

Continued snowfall and colder February temperatures have had a dampening effect in Ontario with home sales down 6.5% compared to February 2025. Sales for the month remain 35% below the 10-year monthly average with new listings down 12% last month over last year. Active listings increased by 2% from February 2025 and the current inventory level stands at 5.5 months' supply, well above the 10-year average of 3.1 months.

In the Greater Toronto Area, prices were down by 6.9% in February year-over-year. Sales-to-new-listings remained in buyer's-market territory at 34%, reflecting the combination of the weather and continued economic uncertainty on sales. Negative price growth was seen across all property types with the semi-detached performing best, with prices down (-5.8%) year-over-year. Sales-to-new-listing ratios in Ottawa (53%), and Hamilton (40%) were holding in balanced market conditions while London (35%) dropped into buyers-market territory in February. Year-over-year home prices decreased slightly in all three.

Employment in Ontario increased in February 0.1% (3,300), with losses in full-time employment (-0.3%; 23,500) being offset by gains in part-time jobs (+1.9%; 26,800). The unemployment rate grew to 7.6% (+0.3 percentage points MoM). Employment decreased in the goods-producing sector and increased in the services-producing sector.



Number of Residential Sales

11,638

(-6.5% YOY)



Average Home Price

\$790,245

(-4.8% YOY)



Sales-to-Listing Ratio

38%

(+2.0 points YoY)

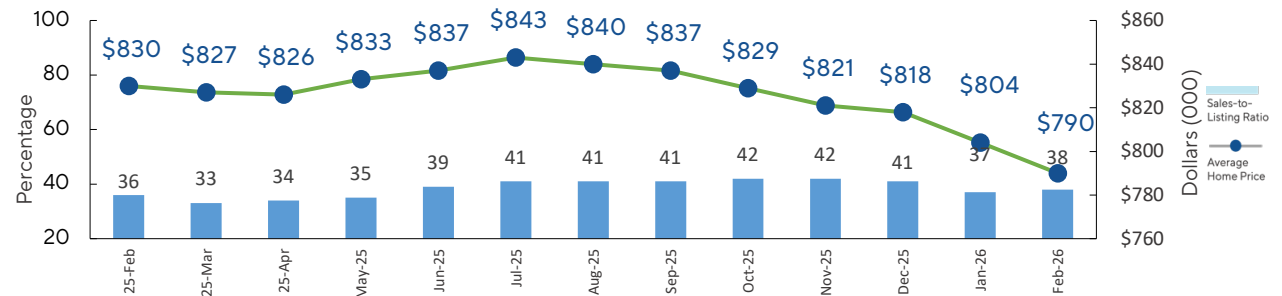


Unemployment

7.6%

(+0.3 point MoM)

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	4,479	-4.0	1,004,751	-6.9	13,049	-17.2	34	Buyers	8.1
Hamilton	575	-9.4	796,431	-1.3	1,443	-14.4	40	Balanced	6.6
Ottawa	928	+0.3	677,067	-1.9	1,766	-8.7	53	Balanced	6.8
KW	327	+1.6	753,894	-3.0	768	-11.4	43	Balanced	8.6
London	471	-18.2	623,339	-3.5	1,342	-0.1	35	Buyers	8.8
Barrie	326	-14.0	767,508	-8.2	1,128	-8.1	29	Buyers	8.3
Kingston	236	-3.3	569,341	-8.7	478	-20.1	49	Balanced	5.8
Sudbury	183	-7.6	475,181	-5.9	309	+0.3	59	Balanced	6.2
St. Catharines	232	+0.9	688,640	-4.6	591	-18.8	39	Buyers	7.1
Windsor	376	-14.9	532,788	-4.8	1,212	+3.2	31	Buyers	8.0

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.