

Table: 1

Q1. How likely are you to purchase a single-family residential property or condominium apartment over the next year?

		Region					Gender		Age	
	Total	Durham	York	Toronto	Peel	Halton	Male	Female	18-34	34-54
	A	B	C	D	E	F	G	H	I	J
Base: Total Sample	3407	356	493	1768	544	246	1370	2037	1107	1220
Base: Total Sample (wtd)	3407	337	573	1518	708	270	1625	1782	613	1158
Very likely	445	27	73	228	90	27	236	209	160	187
	13%	8%	13%	15%	13%	10%	15%	12%	26%	16%
			B	B	B		H		JK	K
Somewhat likely	739	54	143	358	146	37	395	344	213	306
	22%	16%	25%	24%	21%	14%	24%	19%	35%	26%
			BF	BF	F		H		JK	K
Not very likely	729	71	119	333	156	51	361	368	115	265
	21%	21%	21%	22%	22%	19%	22%	21%	19%	23%
										I
Not at all likely	1495	186	239	599	317	155	633	862	125	400
	44%	55%	42%	39%	45%	57%	39%	48%	20%	35%
		CDE			D	CDE		G		I
Sigma	3407	337	573	1518	708	270	1625	1782	613	1158
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Summary										
Top2Box (Very/ Somewhat Likely)	1184	81	216	587	236	64	631	552	373	493
	35%	24%	38%	39%	33%	24%	39%	31%	61%	43%
			BF	BEF	BF		H		JK	K
Low2Box (Not Very/ Not At All Likely)	2223	257	357	931	472	206	994	1230	240	666
	65%	76%	62%	61%	67%	76%	61%	69%	39%	57%
		CDE			D	CDE		G		I

Overlap formula used

- Column Proportions:

Columns Tested (5%): A, B/C/D/E/F, G/H, I/J/K, L/M/N, O/P/Q, R/S/T/U, V/W, X/Y, Z/a

Minimum Base: 30 (**), Small Base: 100 (*)

- Column Means:

Columns Tested (5%): A, B/C/D/E/F, G/H, I/J/K, L/M/N, O/P/Q, R/S/T/U, V/W, X/Y, Z/a

Minimum Base: 30 (**), Small Base: 100 (*)

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	Generation - Male			Generation - Female			Household Income				Region (2)	
55+	Male - 18-34	Male - 35-54	Male - 55+	Female - 18-34	Female - 35-54	Female - 55+	<\$40k	\$40k to <\$60k	\$60k to <\$100k	\$100k+	GTA-905	GTA-416
K	L	M	N	O	P	Q	R	S	T	U	Z	a
1080	429	524	417	678	696	663	655	533	962	877	1639	1768
1635	280	588	756	333	570	879	619	536	958	901	1889	1518
98	89	105	42	71	82	56	71	82	123	153	217	228
6%	32%	18%	6%	21%	14%	6%	11%	15%	13%	17%	11%	15%
	MN	N		PQ	Q					RT		Z
220	103	167	125	110	139	95	107	112	248	207	380	358
13%	37%	28%	17%	33%	24%	11%	17%	21%	26%	23%	20%	24%
	MN	N		PQ	Q				R	R		Z
348	42	136	182	73	129	166	129	111	197	199	396	333
21%	15%	23%	24%	22%	23%	19%	21%	21%	21%	22%	21%	22%
		L	L									
969	46	180	407	79	220	562	313	230	389	341	896	599
59%	17%	31%	54%	24%	39%	64%	50%	43%	41%	38%	47%	39%
IJ		L	LM		O	OP	STU				a	
1635	280	588	756	333	570	879	619	536	958	901	1889	1518
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
318	192	272	167	181	221	151	178	194	371	360	597	587
19%	68%	46%	22%	54%	39%	17%	29%	36%	39%	40%	32%	39%
	MN	N		PQ	Q			R	R	R		Z
1317	89	316	589	152	349	728	442	342	587	541	1292	931
81%	32%	54%	78%	46%	61%	83%	71%	64%	61%	60%	68%	61%
IJ		L	LM		O	OP	STU				a	

TREB homebuyers - sellers

Table: 3

Q2. Did the recent policy changes made by the Ontario Provincial Government in the Ontario Fair Housing Plan specifically influence your decision NOT to purchase a home over the ne

	Total	Region					Gender		Age	
		Durham	York	Toronto	Peel	Halton	Male	Female	18-34	34-54
	A	B	C	D	E	F	G	H	I	J
Base: Not Likely To Buy	2016	252	284	979	324	177	738	1278	444	702
Base: Not Likely To Buy (wtd)	2212	256	354	926	471	206	988	1224	239	659
Yes, if not for these policy changes, I would have purchased a home over the next year	25	2	4	6	12	1	14	11	5	15
	1%	1%	1%	1%	2%	1%	1%	1%	2%	2%
					D				K	K
Yes, but this was not the only factor influencing my decision not to purchase a home over the next year	208	17	29	91	48	24	85	123	41	70
	9%	6%	8%	10%	10%	12%	9%	10%	17%	11%
									JK	K
No	1979	237	320	829	412	181	889	1090	193	575
	89%	93%	90%	90%	87%	88%	90%	89%	81%	87%
		E								I
Sigma	2212	256	354	926	471	206	988	1224	239	659
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Summary										
Yes	233	18	34	97	59	25	99	134	46	85
	11%	7%	10%	10%	13%	12%	10%	11%	19%	13%
					B				JK	K

Overlap formula used

- Column Proportions:

Columns Tested (5%): A, B/C/D/E/F, G/H, I/J/K, L/M/N, O/P/Q, R/S/T/U, V/W, X/Y, Z/a

Minimum Base: 30 (**), Small Base: 100 (*)

- Column Means:

Columns Tested (5%): A, B/C/D/E/F, G/H, I/J/K, L/M/N, O/P/Q, R/S/T/U, V/W, X/Y, Z/a

Minimum Base: 30 (**), Small Base: 100 (*)

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next year? The Fair Housing Plan includes a tax on foreign buyers, rent controls, measures to increase housing supply and measures to address tax avoidance.

	Generation - Male			Generation - Female			Household Income				Region (2)	
55+	Male - 18-34	Male - 35-54	Male - 55+	Female - 18-34	Female - 35-54	Female - 55+	<\$40k	\$40k to <\$60k	\$60k to <\$100k	\$100k+	GTA-905	GTA-416
K	L	M	N	O	P	Q	R	S	T	U	Z	a
870	134	280	324	310	422	546	430	304	520	480	1037	979
1313	88	313	587	151	347	726	438	342	585	537	1287	926
6	2	8	4	2	7	2	7	2	6	7	19	6
*	3%	2%	1%	2%	2%	*	2%	1%	1%	1%	1%	1%
				Q	Q							
97	19	28	38	22	42	59	54	47	54	29	117	91
7%	22%	9%	6%	15%	12%	8%	12%	14%	9%	5%	9%	10%
	MN			Q	Q		U	U	U			
1211	67	277	546	126	298	665	377	293	525	500	1151	829
92%	76%	89%	93%	84%	86%	92%	86%	86%	90%	93%	89%	90%
IJ		L	L			OP				RS		
1313	88	313	587	151	347	726	438	342	585	537	1287	926
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
102	21	36	42	25	49	61	61	49	60	37	136	97
8%	24%	11%	7%	16%	14%	8%	14%	14%	10%	7%	11%	10%
	MN			Q	Q		U	U				

TREB homebuyers - sellers

Table: 5

Q3. Will you be a first-time home buyer?

		Region					Gender		Age	
	Total	Durham	York	Toronto	Peel	Halton	Male	Female	18-34	34-54
	A	B	C	D	E	F	G	H	I	J
Base: Homebuyers	1376	102	206	781	218	69	625	751	661	511
Base: Homebuyers (wtd)	1178	80	216	584	234	64	628	550	373	491
Yes	466	24	70	269	88	15	234	232	251	161
	40%	30%	32%	46%	37%	23%	37%	42%	67%	33%
		*		BCEF	F	*			JK	K
No	713	56	146	315	147	50	395	318	122	330
	60%	70%	68%	54%	63%	77%	63%	58%	33%	67%
		D*	D		D	DE*				I
Sigma	1178	80	216	584	234	64	628	550	373	491
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Overlap formula used

- Column Proportions:

Columns Tested (5%): A, B/C/D/E/F, G/H, I/J/K, L/M/N, O/P/Q, R/S/T/U, V/W, X/Y, Z/a

Minimum Base: 30 (**), Small Base: 100 (*)

- Column Means:

Columns Tested (5%): A, B/C/D/E/F, G/H, I/J/K, L/M/N, O/P/Q, R/S/T/U, V/W, X/Y, Z/a

Minimum Base: 30 (**), Small Base: 100 (*)

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TREB homebuyers - sellers

Table: 11

Q4. How likely are you to list your home for sale over the next year?

		Region					Gender		Age	
	Total	Durham	York	Toronto	Peel	Halton	Male	Female	18-34	34-54
	A	B	C	D	E	F	G	H	I	J
Base: HomeOwner	2019	225	328	959	339	168	873	1146	415	811
Base: HomeOwner (wtd)	2236	230	419	904	486	198	1120	1116	237	783
Very likely	265	18	50	132	47	18	154	111	59	111
	12%	8%	12%	15%	10%	9%	14%	10%	25%	14%
				BE			H		JK	K
Somewhat likely	399	30	76	158	109	27	212	187	83	170
	18%	13%	18%	17%	22%	14%	19%	17%	35%	22%
					BF				JK	K
Not very likely	582	60	120	237	117	48	318	264	56	211
	26%	26%	29%	26%	24%	24%	28%	24%	23%	27%
							H			
Not at all likely	990	122	173	378	212	105	437	553	39	292
	44%	53%	41%	42%	44%	53%	39%	50%	17%	37%
		CDE				CD		G		I
Sigma	2236	230	419	904	486	198	1120	1116	237	783
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Summary										
Top2Box (Very/ Somewhat Likely)	664	48	126	289	156	45	366	298	142	280
	30%	21%	30%	32%	32%	23%	33%	27%	60%	36%
			B	BF	BF		H		JK	K
Low2Box (Not Very/ Not At All Likely)	1572	182	292	615	330	153	755	817	95	503
	70%	79%	70%	68%	68%	77%	67%	73%	40%	64%
		CDE				DE		G		I

Overlap formula used

- Column Proportions:

Columns Tested (5%): A, B/C/D/E/F, G/H, I/J/K, L/M/N, O/P/Q, R/S/T/U, V/W, X/Y, Z/a

Minimum Base: 30 (**), Small Base: 100 (*)

- Column Means:

Columns Tested (5%): A, B/C/D/E/F, G/H, I/J/K, L/M/N, O/P/Q, R/S/T/U, V/W, X/Y, Z/a

Minimum Base: 30 (**), Small Base: 100 (*)

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	Generation - Male			Generation - Female			Household Income				Region (2)	
55+	Male - 18-34	Male - 35-54	Male - 55+	Female - 18-34	Female - 35-54	Female - 55+	<\$40k	\$40k to <\$60k	\$60k to <\$100k	\$100k+	GTA-905	GTA-416
K	L	M	N	O	P	Q	R	S	T	U	Z	a
793	193	363	317	222	448	476	197	293	624	680	1060	959
1216	127	411	582	110	372	634	215	322	682	746	1332	904
95	34	70	50	25	41	45	22	62	72	99	133	132
8%	27%	17%	9%	23%	11%	7%	10%	19%	11%	13%	10%	15%
	MN	N		PQ	Q			RTU				Z
146	45	92	75	39	78	71	42	56	154	118	241	158
12%	35%	22%	13%	35%	21%	11%	20%	17%	23%	16%	18%	17%
	MN	N		PQ	Q				U			
316	33	114	172	23	97	144	47	74	170	217	345	237
26%	26%	28%	29%	21%	26%	23%	22%	23%	25%	29%	26%	26%
658	16	136	285	23	156	373	104	130	286	311	612	378
54%	13%	33%	49%	21%	42%	59%	48%	40%	42%	42%	46%	42%
IJ		L	LM		O	OP						
1216	127	411	582	110	372	634	215	322	682	746	1332	904
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
242	78	162	126	64	119	116	64	118	226	217	375	289
20%	62%	39%	22%	58%	32%	18%	30%	37%	33%	29%	28%	32%
	MN	N		PQ	Q			U				
974	49	249	456	46	253	518	151	204	456	529	957	615
80%	38%	61%	78%	42%	68%	82%	70%	63%	67%	71%	72%	68%
IJ		L	LM		O	OP				S		

TREB homebuyers - sellers

Table: 13

Q5. Did the recent policy changes made by the Ontario Provincial Government in the Ontario Fair Housing Plan specifically influence your decision to list your property for sale over the

	Total	Region					Gender		Age	
		Durham	York	Toronto	Peel	Halton	Male	Female	18-34	34-54
	A	B	C	D	E	F	G	H	I	J
Base: Home Seller	510	48	86	231	106	39	245	265	175	215
Base: Home Seller (wtd)	509	44	104	188	133	40	284	225	103	211
Yes, if not for these policy changes, I would not be planning on listing my home for sale over the next year	75	5	16	32	19	2	43	32	29	38
	15%	12%	16%	17%	15%	5%	15%	14%	29%	18%
		*	*		*	*			JK	K
Yes, but this was not the only factor influencing my decision to list my home for sale over the next year	146	12	20	59	43	12	82	64	41	65
	29%	28%	19%	31%	33%	29%	29%	29%	40%	31%
		*	*	C	*	*			K	
No	288	27	67	98	70	26	160	128	32	109
	57%	60%	65%	52%	53%	65%	56%	57%	32%	52%
		*	*		*	*				I
Sigma	509	44	104	188	133	40	284	225	103	211
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Summary										
Yes	221	18	36	91	63	14	125	97	70	102
	43%	40%	35%	48%	47%	35%	44%	43%	68%	48%
		*	*		*	*			JK	K

Overlap formula used

- Column Proportions:

Columns Tested (5%): A, B/C/D/E/F, G/H, I/J/K, L/M/N, O/P/Q, R/S/T/U, V/W, X/Y, Z/a

Minimum Base: 30 (**), Small Base: 100 (*)

- Column Means:

Columns Tested (5%): A, B/C/D/E/F, G/H, I/J/K, L/M/N, O/P/Q, R/S/T/U, V/W, X/Y, Z/a

Minimum Base: 30 (**), Small Base: 100 (*)

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next year? The Fair Housing Plan includes a tax on foreign buyers, rent controls, measures to increase housing supply and measures to address tax avoidance.

	Generation - Male			Generation - Female			Household Income				Region (2)	
55+	Male - 18-34	Male - 35-54	Male - 55+	Female - 18-34	Female - 35-54	Female - 55+	<\$40k	\$40k to <\$60k	\$60k to <\$100k	\$100k+	GTA-905	GTA-416
K	L	M	N	O	P	Q	R	S	T	U	Z	a
120	84	103	58	91	112	62	54	93	183	155	279	231
196	57	118	110	46	93	86	51	92	182	158	321	188
8	19	22	2	10	16	7	8	12	35	19	43	32
4%	34%	19%	1%	22%	17%	8%	16%	13%	19%	12%	13%	17%
	MN*	N	*	Q*		*	*	*				
41	22	38	22	19	27	19	17	29	55	42	87	59
21%	38%	32%	20%	42%	29%	22%	33%	31%	30%	27%	27%	31%
	N*		*	Q*		*	*	*				
147	16	58	86	17	51	61	26	52	92	97	190	98
75%	28%	49%	78%	36%	54%	71%	51%	56%	50%	62%	59%	52%
IJ	*	L	LM*	*	O	OP*	*	*				
196	57	118	110	46	93	86	51	92	182	158	321	188
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
49	41	60	24	29	42	25	25	41	90	61	131	91
25%	72%	51%	22%	64%	46%	29%	49%	44%	50%	38%	41%	48%
	MN*	N	*	PQ*	Q	*	*	*				

TREB homebuyers - sellers

Table: 16

Q6. What do you plan to do once you sell your property?

	Total	Region					Gender		Age	
		Durham	York	Toronto	Peel	Halton	Male	Female	18-34	34-54
	A	B	C	D	E	F	G	H	I	J
Base: Home Seller	505	48	86	228	105	38	244	261	172	215
Base: Home Seller (wtd)	505	44	104	186	132	39	283	222	101	211
Purchase another property in which to live	396	36	84	144	102	30	216	179	73	170
	78%	82%	81%	77%	77%	77%	76%	81%	72%	80%
		*	*		*	*				
Rent a property in which to live	42	4	7	15	9	7	26	16	8	19
	8%	9%	7%	8%	7%	18%	9%	7%	8%	9%
		*	*		*	*				
Live with parents or another family member	29	-	4	15	9	1	14	15	12	7
	6%	-	4%	8%	7%	2%	5%	7%	12%	4%
		*	*		*	*			JK	
Move to a retirement residence, assisted living or similar	21	-	5	8	7	1	16	5	6	8
	4%	-	5%	4%	5%	3%	6%	2%	6%	4%
		*	*		*	*				
Other	17	4	3	5	5	-	11	6	1	7
	3%	9%	3%	2%	4%	-	4%	3%	1%	3%
		*	*		*	*				
Sigma	505	44	104	186	132	39	283	222	101	211
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Overlap formula used

- Column Proportions:

Columns Tested (5%): A, B/C/D/E/F, G/H, I/J/K, L/M/N, O/P/Q, R/S/T/U, V/W, X/Y, Z/a

Minimum Base: 30 (**), Small Base: 100 (*)

- Column Means:

Columns Tested (5%): A, B/C/D/E/F, G/H, I/J/K, L/M/N, O/P/Q, R/S/T/U, V/W, X/Y, Z/a

Minimum Base: 30 (**), Small Base: 100 (*)

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