

TORONTO

Month Over Month Results

Semi-Detached Homes

	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	Sep-25	Oct-25	Oct-25	Nov-25
Sales	263	207	207	113	113	132	132	145	145	208	208	253	253	277	277	280	280	252	252	157	252	157	157	214	214	263	263	209
	-21%		-45%		17%		10%		43%		22%		9%		1%		-10%		-38%		-38%		36%		23%		-21%	
New Listings	469	289	289	73	73	246	246	294	294	466	466	588	588	624	624	594	594	450	450	266	450	266	266	572	572	478	478	303
	-38%		-75%		237%		20%		59%		26%		6%		-5%		-24%		-41%		-41%		115%		-16%		-37%	
Active Listings	515	428	428	248	248	268	268	326	326	285	285	537	537	618	618	641	641	560	560	463	560	463	463	596	596	567	567	468
	-17%		-42%		8%		22%		-13%		88%		15%		4%		-13%		-17%		-17%		29%		-5%		-17%	
Average Price	\$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	\$1.18m	\$1.22m	\$1.22m	\$1.19m
	-5%		4%		-11%		10%		5%		-5%		3%		-2%		-3%		-9%		-9%		4%		3%		-3%	
Average SP/LP	103%	103%	103%	101%	101%	105%	105%	106%	106%	107%	107%	107%	107%	104%	104%	104%	104%	101%	100%	101%	101%	100%	100%	104%	104%	102%	102%	103%
	0%		-2%		4%		1%		1%		0%		-3%		0%		-3%		-1%		-1%		4%		-2%		1%	
Average DOM	19	21	21	30	30	34	34	21	21	15	15	14	14	17	17	17	21	21	25	21	25	21	25	25	22	22	21	21
	11%		43%		13%		-38%		-29%		-7%		21%		0%		24%		19%		19%		-12%		-5%		0%	
Months of Inventory	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	3.8	3.2	3.2	3.2

TYPE OF MARKET DEFINED BY INVENTORY

SELLER'S MARKET: 0-4 MONTHS

BALANCED MARKET: 4-6 MONTHS

BUYER'S MARKET: 6+ MONTHS