

# MARKHAM

## Month Over Month Results

### Condominium Apartment

|                     | 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               | 58     | 40     | 40     | 44     | 44     | 51     | 51     | 57     | 57     | 71     | 71     | 59     | 59     | 58     | 58     | 60     | 66     | 66     | 62     | 62     | 57     | 57     | 59     | 59     | 40     |        |
|                     | -31%   |        | 10%    |        | 16%    |        | 12%    |        | 25%    |        | -17%   |        | -2%    |        | 3%     |        | 10%    |        | -6%    |        | -8%    |        | 4%     |        | -32%   |        |
| New Listings        | 151    | 57     | 57     | 158    | 158    | 151    | 151    | 208    | 208    | 208    | 208    | 240    | 240    | 218    | 218    | 220    | 220    | 176    | 176    | 190    | 190    | 167    | 167    | 142    | 142    | 82     |
|                     | -62%   |        | 177%   |        | -4%    |        | 38%    |        | 0%     |        | 15%    |        | -9%    |        | 1%     |        | -20%   |        | 8%     |        | -12%   |        | -15%   |        | -42%   |        |
| Active Listings     | 287    | 196    | 196    | 213    | 213    | 247    | 247    | 168    | 323    | 323    | 359    | 359    | 370    | 370    | 386    | 386    | 367    | 367    | 337    | 337    | 337    | 337    | 319    | 319    | 241    |        |
|                     | -32%   |        | 9%     |        | 16%    |        | -32%   |        | 92%    |        | 11%    |        | 3%     |        | 4%     |        | -5%    |        | -8%    |        | 0%     |        | -5%    |        | -24%   |        |
| Average Price       | \$681k | \$691k | \$691k | \$688k | \$688k | \$690k | \$690k | \$708k | \$708k | \$692k | \$692k | \$672k | \$672k | \$698k | \$690k | \$690k | \$652k | \$652k | \$673k | \$673k | \$703k | \$703k | \$624k | \$624k | \$616k |        |
|                     | 2%     |        | -0.4%  |        | 0.3%   |        | 3%     |        | -2%    |        | -3%    |        | 4%     |        | -1%    |        | -5%    |        | 3%     |        | 5%     |        | -11%   |        | -1%    |        |
| Average SP/LP       | 98%    | 98%    | 98%    | 99%    | 99%    | 99%    | 99%    | 98%    | 98%    | 100%   | 100%   | 99%    | 99%    | 98%    | 98%    | 98%    | 98%    | 97%    | 97%    | 97%    | 97%    | 97%    | 98%    | 98%    | 97%    |        |
|                     | 0%     |        | 1%     |        | 0%     |        | -1%    |        | 2%     |        | -1%    |        | -1%    |        | 0%     |        | -1%    |        | 0%     |        | 0%     |        | 1%     |        | -1%    |        |
| Average DOM         | 31     | 45     | 45     | 40     | 40     | 39     | 39     | 26     | 26     | 28     | 28     | 29     | 29     | 38     | 38     | 32     | 32     | 37     | 37     | 40     | 40     | 47     | 47     | 44     | 44     | 34     |
|                     | 45%    |        | -11%   |        | -3%    |        | -33%   |        | 8%     |        | 4%     |        | 31%    |        | -16%   |        | 16%    |        | 8%     |        | 18%    |        | -6%    |        | -23%   |        |
| Months of Inventory | 5.9    | 5.9    | 5.9    | 5.8    | 5.8    | 5.8    | 5.8    | 3.9    | 3.9    | 5.5    | 5.5    | 7.1    | 7.1    | 7.4    | 7.4    | 7.4    | 6.6    | 6.6    | 6.4    | 6.4    | 6.9    | 6.9    | 6.4    | 6.4    | 7.0    |        |

### TYPE OF MARKET DEFINED BY INVENTORY

SELLER'S MARKET: 0-4 MONTHS

BALANCED MARKET: 4-6 MONTHS

BUYER'S MARKET: 6+ MONTHS