

大刘解读地产局发布的房产均价等指标背后的秘密

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每月初地产局都会发布各区域上个月的各种指标数据，均价，中间价等等，我总体看法是这些数据中看不中用，意义不大，并不能完全说明某个区域房价涨跌，并且我发现地产局的统计还有错误。

现在各区成交量比较小，均价容易受到个别房价影响，如果这个区域有1套豪宅成交，均价可能会上涨10%，如果没有，均价会大幅下跌。

以Aurora的独立屋成交为例：

1月数据:

Toronto Real Estate Board

SUMMARY OF EXISTING HOME TRANSACTIONS

DETACHED HOUSES, JANUARY 2018 ALL TREB AREAS

	Sales ¹	Dollar Volume ¹	Average Price ¹	Median Price ¹	New Listings ²	Active Listings ³	Avg. SP / LP ⁴	Avg. DOM ⁵
TREB Total	1,659	\$1,610,595,186	\$970,823	\$805,000	4,375	6,819	97%	36
Halton Region	190	\$207,166,221	\$1,090,359	\$882,500	471	748	96%	38
Burlington	53	\$55,393,549	\$1,045,161	\$839,500	107	179	95%	46
Halton Hills	29	\$20,774,500	\$716,362	\$677,500	49	63	98%	36
Milton	29	\$23,389,195	\$806,524	\$782,000	82	139	98%	34
Oakville	79	\$107,610,977	\$1,362,164	\$1,188,000	233	367	96%	34
Peel Region	355	\$312,811,628	\$881,160	\$800,000	825	1,263	96%	35
Brampton	215	\$171,297,100	\$796,731	\$720,000	480	671	96%	34
Caledon	34	\$33,169,300	\$975,568	\$923,000	93	174	97%	44
Mississauga	106	\$108,345,228	\$1,022,125	\$912,500	252	418	96%	33
City of Toronto	376	\$482,776,872	\$1,283,981	\$940,000	834	1,271	98%	32
Toronto West	139	\$152,796,984	\$1,099,259	\$855,000	262	377	97%	34
Toronto Central	103	\$211,064,900	\$2,049,174	\$1,726,100	308	491	98%	30
Toronto East	134	\$118,914,988	\$887,425	\$779,400	264	403	98%	32
York Region	303	\$331,819,453	\$1,095,114	\$997,000	1,210	2,097	95%	40
Aurora	28	\$30,225,800	\$1,079,493	\$957,500	93	139	94%	42
E. Swillimbury	15	\$12,775,300	\$851,687	\$760,000	84	160	96%	30
Georgina	29	\$17,612,188	\$607,317	\$550,000	112	167	96%	42

2月数据:

SUMMARY OF EXISTING HOME TRANSACTIONS

DETACHED HOUSES, FEBRUARY 2018 ALL TREB AREAS

	Sales ¹	Dollar Volume ¹	Average Price ¹	Median Price ¹	New Listings ²	Active Listings ³	Avg. SP / LP ⁴	Avg. DOM ⁵
TREB Total	2,169	\$2,170,595,693	\$1,000,736	\$841,000	5,556	7,852	98%	27
Halton Region	264	\$289,307,419	\$1,095,861	\$910,000	657	927	97%	28
Burlington	67	\$59,450,955	\$887,328	\$808,000	157	215	98%	27
Halton Hills	38	\$31,218,000	\$821,526	\$692,450	68	82	98%	37
Milton	52	\$46,180,389	\$888,084	\$848,250	121	166	98%	24
Oakville	107	\$152,458,075	\$1,424,842	\$1,225,000	311	464	96%	29
Peel Region	418	\$382,557,666	\$915,210	\$813,056	986	1,325	96%	27
Brampton	255	\$200,728,893	\$787,172	\$758,000	541	656	98%	26
Caledon	38	\$45,530,700	\$1,198,176	\$890,500	96	187	96%	36
Mississauga	125	\$136,298,073	\$1,090,385	\$935,000	349	482	95%	26
City of Toronto	524	\$671,893,817	\$1,282,240	\$1,000,500	1,134	1,453	99%	23
Toronto West	182	\$195,956,675	\$1,076,685	\$905,000	326	403	100%	23
Toronto Central	141	\$285,914,249	\$2,027,761	\$1,820,001	446	638	99%	24
Toronto East	201	\$190,022,893	\$945,388	\$829,500	362	412	100%	23
York Region	426	\$476,162,349	\$1,120,429	\$1,000,000	1,506	2,494	96%	30
Aurora	29	\$35,452,000	\$1,222,483	\$977,000	127	180	92%	23
E. Swillimbury	21	\$17,766,266	\$846,032	\$646,866	64	161	97%	26
Georgina	43	\$21,836,799	\$507,833	\$455,000	147	210	97%	28

