



FEATURED PROPERTY: 404 BRUNSWICK AVENUE

OCTOBER 2025 NEWSLETTER

The Toronto Regional Real Estate Board (TRREB) has released its September housing data, and the picture shows a market gaining momentum. Home sales improved year-over-year as more buyers took advantage of lower monthly mortgage payments.

A total of 5,592 sales were reported through the MLS system, an 8.5% increase from last year. New listings rose 3.9% to 19,260, while active listings jumped 18.9% to 29,394. Inventory now sits at 5.26 months, giving buyers more time, options, and negotiating power.

The average GTA home price was \$1,059,377, down 4.7% compared to last year, but up 3.6% from August. The MLS Home Price Index (HPI) Composite Benchmark fell 5.46% across the GTA and 4.37% in Toronto. Homes are taking longer to sell, averaging 33 days on market, with final sale prices landing at 98% of the list price. Most of the activity (68.2%) occurred in the \$600,000 to \$1.5M range, while only 6.1% of sales topped \$2M.

Sales by property type:

- Detached: \$1,359,030
(▼5.1% Year over Year / ▲3.6% Month over Month)
- Semi-detached: \$1,015,543
(▼6.8% YoY / ▲3.6% MoM)
- Townhomes: \$859,593
(▼4.7% YoY / ▼0.1% MoM)
- Condos: \$655,231
(▼4.3% YoY / ▲2.0% MoM)

Detached homes led the way, representing 47.6% of all September sales, followed by condos (25.7%), townhomes (16.5%), and semis (9.0%).

Looking ahead, the fall market is showing signs of renewed energy. Prices are adjusting downward, inventory is expanding, and buyers are benefiting from lower borrowing costs and stronger negotiating positions. The Bank of Canada's recent rate cut has sparked activity and should continue to support sales into October.

If you're planning a move this season, the right strategy starts with the right data. A trusted Harvey Kalles Real Estate advisor can help you navigate with confidence and make the most of today's market.

SEPTEMBER 2025 MARKET STATS

