



Number of
Residential Sales

14,300

(-5.1% YOY)



Average
Home Price

\$834,053

(-5.5% YOY)



Sales-to-
Listing Ratio

42%

(-4.0 points YoY)



Unemployment

7.6%

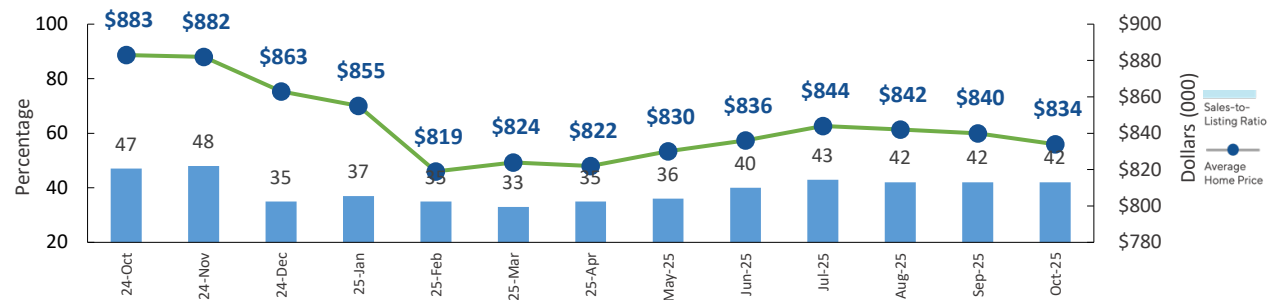
(-0.3 point MoM)

Ontario home sales were down 5.1% compared to October 2024. Sales for the month remain 14% below the 10-year monthly average with new listings up 5.6% last month over last year. Active listings increased by 12% from October 2024 and the current inventory level stands at 4.6 months' supply, well above the 10-year average of 2.8 months.

In the Greater Toronto Area, prices were down by 7.3% in October year-over-year. Sales-to-new-listings remained in buyer's-market territory for the eighth month at 38%, reflecting the impact of continued elevated new listings while sales struggle to match last year. Negative price growth was seen across all property types with condo apartment performing best, with prices down (-4.7%) year-over-year. Sales-to-new-listing ratios in Ottawa (54%), Hamilton (45%) and London (44%) were holding in buyer-market conditions in October. Year-over-year home prices rose slightly in Ottawa with Hamilton and London both seeing values below last year.

Employment in Ontario increased in October 0.7% (54,500), with gains concentrated in part-time employment (+4.0%; 56,000), partially offset by losses in full-time jobs (0.0%; -1,400). The unemployment rate decreased to 7.6% (-0.3 percentage points) as fewer people looked for work. Employment increased in the goods-producing sector and in 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	5,646	-8.2	1,047,140	-7.3	14,801	+3.0	38	Buyers	8.7
Hamilton	728	-5.9	854,530	-2.5	1,635	+9.2	45	Balanced	7.0
Ottawa	1,082	+2.5	729,161	+5.3	2,020	+13.0	54	Balanced	7.4
KW	394	+2.6	745,156	-6.8	898	+13.2	44	Balanced	7.3
London	599	-8.1	623,683	-3.7	1,372	+7.5	44	Balanced	6.5
Barrie	NA	NA	NA	NA	NA	NA	NA	NA	8.6
Kingston	256	+0.4	636,510	+3.1	613	+21.6	42	Balanced	6.1
Sudbury	236	+5.8	526,991	+9.1	332	+7.1	71	Sellers	6.6
St. Catharines	253	-12.8	676,010	-8.9	693	+2.2	37	Buyers	7.2
Windsor	497	+9.0	565,039	-2.5	1,282	+20.5	39	Buyers	9.6

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.