



Market Update Report

Kleinburg Neighborhood Details
Period ending September 30th, 2015



Price	\$500k - \$750k	\$750k - \$1M	\$1M - \$1.5M	\$1.5M - \$2M	\$2M - \$2.75M	\$2.75M - \$3.5M	\$3.5M & OVER
Number of Active Listings	3	6	9	13	5	9	3
Number of Real Buyers	22	17	23	7	9	3	1
Avg. Days on Market	36	51	22	38	73	14	10
Average Listing Price	\$ 675,095	\$ 901,959	\$ 1,334,172	\$1,715,370	\$2,500,110	\$ 3,393,300	\$ 3,800,000
Average Selling Price	\$ 660,930	\$ 885,646	\$ 1,285,587	\$1,622,429	\$2,302,556	\$ 3,160,000	\$ 3,600,000

**All data compiled from information provided by the Toronto Real Estate Board.

Commentary

For the quarter ended September 30th, 2015 the average home selling price in Kleinburg was \$1.35M versus an average list price of \$1.42M representing 94.4% of the asking price. This is significantly higher than the Vaughan average selling price of \$826K. The average days on market were at 43. In 2015, the most expensive listing in Kleinburg was sold for \$3.6M, while the most expensive active listing is currently at \$8.5M.

Overall, Vaughan continued to show strong price growth in 2015. The average home selling price was up by approximately 9% on a year over year basis. A tighter supply of listings in many GTA neighborhoods fueled by a low interest rate environment has underpinned very strong price growth throughout 2015. Looking forward to 2016, even with a greater supply of low-rise listings in the marketplace, market conditions should remain tight enough to see continued price growth well-above the rate of inflation, currently at 1%. Look out for the government of Ontario's proposal to allow municipalities throughout Ontario to implement a second land transfer tax in addition to the existing provincial tax. This could potentially hamper home sales in the near future.

Looking forward to serving your interests,

Sam Aiello