

TORONTO

Month Over Month Results

Attached/Row/Townhouses

	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	70	59	59	59	59	102	102	69	69	43	43	34	34	51	51	59	59	71	71	112	112	90	90	78	78	70
	-16%		0%		73%	-32%	-38%	-21%	50%	16%	20%	58%	-20%	-13%	-10%											
New Listings	181	105	105	234	234	183	183	136	136	39	39	114	114	100	100	196	196	218	218	276	276	228	228	181	181	126
	-42%		123%	-22%	-26%	-71%	192%	-12%	96%	11%	27%	-17%	-21%	-30%												
Active Listings	228	195	195	254	254	225	225	192	192	112	112	134	134	146	146	135	135	263	263	283	283	287	287	267	267	222
	-14%		30%	-11%	-15%	-42%	20%	9%	-8%	95%	8%	1%	-7%	-17%												
Average Price	\$1.23m	\$1.10m	\$1.10m	\$1.22m	\$1.22m	\$1.25m	\$1.25m	\$1.17m	\$1.17m	\$1.11m	\$1.11m	\$1.18m	\$1.18m	\$1.24m	\$1.24m	\$1.30m	\$1.30m	\$1.37m	\$1.37m	\$1.30m	\$1.30m	\$1.17m	\$1.17m	\$1.11m	\$1.11m	\$1.13m
	-10%		11%	2%	-7%	-5%	6%	5%	5%	6%	5%	105%	105%	100%	100%	102%	102%	100%	100%	102%	102%	101%	101%	100%	100%	98%
Average SP/LP	100%	101%	101%	104%	104%	104%	104%	101%	101%	101%	101%	101%	101%	102%	102%	105%	105%	100%	100%	100%	100%	102%	102%	101%	101%	98%
	1%		3%	0%	-3%	0%	0%	0%	1%	3%	-5%	2%	-1%	-1%	-2%											
Average DOM	23	21	21	17	17	20	20	23	23	39	39	35	35	25	25	13	13	16	16	23	23	18	18	23	23	26
	-9%		-19%	18%	15%	70%	-10%	-29%	-48%	23%	44%	-22%	28%	13%												
Months of Inventory	4.3	4.3	4.3	5.3	5.3	3.2	3.2	3.8	3.8	3.6	3.6	4.9	4.9	3.9	3.9	3.3	3.3	4.7	4.7	3.5	3.5	4.2	4.2	4.4	4.4	4.2

TYPE OF MARKET DEFINED BY INVENTORY

SELLER'S MARKET: 0-4 MONTHS

BALANCED MARKET: 4-6 MONTHS

BUYER'S MARKET: 6+ MONTHS