



FEATURED PROPERTY: 3421 CRESCENT HARBOUR ROAD

## SEPTEMBER 2025 NEWSLETTER

The Toronto Regional Real Estate Board (TRREB) has released its August 2025 housing data, highlighting a market adjusting to higher supply and shifting buyer dynamics. More listings are entering the system, giving purchasers greater choice and leverage. Sellers face a more competitive environment that calls for realistic pricing and strong marketing strategies.

A total of 5,211 sales were reported through the MLS system, a 2.3% increase over last year. New listings rose 9.4% to 14,038, while active listings climbed 22.4% to 27,495. This pushed inventory to 5.28 months, providing buyers with more time, options, and negotiating power.

The average selling price in the GTA was \$1,022,143, down 5.2% year-over-year and 2.8% from July. The MLS Home Price Index (HPI) Composite Benchmark fell 5.15% across the GTA and 2.95% in Toronto. Homes are taking longer to sell, averaging 33 days on market, and are trading at 97% of the list price. Most activity—just under 70%—remained in the \$600,000 to \$1.5 million range, with only 5.1% of sales exceeding \$2 million.

Here's the average price by property type:

- Detached: \$1,312,240 (▼7.5% YoY / ▼3.6% MoM)
- Semi-detached: \$980,102 (▼4.2% YoY / ▼5.9% MoM)
- Townhomes: \$860,178 (▼3.8% YoY / ▲1.3% MoM)
- Condo apartments: \$642,195 (▼5.0% YoY / ▼1.4% MoM)

Detached homes led all categories, accounting for 46.3% of transactions. Condo apartments accounted for 26.3% of sales, followed by townhomes at 17.8% and semi-detached homes at 8.5%.

For September, activity is expected to pick up with more listings coming to market and buyers re-engaging after the summer. Conditions will create

opportunities, but the key will be preparation: understanding the numbers, setting the right expectations, and having a clear plan.

If you're thinking of buying or selling this fall, make sure you're armed with the right data and advice. A trusted Harvey Kalles advisor can ensure you make the most of today's market.

### AUGUST 2025 MARKET STATS



#### DETACHED

UNITS SOLD  
**536**

DAYS ON MARKET  
**30**

SALE TO LIST PRICE  
**97%**

AVERAGE SALE PRICE  
**\$1,524,066**



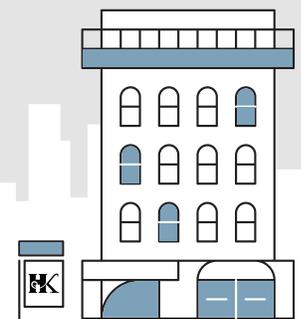
#### SEMI-DETACHED

UNITS SOLD  
**157**

DAYS ON MARKET  
**25**

SALE TO LIST PRICE  
**100%**

AVERAGE SALE PRICE  
**\$1,131,498**



#### CONDO APARTMENT

UNITS SOLD  
**890**

DAYS ON MARKET  
**38**

SALE TO LIST PRICE  
**97%**

AVERAGE SALE PRICE  
**\$667,660**