



FEATURED PROPERTY: 1005 HAM ROAD

JUNE 2025 NEWSLETTER

The Toronto Regional Real Estate Board (TRREB) has released its housing data for May 2025. Real Estate sales are showing signs of shifting momentum in the GTA market.

A total of 6,244 sales were reported through the MLS system—down 13.3% compared to May 2024, but up 11.5% from April. This marks the second consecutive month of rising sales activity, suggesting a gradual increase in buyer engagement.

Listings also rose with 21,819 new properties hitting the market, up 14% year-over-year. The month-over-month growth in listings lagged behind the growth in sales, pointing to a modest tightening in market conditions. Active listings now sit at 30,964, up 41.5% annually, pushing inventory to 4.96 months.

Buyers continue to benefit from a more balanced environment, where greater inventory and softer prices offer increased negotiating power. The average selling price across the GTA was \$1,120,879, representing a 4.0% decrease from last year. Similarly, the MLS Home Price Index (HPI) Composite Benchmark declined 4.49% across the region and 4.01% within the City of Toronto.

Days on market held steady at 25, with properties selling for 99% of their list price on average. The majority of activity—70% of sales—took place between \$600,000 and \$1.5 million, while 7.2% of sales exceeded the \$2 million mark.

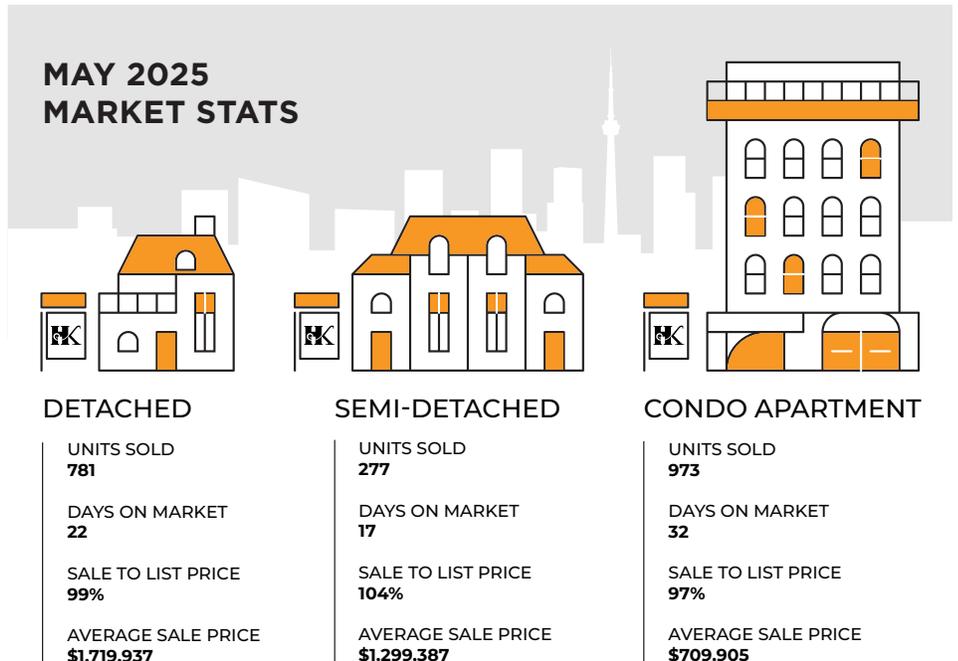
Here's a look at average prices by property type:

- Detached homes averaged \$1,425,264 (-5.4% YoY / -0.4% MoM)
- Semi-detached sold for \$1,098,447 (-6.4% / +0.9%)

- Townhomes averaged \$904,272 (-4.5% / -1.1%)
- Condo apartments sold for \$683,413 (-6.4% / +0.1%)

While housing affordability is improving with lower prices and reduced borrowing costs, a lack of economic confidence continues to keep homebuyers on the sideline. Once households are convinced that trade stability with the United States can be established, sales should begin to improve.

Thinking about a move? Talk to a trusted member of the Harvey Kalles Real Estate team. Whether buying or selling, our advisors offer the insight, strategy, and service you need. Since 1957, we've helped clients navigate all types of markets.



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