

MARKHAM

Month Over Month Results Condominium Apartment

| | 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 | Feb-26 | Mar-26 |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Sales | 51 | 57 | 57 | 71 | 71 | 59 | 59 | 58 | 58 | 60 | 60 | 66 | 66 | 62 | 62 | 57 | 57 | 59 | 59 | 40 | 40 | 38 | 38 | 50 | 50 | 53 |
| | | 12% | | 25% | -17% | -2% | | 3% | | 10% | | -6% | | -8% | | 4% | | -32% | | -5% | | 32% | | 6% | | |
| New Listings | 151 | 208 | 208 | 208 | 208 | 240 | 240 | 218 | 218 | 220 | 176 | 176 | 190 | 190 | 167 | 167 | 142 | 142 | 82 | 82 | 158 | 158 | 134 | 134 | 163 | |
| | | 38% | | 0% | 15% | -9% | | 1% | | -20% | | 8% | | -12% | | -15% | | -42% | | 93% | | -15% | | 22% | | |
| Active Listings | 247 | 168 | 168 | 323 | 323 | 359 | 359 | 370 | 370 | 386 | 367 | 367 | 337 | 337 | 337 | 337 | 319 | 319 | 241 | 241 | 256 | 256 | 270 | 270 | 289 | |
| | | -32% | | 92% | 11% | 3% | | 4% | | -5% | | -8% | | 0% | | -5% | | -24% | | 6% | | 5% | | 7% | | |
| Average Price | \$690k | \$708k | \$708k | \$692k | \$692k | \$672k | \$672k | \$698k | \$698k | \$690k | \$652k | \$652k | \$673k | \$673k | \$703k | \$703k | \$624k | \$624k | \$616k | \$616k | \$593k | \$593k | \$570k | \$570k | \$616k | |
| | | 3% | | -2% | -3% | 4% | | -1% | | -5% | | 3% | | 5% | | -11% | | -1% | | -4% | | -4% | | 8% | | |
| Average SP/LP | 99% | 98% | 98% | 100% | 100% | 99% | 99% | 98% | 98% | 98% | 97% | 97% | 97% | 97% | 97% | 97% | 98% | 98% | 97% | 97% | 97% | 98% | 98% | 97% | 96% | |
| | | -1% | | 2% | -1% | -1% | | 0% | | -1% | | 0% | | 0% | | 1% | | -1% | | 1% | | -1% | | -1% | | |
| Average DOM | 39 | 26 | 26 | 28 | 28 | 29 | 29 | 38 | 38 | 32 | 37 | 37 | 40 | 40 | 47 | 47 | 44 | 44 | 34 | 34 | 45 | 45 | 40 | 40 | 50 | |
| | | -33% | | 8% | 4% | 31% | | -16% | | 16% | | 8% | | 18% | | -6% | | -23% | | 32% | | -11% | | 25% | | |
| Months of Inventory | 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 | 7.0 | 7.7 | 7.7 | 6.4 | 6.4 | 6.5 | |

TYPE OF MARKET DEFINED BY INVENTORY

SELLER'S MARKET: 0-4 MONTHS

BALANCED MARKET: 4-6 MONTHS

BUYER'S MARKET: 6+ MONTHS