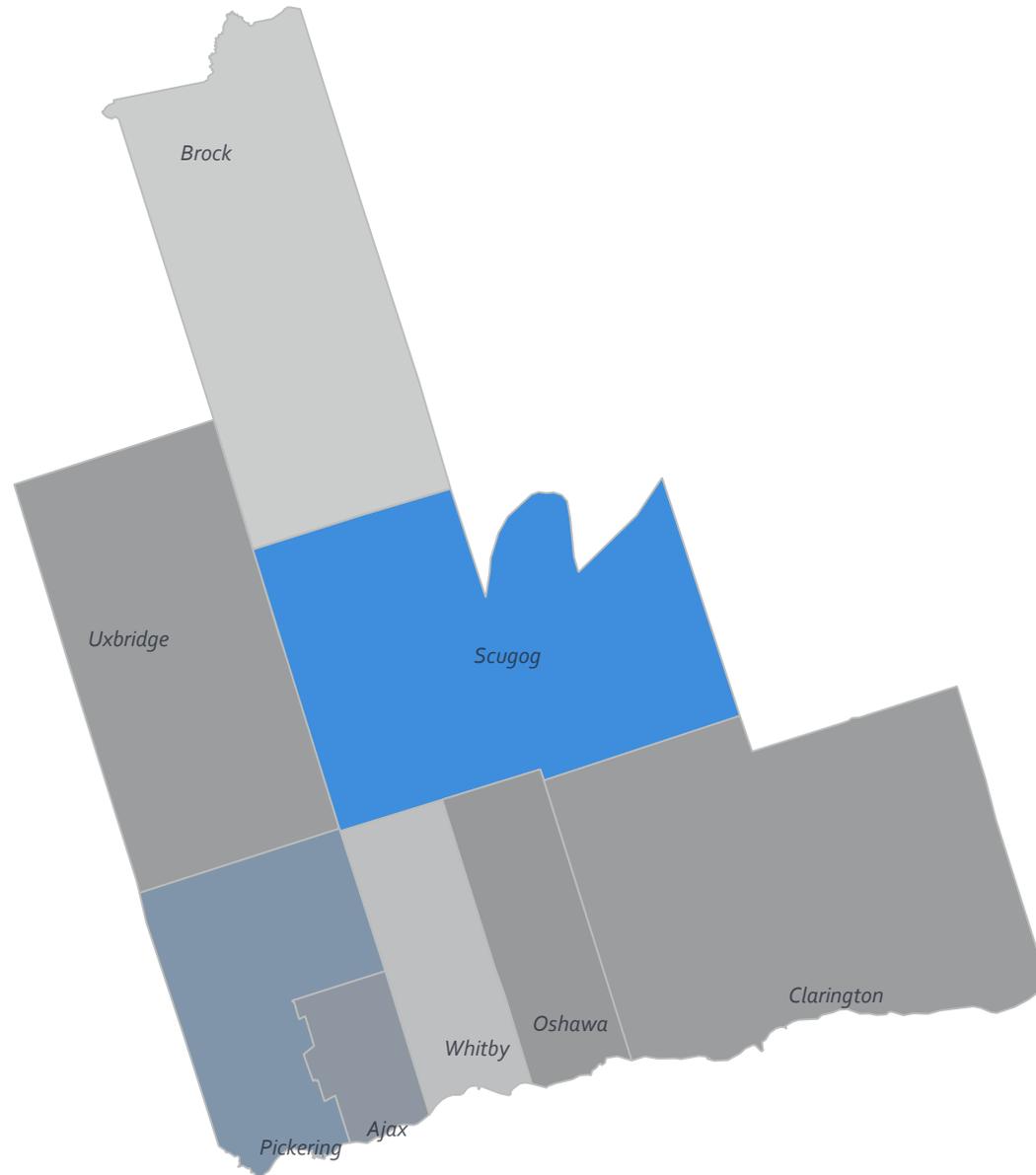


## DURHAM – January 2025



## Economic Indicators

Real GDP Growth<sup>1</sup>  
Q3 2024 ▼ 1.0%

Inflation (Yr./Yr. CPI Growth)<sup>2</sup>  
December 2024 ▼ 1.8%

Bank of Canada Overnight Rate<sup>3</sup>  
January 2025 ▼ 3.0%

Prime Rate<sup>4</sup>  
January 2025 — 5.5%

### Mortgage Rates (Oct 2024)

#### Chartered Bank Fixed Rates

1 year — 7.24%  
3 year — 6.54%  
5 year — 6.49%

#### Sources & Notes:

<sup>1</sup> Statistics Canada, quarter-over-quarter growth, annualized.

<sup>2</sup> Statistics Canada, year-over-year growth for the most recent reported month.

<sup>3</sup> Bank of Canada, rate from most recent announcement

<sup>4</sup> Bank of Canada, rate from most recently completed month

## Top 10 Key Words on REALTOR.ca

Bungalow	Waterfront
Suite	Walkout Basement
Parking	Finished Basement
Inlaw Suite	Loft
Basement Suite	Workshop

# Central lakes Association of REALTORS® Report January Housing Statistics

February 5, 2025 – The Central Lakes Association of REALTORS® (CLAR) President Vicki Sweeney, reported the latest real estate statistics for CLAR’s regional area.

“Number of sales are up in almost all of our regions, compared to last, indicating a strong start to 2025,” said CLAR President Vicki Sweeney. “With the recent tariff announcements, we will be engaging with all levels of government to address the potential spin-off impact on the housing market.”

In Durham Region, the average home price in January 2025 was \$896,611, showing a slight increase from \$894,825 in January 2024. A total of 489 sales were recorded, a decrease from 539 the previous year.

Hastings County recorded an average home price of \$511,637 in January 2025, with 102 properties sold. This marks a slight increase from 100 sales in January 2024. However, active listings more than doubled year-over-year, rising from 249 to 514.

Kawartha Lakes saw a 7.5% increase in average price, rising to \$755,211 from \$702,016 in January 2024. The number of sales in the region also rose slightly from 51 to 53 over the same period.

In Northumberland County, the average price declined to \$639,707 from \$709,097 in January 2024, with sales decreasing slightly from 82 to 79. However, active listings saw a notable increase of 27% year over year.

Peterborough recorded 89 sales in January 2025, with an average price of \$605,229, reflecting a 5.3% decrease from \$639,268 in January 2024. Despite the drop in price, active listings rose significantly, increasing 76% from 195 in January 2024 to 345 in January 2025.

Prince Edward County also saw an increase in sales, rising from 15 in January 2024 to 21 in January 2025, while the average price declined from \$704,597 to \$679,824 over the same period.

CLAR is focused on housing policy as Ontario approaches the upcoming Provincial Election. “We will be actively participating in all candidate events and debates and advocating for all political parties to make housing a top priority,” said CLAR CEO Wendy Giroux. “The Ontario Real Estate Association’s [A Home for Everyone 2025](#) platform outlines pro-growth, pro-ownership, and pro-affordability policies that aim to reduce homeownership costs, boost consumer confidence, and increase housing supply. CLAR fully supports this platform and will be advocating for its adoption over the next month.”



# Overview

The Durham MLS® Statistics provided are compiled by the Central Lakes Association of REALTORS® and are based on total home sales. The statistics reflect selling prices for various property types within the Durham Region. These statistics are for informational purposes only.

TA	Total Active (at the end of the last day of the month)
YTD	Year to Date (accumulation of new data to date)
PYTD	Previous Year to Date (accumulation of new data to date for previous year)
% +/-	Year Over Year Percentage Differential
Avg DOM	Average number of days on the market for firm transactions between the first & last days of the month
Avg. SP/LP	Ratio of the average selling price to the average listing price for firm transactions between the first & last days of the month
MOI	Months of Inventory (how long in months it would take to completely sell the average number of active listings). Calculated using a 12 month moving average (active listings/sales)

## Average Selling Price by Housing Type

Area	Avg. Price	Detached	Semi-Detached	Condo/ Townhouse	Condo Apt.	Link	Attached Row
Durham	\$896,611	\$1,009,895	\$747,585	\$654,017	\$557,765	\$771,917	\$821,288
Ajax	\$915,035	\$1,017,926	\$830,345	\$657,450	\$515,333	--	\$858,841
Brock	\$650,444	\$658,000	\$590,000	--	--	--	--
Clarington	\$852,765	\$986,588	\$596,667	\$580,000	\$506,875	\$768,333	\$754,833
Oshawa	\$779,868	\$827,223	\$698,464	\$610,786	\$524,500	\$726,250	\$765,400
Pickering	\$950,327	\$1,244,958	\$801,500	\$682,523	\$571,467	--	\$899,567
Scugog	\$995,923	\$1,036,091	\$750,000	--	--	--	\$800,000
Uxbridge	\$1,365,264	\$1,425,790	--	--	\$760,000	--	--
Whitby	\$1,025,963	\$1,185,109	\$1,025,000	\$685,900	\$597,250	\$874,000	\$841,217





# Housing Statistics for Durham Region - January 2025

Area	Number of Listings					Number of Sales				Dollar Volume				Average Price				Median Price		MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% +/-	Mth	YTD	PYTD	% +/-	Mth	YTD	PYTD	% +/-	Mth	YTD	PYTD	% +/-	Mth	YTD	Mth	Mth	Mth	Mth
Durham	1,213	1,419	1,213	829	46%	489	489	531	-8%	\$438,442,855	\$438,442,855	\$473,293,471	-7%	\$896,611	\$896,611	\$891,325	1%	\$835,000	\$835,000	2.9	40.3%	30	100%
Ajax	155	164	155	97	60%	68	68	74	-8%	\$62,222,399	\$62,222,399	\$68,418,874	-9%	\$915,035	\$915,035	\$924,579	-1%	\$859,500	\$859,500	2.4	43.9%	28	101%
Brock	24	41	24	28	-14%	9	9	12	-25%	\$5,854,000	\$5,854,000	\$7,997,400	-27%	\$650,444	\$650,444	\$666,450	-2%	\$659,000	\$659,000	4.6	37.5%	25	99%
Clarington	186	216	186	158	18%	62	62	80	-23%	\$52,871,426	\$52,871,426	\$65,644,290	-19%	\$852,765	\$852,765	\$820,554	4%	\$820,000	\$820,000	3.5	33.3%	27	100%
Oshawa	364	406	364	218	67%	158	158	166	-5%	\$123,219,200	\$123,219,200	\$131,170,019	-6%	\$779,868	\$779,868	\$790,181	-1%	\$760,000	\$760,000	2.6	43.4%	27	101%
Pickering	198	234	198	133	49%	80	80	69	16%	\$76,026,150	\$76,026,150	\$65,681,213	16%	\$950,327	\$950,327	\$951,902	0%	\$885,000	\$885,000	2.9	40.4%	29	100%
Scugog	43	59	43	24	79%	13	13	10	30%	\$12,947,000	\$12,947,000	\$10,117,600	28%	\$995,923	\$995,923	\$1,011,760	-2%	\$800,000	\$800,000	4.5	30.2%	58	98%
Uxbridge	42	64	42	26	62%	11	11	15	-27%	\$15,017,900	\$15,017,900	\$16,551,500	-9%	\$1,365,264	\$1,365,264	\$1,103,433	24%	\$1,355,000	\$1,355,000	5.8	26.2%	40	94%
Whitby	201	235	201	145	39%	88	88	105	-16%	\$90,284,780	\$90,284,780	\$107,712,575	-16%	\$1,025,963	\$1,025,963	\$1,025,834	0%	\$940,000	\$940,000	2.7	43.8%	33	100%

## Notes:

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions into the MLS® system between the first and last day of the month/period being reported.
2. Average Price is calculated by dividing the dollar volume by the number of sales.
3. Median represents the middle number in the ranking of homes sold from lowest to highest price.
4. As of July 2011 Durham Region statistics figures include the municipalities of Uxbridge and Brock.
5. Due to changes to service areas, caution should be exercised when making historical comparisons.
6. Past monthly and Year-to-Date figures are revised on a monthly basis.
7. All statistical information obtained from the Toronto Real Estate Board's Market Watch.
8. SNLR is Sales to New Listing Ratio (Below 40% is Buyer's Market, 40%-60% is Balanced market, Above 60% is Sellers Market)

## January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>489</b>	<b>\$438,442,855</b>	<b>\$896,611</b>	<b>\$835,000</b>	<b>1,213</b>	<b>1,419</b>	<b>100%</b>	<b>30</b>
Detached	294	\$296,909,056	\$1,009,895	\$947,500	753	882	100%	28
Semi-Detached	33	\$24,670,299	\$747,585	\$737,500	70	71	102%	18
Condo Townhouse	43	\$28,122,750	\$654,017	\$660,000	86	100	100%	38
Condo Apartment	33	\$18,406,250	\$557,765	\$530,000	132	167	98%	43
Link	6	\$4,631,500	\$771,917	\$778,750	7	5	101%	17
Att/Row/Townhouse	80	\$65,703,000	\$821,288	\$808,750	165	193	100%	31
Co-Op Apartment	0				0	0		
Detached Condo	0				0	1		
Co-Ownership Apartment	0				0	0		

## Year-to-Date 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>489</b>	<b>\$438,442,855</b>	<b>\$896,611</b>	<b>\$835,000</b>	<b>1,213</b>	<b>1,419</b>	<b>100%</b>	<b>30</b>
Detached	294	\$296,909,056	\$1,009,895	\$947,500	753	882	100%	28
Semi-Detached	33	\$24,670,299	\$747,585	\$737,500	70	71	102%	18
Condo Townhouse	43	\$28,122,750	\$654,017	\$660,000	86	100	100%	38
Condo Apartment	33	\$18,406,250	\$557,765	\$530,000	132	167	98%	43
Link	6	\$4,631,500	\$771,917	\$778,750	7	5	101%	17
Att/Row/Townhouse	80	\$65,703,000	\$821,288	\$808,750	165	193	100%	31
Co-Op Apartment	0				0	0		
Detached Condo	0				0	1		
Co-Ownership Apartment	0				0	0		

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## January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>68</b>	<b>\$62,222,399</b>	<b>\$915,035</b>	<b>\$859,500</b>	<b>155</b>	<b>164</b>	<b>101%</b>	<b>28</b>
Detached	35	\$35,627,400	\$1,017,926	\$980,000	93	100	101%	30
Semi-Detached	11	\$9,133,799	\$830,345	\$847,800	15	12	101%	29
Condo Townhouse	2	\$1,314,900	\$657,450	\$657,450	9	10	98%	52
Condo Apartment	3	\$1,546,000	\$515,333	\$510,000	9	14	99%	37
Link	0				1	1		
Att/Row/Townhouse	17	\$14,600,300	\$858,841	\$839,900	28	26	101%	19
Co-Op Apartment	0				0	0		
Detached Condo	0				0	1		
Co-Ownership Apartment	0				0	0		

## Year-to-Date 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>68</b>	<b>\$62,222,399</b>	<b>\$915,035</b>	<b>\$859,500</b>	<b>155</b>	<b>164</b>	<b>101%</b>	<b>28</b>
Detached	35	\$35,627,400	\$1,017,926	\$980,000	93	100	101%	30
Semi-Detached	11	\$9,133,799	\$830,345	\$847,800	15	12	101%	29
Condo Townhouse	2	\$1,314,900	\$657,450	\$657,450	9	10	98%	52
Condo Apartment	3	\$1,546,000	\$515,333	\$510,000	9	14	99%	37
Link	0				1	1		
Att/Row/Townhouse	17	\$14,600,300	\$858,841	\$839,900	28	26	101%	19
Co-Op Apartment	0				0	0		
Detached Condo	0				0	1		
Co-Ownership Apartment	0				0	0		

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## January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>9</b>	<b>\$5,854,000</b>	<b>\$650,444</b>	<b>\$659,000</b>	<b>24</b>	<b>41</b>	<b>99%</b>	<b>25</b>
Detached	8	\$5,264,000	\$658,000	\$667,000	23	41	100%	28
Semi-Detached	1	\$590,000	\$590,000	\$590,000	1	0	98%	8
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	0				0	0		
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

## Year-to-Date 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>9</b>	<b>\$5,854,000</b>	<b>\$650,444</b>	<b>\$659,000</b>	<b>24</b>	<b>41</b>	<b>99%</b>	<b>25</b>
Detached	8	\$5,264,000	\$658,000	\$667,000	23	41	100%	28
Semi-Detached	1	\$590,000	\$590,000	\$590,000	1	0	98%	8
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	0				0	0		
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

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## January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>62</b>	<b>\$52,871,426</b>	<b>\$852,765</b>	<b>\$820,000</b>	<b>186</b>	<b>216</b>	<b>100%</b>	<b>27</b>
Detached	36	\$35,517,176	\$986,588	\$885,000	123	151	99%	22
Semi-Detached	3	\$1,790,000	\$596,667	\$650,000	6	3	105%	6
Condo Townhouse	2	\$1,160,000	\$580,000	\$580,000	6	9	97%	40
Condo Apartment	6	\$3,041,250	\$506,875	\$502,500	28	32	98%	62
Link	3	\$2,305,000	\$768,333	\$765,000	3	1	102%	16
Att/Row/Townhouse	12	\$9,058,000	\$754,833	\$727,500	20	20	100%	30
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

## Year-to-Date 2025

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Semi-Detached	3	\$1,790,000	\$596,667	\$650,000	6	3	105%	6
Condo Townhouse	2	\$1,160,000	\$580,000	\$580,000	6	9	97%	40
Condo Apartment	6	\$3,041,250	\$506,875	\$502,500	28	32	98%	62
Link	3	\$2,305,000	\$768,333	\$765,000	3	1	102%	16
Att/Row/Townhouse	12	\$9,058,000	\$754,833	\$727,500	20	20	100%	30
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## January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>158</b>	<b>\$123,219,200</b>	<b>\$779,868</b>	<b>\$760,000</b>	<b>364</b>	<b>406</b>	<b>101%</b>	<b>27</b>
Detached	104	\$86,031,200	\$827,223	\$800,000	232	243	101%	26
Semi-Detached	14	\$9,778,500	\$698,464	\$693,000	23	24	103%	15
Condo Townhouse	14	\$8,551,000	\$610,786	\$627,500	38	42	100%	25
Condo Apartment	4	\$2,098,000	\$524,500	\$511,500	35	47	99%	61
Link	2	\$1,452,500	\$726,250	\$726,250	2	2	100%	26
Att/Row/Townhouse	20	\$15,308,000	\$765,400	\$767,500	34	48	100%	33
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

## Year-to-Date 2025

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Semi-Detached	14	\$9,778,500	\$698,464	\$693,000	23	24	103%	15
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Condo Apartment	4	\$2,098,000	\$524,500	\$511,500	35	47	99%	61
Link	2	\$1,452,500	\$726,250	\$726,250	2	2	100%	26
Att/Row/Townhouse	20	\$15,308,000	\$765,400	\$767,500	34	48	100%	33
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## January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>80</b>	<b>\$76,026,150</b>	<b>\$950,327</b>	<b>\$885,000</b>	<b>198</b>	<b>234</b>	<b>100%</b>	<b>29</b>
Detached	36	\$44,818,500	\$1,244,958	\$1,131,000	97	112	101%	30
Semi-Detached	2	\$1,603,000	\$801,500	\$801,500	8	12	106%	13
Condo Townhouse	15	\$10,237,850	\$682,523	\$660,000	20	28	100%	33
Condo Apartment	15	\$8,572,000	\$571,467	\$532,000	41	42	98%	27
Link	0				0	0		
Att/Row/Townhouse	12	\$10,794,800	\$899,567	\$875,000	32	40	98%	29
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

## Year-to-Date 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
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Semi-Detached	2	\$1,603,000	\$801,500	\$801,500	8	12	106%	13
Condo Townhouse	15	\$10,237,850	\$682,523	\$660,000	20	28	100%	33
Condo Apartment	15	\$8,572,000	\$571,467	\$532,000	41	42	98%	27
Link	0				0	0		
Att/Row/Townhouse	12	\$10,794,800	\$899,567	\$875,000	32	40	98%	29
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## January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>13</b>	<b>\$12,947,000</b>	<b>\$995,923</b>	<b>\$800,000</b>	<b>43</b>	<b>59</b>	<b>98%</b>	<b>58</b>
Detached	11	\$11,397,000	\$1,036,091	\$1,055,000	36	53	98%	68
Semi-Detached	1	\$750,000	\$750,000	\$750,000	3	2	99%	5
Condo Townhouse	0				0	0		
Condo Apartment	0				1	1		
Link	0				0	0		
Att/Row/Townhouse	1	\$800,000	\$800,000	\$800,000	3	3	100%	7
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

## Year-to-Date 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>13</b>	<b>\$12,947,000</b>	<b>\$995,923</b>	<b>\$800,000</b>	<b>43</b>	<b>59</b>	<b>98%</b>	<b>58</b>
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Condo Apartment	0				1	1		
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Att/Row/Townhouse	1	\$800,000	\$800,000	\$800,000	3	3	100%	7
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

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## January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>11</b>	<b>\$15,017,900</b>	<b>\$1,365,264</b>	<b>\$1,355,000</b>	<b>42</b>	<b>64</b>	<b>94%</b>	<b>40</b>
Detached	10	\$14,257,900	\$1,425,790	\$1,396,500	32	47	94%	36
Semi-Detached	0				0	3		
Condo Townhouse	0				1	1		
Condo Apartment	1	\$760,000	\$760,000	\$760,000	1	2	99%	86
Link	0				0	0		
Att/Row/Townhouse	0				8	11		
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

## Year-to-Date 2025

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Link	0				0	0		
Att/Row/Townhouse	0				8	11		
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## January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>88</b>	<b>\$90,284,780</b>	<b>\$1,025,963</b>	<b>\$940,000</b>	<b>201</b>	<b>235</b>	<b>100%</b>	<b>33</b>
Detached	54	\$63,995,880	\$1,185,109	\$1,150,000	117	135	100%	25
Semi-Detached	1	\$1,025,000	\$1,025,000	\$1,025,000	14	15	98%	7
Condo Townhouse	10	\$6,859,000	\$685,900	\$717,500	12	10	102%	62
Condo Apartment	4	\$2,389,000	\$597,250	\$621,500	17	29	99%	46
Link	1	\$874,000	\$874,000	\$874,000	1	1	97%	3
Att/Row/Townhouse	18	\$15,141,900	\$841,217	\$857,500	40	45	100%	42
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

## Year-to-Date 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
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2025 Durham Region Statistics		
Month	Sales	Avg. Price (\$)
January	489	\$896,611
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
YTD		

10-Year Historical Statistics		
Year	Sales	Avg. Price (\$)
2015	11,848	442,082
2016	12,654	533,828
2017	11,136	628,005
2018	8,941	593,902
2019	10,634	611,342
2020	12,917	706,913
2021	14,717	925,710
2022	9,875	1,024,570
2023	8,023	940,468
2024	9,012	\$922,161

**NOTES**

Sales, dollar volume, average sale prices and median prices are based on firm transactions into the MLS® System between the first and last day of the month/period being reported. Average price is calculated by dividing the dollar volume by the number of sales. Median represents the middle number in the ranking of homes sold from lowest to highest price. As of July 2011 Durham Region statistics figures include the municipalities of Uxbridge and Brock. Due to changes to service areas, caution should be exercised when making historical comparisons. Past monthly and Year-to-Date figures are revised on a monthly basis. All statistical information obtained from the Toronto Real Estate Board's Market Watch. Mos. Inv.is Months of Inventory (how long in months it would take to completely sell the average number of active listings). Calculated using a 12 month moving average (active listings/sales).

