

Warmer conditions in April have had a positive effect in Ontario with home sales up at 1.6% compared to April 2025. Sales for the month remain 23% below the 10-year monthly average with new listings up slightly (0.8%) last month over last year. Active listings experienced a slight increase as well (0.3%) from April 2025 and the current inventory level stands at 4.5 months of supply, well above the 10-year average of 2.6 months.

In the Greater Toronto Area, prices were down by 5.4% in April year-over-year. Sales-to-new-listings remained in buyer's-market territory at 35%, reflecting the combination of the continued economic uncertainty and increased new listing on sales. Negative price growth was seen across all property types with the Semi-Detached performing best, with prices down (5.2%) year-over-year. Sales-to-new-listing ratios in Ottawa (42%), and Hamilton (40%) were holding in low balanced market conditions while London (36%) continued in buyers-market territory in April. Year-over-year home prices increased in Ottawa while decreasing for Hamilton and London.

Employment in Ontario increased in April 0.5% (42,400), with gains in full-time employment (+0.7%; 50,400) being offset by losses in part-time jobs (-0.6%; -8,000). The unemployment rate fell to 7.5% (0.1 percentage points MoM). Employment increased in the goods producing sector and in the Services sector.



Number of Residential Sales

**12,331**

(+1.6% YOY)



Average Home Price

**\$809,995**

(-1.7% YOY)



Sales-to-Listing Ratio

**36%**

(+1.0 points YoY)

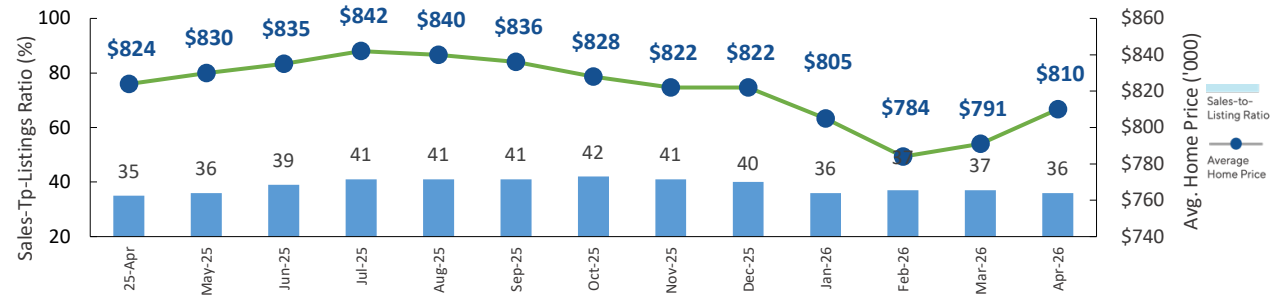


Unemployment

**7.5%**

(-0.1 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 %
<b>GTA</b>	4,829	+8.5	1,015,916	-5.0	13,913	-11.4	35	Buyers	8.2
<b>Hamilton</b>	653	+0.3	806,052	-3.9	1,631	-1.7	40	Balanced	6.7
<b>Ottawa</b>	898	-6.7	694,764	+1.3	2,126	+12.5	42	Balanced	6.2
<b>KW</b>	336	-8.2	738,275	-4.1	855	+5.0	39	Buyers	9.0
<b>London</b>	527	-6.1	608,636	-4.2	1,456	+10.7	36	Buyers	9.2
<b>Barrie</b>	373	+15.5	767,119	-7.1	1,217	+3.4	31	Buyers	9.2
<b>Kingston</b>	207	0.0	603,019	+2.9	572	+2.1	36	Buyers	6.0
<b>Sudbury</b>	137	-37.7	502,731	+2.9	236	-32.4	58	Balanced	6.0
<b>St. Catharines</b>	247	+0.8	637,882	-12.6	629	-11.0	39	Buyers	6.0
<b>Windsor</b>	426	+6.8	552,151	-0.7	1,252	+4.4	34	Buyers	8.1

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.