



Number of
Residential Sales

13,891

(+2.8% YOY)



Average
Home Price

\$814,854

(-2.6% YOY)



Sales-to-
Listing Ratio

43%

(+5.0 points YoY)



Unemployment

7.0%

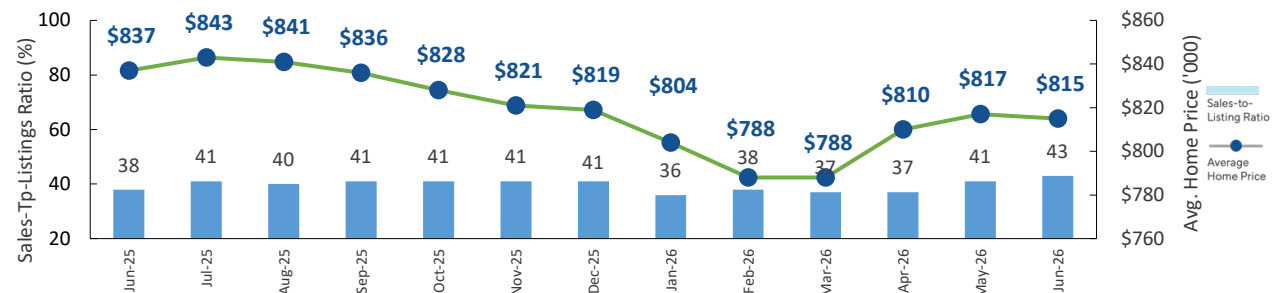
(0.0 point MoM)

The delayed Ontario spring market showed itself in June with home sales up 2.8% compared to June 2025. Sales for the month remain 12% below the 10-year monthly average with new listings down (5.5%) last month over last year. Active listings experienced a decrease as well (5.1%) from June 2025 and the current inventory level stands at 4.2 months of supply, well above the 10-year average of 2.5 months.

In the Greater Toronto Area, June prices were down 4.0% year-over-year. Sales-to-new-listings stayed in a low balanced-market territory at 42% for the second month, reflecting the combination of the continued economic uncertainty and decreased new listing on sales. Negative price growth was seen across all property types, detached performing best, with prices down (2.0%) year-over-year. Sales-to-new-listing ratios in Hamilton (49%), Ottawa (47%) and London (43%) were all holding in low balanced market conditions in June. Year-over-year home prices increased slightly in Ottawa with decreases for Hamilton and Ottawa with little sign of recovery as of yet.

Employment in Ontario decreased in June -0.2% (16,700), losses were seen in both full-time employment (-0.2%; 10,500) and in part-time jobs (-0.4%; 6,200). The unemployment rate remained at 7.0% (0.0 percentage points MoM). Employment decreased in the goods producing sector and in the Services 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	5,404	+6.6	1,023,950	-4.0	12,897	-16.2	42	Balanced	7.2
Hamilton	740	+4.8	825,223	-4.2	1,513	-8.9	49	Balanced	6.9
Ottawa	945	-8.8	720,944	+1.5	1,991	+2.8	47	Balanced	6.9
KW	353	-10.2	731,517	-5.8	771	-8.8	46	Balanced	8.5
London	577	-0.9	596,801	-6.3	1,347	-2.5	43	Balanced	8.2
Barrie	393	+6.2	766,500	-8.1	1,140	-16.2	34	Buyers	8.2
Kingston	225	-5.1	625,262	+2.2	610	+8.3	37	Buyers	5.8
Sudbury	240	+10.6	493,544	+1.9	357	+15.5	67	Sellers	6.4
St. Catharines	261	+4.8	707,072	-0.3	642	-6.3	41	Balanced	6.3
Windsor	442	+2.8	535,056	-4.5	1,120	-4.0	39	Buyers	8.0