

MARKHAM

Month Over Month Results

Semi-Detached Homes

	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	Sep-25	Oct-25	Oct-25	Nov-25	Nov-25	Dec-25
Sales	12	11	11	15	15	13	13	10	10	12	12	18	18	13	13	13	18	18	17	17	18	18	13	13	10	
	-8%		36%		-13%		-23%		20%		50%		-28%		0%		38%		-6%		6%		-28%		-23%	
New Listings	20	11	11	24	24	30	30	35	35	39	39	39	39	37	37	42	42	37	36	36	39	39	24	24	11	
	-45%		118%		25%		17%		11%		0%		-5%		14%		-12%		-3%		8%		-38%		-54%	
Active Listings	31	22	22	24	24	31	31	25	25	47	47	54	54	54	57	57	53	53	59	59	50	50	42	42	27	
	-29%		9%		29%		-19%		88%		15%		0%		6%		-7%		11%		-15%		-16%		-36%	
Average Price	\$1.23m	\$1.22m	\$1.22m	\$1.20m	\$1.20m	\$1.21m	\$1.21m	\$1.20m	\$1.20m	\$1.21m	\$1.21m	\$1.16m	\$1.16m	\$1.17m	\$1.09m	\$1.09m	\$1.10m	\$1.10m	\$1.15m	\$1.15m	\$1.13m	\$1.13m	\$1.07m	\$1.07m	\$1.02m	
	-0.1%		-2%		1%		-0.4%		0.7%		-4.1%		0.5%		-7%		1%		4%		-1%		-6%		-4%	
Average SP/LP	101%	104%	104%	103%	103%	104%	104%	106%	106%	101%	101%	106%	103%	103%	100%	100%	102%	102%	101%	101%	100%	100%	103%	103%	97%	
	3%		-1%		1%		2%		-5%		5%		-3%		-3%		2%		-1%		-1%		3%		-6%	
Average DOM	32	30	30	30	30	19	19	17	17	24	24	23	23	24	29	29	29	29	27	27	26	26	28	28	37	
	-6%		0%		-37%		-11%		41%		-4%		4%		21%		0%		-7%		-4%		8%		32%	
Months of Inventory	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	3.9	4.5	4.5	3.8	3.8	4.2	4.2	3.7

TYPE OF MARKET DEFINED BY INVENTORY

SELLER'S MARKET: 0-4 MONTHS

BALANCED MARKET: 4-6 MONTHS

BUYER'S MARKET: 6+ MONTHS