

# MARKHAM

## Month Over Month Results Semi-Detached Homes

	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	Mar-26	Apr-26	Apr-26	Apr-26	May-26
Sales	12	18	18	13	13	13	13	18	18	17	18	18	13	13	10	9	9	5	5	11	11	14	14	14	20	14	48
		50%		-28%		0%		38%		-6%		6%		-28%		-23%		-10%		-44%		120%		27%		43%	
New Listings	39	39	39	37	42	42	37	37	36	36	39	39	24	24	11	11	18	18	14	14	23	23	38	38	38	48	
		0%		-5%		14%		-12%		-3%		8%		-38%		-54%		64%		-22%		64%		65%		26%	
Active Listings	47	54	54	54	57	57	53	53	59	59	50	42	42	27	27	29	29	33	33	29	29	49	49	49	58		
		15%		0%		6%		-7%		11%		-15%		-16%		-36%		7%		14%		-12%		69%		18%	
Average Price	\$1.21m	\$1.16m	\$1.16m	\$1.17m	\$1.17m	\$1.09m	\$1.10m	\$1.10m	\$1.15m	\$1.15m	\$1.13m	\$1.13m	\$1.07m	\$1.07m	\$1.02m	\$1.08m	\$1.08m	\$1.10m	\$1.05m	\$1.05m	\$1.05m	\$1.05m	\$1.06m	\$1.06m	\$1.06m	\$1.08m	
		-4.1%		0.5%		-7%		1%		4%		-1%		-6%		-4%		6%		2%		-4%		1%		2%	
Average SP/LP	101%	106%	106%	103%	100%	100%	102%	102%	101%	101%	100%	103%	103%	97%	97%	97%	106%	106%	101%	101%	101%	102%	102%	102%	104%		
		5%		-3%		-3%		2%		-1%		-1%		3%		-6%		0%		9%		-5%		1%		2%	
Average DOM	24	23	23	24	29	29	29	27	27	27	26	26	28	28	37	37	38	38	10	10	29	29	19	19	19	23	
		-4%		4%		21%		0%		-7%		-4%		8%		32%		3%		-74%		190%		-34%		21%	
Months of Inventory	4.9	4.0	4.0	5.2	5.4	5.4	3.9	3.9	4.5	4.5	3.8	3.8	4.2	4.2	3.7	3.7	4.2	4.2	7.6	7.6	3.6	3.6	4.5	4.5	4.5	3.9	

### TYPE OF MARKET DEFINED BY INVENTORY

SELLER'S MARKET: 0-4 MONTHS

BALANCED MARKET: 4-6 MONTHS

BUYER'S MARKET: 6+ MONTHS