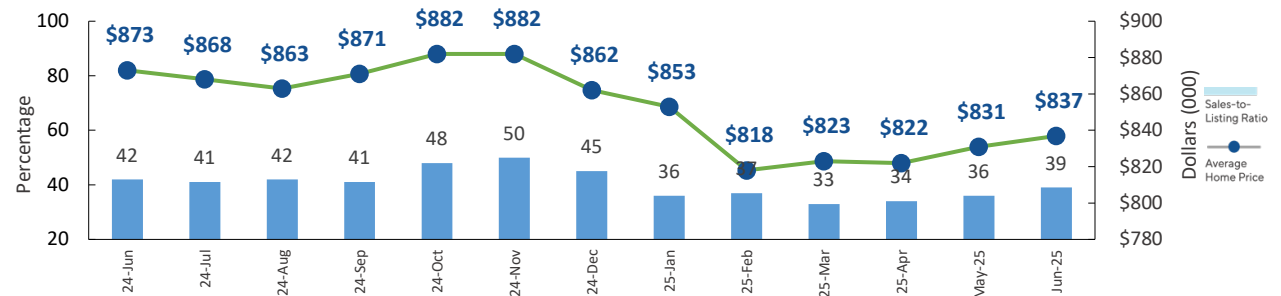


With economic uncertainty continuing to impact the markets, Ontario home sales were up month-over-month, but saw a drop of 2.8% below June 2024. Sales remain 22% below the 10-year monthly average. New listings were up last month at 8% compared to last year. Active listings were up by 18% from June 2024. The current inventory level stands at 4.6 months' supply, well above the 10-year average of 2.6 months.

In the Greater Toronto Area, prices were down by 5.4% in June year-over-year. Sales-to-new-listings remained in buyer's-market territory for the sixth month at 34%, reflecting the impact of elevated new listings while sales struggle due to uncertainty. The semi-detached segment led the market in June, with prices down (-1.0%) year-over-year. Sales-to-new-listing ratios in Ottawa (62%) rose to seller's-market conditions, while Hamilton (43%) joined London (41%) in a low balanced-market. Year-over-year home prices rose slightly in Hamilton (0.4%), London (1.4%) and Ottawa (5.2%).

Employment in Ontario saw little change, increasing by 21,200 jobs in June, with gains in part-time employment (+31,700) offset by a decrease in full-time employment (-10,500). Employment increased in the goods-producing and service-producing sectors.

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	5,068	-4.7	1,068,319	-5.4	15,065	+4.0	34	Buyers	8.8
Hamilton	700	+7.5	860,684	+0.4	1,627	+14.0	43	Balanced	6.7
Ottawa	1,602	-11.3	723,152	+5.2	2,576	-1.5	62	Sellers	5.6
KW	389	+3.7	768,296	-2.7	826	+5.9	47	Balanced	7.3
London	745	+2.4	656,432	+1.4	1,814	+10.5	41	Balanced	6.9
Barrie	133	-53.7	755,163	-8.0	450	-46.2	30	Buyers	8.4
Kingston	356	-2.5	634,769	-2.0	764	+4.9	47	Balanced	7.5
Sudbury	220	+3.8	480,521	-4.3	313	-3.4	70	Sellers	5.3
St. Catharines / Niagara	570	-5.3	613,400	+2.4	1,907	-10.0	30	Buyers	7.1
Windsor	433	-5.3	556,314	+1.5	1,140	+5.3	38	Buyers	10.8

SOURCE: Statistics Canada, Canadian Real Estate Association. This information has been provided by the external sources listed above. Sagen Canada is not responsible for the accuracy, reliability or timeliness of the information supplied by these external sources. This information does not necessarily reflect the views or position of Sagen Canada. Anyone wishing to rely upon this information should consult directly with the source of the information.