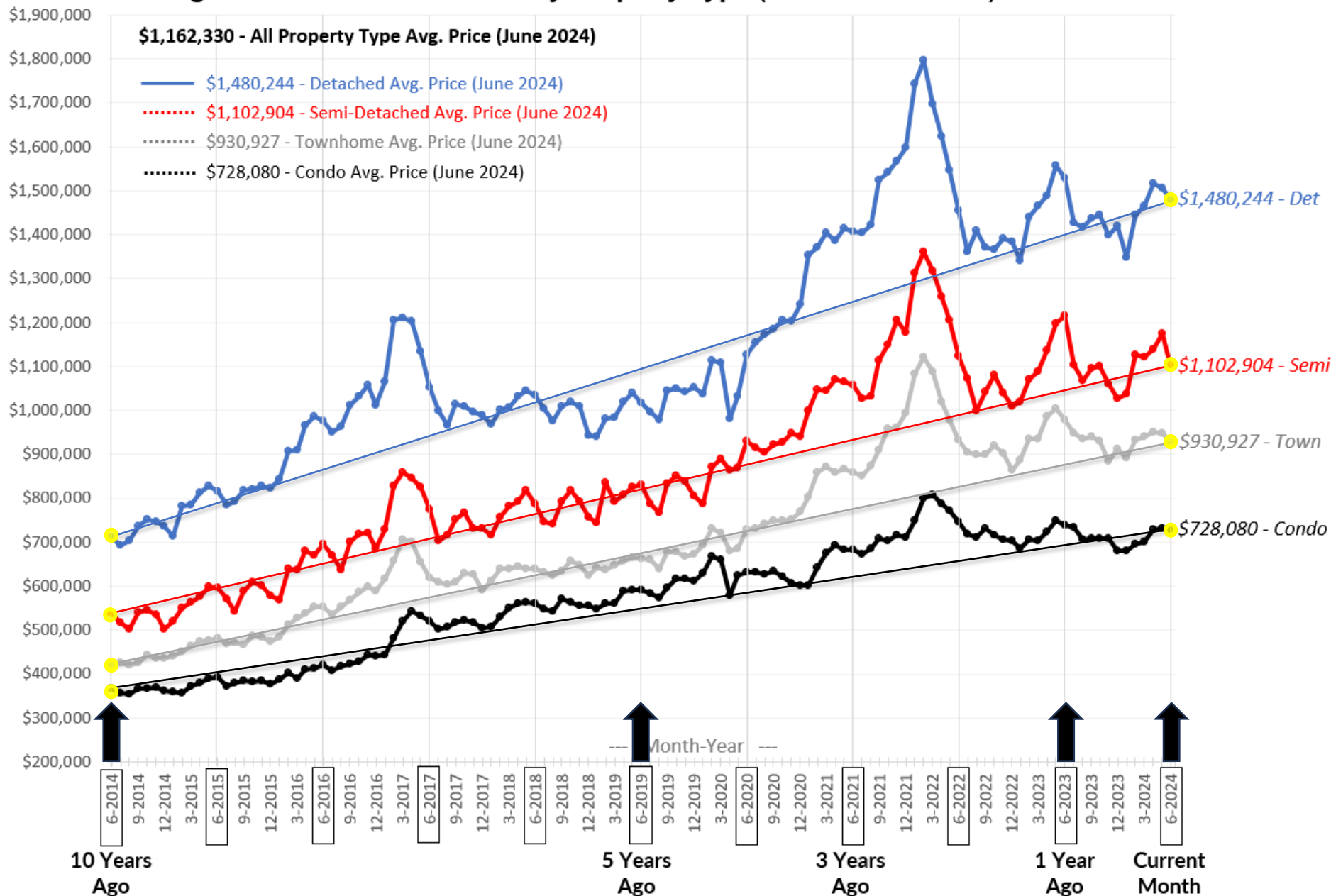
## 10 Year Avg. Price Change

June 2024 vs. June 2014

	% Chg	CAGR*
Detached	107.8%	7.6%
Semi-Det	105.1%	7.4%
Towns	119.4%	8.2%
Condos	98.0%	7.1%

\*CAGR: Compound Annual Growth Rate

## Average Price – Historic Growth by Property Type (All TRREB Zones)



**Looking for More Information?**

# Looking for Similar Stats By TRREB Zone/Region?



## Looking for more details by TRREB zone?

Visit **The Monthly Outline** website to access a password protected stats portal with 4 report formats and 40 different TRREB zone combinations.

[www.Outline.ca/June-2024-Custom-Trreb-Outline-Reports/](http://www.Outline.ca/June-2024-Custom-Trreb-Outline-Reports/)

Password: **VIP-2024**



**Thank you!**

**TRREB Stats Outline**  
*June 2024 & Historical Data*

