



Number of
Residential Sales

13,712
(-5.6% YOY)



Average
Home Price

\$824,076
(-1.9% YOY)



Sales-to-
Listing Ratio

42%
(+2.0 points YoY)



Unemployment

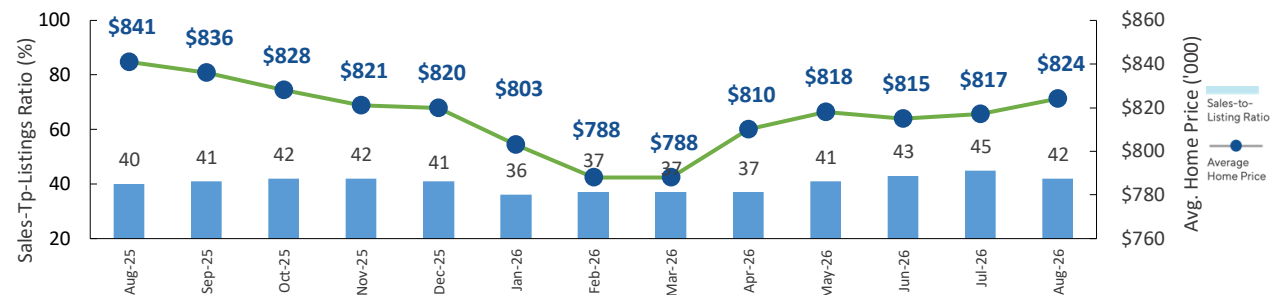
6.9%
(+0.1 point MoM)

Ontario's delayed spring market has come to an end with a decline in August home sales ending the month down 5.6% compared to August 2025. Sales for the month remain 22% below the 10-year monthly average and new listings continuing down (8.1%) last month compared to last year. Active listings experienced a slight decrease (3.9%) from August 2025 and the current inventory level stands at 5.2 months of supply, well above the 10-year average of 3.1 months.

In the Greater Toronto Area, August prices were down 2.9% year-over-year. Sales-to-new listings stayed in a low balanced-market territory at 41% for the 4th 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 detached performing best, with prices down (1.8%) year-over-year. Sales-to-new-listing ratios in Hamilton (48%), Ottawa (45%) have dropped recently but are still holding in balanced market conditions in August. London has now moved into a buyer's -market. Year-over-year home prices decreased in all three reflecting ongoing bargain hunting by buyers.

Employment in Ontario decreased in August by -0.2% (18,100), driven by losses in part-time employment (-1.4%; 21,200). The unemployment rate increased to 6.9% (+0.1 percentage points MoM). The employment gains that were seen in the goods producing sector were overwhelmed by the services sector's losses.

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	5,484	-0.9	1,028,817	-2.9	13,476	-14.9	41	Balanced	6.8
Hamilton	706	-10.5	814,371	-4.7	1459	-15.7	48	Balanced	6.5
Ottawa	885	-19.8	713,274	+1.2	1,967	-0.3	45	Balanced	7.4
KW	359	-11.6	739,501	-2.6	770	-6.1	47	Balanced	8.2
London	539	-13.6	599,552	-9.0	1,424	+4.5	38	Buyers	8.5
Barrie	416	-1.8	769,363	-6.9	1,181	-11.5	35	Buyers	7.1
Kingston	245	-0.4	631,247	+2.6	614	+12.5	40	Balanced	5.5
Sudbury	213	-8.6	506,374	+4.0	373	+18.4	57	Balanced	6.2
St. Catharines	255	-6.9	688,624	+0.8	599	-18.2	43	Balanced	6.3
Windsor	443	-5.3	545,576	-0.4	1,187	-3.3	37	Buyers	7.5