

TORONTO

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	171	133	133	180	180	263	263	207	207	113	113	132	132	145	145	208	208	253	253	277	277	280	280	252	252	157
	-22%		35%		46%	-21%		-45%		17%		10%		43%		22%		9%		1%		-10%		-38%		
New Listings	346	246	246	528	528	469	469	289	289	73	73	246	246	294	294	466	466	588	588	624	624	594	594	450	450	266
	-29%		115%		-11%	-38%		-75%		237%		20%		59%		26%		6%		-5%		-24%		-41%		
Active Listings	392	353	353	525	525	515	515	428	428	248	248	268	268	326	326	285	285	537	537	618	618	641	641	560	560	463
	-10%		49%		-2%	-17%		-42%		8%		22%		-13%		88%		15%		4%		-13%		-17%		
Average Price	\$1.25m	\$1.20m	\$1.20m	\$1.30m	\$1.30m	\$1.31m	\$1.31m	\$1.25m	\$1.25m	\$1.30m	\$1.30m	\$1.15m	\$1.15m	\$1.27m	\$1.27m	\$1.33m	\$1.33m	\$1.26m	\$1.26m	\$1.30m	\$1.30m	\$1.28m	\$1.28m	\$1.24m	\$1.24m	\$1.13m
	-4%		8%		1%	-5%		4%		-11%		10%		5%		-5%		3%		-2%		-3%		-9%		
Average SP/LP	103%	102%	102%	104%	104%	103%	103%	103%	103%	101%	101%	105%	105%	106%	106%	107%	107%	107%	107%	104%	104%	104%	104%	101%	101%	100%
	-1%		2%		-1%	0%		-2%		4%		1%		1%		0%		-3%		0%		-3%		-1%		
Average DOM	16	21	21	17	17	19	19	21	21	30	30	34	34	21	21	15	15	14	14	17	17	17	17	21	21	25
	31%		-19%		12%	11%		43%		13%		-38%		-29%		-7%		21%		0%		24%		19%		
Months of Inventory	3.3	3.7	3.7	3.9	3.9	3.0	3.0	3.1	3.1	3.2	3.2	3.0	3.0	3.2	3.2	2.4	2.4	3.1	3.1	3.2	3.2	3.3	3.3	3.2	3.2	3.9

TYPE OF MARKET DEFINED BY INVENTORY

SELLER'S MARKET: 0-4 MONTHS

BALANCED MARKET: 4-6 MONTHS

BUYER'S MARKET: 6+ MONTHS