

Market Watch

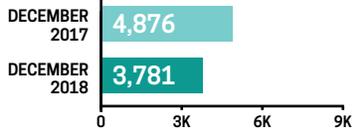
by the Numbers



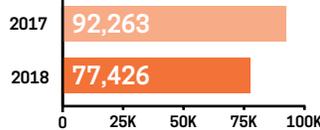
Total Residential Transactions



December



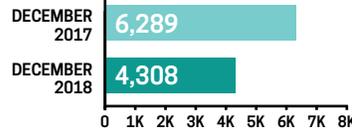
Annual



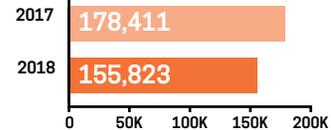
Total New Listings



December



Annual



“ Higher borrowing costs coupled with the new mortgage stress test certainly prompted some households to temporarily move to the sidelines to reassess their housing options. With this said, it is important to note that market conditions were improved in the second half of the year, both from a sales and pricing standpoint. ”

- Garry Bhaura, 2018/2019 TREB President

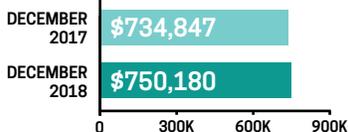
“ After spiking in 2017, new listings receded markedly in 2018. In many neighbourhoods, despite fewer sales from a historic perspective, some buyers still struggled to find a home that meets their needs. The result was a resumption of a moderate year-over-year pace of home price growth in the second half of the year. ”

- Jason Mercer, Director, Market Analysis, TREB

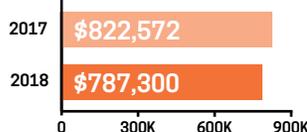
Average Selling Price



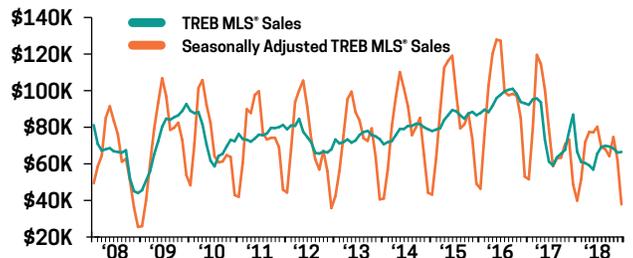
December



Annual



Seasonally Adjusted Figures*



TIP 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.

[Click Here for a TREB Primer on Seasonality & Seasonal Adjustment.](#)

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