

Bosley Infographic

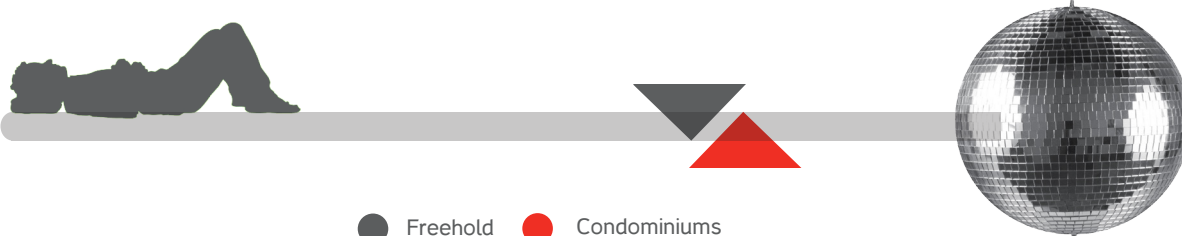
BOSLEY
REAL ESTATE



HOW DID JANUARY 2017 PERFORM?

Hot Off The Press .. The Media's Take*

EVERY MONTH WE SCIENTIFICALLY MONITOR STORIES IN THE MEDIA ON BOTH FREEHOLD AND CONDO MARKETS IN TORONTO. THEN THROUGH A PATENT PENDING PROCESS WE ARE ABLE TO CREATE A VISUAL REPRESENTATION OF WHAT THE MEDIA THINKS THE MARKET IS DOING. IS IT FACING A SLOW DEATH OR IS IT PARTY TIME?



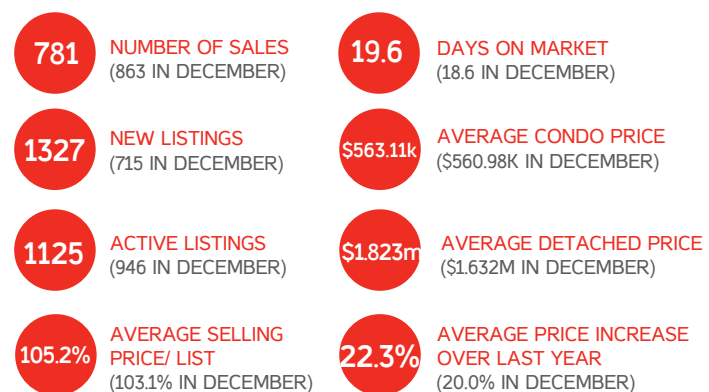
OPEN HOUSE TRAFFIC***

EACH MONTH OUR AGENTS REPORT ON THE NUMBER OF PEOPLE WHO VISIT OUR OPEN HOUSES. THIS HELPS US GAUGE CONSUMER CONFIDENCE.



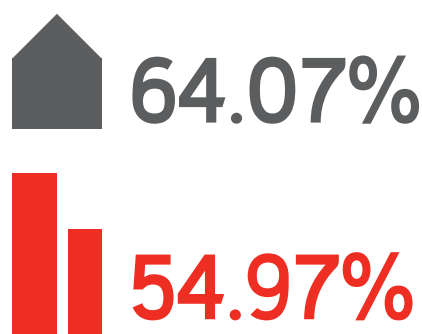
SOLD STATISTICS**

VS. DECEMBER 2016



HOMES SOLD!***

SOLD FOR AT/OVER ASKING

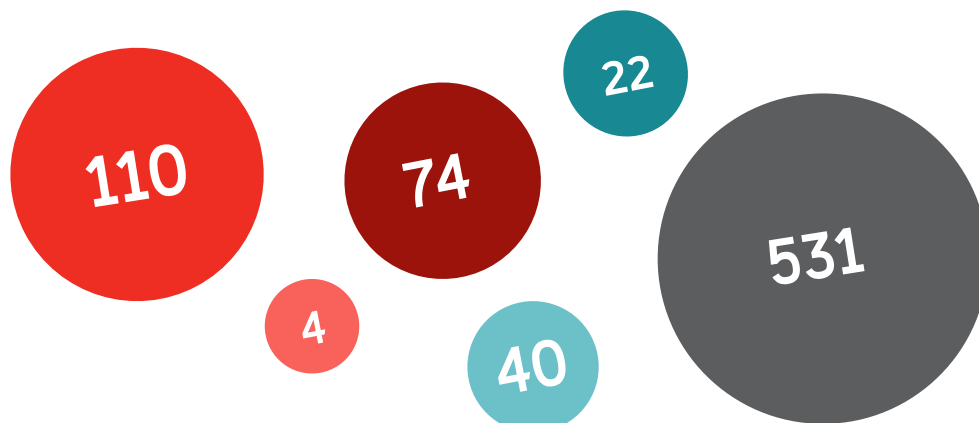


Hot Topic

Houston, we have a problem. Despite an almost 12% increase in sales activity this January, compared to January 2016, supply problems continue to make the headlines. In fact, the GTA resale market has not experienced such low inventory levels since 2002. Current active listings are nearly half of what they were last year at this time. The Toronto Real Estate Board reports that a supply problem is likely to continue to play out for 2017. "The result will be strong price growth for all home types again this year" says Jason Mercer, TREB's Director of Market Analysis. It remains to be seen how many sales will take place in 2017 however a swing of even 5% could translate to either another record year or the second best year on record for the GTA. TREB also reported that less than 5% of properties sold in 2016 went to foreign buyers and was not a contributing factor to the steady price increases across the GTA.

What Sold In January 2017**

- DETACHED HOMES - 110
- SEMI-DETACHED - 74
- ATTACHED/ ROWHOUSE - 22
- CONDO APARTMENT - 531
- CONDO TOWNHOME - 40
- CO-OP/ CO-OWNERSHIP APARTMENT - 4



CONDOS & DEVELOPMENTS

NEW HOME MARKET ACTIVITY - JANUARY 2017

\$507,128 AVG PRICE - HIGHRISE	1,936 MONTHLY NEW HOME SALES - HIGHRISE
\$995,116 AVG PRICE - LOWRISE	552 MONTHLY NEW HOME SALES - LOWRISE
11,792 REMAINING INVENTORY - HIGHRISE	
1,878 REMAINING INVENTORY - LOWRISE	

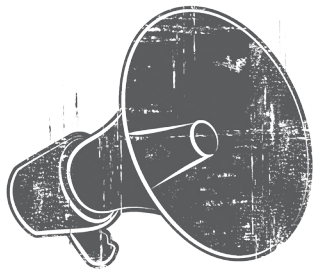
SOURCE - REALNET CANADA

OVERHEARD BUZZ

According to Bryan Tuckey, President of BILD, speaking at the TREB Year in Review and 2017 Market Outlook, the new home market is not only experiencing similar inventory shortages but a fundamental shift in the housing mix. Consider that in 2000, new home sales reached approximately 40,000 units made up of 30,000 low rise homes and 10,000 high rise homes. 2016 saw the second highest number of new home sales in history with 47,200 sales made up of 18,000 low rise and 29,200 high rise homes. Prices have also trended higher with the average cost of a new low rise and high rise home across the GTA sitting at \$995K and \$507K respectively. Tuckey points out that low rise construction is not hampered as much by the constraints of the Greenbelt but by the infrastructure required to support continued growth.

TOM BOSLEY'S CORNER

The latest numbers are in and they are staggering. By 2025, only 8 years from now, the population of the GTA is expected to swell by over 1 million people. Not only will that complicate our city's infrastructure but it will likely create greater congestion and traffic gridlock. An expanded transit system will be critical to how our city moves and operates. As Toronto's oldest and largest independent brokerage we recognize that there are many things to consider when making a home purchase. While quick access to transit is important, so are things like good schools, shopping, entertainment and parks. I believe that our agents are the best trained and most knowledgeable neighbourhood specialists in the city so if you are looking for extra insights about homes and condos, I encourage you to speak with a Bosley agent today.



BOSLEY REAL ESTATE LTD. BROKERAGE | YOUR NEIGHBOURHOOD NAVIGATORS

EAST	CENTRAL	WEST	NORTH	NIAGARA	JORDAN	PORT HOPE
169 DANFORTH AVE. TORONTO, ON M4K 1N2 (416) 465-7527	276 MERTON ST. TORONTO, ON M4S 1A9 (416) 481-6137	290 MERTON ST. TORONTO, ON M4S 1A9 (416) 322-8000	1108 QUEEN ST. W. TORONTO, ON M6J 1H9 (416) 530-1100	15 GLENFOREST ROAD TORONTO, ON M4N 1Z7 (416) 646-8833	233 KING ST. NIAGARA ON THE LAKE, ON L0S 1J0 (905) 468-8600	3-3720 19TH STREET JORDAN, ON L0S 1J0 (905) 562-4599
						14 MILL ST S PORT HOPE, ON L0S 1J0 (905) 885-0101

The Bosley Real Estate Infographic is intended to depict the real estate activity of the Central, East and West core of the city. Our data is collected from the C01, C02, C03, C04, C08, C09, C10, C11, C12 E01, E02, E03, W01, W02, W03 districts only.

* This chart is neither scientific nor patent pending. We just have a lot of fun figuring it out. ** Source is TREB Market Watch January 2017. *** Bosley RE Research