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# TRREB Housing Market Charts

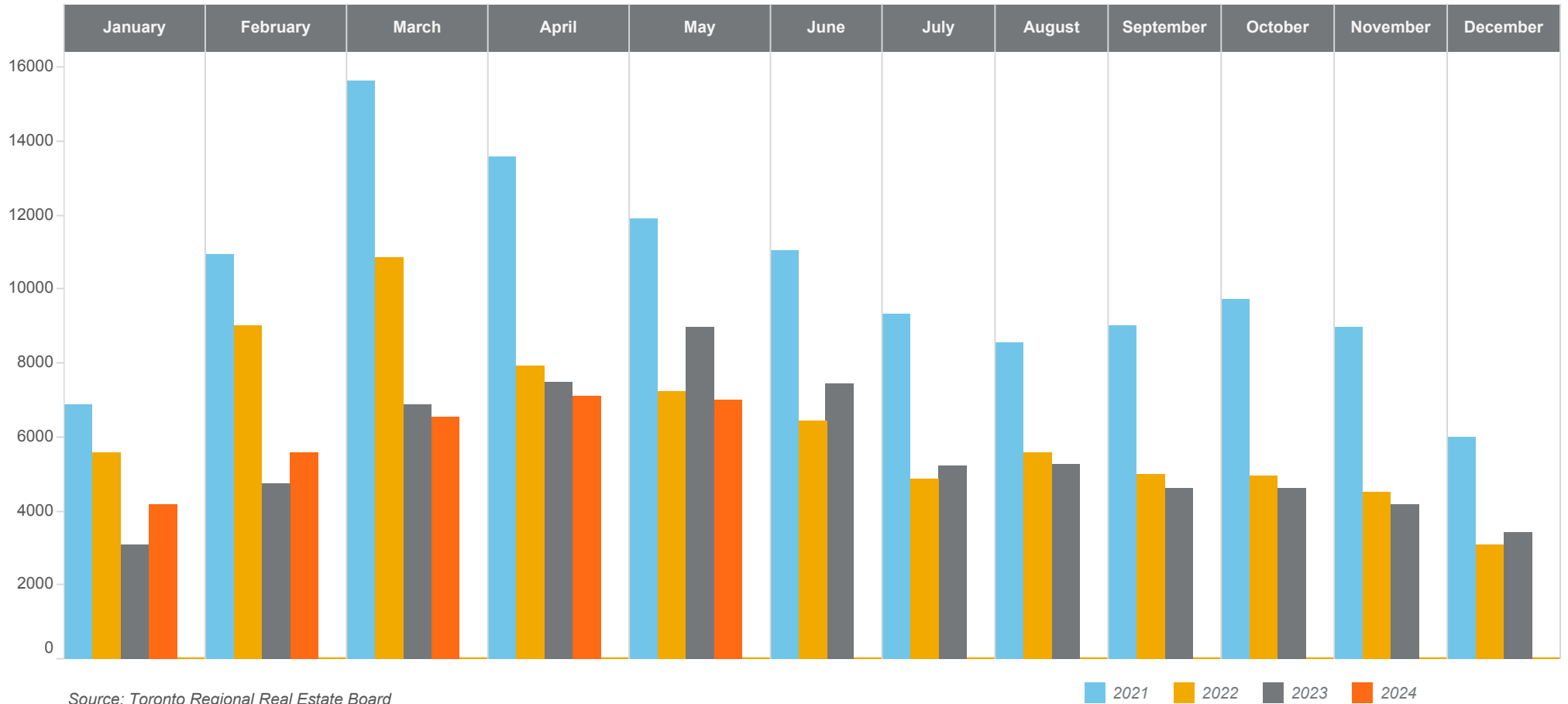
May 2024

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## TRREB MLS® Sales

## Monthly with Three Previous Years for Comparison

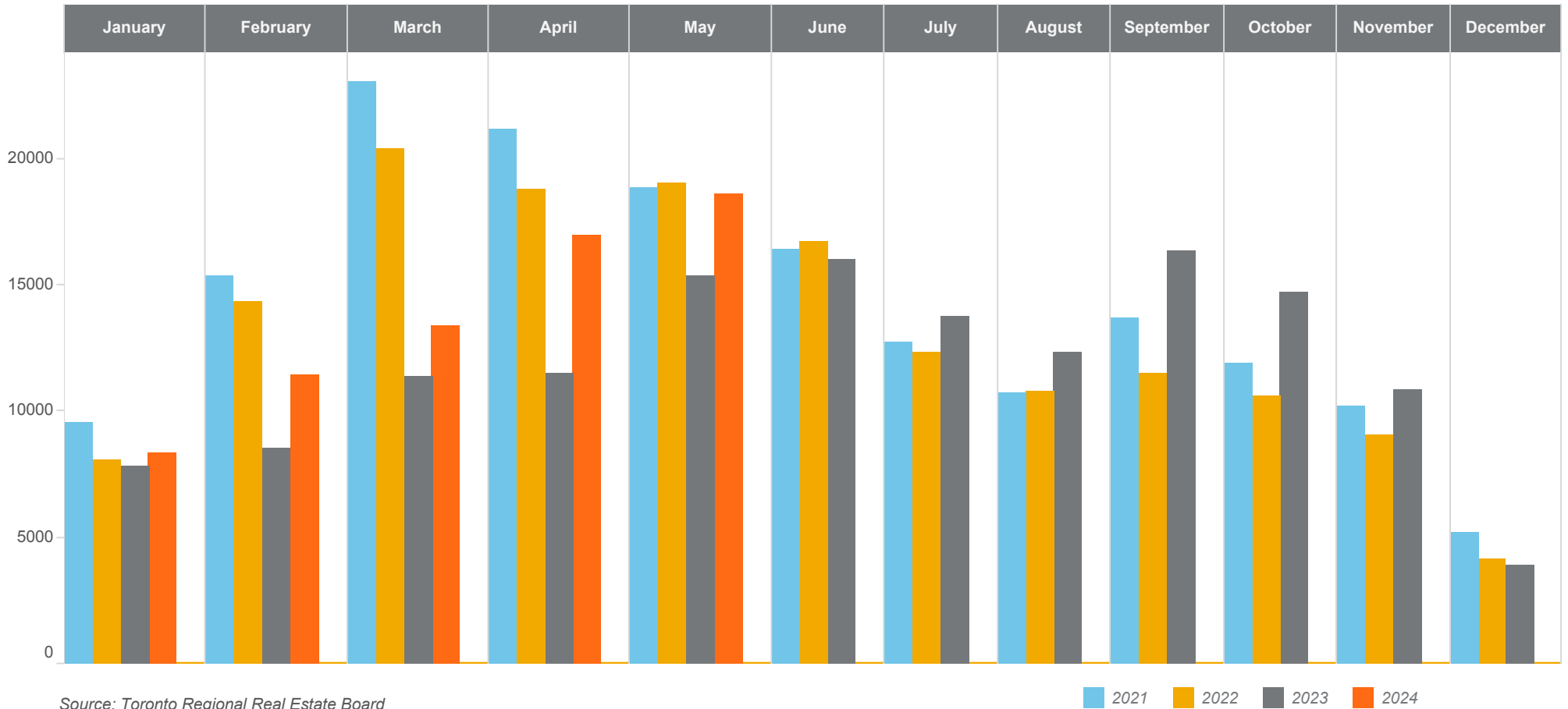


Source: Toronto Regional Real Estate Board

**Explanation:** This chart plots Monthly MLS® Sales for the current year and the previous three years. The recurring seasonal trend can be examined along with comparisons to previous years for each month.

## TRREB MLS® New Listings

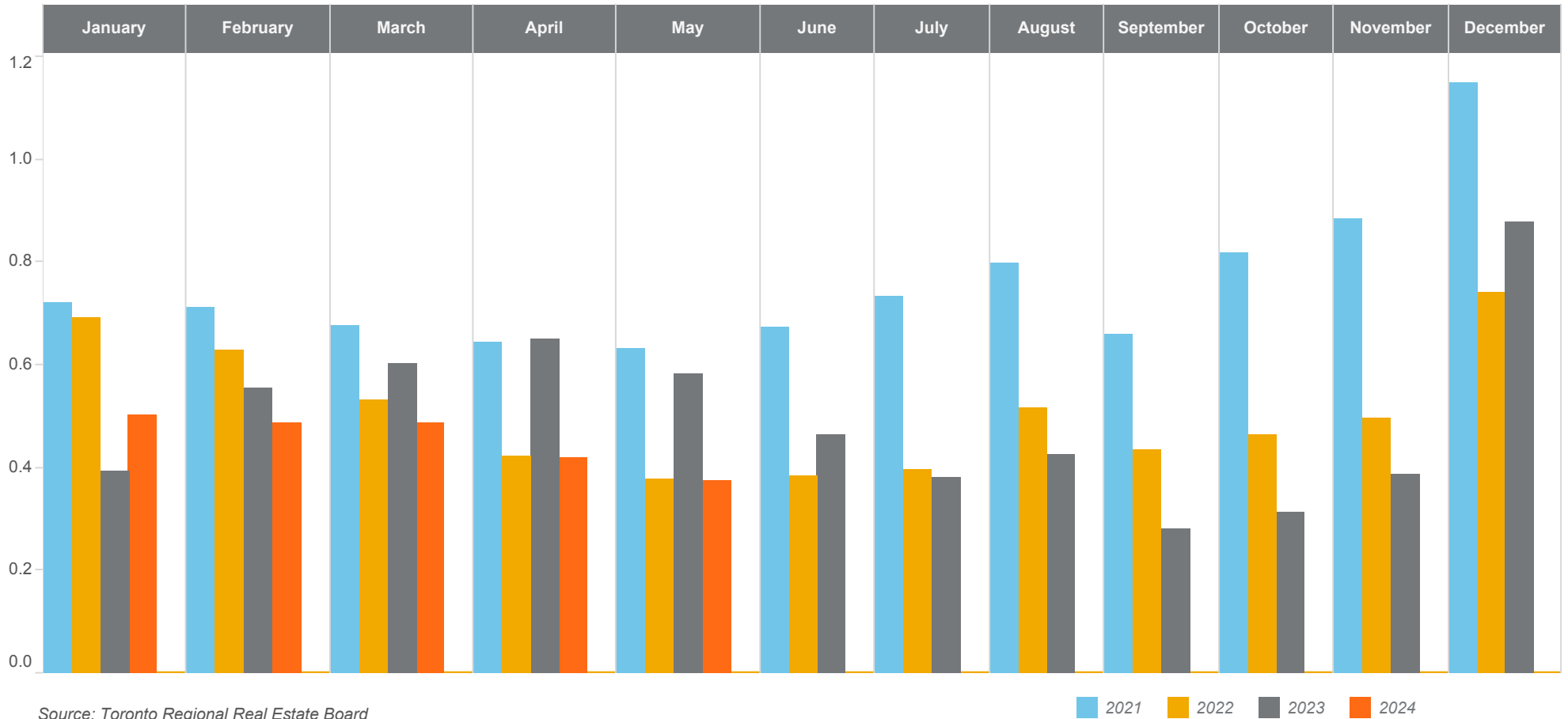
## Monthly with Three Previous Years for Comparison



**Explanation:** This chart plots Monthly MLS® New Listings for the current year and the previous three years. The recurring seasonal trend can be examined along with comparisons to previous years for each month.

## TRREB MLS<sup>®</sup> SNLR

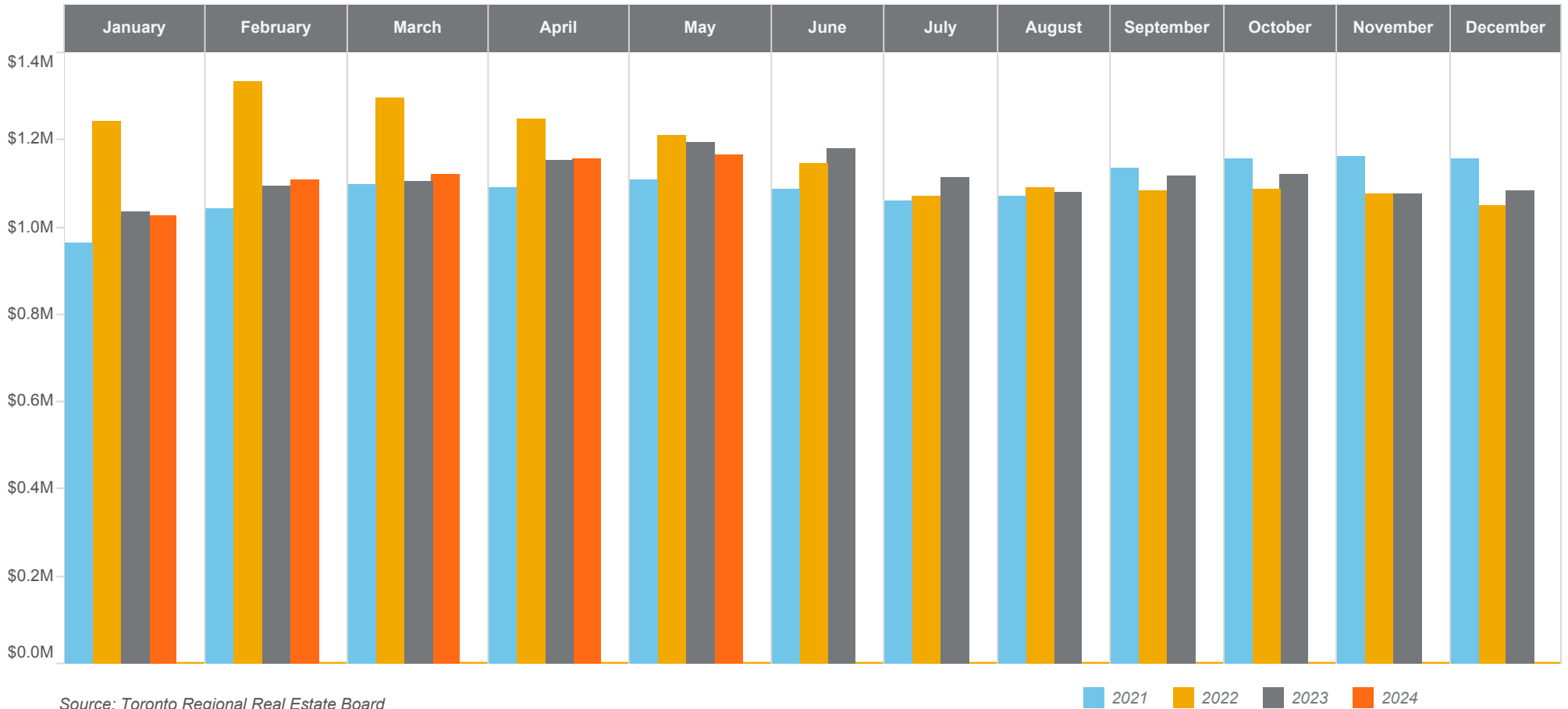
## Monthly with Three Previous Years for Comparison



**Explanation:** This chart plots Monthly MLS<sup>®</sup> Sales-to-New Listings ratio for the current year and the previous three years. The recurring seasonal trend can be examined along with comparisons to previous years for each month.

## TRREB MLS® Average Price

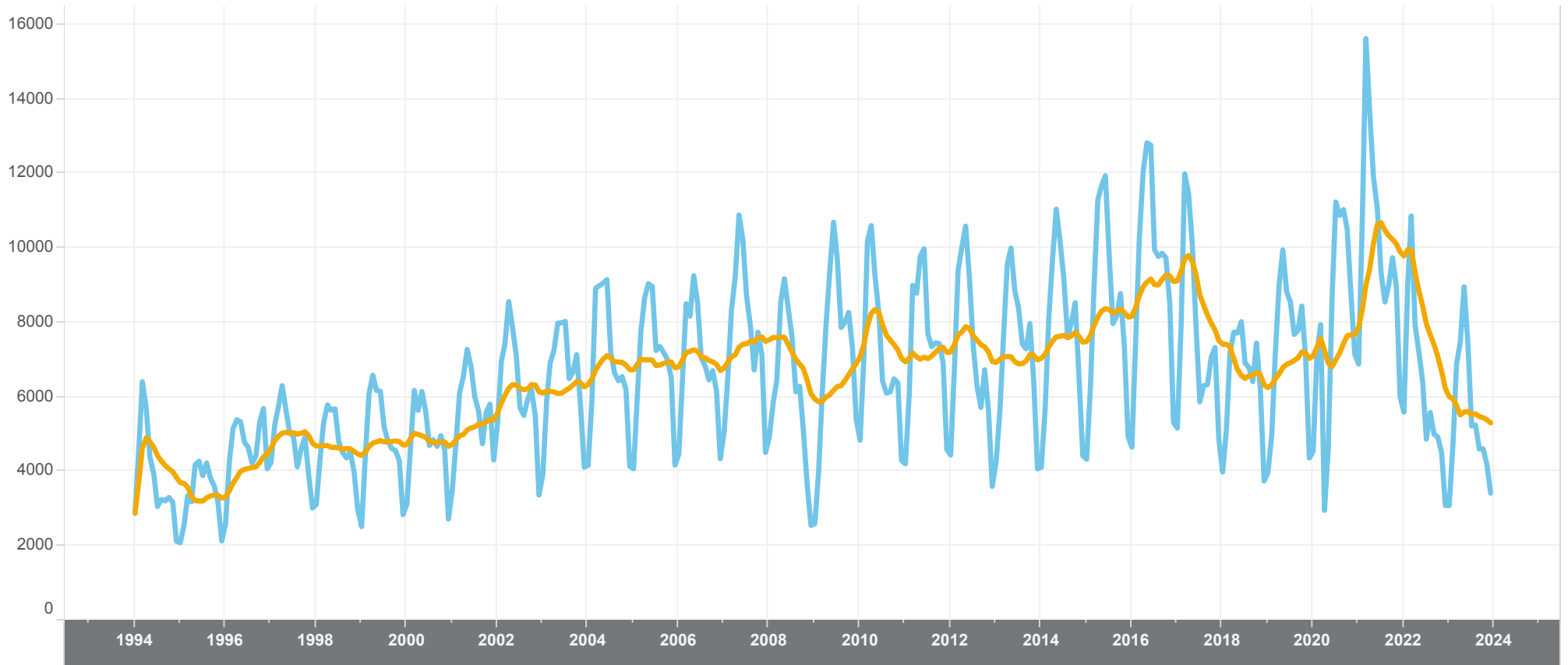
## Monthly with Three Previous Years for Comparison



**Explanation:** This chart plots Monthly MLS® Average Resale Home Price for the current year and the previous three years. The recurring seasonal trend can be examined along with comparisons to previous years for each month.

## TRREB MLS® Sales

## Monthly Time Series with Trend Line



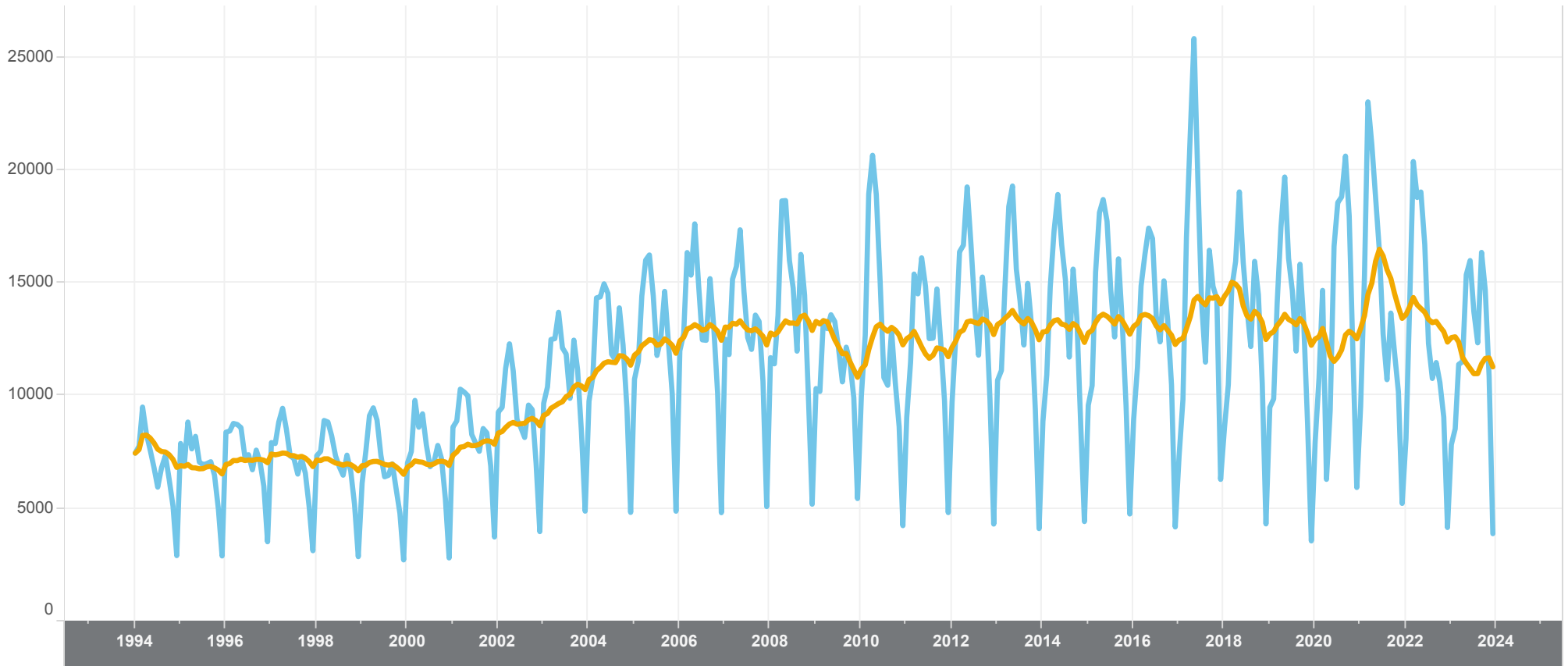
Source: Toronto Regional Real Estate Board

■ MLS Sales  
■ Sales Trend (12-Month moving average)

**Explanation:** This chart plots Monthly MLS® Sales since January 1994. The blue line shows actual sales. The yellow line is the trend computed using a 12-month moving average, which exhibits no seasonal variations or other irregular fluctuations. A substantial change in actual sales must occur to change the direction of the trend.

## TRREB MLS® New Listings

## Monthly Time Series with Trend Line



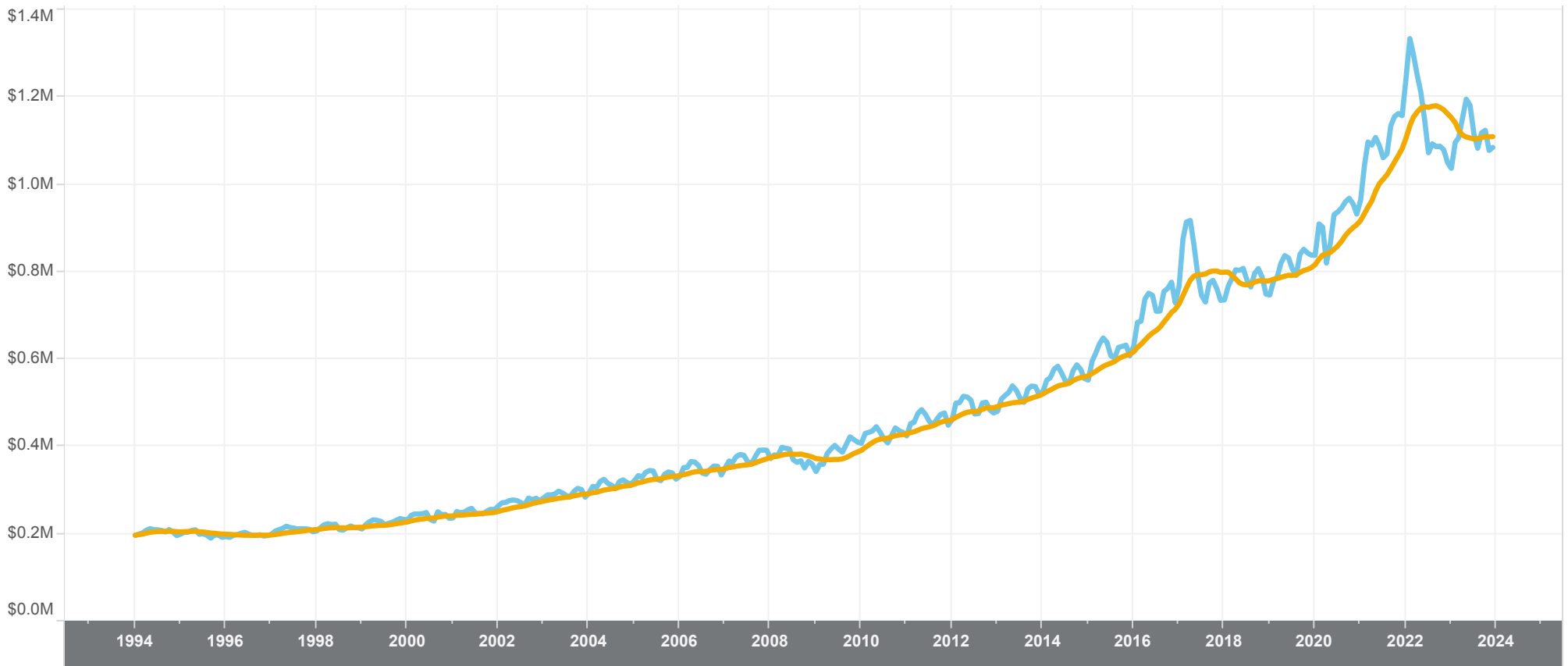
Source: Toronto Regional Real Estate Board

■ MLS New Listings  
■ New Listings Trend (12-Month moving average)

**Explanation:** This chart plots Monthly MLS® New Listings since January 1994. The blue line shows actual sales. The yellow line is the trend computed using a 12-month moving average, which exhibits no seasonal variations or other irregular fluctuations. A substantial change in actual sales must occur to change the direction of the trend.

## TRREB MLS® Average Price

## Monthly Time Series with Trend Line



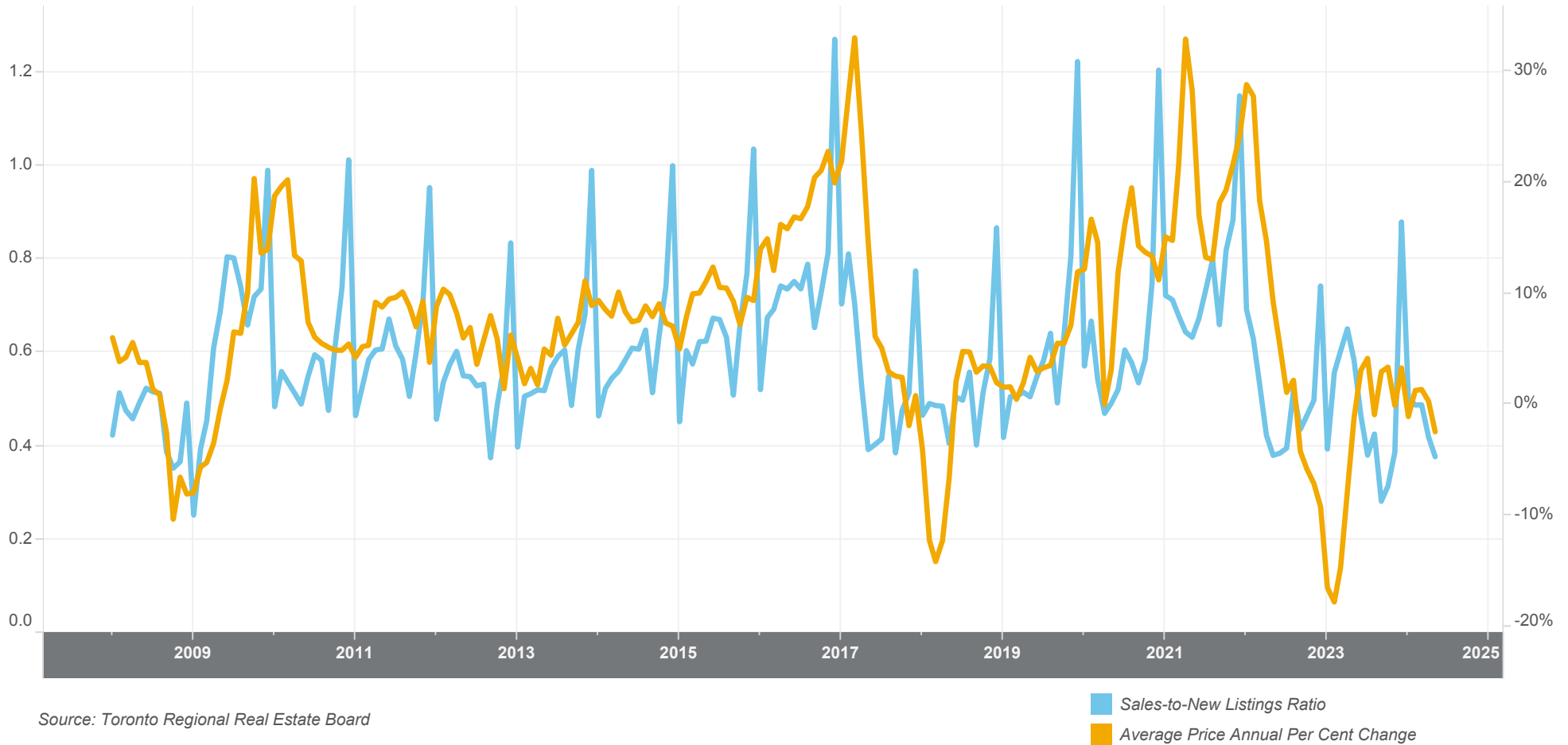
Source: Toronto Regional Real Estate Board

■ MLS Average Price  
■ Average Price Trend (12-Month moving average)

**Explanation:** This chart plots Monthly MLS® Average Price since January 1994. The blue line shows actual sales. The yellow line is the trend computed using a 12-month moving average, which exhibits no seasonal variations or other irregular fluctuations. A substantial change in actual sales must occur to change the direction of the trend.



## TRREB MLS® SNLR vs Annual Price Growth



Source: Toronto Regional Real Estate Board

**Explanation:** This chart plots the monthly Sales-to-New Listings ratio (blue line) with year-over-year average annual per cent price change (yellow line). When the sales-to-new listings ratio moves higher, average annual per cent price change in home prices generally trends higher. When the sales-to-new listings ratio moves lower, average annual per cent price change in home prices generally trends lower.