

# Market Watch by the Numbers

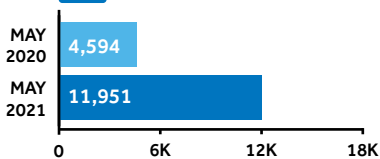
May 2021



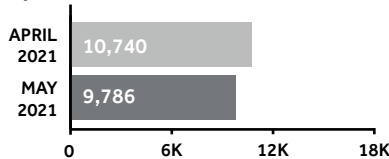
## **SOLD!** Total Residential Transactions

There were 11,951 sales in May 2021, up by 160.1% compared to May 2020. On a seasonally adjusted basis, sales were down by 8.9% compared to April 2021.

### Year-Over-Year



### Seasonally Adjusted\*



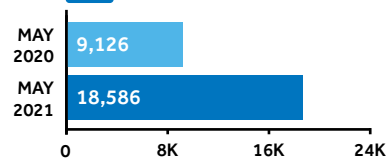
“ In the absence of a normal pace of population growth, we saw a pullback in sales over the past two months relative to the March peak. ”

– Lisa Patel, TRREB President

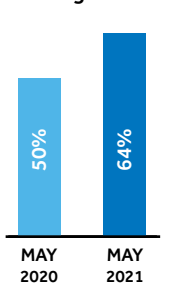
## **FOR SALE** Total New Listings

There were 18,586 homes listed in May 2021, up by 103.7% year-over-year.

### Year-Over-Year



### Sales-to-New Listings Ratio



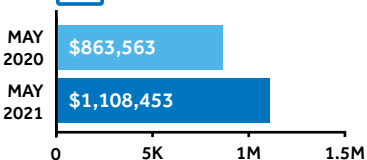
“ People and businesses are more likely to locate in regions that have an ample supply of affordable home-ownership and rental options. ”

– John DiMichele, TRREB CEO

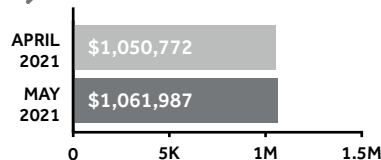
## **\$** Average Selling Price

The average selling price in May 2021 was \$1,108,453, up by 28.4% year-over-year. On a seasonally adjusted basis, the average selling price was up by 1.1% over April 2021.

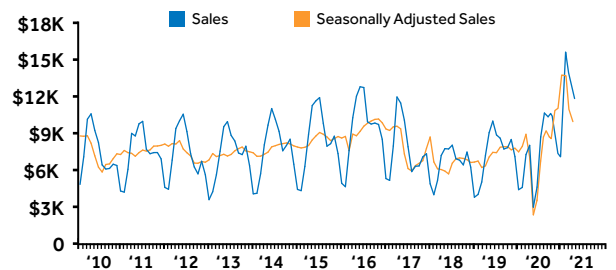
### Year-Over-Year



### Seasonally Adjusted\*



## Seasonally Adjusted Figures



### What is Seasonal Adjustment?

Seasonality refers to a monthly (or quarterly) pattern that occurs in roughly the same manner from one year to the next, e.g., sales are highest in the spring and lowest in the winter each year.

\*Preliminary seasonal adjustment undertaken by CREA. Removing normal seasonal variations allows for more meaningful analysis of monthly changes and underlying trends.