

MARKHAM

Month Over Month Results

Semi-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	Sep-25	
Sales	10	19	19	26	26	12	12	11	11	15	15	13	10	10	12	12	18	18	13	13	13	13	13	18	17	
	90%		37%		-54%		-8%		36%		-13%		-23%		20%		50%		-28%		0%		38%		-6%	
New Listings	40	56	56	34	34	20	20	11	11	24	24	30	30	35	35	39	39	39	37	37	42	42	37	36		
	40%		-39%		-41%		-45%		118%		25%		17%		11%		0%		-5%		14%		-12%		-3%	
Active Listings	53	66	66	42	42	31	31	22	22	24	24	31	25	25	47	47	54	54	54	57	57	53	53	59		
	25%		-36%		-26%		-29%		9%		29%		-19%		88%		15%		0%		6%		-7%		11%	
Average Price	\$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	\$1.16m	\$1.16m	\$1.17m	\$1.17m	\$1.09m	\$1.09m	\$1.10m	\$1.10m	\$1.15m	
	-1%		-1%		0.4%		-0.1%		-2%		1%		-0.4%		0.7%		-4.1%		0.5%		-7%		1%		4%	
Average SP/LP	104%	104%	104%	99%	99%	101%	101%	104%	104%	103%	103%	104%	106%	106%	101%	101%	106%	106%	106%	103%	103%	100%	100%	102%	101%	
	0%		-5%		2%		3%		-1%		1%		2%		-5%		5%		-3%		-3%		2%		-1%	
Average DOM	19	20	20	29	29	32	32	30	30	30	30	19	17	17	24	24	23	23	24	24	29	29	29	27		
	5%		45%		10%		-6%		0%		-37%		-11%		41%		-4%		4%		21%		0%		-7%	
Months of Inventory	6.3	4.5	4.5	2.6	2.6	3.6	3.6	3.0	3.0	2.6	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	4.5	

TYPE OF MARKET DEFINED BY INVENTORY

SELLER'S MARKET: 0-4 MONTHS

BALANCED MARKET: 4-6 MONTHS

BUYER'S MARKET: 6+ MONTHS