

Market Report - May 2025

Total number of listings selected: 15,022. All Property Types. All Architectural Styles. All Regions. All Cities. All Neighbourhoods. All Beds. All Baths.

KPI	Selected Month			Prior Month	MoM %	Same Month Last Year			YoY %	YTD		Prior YTD	YTD % Change	
Median Price	\$740,000			\$739,999	0.0%	\$760,000			-2.6%	\$735,000		\$755,000	-2.6%	
Transaction Volume	15,020			12,913	↑ 16.3%	16,370			↓ -8.2%	56,254		68,171	↓ -17.5%	
Median List Price	\$799,999			\$799,900	0.0%	\$822,950			-2.8%	\$799,900		\$799,950	-0.0%	
New Listings Volume	46,601			38,264	↑ 21.8%	42,729			↑ 9.1%	169,049		157,252	↑ 7.5%	
% Above List Price	23.2%			23.3%	-0.2%	29.7%			↓ -6.5%	22.9%		28.6%	↓ -5.4%	
% At List Price	5.7%			5.4%	0.3%	6.4%			-0.7%	5.6%		6.2%	-0.5%	
% Below List Price	71.1%			71.3%	-0.1%	63.9%			↑ 7.2%	71.5%		65.3%	↑ 5.9%	
Median SP/LP	98.0%			98.1%	-0.0%	98.6%			-0.6%	98.0%		98.5%	-0.4%	
Median Days On Market	20			20	0.0%	16			↑ 25.0%	21		17	↑ 23.5%	
Terminations Volume	16,553			12,826	↑ 29.1%	11,714			↑ 41.3%	55,104		38,630	↑ 42.6%	
Total Dollar Volume	\$13,185,388,432			\$11,217,667,683	↑ 17.5%	\$14,855,277,856			↓ -11.2%	\$48,759,160,959		\$61,032,086,327	↓ -20.1%	