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## NEWS RELEASE

### **GTA Listing Inventory Remained High, Providing Substantial Choice and Negotiating Power for Homebuyers**

TORONTO, ONTARIO, March 5, 2025 – Homebuyers continued to benefit from substantial choice in the Greater Toronto Area (GTA) resale market in February 2025. Home sales last month were down compared to the same period last year, while listing inventory remained high, providing substantial negotiating power for homebuyers.

"Many households in the GTA are eager to purchase a home, but current mortgage rates make it difficult for the average household to comfortably afford monthly payments on a typical property. Fortunately, we anticipate a decline in borrowing costs in the coming months, which should improve affordability," said TRREB President Elechia Barry-Sproule.

"On top of lingering affordability concerns, homebuyers have arguably become less confident in the economy. Uncertainty about our trade relationship with the United States has likely prompted some households to take a wait-and-see attitude towards buying a home. If trade uncertainty is alleviated and borrowing costs continue to trend lower, we could see much stronger home sales activity in the second half of this year," said TRREB Chief Market Analyst Jason Mercer.

GTA REALTORS® reported 4,037 home sales through TRREB's MLS® System in February 2025 – down by 27.4 per cent compared to February 2024. New listings in the MLS® System amounted to 12,066 – up by 5.4 per cent year-over-year. On a seasonally adjusted basis, February sales were down month over month compared to January 2025.

The MLS® Home Price Index Composite benchmark was down by 1.8 per cent year over year in February 2025. The average selling price, at \$1,084,547, was down by 2.2 per cent compared to the February 2024. On a month-over-month basis, the MLS® HPI Composite and the average selling price edged lower after seasonal adjustment.

"With the Ontario provincial election just behind us and the federal political situation in flux, there is a lot to consider from a policy perspective when it comes to housing. Not only do policymakers and those vying for high public office need to make clear their direction on housing supply and affordability, but they also need to be clear on how they intend to tackle issues related to trade and the economy. Clear direction will go a long

way to strengthen consumer confidence,” said TRREB Chief Executive Officer John DiMichele.

TRREB MLS® Sales and Average Price						February 2025
	2025			2024		
	Sales	Average Price	New Listings	Sales	Average Price	New Listings
City of Toronto (416)	1,540	\$1,087,077	4,641	1,955	\$1,074,106	4,361
Rest of GTA (905)	2,497	\$1,082,986	7,425	3,607	\$1,128,605	7,082
<b>GTA</b>	<b>4,037</b>	<b>\$1,084,547</b>	<b>12,066</b>	<b>5,562</b>	<b>\$1,109,450</b>	<b>11,443</b>

TRREB MLS® HPI						February 2025
	Composite	Single Family Detached	Single Family Attached	Townhouse	Apartment	
<b>All TRREB Areas</b>	<b>1.77% ▼</b>	<b>1.85% ▼</b>	<b>1.11% ▼</b>	<b>1.16% ▼</b>	<b>3.24% ▼</b>	
Halton Region	3.59% ▼	2.29% ▼	3.10% ▼	2.02% ▼	1.99% ▼	
Peel Region	0.94% ▼	0.46% ▼	1.85% ▼	1.83% ▼	3.29% ▼	
City of Toronto	0.81% ▼	2.02% ▼	1.06% ▲	1.29% ▲	3.26% ▼	
York Region	3.66% ▼	3.31% ▼	3.43% ▼	0.63% ▼	3.30% ▼	
Durham Region	0.59% ▼	0.44% ▼	1.04% ▼	2.94% ▼	2.54% ▼	
Orangeville	3.87% ▲	4.68% ▲	3.83% ▲	3.31% ▼	5.20% ▼	
South Simcoe County <sup>2</sup>	0.90% ▼	0.88% ▼	2.01% ▲	4.60% ▼	5.60% ▼	

TRREB MLS® Sales and Average Price by Home Type							February 2025
	Sales			Average Price			
	416	905	Total	416	905	Total	
Detached	<b>411</b> 27.1% ▼	<b>1,295</b> 32.3% ▼	<b>1,706</b> 31.1% ▼	<b>\$1,782,262</b> 7.6% ▲	<b>\$1,339,120</b> 3.0% ▼	<b>\$1,445,879</b> 0.2% ▲	
Semi-Detached	<b>145</b> 19.4% ▼	<b>211</b> 24.1% ▼	<b>356</b> 22.3% ▼	<b>\$1,275,214</b> 3.5% ▼	<b>\$945,841</b> 5.3% ▼	<b>\$1,079,996</b> 4.0% ▼	
Townhouse	<b>143</b> 23.9% ▼	<b>557</b> 32.2% ▼	<b>700</b> 30.6% ▼	<b>\$1,028,339</b> 5.6% ▲	<b>\$881,482</b> 4.6% ▼	<b>\$911,483</b> 2.3% ▼	
Condo Apartment	<b>830</b> 17.4% ▼	<b>395</b> 30.2% ▼	<b>1,225</b> 22.0% ▼	<b>\$724,632</b> 0.5% ▼	<b>\$611,198</b> 4.7% ▼	<b>\$688,055</b> 1.3% ▼	

TRREB MLS® Sales and Average Price						Year-to-Date 2025
	2025			2024		
	Sales	Average Price	New Listings	Sales	Average Price	New Listings
City of Toronto (416)	2,919	\$1,039,397	9,381	3,409	\$1,024,323	7,826
Rest of GTA (905)	4,952	\$1,077,692	15,080	6,330	\$1,099,717	11,954
<b>GTA</b>	<b>7,871</b>	<b>\$1,063,490</b>	<b>24,461</b>	<b>9,739</b>	<b>\$1,073,326</b>	<b>19,780</b>

**TRREB MLS® Sales and Average Price by Home Type** Year-to-Date 2025

	Sales			Average Price		
	416	905	Total	416	905	Total
<b>Detached</b>	<b>760</b> 15.7% ▼	<b>2,520</b> 23.6% ▼	<b>3,280</b> 21.9% ▼	<b>\$1,690,473</b> 4.3% ▲	<b>\$1,330,142</b> 1.1% ▼	<b>\$1,413,633</b> 0.6% ▲
<b>Semi-Detached</b>	<b>275</b> 3.5% ▼	<b>427</b> 16.6% ▼	<b>702</b> 11.9% ▼	<b>\$1,218,941</b> 4.5% ▼	<b>\$964,367</b> 1.9% ▼	<b>\$1,064,093</b> 2.2% ▼
<b>Townhouse</b>	<b>290</b> 7.9% ▼	<b>1,135</b> 21.8% ▼	<b>1,425</b> 19.3% ▼	<b>\$984,520</b> 4.5% ▲	<b>\$888,673</b> 2.3% ▼	<b>\$908,179</b> 0.8% ▼
<b>Condo Apartment</b>	<b>1,574</b> 16.2% ▼	<b>808</b> 20.2% ▼	<b>2,382</b> 17.6% ▼	<b>\$708,795</b> 1.4% ▼	<b>\$622,550</b> 2.1% ▼	<b>\$679,540</b> 1.5% ▼

**TRREB MLS® Seasonally Adjusted Stats<sup>1</sup>** February 2025

	Sales	% Change	New Listings	% Change	Average Price	% Change	MLS® HPI <sup>2</sup>	% Change
<b>February 2024</b>	5,838	13.7% ▼	12,512	0.0% —	\$1,093,717	1.8% ▲	\$1,080,400	0.5% ▲
<b>March 2024</b>	5,637	3.4% ▼	12,350	1.3% ▼	\$1,100,335	0.6% ▲	\$1,086,800	0.6% ▲
<b>April 2024</b>	5,023	10.9% ▼	13,132	6.3% ▲	\$1,111,647	1.0% ▲	\$1,093,400	0.6% ▲
<b>May 2024</b>	4,970	1.1% ▼	13,432	2.3% ▲	\$1,112,026	0.0% —	\$1,091,300	0.2% ▼
<b>June 2024</b>	5,308	6.8% ▲	14,521	8.1% ▲	\$1,128,108	1.4% ▲	\$1,094,400	0.3% ▲
<b>July 2024</b>	5,253	1.0% ▼	14,369	1.0% ▼	\$1,126,872	0.1% ▼	\$1,094,800	0.0% —
<b>August 2024</b>	5,289	0.7% ▲	14,035	2.3% ▼	\$1,115,688	1.0% ▼	\$1,092,900	0.2% ▼
<b>September 2024</b>	5,527	4.5% ▲	15,379	9.6% ▲	\$1,112,858	0.3% ▼	\$1,085,800	0.6% ▼
<b>October 2024</b>	6,314	14.2% ▲	14,202	7.7% ▼	\$1,127,014	1.3% ▲	\$1,082,700	0.3% ▼
<b>November 2024</b>	6,683	5.8% ▲	14,661	3.2% ▲	\$1,120,307	0.6% ▼	\$1,084,700	0.2% ▲
<b>December 2024</b>	5,383	19.5% ▼	13,776	6.0% ▼	\$1,115,218	0.5% ▼	\$1,084,100	0.1% ▼
<b>January 2025</b>	6,052	12.4% ▲	18,562	34.7% ▲	\$1,091,645	2.1% ▼	\$1,079,800	0.4% ▼
<b>February 2025</b>	4,326	28.5% ▼	14,053	24.3% ▼	\$1,072,123	1.8% ▼	\$1,063,300	1.5% ▼

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**Media Inquiries:**

For all media inquiries, please email [media@trreb.ca](mailto:media@trreb.ca).

**About TRREB:**

The [Toronto Regional Real Estate Board](#) is Canada's largest real estate board with over 69,000 residential and commercial professionals connecting people, property and communities.