



Number of Residential Sales

14,464

(11.3% YOY)



Average Home Price

\$846,368

(-2.4% YOY)



Sales-to-Listing Ratio

43%

(2.0 points YoY)



Unemployment

7.9%

(0.1 point MoM)

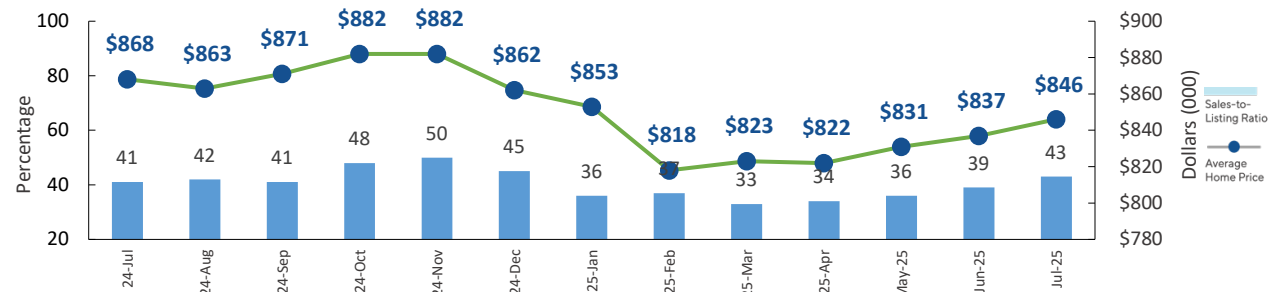
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With economic uncertainty continuing to impact the markets, Ontario home sales were up 11.3% above July 2024. Sales remain 12% below the 10-year monthly average with new listings up 8% last month compared to last year. Active listings increased by 18% from July 2024 and the current inventory level stands at 4.5 months' supply, well above the 10-year average of 2.6 months.

In the Greater Toronto Area, prices were down by 5.2% in July year-over-year. Sales-to-new-listings remained in buyer's-market territory for the seventh month at 38%, reflecting the impact of elevated new listings while sales struggle due to uncertainty. The semi-detached segment led the market in July, with prices down (-2.3%) year-over-year. Sales-to-new-listing ratios in Ottawa (47%) dropped into low balanced-market conditions, joining Hamilton (53%) and London (46%). Year-over-year home prices rose slightly in Hamilton (0.3%) and Ottawa (1.5%) while London saw prices drop (1.3%).

Employment in Ontario declined slightly in July by 0.03% (-2,800), with losses concentrated in part-time employment (-1.6%; -24,000), partially offset by gains in full-time jobs (+0.3%; +21,200). The unemployment rate increased to reach 7.9% (+0.1 percentage points). Employment decreased in both the goods-producing sector (-0.01%; -200) and the services-producing sector (-0.04%; -2,600).

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	5,744	+11.1	1,069,511	-5.2	15,063	+5.2	38	Buyers	9.0
Hamilton	794	+22.0	852,491	+0.3	1,699	+19.5	47	Balanced	6.3
Ottawa	1,029	+6.0	703,472	+1.5	1,933	+13.1	53	Balanced	6.4
KW	415	+4.5	758,499	-5.0	829	+3.2	50	Balanced	7.3
London	630	+28.3	644,730	-1.3	1,382	+15.0	46	Balanced	6.5
Barrie	137	-51.9	815,806	+1.8	423	-50.3	32	Buyers	6.5
Kingston	255	+7.1	615,920	+0.3	594	+6.1	43	Balanced	6.8
Sudbury	222	+8.3	497,648	+5.0	315	+2.6	70	Sellers	5.7
St. Catharines	290	+27.8	711,707	-0.5	717	+8.0	40	Balanced	6.9
Windsor	463	+5.9	570,991	-0.9	1,130	+4.6	41	Balanced	10.2