

# TORONTO

## Month Over Month Results

### Semi-Detached Homes

|                     | May-23  | Jun-23  | Jun-23  | Jul-23  | Jul-23  | Aug-23  | Aug-23  | Sep-23  | Sep-23  | Oct-23  | Oct-23  | Nov-23  | Nov-23  | Dec-23  | Dec-23  | Jan-24  | Jan-24  | Feb-24  | Feb-24  | Mar-24  | Mar-24  | Apr-24  | Apr-24  | May-24  | May-24  | Jun-24  |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Sales               | 286     | 298     | 298     | 168     | 168     | 138     | 138     | 160     | 160     | 194     | 194     | 168     | 128     | 128     | 106     | 106     | 181     | 181     | 222     | 222     | 222     | 240     | 240     | 274     | 274     | 236     |
|                     |         | 4%      |         | -44%    |         | -18%    |         | 16%     |         | 21%     |         | -13%    |         | -24%    |         | -17%    |         | 71%     |         | 23%     |         | 8%      |         | 14%     |         | -14%    |
| New Listings        | 447     | 432     | 432     | 371     | 371     | 276     | 276     | 503     | 503     | 456     | 456     | 278     | 83      | 83      | 184     | 184     | 278     | 278     | 338     | 338     | 338     | 440     | 440     | 516     | 516     | 467     |
|                     |         | -3%     |         | -14%    |         | -26%    |         | 82%     |         | -9%     |         | -39%    |         | -70%    |         | 122%    |         | 51%     |         | 22%     |         | 30%     |         | 17%     |         | -9%     |
| Active Listings     | 261     | 266     | 266     | 288     | 288     | 274     | 274     | 436     | 436     | 454     | 454     | 318     | 138     | 138     | 137     | 137     | 147     | 147     | 157     | 157     | 157     | 310     | 310     | 404     | 404     | 408     |
|                     |         | 2%      |         | 8%      |         | -5%     |         | 59%     |         | 4%      |         | -30%    |         | -57%    |         | -1%     |         | 7%      |         | 7%      |         | 97%     |         | 30%     |         | 1%      |
| Average Price       | \$1.39m | \$1.41m | \$1.41m | \$1.25m | \$1.25m | \$1.23m | \$1.23m | \$1.28m | \$1.28m | \$1.27m | \$1.27m | \$1.22m | \$1.17m | \$1.17m | \$1.20m | \$1.20m | \$1.32m | \$1.32m | \$1.30m | \$1.30m | \$1.30m | \$1.36m | \$1.36m | \$1.41m | \$1.41m | \$1.28m |
|                     |         | 1%      |         | -11%    |         | -2%     |         | 4%      |         | -0.3%   |         | -5%     |         | -4%     |         | 2%      |         | 10%     |         | -1%     |         | 5%      |         | 4%      |         | -9%     |
| Average SP/LP       | 111%    | 111%    | 111%    | 108%    | 108%    | 105%    | 105%    | 106%    | 106%    | 103%    | 103%    | 100%    | 98%     | 98%     | 103%    | 103%    | 107%    | 107%    | 110%    | 110%    | 110%    | 108%    | 108%    | 107%    | 107%    | 105%    |
|                     |         | 0%      |         | -3%     |         | -3%     |         | 1%      |         | -3%     |         | -3%     |         | -2%     |         | 5%      |         | 4%      |         | 3%      |         | -2%     |         | -1%     |         | -2%     |
| Average DOM         | 11      | 10      | 10      | 12      | 12      | 13      | 13      | 11      | 11      | 13      | 13      | 19      | 19      | 28      | 28      | 29      | 21      | 21      | 14      | 14      | 14      | 12      | 12      | 13      | 13      | 17      |
|                     |         | -9%     |         | 20%     |         | 8%      |         | -15%    |         | 18%     |         | 46%     |         | 47%     |         | 4%      |         | -28%    |         | -33%    |         | -14%    |         | 8%      |         | 31%     |
| Months of Inventory | 1.9     | 1.9     | 1.9     | 2.7     | 2.7     | 3.0     | 3.0     | 3.7     | 3.7     | 3.3     | 3.3     | 2.9     | 2.9     | 2.1     | 2.1     | 2.3     | 2.3     | 1.8     | 1.8     | 1.7     | 1.7     | 2.3     | 2.3     | 2.5     | 2.5     | 2.7     |