

MARKHAM

Month Over Month Results Semi-Detached Homes

	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	Dec-25	Jan-26	Jan-26	Feb-26																									
Sales	15	13	-13%	13	10	-23%	10	12	20%	12	18	50%	18	13	-28%	13	18	38%	18	17	-6%	17	18	6%	18	13	-28%	13	10	-23%	10	9	-10%	9	5	-44%															
New Listings	24	30	25%	30	35	17%	35	39	11%	39	39	0%	39	37	-5%	37	42	14%	42	37	-12%	37	36	-3%	36	39	8%	39	24	-38%	24	11	-54%	11	18	64%	18	14	-22%												
Active Listings	24	31	29%	31	25	-19%	25	47	88%	47	54	15%	54	54	0%	54	57	6%	57	53	-7%	53	59	11%	59	50	-15%	50	42	-16%	42	27	-36%	27	29	7%	29	33	14%												
Average Price	\$1.20m	\$1.21m	1%	\$1.21m	\$1.20m	-0.4%	\$1.20m	\$1.21m	0.7%	\$1.21m	\$1.16m	-4.1%	\$1.16m	\$1.17m	0.5%	\$1.17m	\$1.09m	-7%	\$1.09m	\$1.10m	1%	\$1.10m	\$1.15m	4%	\$1.15m	\$1.13m	-1%	\$1.13m	\$1.07m	-6%	\$1.07m	\$1.07m	-4%	\$1.07m	\$1.02m	-4%	\$1.02m	\$1.08m	6%	\$1.08m	\$1.10m	2%									
Average SP/LP	103%	104%	1%	104%	106%	2%	106%	101%	-5%	101%	106%	5%	106%	103%	-3%	103%	100%	-3%	100%	102%	2%	102%	100%	-1%	100%	100%	-1%	100%	103%	3%	103%	103%	-6%	103%	97%	-6%	97%	97%	0%	97%	106%	9%									
Average DOM	30	19	-37%	19	17	-11%	17	24	41%	24	23	-4%	23	24	4%	24	29	21%	29	29	0%	29	29	0%	29	27	-7%	27	26	-4%	26	28	8%	28	28	32%	28	37	32%	37	38	3%	37	38	3%						
Months of Inventory	2.6	3.4	-37%	3.4	3.5	-11%	3.5	4.9	41%	4.9	4.0	-4%	4.0	5.2	4%	4.0	5.2	21%	5.2	5.4	0%	5.4	3.9	0%	3.9	4.5	-7%	4.5	3.8	-4%	3.8	3.8	8%	3.8	4.2	8%	4.2	4.2	32%	4.2	3.7	32%	3.7	4.2	3%	4.2	4.2	3%	4.2	7.6	-74%

TYPE OF MARKET DEFINED BY INVENTORY

SELLER'S MARKET: 0-4 MONTHS

BALANCED MARKET: 4-6 MONTHS

BUYER'S MARKET: 6+ MONTHS