SAGEN

Number of Residential Sales

14,483

(10.0% YOY)

Average Home Price

$844,153

(-1.9% YOY)

Sales-to-Listing Ratio

41%

(0.0 points YoY)

Unemployment

7.7%

(-0.2 point MoM)

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.

Ontario Housing Market Update

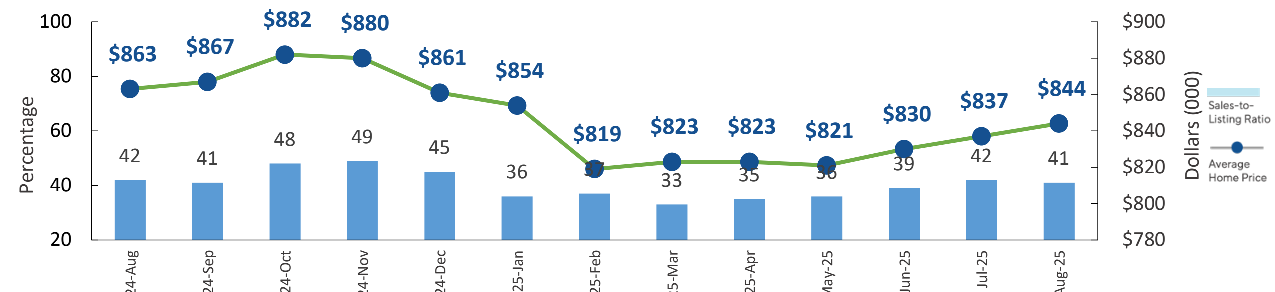
August 2025

With economic uncertainty continuing to impact the markets, Ontario home sales were up 10% above August 2024. Sales remain 21% below the 10-year monthly average with new listings up 9% last month compared to last year. Active listings increased by 15% from August 2024 and the current inventory level stands at 4.4 months' supply, well above the 10-year average of 2.6 months.

In the Greater Toronto Area, prices were down by 5.2% in August year-over-year. Sales-to-new-listings remained in buyer's-market territory for the seventh month at 36%, reflecting the impact of continued elevated new listings while sales struggle due to uncertainty. The townhouse segment led the market in August, with prices down (-3.8%) year-over-year. Sales-to-new-listing ratios in Ottawa (56%) rose into balanced-market conditions, joining Hamilton (46%) and London (46%). Year-over-year home prices rose in all three; Hamilton (0.3%), Ottawa (2.1%) and London (2.7%).

Employment in Ontario declined in August by 0.3% (-26,000), with losses concentrated in part-time employment (-3.2%; -48,000), partially offset by gains in full-time jobs (+0.3%; +22,000). The unemployment rate declined to 7.7% (+0.2 percentage points) as few people looked for work. Employment decreased in both the goods-producing sector and the services-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	5,633	+8.8	1,064,182	-4.9	15,730	+13.0	36	Buyers	8.9
Hamilton	813	+29.7	868,573	+0.3	1,763	+24.2	46	Balanced	6.9
Ottawa	1,105	+17.6	709,620	+2.1	1,962	+12.6	56	Balanced	6.8
KW	415	+5.1	754,920	-5.9	822	+3.7	50	Balanced	7.1
London	630	+17.3	659,904	+2.7	1,380	+13.4	46	Balanced	6.1
Barrie	143	-50.3	744,630	-11.3	405	-50.3	35	Buyers	7.0
Kingston	249	+2.0	617,757	+4.1	555	+0.4	45	Balanced	6.8
Sudbury	238	+17.8	482,713	+3.9	319	+6.7	75	Sellers	6.4
St. Catharines	273	+9.6	680,272	-9.4	719	+12.9	38	Buyers	7.0
Windsor	480	-4.8	550,195	-6.0	1,234	+19.5	39	Buyers	11.1