

TORONTO

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	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	132	145	145	208	208	253	253	277	277	280	280	252	252	157	252	157	157	214	214	263	263	209	209	122	122	96	96	150
		10%		43%		22%		9%		1%		-10%		-38%		-38%		36%		23%		-21%		-42%		-21%		56%
New Listings	246	294	294	466	466	588	588	624	624	594	594	450	450	266	450	266	266	572	572	478	478	303	303	105	105	234	234	272
		20%		59%		26%		6%		-5%		-24%		-41%		-41%		115%		-16%		-37%		-65%		123%		16%
Active Listings	268	326	326	285	285	537	537	618	618	641	641	560	560	463	560	463	463	596	596	567	567	468	468	266	266	289	289	327
		22%		-13%		88%		15%		4%		-13%		-17%		-17%		29%		-5%		-17%		-43%		9%		13%
Average Price	\$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	\$1.19m	\$1.12m	\$1.12m	\$1.15m	\$1.15m	\$1.23m
		10%		5%		-5%		3%		-2%		-3%		-9%		-9%		4%		3%		-3%		-5%		2%		7%
Average SP/LP	105%	106%	106%	107%	107%	107%	107%	104%	104%	104%	104%	101%	101%	100%	101%	100%	100%	104%	104%	102%	102%	103%	103%	100%	100%	101%	101%	105%
		1%		1%		0%		-3%		0%		-3%		-1%		-1%		4%		-2%		1%		-3%		1%		4%
Average DOM	34	21	21	15	15	14	14	17	17	17	17	21	21	25	21	25	25	22	22	22	21	21	21	35	35	34	34	20
		-38%		-29%		-7%		21%		0%		24%		19%		19%		-12%		-5%		0%		67%		-3%		-41%
Months of Inventory	3.0	3.2	3.2	2.4	2.4	3.1	3.1	3.2	3.2	3.2	3.3	3.3	3.2	3.9	3.2	3.9	3.9	3.8	3.8	3.2	3.2	3.2	3.2	3.2	4.0	4.0	3.2	

TYPE OF MARKET DEFINED BY INVENTORY

SELLER'S MARKET: 0-4 MONTHS

BALANCED MARKET: 4-6 MONTHS

BUYER'S MARKET: 6+ MONTHS