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GTA Mid Month Housing Market Insights June 2020

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Giraffe Realty's Mid Month Insights report provides our clients and partners with information on listing and sales activity within the Greater Toronto Area. These insights help our clients understand the housing market dynamics to make an informed decision when Buying, Selling or Renting a home.



June 2020 vs June 2019



GTA Listings

Type	June* 2020	June* 2019	% Diff.
Condo	2,991	2,587	15.6%
Residential	5,077	6,086	-16.6%
Total	8,068	8,673	-7.0%

*Data time period is from June 1 to June 15 for each year. Source: TRREB

Condominiums bucked an expected decline in June of 2020 when compared to the previous year which was most likely attributed to the Air BNB effect of investors selling their units now sitting vacant.



GTA Sold Properties

Type	June* 2020	June* 2019	% Diff.
Condo	962	1,540	-37.5%
Residential	2,344	2,907	-19.4%
Total	3,306	4,447	-25.7%

*Data time period is from June 1 to June 15 for each year. Source: TRREB

Sales across the board were down when compared to 2019 with condos seeing the largest decline. With a spike in condo listings in the first half of June, we are expecting a dramatic sales increase in the second half of this month.



June 2020 vs May 2020

**FOR
SALE**

GTA Listings

Type	June* 2020	May* 2020	% Diff.
Condo	2,991	1,530	95.5%
Residential	5,077	2,470	105.5%
Total	8,068	4,000	101.7%

**Data time period is from 1st to 15th for each month. Source: TRREB*

A positive sign for the month of June is that we have seen a considerable increase over the previous month which is directionally positive.

SOLD

GTA Sold Properties

Type	June* 2020	May* 2020	% Diff.
Condo	962	737	30.5%
Residential	2,344	1,476	58.8%
Total	3,306	2,213	49.4%

**Data time period is from 1st to 15th for each month. Source: TRREB*

Sales in the GTA were across the board significantly higher in June than the previous month which is very positive to see. June is shaping up to be a positive month from a sales perspective.



YTD 2020 vs YTD 2019



GTA Listings

Type	YTD 2020	YTD 2019	% Diff.
Condo	20,136	25,069	-19.7%
Residential	37,311	54,151	-31.1%
Total	57,437	79,220	-27.5%

**Data time period is from Jan 1 to June 15 for each year. Source: TRREB*

The YTD decline for new listings is not surprising given the Covid-19 impact over the past 10 weeks. With an increase in listings for June, we will start to see the YTD numbers gradually improve.



GTA Sold Properties

Type	June* 2020	June* 2019	% Diff.
Condo	10,987	15,100	-27.8%
Residential	20,140	25,377	-20.6%
Total	31,037	40,477	-23.3%

**Data time period is from Jan 1 to June 15 for each year. Source: TRREB*

The YTD decline for sales is not surprising given the Covid-19 impact over the past 10 weeks. With an increase in sales for June, we will start to see the YTD numbers gradually improve.

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

June 2020 vs May 2020

Condo				Residential			
City	Current Month #	LM #	Diff %	City	Current Month #	LM #	Diff %
TORONTO	1,909	931	105.0%	TORONTO	1,285	545	135.8%
MISSISSAUGA	308	177	74.0%	BRAMPTON	579	319	81.5%
VAUGHAN	142	77	84.4%	MISSISSAUGA	365	185	97.3%
MARKHAM	122	64	90.6%	OAKVILLE	331	127	160.6%
BRAMPTON	96	51	88.2%	VAUGHAN	270	110	145.5%
RICHMOND HILL	74	40	85.0%	MARKHAM	254	113	124.8%
BURLINGTON	65	40	62.5%	OSHAWA	206	141	46.1%
OAKVILLE	64	28	128.6%	RICHMOND HILL	203	96	111.5%
PICKERING	35	20	75.0%	BURLINGTON	167	63	165.1%
MILTON	34	17	100.0%	WHITBY	166	81	104.9%
CLARINGTON	31	6	416.7%	CLARINGTON	147	94	56.4%
OSHAWA	31	22	40.9%	MILTON	139	77	80.5%
AURORA	21	15	40.0%	CALEDON	119	44	170.5%
AJAX	12	6	100.0%	NEWMARKET	113	66	71.2%

*Data time period is from 1st to 15th for each month. Source: TRREB



Appendix B – Sold Listings by GTA City

June 2020 vs May 2020

Condo				Residential			
City	#Sales - Current Month	#Sales - LMTD	Diff %	City	#Sales - Current Month	#Sales - LMTD	Diff %
TORONTO	575	446	28.9%	TORONTO	543	337	61.1%
MISSISSAUGA	119	94	26.6%	BRAMPTON	309	194	59.3%
MARKHAM	43	29	48.3%	MISSISSAUGA	159	104	52.9%
BRAMPTON	40	31	29.0%	OSHAWA	142	124	14.5%
BURLINGTON	36	28	28.6%	OAKVILLE	122	58	110.3%
OAKVILLE	27	18	50.0%	CLARINGTON	102	58	75.9%
PICKERING	23	11	109.1%	MARKHAM	102	61	67.2%
VAUGHAN	22	20	10.0%	MILTON	94	56	67.9%
MILTON	21	16	31.3%	WHITBY	93	57	63.2%
OSHAWA	19	14	35.7%	VAUGHAN	91	84	8.3%
RICHMOND HILL	16	26	-38.5%	BURLINGTON	87	57	52.6%
AURORA	12	10	20.0%	RICHMOND HILL	63	39	61.5%

*Data time period is from 1st to 15th for each month. Source: TRREB