



FEATURED PROPERTY: 30 EDENBROOK HILL

## NOVEMBER 2025 NEWSLETTER

The Toronto Regional Real Estate Board (TRREB) has released its October housing data, and we're starting to see some subtle shifts. While conditions still generally favour buyers, with more choice and more negotiating room, October brought a small move toward balance. Active listings eased slightly from the month prior, and sales picked up, which helped lower months of inventory from early October levels. Though not a dramatic turn, it does suggest a market that's finding its footing as we head into the final stretch of 2025.

A total of 6,138 sales were reported through the MLS system, up 9.8% from September but still off 9.5% from the same time last year. New listings rose 2.7% year-over-year to 16,020, while active listings increased 17.2% to 27,808. Inventory now sits at 4.5 months, down from 5.3 at the beginning of October.

The average GTA home price was \$1,054,372, down 7.2% compared to last year. The MLS Home Price Index (HPI) Composite Benchmark fell 5.0% across the GTA and 4.1% in Toronto. Homes are also taking 14.6% longer to sell than a year ago, averaging 31 days on the market, with final sale prices at 98% of the asking price. Most of the activity (67.7%) occurred in the \$600,000 to \$1.5M range, with 6.1% of sales topping \$2M.

### Sales by property type:

- Detached: \$1,355,506  
(▼7.3% Year over Year / ▼0.3% Month over Month)
- Semi-detached: \$1,033,770  
(▼6.5% Year over Year / ▲1.8% Month over Month)
- Townhomes: \$846,105  
(▼8.3% Year over Year / ▼1.6% Month over Month)

- Condos: \$660,208  
(▼4.7% Year over Year / ▲0.8% Month over Month)
- Detached homes continue to lead the way, representing 46.5% of all October sales, followed by condos (25.4%), townhomes (17.1%), and semis (9.7%).

Monthly mortgage payments for an average-priced GTA home continued to ease in October, supported by lower borrowing costs and slightly softer selling

prices. The result is a modest but meaningful boost in affordability, allowing more buyers to find homes that suit their needs. Once economic conditions stabilize and international trade relations become clearer, we expect consumer confidence and sales activity to follow suit.

If a move is on your horizon, be sure to speak with a member of our team. Market conditions are changing month to month, and strategy, pricing, and thoughtful presentation can make a meaningful difference.

## OCTOBER 2025 MARKET STATS



### DETACHED

UNITS SOLD  
**747**

DAYS ON MARKET  
**24**

SALE TO LIST PRICE  
**98%**

AVERAGE SALE PRICE  
**\$1,619,047**



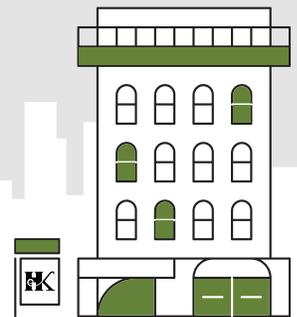
### SEMI-DETACHED

UNITS SOLD  
**263**

DAYS ON MARKET  
**21**

SALE TO LIST PRICE  
**102%**

AVERAGE SALE PRICE  
**\$1,219,254**



### CONDO APARTMENT

UNITS SOLD  
**1,072**

DAYS ON MARKET  
**38**

SALE TO LIST PRICE  
**97%**

AVERAGE SALE PRICE  
**\$699,241**