

TORONTO

Month Over Month Results

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	601	484	484	599	599	838	838	681	681	309	309	351	351	411	411	572	572	728	728	781	781	794	794	675	675	536
	-19%			24%		40%		-19%		-55%		14%		17%		39%		27%		7%		2%		-15%		-21%
New Listings	1462	946		946	2108	2108	1704	1101	1101	391	391	1054	1054	1214	1214	1688	1688	2021	2021	2409	2409	2096	2096	1585	1585	1129
	-35%			123%		-19%		-35%		-64%		170%		15%		39%		20%		19%		-13%		-24%		-29%
Active Listings	2044	1809		1809	2413	2413	2357	1971	1971	1291	1291	1450	1450	1744	1744	1744	1270	1270	2578	2578	3025	3033	3033	2781	2781	2355
	-11%			33%		-2%		-16%		-35%		12%		20%		-27%		103%		17%		0.3%		-8%		-15%
Average Price	\$1.65m	\$1.69m		\$1.69m	\$1.68m	\$1.68m	\$1.78m	\$1.69m	\$1.69m	\$1.62m	\$1.62m	\$1.58m	\$1.58m	\$1.78m	\$1.72m	\$1.72m	\$1.70m	\$1.70m	\$1.70m	\$1.72m	\$1.64m	\$1.64m	\$1.57m	\$1.57m	\$1.52m	
	3%			-0.4%		6%		-5%		-4%		-3%		13%		-3%		-1%		1%		-5%		-4%		-3%
Average SP/LP	99%	98%		98%	100%	100%	99%	98%	98%	98%	98%	99%	99%	100%	100%	100%	100%	100%	100%	99%	99%	99%	99%	97%	97%	97%
	-1%			2%		-1%		-1%		0%		1%		1%		0%		0%		-1%		0%		-2%		0%
Average DOM	20	25		25	21	21	22	25	25	40	40	32	32	22	22	22	19	19	19	22	22	22	22	25	25	30
	25%			-16%		5%		14%		60%		-20%		-31%		0%		-14%		16%		0%		14%		20%
Months of Inventory	4.4	4.7		4.7	5.0	5.0	3.8	3.9	3.9	5.2	5.2	5.1	5.1	5.2	5.2	3.2	3.2	4.5	4.5	4.9	4.9	4.8	4.8	5.1	5.1	5.4

TYPE OF MARKET DEFINED BY INVENTORY

SELLER'S MARKET: 0-4 MONTHS

BALANCED MARKET: 4-6 MONTHS

BUYER'S MARKET: 6+ MONTHS