



**Vaughan Market Stats APRIL 2020**

Home Type	Sales	Dollar Volume	Avg Price	New Listings	SNLR	Active Listings	MOI	Average SP/LP	Average DOM
Detached	47	\$58,456,288	\$1,243,751	132	35.6 %	346	7.4	95.9 %	29
Semi-Detached	11	\$9,882,999	\$898,454	21	52.4 %	17	1.5	101.3 %	13
Condo Town	2	\$1,165,000	\$582,500	11	18.2 %	14	7.0	99.1 %	7
Condo Apt	13	\$7,624,680	\$586,514	46	28.3 %	103	7.9	97.3 %	23
Link	1	\$1,070,000	\$1,070,000	2	50.0 %	2	2.0	93.1 %	30
Att/Row/Town	14	\$12,426,000	\$887,571	49	28.6 %	72	5.1	99.4 %	19
<b>Total</b>	<b>88</b>	<b>\$90,624,967</b>	<b>\$1,029,829</b>	<b>261</b>	<b>33.7 %</b>	<b>554</b>	<b>6.3</b>	<b>97.0 %</b>	<b>24</b>

**Vaughan Market Stats 2020 Year To Date**

Home Type	Sales	Dollar Volume	Avg Price	New Listings	SNLR	Average SP/LP	Average DOM
Detached	473	\$646,489,289	\$1,366,785	984	48.1 %	100.6 %	24
Semi-Detached	68	\$61,731,449	\$907,815	105	64.8 %	104.7 %	11
Condo Town	27	\$20,495,950	\$759,109	44	61.4 %	99.4 %	21
Condo Apt	146	\$90,491,675	\$619,806	303	48.2 %	99.7 %	24
Link	6	\$5,857,000	\$976,167	9	66.7 %	102.7 %	10
Att/Row/Town	161	\$148,646,682	\$923,271	269	59.9 %	102.7 %	16
<b>Total</b>	<b>881</b>	<b>\$973,712,045</b>	<b>\$1,105,235</b>	<b>1,714</b>	<b>51.4 %</b>	<b>101.1 %</b>	<b>21</b>

Source: Data compiled from Toronto Regional Real Estate Board.

**Vaughan Market Commentary:** Monthly sales activity for April 2020 is down by approximately 60% for the year as a result of Covid 19. Overall, average price is down slightly by 6.8% with the detached segment down by 9%. New listings coming onto market are down by 46% as sellers are more cautious and delaying property listings as they continue to wait for new indicators of improvement with Covid19. Months of Inventory (MOI) has been growing for most categories with the exception of semis. MOI is usually a very good indicator of supply available on market. 4-6 months indicating a balanced market, however 6+ is turning the market into a buyer's market for detach & condos for now. We will continue to monitor the second quarter activity to determine market trends as the government continues to assess the Covid 19 measures and the easing of restrictions on business & individuals. Overall, market activity is still occurring, albeit at a slower pace, for those Buyers and Sellers that need to transact.

For further details or questions in your market, please do not hesitate to give me a call to discuss further. Sam Aiello, CHLMS, Sales Representative 416-708-7181.