



Number of
Residential Sales

11,254
(-17.5% YOY)



Average
Home Price

\$823,895
(-4.9% YOY)



Sales-to-
Listing Ratio

34.4%
(-8.8 points YoY)



Unemployment

7.8%
(+0.3 point MoM)

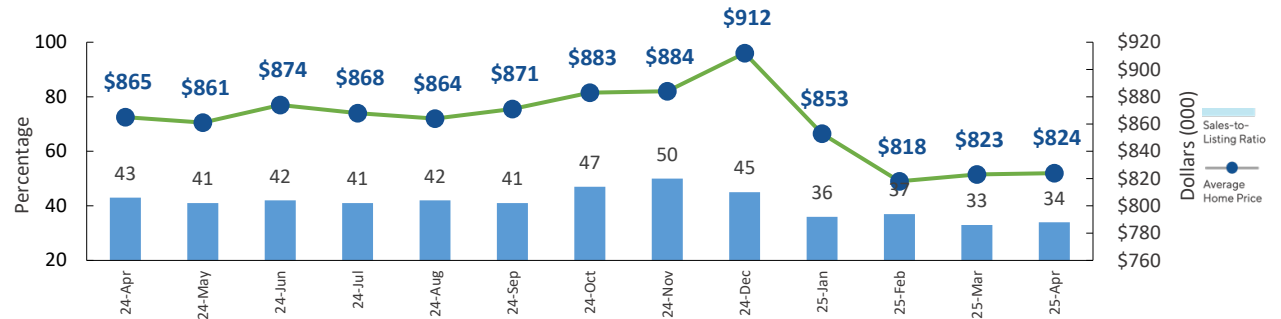
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Weighed down by economic uncertainty, Ontario home sales were level month-over-month with a drop of 18% below April 2024. Sales remain 31% below the 10-year monthly average. New listings were up slightly last month, up 4% compared to last year. Active listings were up by 29% from April 2024. The current inventory level stands at 6.0 months' supply, well above the 10-year average (2.3 months).

In the Greater Toronto Area, prices were down by 4.3 in March year-over-year. Sales-to-new-listings have now dropped into buyer's-market territory for the fifth month at 28%, reflecting the impact of month after month elevated listings against sales struggling through the uncertainty. The townhouse segment led the market in April, with prices down (-3.9%) year-over-year. In other areas of the province, sales-to-new-listing ratios in Ottawa (49%) and London (42%) remained in balanced market conditions while Hamilton (38%) joined Toronto in a buyer's-market. Year-over-year. Home prices fell in Hamilton (-3.7) while London (0.2%) and Ottawa (0.1) were unchanged.

Employment in Ontario fell by 34,600 jobs in April 2025, with all losses in full-time employment (-34,600) and little change part-time employment. Employment decreased in the goods-producing sector.

Ontario Sales-to-Listing Ratio & Average Home Price Trend



	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
GTA	4,267	-17.4	1,065,687	-4.3	15,214	+17.1	28	Buyers	8.6
Hamilton	620	-12.6	829,387	-3.7	1,612	+16.7	38	Buyers	7.0
Ottawa	889	-0.7	680,237	-0.1	1,799	+5.8	49	Balanced	5.4
KW	342	-8.1	767,809	-2.1	817	+10.3	42	Balanced	7.8
London	527	-12.2	636,874	+0.2	1,259	-3.1	42	Balanced	6.4
Barrie	119	-59.0	821,768	+5.4	427	-50.5	28	Buyers	8.2
Kingston	194	-21.5	595,713	-5.7	542	-7.0	36	Buyers	7.2
Sudbury	208	-4.1	491,981	+2.9	317	-10.2	65	Sellers	5.2
St. Catharines	230	-29.9	729,283	+3.0	657	-19.9	35	Buyers	6.8
Windsor	395	-12.0	558,099	+2.3	1,206	+16.3	33	Buyers	10.7