

MARKHAM

Month Over Month Results

Detached Homes

	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	Aug-25	Sep-25
Sales	88	97	97	126	126	106	106	51	51	62	62	63	63	89	89	99	99	123	123	136	136	121	121	88	88	107
	10%		30%		-16%		-52%		22%		2%		41%		11%		24%		11%		-11%		-27%		22%	
New Listings	223	338	338	291	291	182	182	72	72	203	203	226	226	302	302	326	326	411	411	348	348	315	315	257	257	334
	52%		-14%		-37%		-60%		182%		11%		34%		8%		26%		-15%		-9%		-18%		30%	
Active Listings	375	447	447	432	432	357	357	232	232	272	272	350	350	239	239	467	467	544	544	524	524	525	525	504	504	534
	19%		-3%		-17%		-35%		17%		29%		-32%		95%		16%		-4%		0.2%		-4%		6%	
Average Price	\$1.74m	\$1.67m	\$1.67m	\$1.63m	\$1.63m	\$1.71m	\$1.71m	\$1.59m	\$1.59m	\$1.69m	\$1.69m	\$1.70m	\$1.70m	\$1.64m	\$1.64m	\$1.69m	\$1.69m	\$1.68m	\$1.68m	\$1.66m	\$1.66m	\$1.68m	\$1.68m	\$1.57m	\$1.57m	\$1.54m
	-4%		-2%		5%		-7%		6%		1%		-3%		3%		-1%		-1%		1%		-6%		-2%	
Average SP/LP	101%	100%	100%	101%	101%	101%	101%	99%	99%	99%	99%	101%	101%	102%	102%	99%	99%	99%	99%	98%	98%	98%	98%	98%	98%	96%
	-1%		1%		0%		-2%		0%		2%		1%		-3%		0%		-1%		0%		0%		-2%	
Average DOM	25	26	26	20	20	24	24	34	34	33	33	19	19	20	20	24	24	23	23	24	24	29	29	30	30	35
	4%		-23%		20%		42%		-3%		-42%		5%		20%		-4%		4%		21%		3%		17%	
Months of Inventory	5.3	5.6	5.6	4.4	4.4	4.4	4.4	5.5	5.5	5.4	5.4	6.6	6.6	3.7	3.7	5.7	5.7	5.4	5.4	4.9	4.9	5.3	5.3	6.7	6.7	6.0

TYPE OF MARKET DEFINED BY INVENTORY

SELLER'S MARKET: 0-4 MONTHS

BALANCED MARKET: 4-6 MONTHS

BUYER'S MARKET: 6+ MONTHS