SAGEN

Number of Residential Sales

14,228

(+1.4% YOY)

Average Home Price

$816,720

(-3.2% YOY)

Sales-to-Listing Ratio

45%

(+4.0 points YoY)

Unemployment

6.8%

(0.0 point MoM)

Ontario Housing Market Update

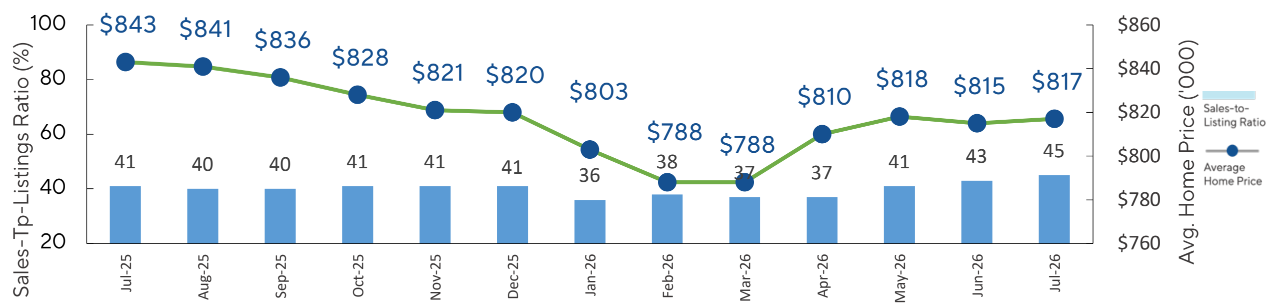
July 2026

Ontario's summer market continued positively in July with home sales up 1.4% compared to July 2025. Sales for the month remain 12% below the 10-year monthly average with new listings continuing down (10.8%) last month over last year. Active listings as well experienced a decrease (5.1%) from July 2025 and the current inventory level stands at 4.5 months of supply, well above the 10-year average of 3.1 months.

In the Greater Toronto Area, July prices were down 4.7% year-over-year. Sales-to-new listings stayed in a low balanced-market territory at 44% for the third month, reflecting the combination of the continued economic uncertainty and decreased new listings on sales. Once again, negative price growth was seen across all property types, with condos performing best, with prices down (2.3%) year-over-year. Sales-to-new-listing ratios in Hamilton (51%), Ottawa (44%) and London (53%) were all holding in balanced market conditions in July. Year-over-year home prices decreased in all three reflecting ongoing bargain hunting by buyers.

Employment in Ontario increased in July +0.6% (51,600), as losses in full-time employment (-0.2%; 13,200) were offset by gains in part-time jobs (+4.6%; 64,800). The unemployment rate decreased to 6.8% (-0.2 percentage points MoM). Employment gains were seen in both the goods and services sectors.

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	5,582	-0.9	1,016,688	-4.7	12,730	-17.8	44	Balanced	6.8
Hamilton	736	-5.3	821,692	-3.2	1455	-13.5	51	Balanced	6.4
Ottawa	1,009	-0.6	693,687	-1.6	1,920	-2.5	53	Balanced	7.0
KW	362	-10.6	722,790	-5.1	737	-12.2	49	Balanced	8.1
London	589	-4.7	598,886	-6.8	1,329	-4.9	44	Balanced	8.2
Barrie	410	+5.9	751.993	-10.9	1,121	-20.6	37	Buyers	7.0
Kingston	246	-1.2	647,557	+6.4	566	-5.0	43	Balanced	5.7
Sudbury	239	+8.1	497,764	-0.5	347	+9.8	69	Sellers	6.5
St. Catharines	279	-2.1	694,075	-2.0	606	-17.3	46	Balanced	6.5
Windsor	427	-7.6	529,008	-7.0	1,101	-5.6	39	Buyers	7.6