

TORONTO

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	Jul-25	Aug-25	Aug-25	Sep-25
Sales	133	180	180	263	263	207	207	113	113	132	132	145	145	208	208	253	253	277	277	280	280	252	252	157	252	157	157	214
	35%		46%		-21%	-45%		17%	17%	10%	10%	43%	43%	22%	22%	9%	9%	1%	1%	-10%	-10%	-38%	-38%	-38%	-38%	36%		
New Listings	246	528	528	469	469	289	289	73	73	246	246	294	294	466	466	588	588	624	624	594	594	450	450	266	450	266	266	572
	115%		-11%		-38%	-75%		237%	237%	20%	20%	59%	59%	26%	26%	6%	6%	-5%	-5%	-24%	-24%	-41%	-41%	-41%	-41%	115%		
Active Listings	353	525	525	515	515	428	428	248	248	268	268	326	326	285	285	537	537	618	618	641	641	560	560	463	560	463	463	596
	49%		-2%		-17%	-42%		8%	8%	22%	22%	-13%	-13%	88%	88%	15%	15%	4%	4%	-13%	-13%	-17%	-17%	-17%	-17%	29%		
Average Price	\$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	\$1.24m	\$1.13m	\$1.13m	\$1.18m
	8%		1%		-5%	4%	4%	-11%	-11%	10%	10%	5%	5%	-5%	-5%	3%	3%	-2%	-2%	-3%	-3%	-9%	-9%	-9%	-9%	4%		
Average SP/LP	102%	104%	104%	103%	103%	103%	103%	101%	101%	105%	105%	106%	106%	107%	107%	107%	107%	104%	104%	104%	104%	101%	101%	100%	101%	100%	100%	104%
	2%		-1%		0%	-2%	-2%	4%	4%	1%	1%	1%	1%	0%	0%	-3%	-3%	0%	0%	-3%	-3%	-1%	-1%	-1%	-1%	4%		
Average DOM	21	17	17	19	19	21	21	30	30	34	34	21	21	15	15	14	14	17	17	17	17	21	21	25	21	25	25	22
	-19%		12%		11%	43%	43%	13%	13%	-38%	-38%	-29%	-29%	-7%	-7%	21%	21%	0%	0%	24%	24%	19%	19%	19%	19%	-12%		
Months of Inventory	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	3.2	3.9	3.9	3.8

TYPE OF MARKET DEFINED BY INVENTORY

SELLER'S MARKET: 0-4 MONTHS

BALANCED MARKET: 4-6 MONTHS

BUYER'S MARKET: 6+ MONTHS