

MARKHAM

Month Over Month Results

Semi-Detached Homes

	Jul-24	Aug-24	Aug-24	Sep-24	Sep-24	Oct-24	Oct-24	Nov-24	Nov-24	Dec-24	Dec-24	Jan-25	Jan-25	Feb-25	Feb-25	Mar-25	Mar-25	Apr-25	Apr-25	May-25	May-25	Jun-25	Jun-25	Jul-25	Jul-25	Aug-25
Sales	11	10																								
	-9%			90%		37%		-54%		-8%		36%		-13%		-23%		20%		50%		-28%		0%		38%
New Listings	37	40		40	56	56	34	34	20	20	11	11	24	24	30	30	35	35	39	39	39	37	37	42	42	37
	8%			40%		-39%		-41%		-45%		118%		25%		17%		11%		0%		-5%		14%		-12%
Active Listings	49	53		53	66	66	42	42	31	31	22	22	24	24	31	31	25	25	47	47	54	54	54	57	57	53
	8%			25%		-36%		-26%		-29%		9%		29%		-19%		88%		15%		0%		6%		-7%
Average Price	\$1.33m	\$1.25m		\$1.25m	\$1.23m	\$1.23m	\$1.22m	\$1.22m	\$1.23m	\$1.23m	\$1.22m	\$1.22m	\$1.20m	\$1.20m	\$1.21m	\$1.20m	\$1.20m	\$1.21m	\$1.21m	\$1.21m	\$1.16m	\$1.16m	\$1.17m	\$1.17m	\$1.09m	\$1.10m
	-7%			-1%		-1%		0.4%		-0.1%		-2%		1%		-0.4%		0.7%		-4.1%		0.5%		-7%		1%
Average SP/LP	104%	104%		104%	104%	104%	99%	99%	101%	101%	104%	104%	103%	103%	104%	104%	106%	106%	101%	101%	106%	103%	103%	100%	100%	102%
	0%			0%		-5%		2%		3%		-1%		1%		2%		-5%		5%		-3%		-3%		2%
Average DOM	19	19		19	20	20	29	29	32	32	30	30	30	19	19	17	17	24	24	23	23	24	24	29	29	29
	0%			5%		45%		10%		-6%		0%		-37%		-11%		41%		-4%		4%		21%		0%
Months of Inventory	5.5	6.3		6.3	4.5	4.5	2.6	2.6	3.6	3.6	3.0	3.0	2.6	3.4	3.4	3.5	3.5	4.9	4.9	4.0	4.0	5.2	5.2	5.4	5.4	3.9

TYPE OF MARKET DEFINED BY INVENTORY

SELLER'S MARKET: 0-4 MONTHS

BALANCED MARKET: 4-6 MONTHS

BUYER'S MARKET: 6+ MONTHS