

Market Report - October 2025

Total number of listings selected: 13,354. 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
Average Price	\$847,585	\$844,882	0.3%	\$897,115	↓ -5.5%	\$853,704	\$887,723	-3.8%
Median Price	\$715,000	\$720,000	-0.7%	\$750,000	-4.7%	\$725,000	\$750,000	-3.3%
Transaction Volume	13,354	12,719	5.0%	13,939	-4.2%	123,535	129,001	-4.2%
Average List Price	\$998,054	\$1,042,371	-4.3%	\$1,033,601	-3.4%	\$1,004,542	\$1,029,188	-2.4%
Median List Price	\$779,900	\$799,900	-2.5%	\$799,900	-2.5%	\$799,000	\$799,900	-0.1%
New Listings Volume	32,959	39,423	↓ -16.4%	30,964	↑ 6.4%	350,401	315,832	↑ 10.9%
% Above List Price	15.5%	16.7%	-6.8%	19.5%	↓ -20.5%	19.8%	25.5%	↓ -22.4%
% At List Price	4.5%	4.7%	-4.1%	5.4%	↓ -16.5%	5.3%	5.8%	↓ -9.6%
% Below List Price	80.0%	78.6%	1.7%	75.1%	↑ 6.5%	74.9%	68.7%	↑ 9.1%
Average SP/LP	97.4%	97.5%	-0.1%	98.4%	-1.0%	98.2%	99.3%	-1.1%
Median SP/LP	97.1%	97.2%	-0.1%	97.8%	-0.7%	97.7%	98.2%	-0.5%
Average Days On Market	40	41	-1.9%	37	↑ 8.0%	37	34	↑ 11.5%
Median Days On Market	27	27	0.0%	24	↑ 12.5%	23	20	↑ 15.0%
Terminations Volume	15,790	16,476	-4.2%	12,111	↑ 30.4%	137,977	99,196	↑ 39.1%
Total Dollar Volume	\$11,318,650,116	\$10,746,058,248	5.3%	\$12,497,715,921	↓ -9.4%	\$105,462,360,589	\$114,455,895,398	↓ -7.9%