

TRREB: GTA Numbers Show Strongest July Home Sales in Four Years

TORONTO, ONTARIO, August 6, 2025 – The Greater Toronto Area (GTA) experienced the best home sales result for the month of July since 2021. Sales were also up relative to listings, suggesting a modest tightening in the market compared to last year.

“Improved affordability, brought about by lower home prices and borrowing costs is starting to translate into increased home sales. More relief is required, particularly where borrowing costs are concerned, but it’s clear that a growing number of households are finding affordable options for homeownership,” said Toronto Regional Real Estate Board (TRREB) President Elechia Barry-Sproule.

GTA REALTORS® reported 6,100 home sales through TRREB’s MLS® System in July 2025 – up by 10.9 per cent compared to July 2024. New listings entered into the MLS® System totalled 17,613 – up by 5.7 per cent year-over-year.

On a seasonally adjusted basis, July home sales increased month-over-month compared to June 2025. New listings also rose compared to June, but by a much lesser rate. With sales increasing relative to listings, market conditions tightened.

The MLS® Home Price Index Composite benchmark fell by 5.4 per cent year-over-year in July 2025. The average selling price, at \$1,051,719, was down by 5.5 per cent compared to July 2024. On a month-over-month seasonally adjusted basis, the MLS® HPI Composite and average selling price remained flat compared to June.

“Recent data suggest that the Canadian economy is treading water in the face of trade uncertainty with the United States. A key way to mitigate the impact of trade uncertainty is to promote growth in the domestic economy. The housing sector can be a catalyst for growth, with most spin-off expenditures accruing to regional economies. Further interest rate cuts would spur home sales and see more spin-off expenditures, positively impacting the economy and job growth,” said TRREB Chief Information Officer Jason Mercer.

“Despite widespread belief that the federal foreign buyer ban prohibits all foreign nationals from purchasing residential properties in Canada, there are exemptions that allow non-residents to buy property, resulting in spin-off benefits to the economy. Foreign buyers can purchase multi-unit buildings with four or more units and vacant land or land for

development. Non-residents can also buy other residential properties outside urban centres, including recreational properties," said TRREB CEO John DiMichele.

"Moreover, temporary workers and international students can purchase residential property under defined circumstances under the ban extended until January 2027," continued DiMichele.

TRREB MLS® Sales and Average Price						July 2025
	2025			2024		
	Sales	Average Price	New Listings	Sales	Average Price	New Listings
City of Toronto (416)	2,205	\$1,044,576	6,008	1,986	\$1,087,692	6,095
Rest of GTA (905)	3,895	\$1,055,763	11,605	3,512	\$1,127,493	10,570
GTA	6,100	\$1,051,719	17,613	5,498	\$1,113,116	16,665

TRREB MLS® HPI						July 2025
	Composite	Single Family Detached	Single Family Attached	Townhouse	Apartment	
All TRREB Areas	5.44% ▼	5.74% ▼	5.47% ▼	7.86% ▼	8.11% ▼	
Halton Region	4.76% ▼	4.85% ▼	3.91% ▼	11.23% ▼	7.30% ▼	
Peel Region	5.94% ▼	6.37% ▼	6.09% ▼	7.19% ▼	9.89% ▼	
City of Toronto	4.20% ▼	5.68% ▼	3.90% ▼	5.93% ▼	7.99% ▼	
York Region	8.49% ▼	8.34% ▼	8.31% ▼	7.56% ▼	8.58% ▼	
Durham Region	4.54% ▼	4.47% ▼	5.03% ▼	6.09% ▼	6.59% ▼	
Orangeville	3.24% ▼	1.55% ▼	2.11% ▼	9.38% ▼	5.48% ▼	
South Simcoe County ²	3.44% ▼	3.68% ▼	3.96% ▼	8.31% ▼	4.95% ▼	

TRREB MLS® Sales and Average Price by Home Type							July 2025
	Sales			Average Price			
	416	905	Total	416	905	Total	
Detached	675 12.5% ▲	2,120 10.9% ▲	2,795 11.3% ▲	\$1,572,832 4.6% ▼	\$1,294,424 5.4% ▼	\$1,361,660 5.1% ▼	
Semi-Detached	252 48.2% ▲	344 12.8% ▲	596 25.5% ▲	\$1,242,388 1.1% ▼	\$894,094 6.8% ▼	\$1,041,359 2.3% ▼	
Townhouse	231 12.7% ▲	816 6.7% ▲	1,047 7.9% ▲	\$920,197 5.2% ▼	\$829,332 8.1% ▼	\$849,380 7.4% ▼	
Condo Apartment	1,028 3.4% ▲	548 10.7% ▲	1,576 5.8% ▲	\$684,257 8.6% ▼	\$590,004 10.3% ▼	\$651,483 9.3% ▼	

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)	13,791	\$1,102,053	44,252	15,277	\$1,114,626	39,948
Rest of GTA (905)	23,234	\$1,079,924	76,647	27,967	\$1,139,492	65,807
GTA	37,025	\$1,088,166	120,899	43,244	\$1,130,708	105,755

TRREB MLS® Sales and Average Price by Home Type						Year-to-Date 2025
	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	4,307 4.3% ▼	12,462 17.5% ▼	16,769 14.5% ▼	\$1,674,822 3.3% ▼	\$1,316,889 5.2% ▼	\$1,408,821 4.0% ▼
Semi-Detached	1,551 8.6% ▲	2,010 13.0% ▼	3,561 4.7% ▼	\$1,273,563 3.7% ▼	\$934,795 5.2% ▼	\$1,082,346 2.9% ▼
Townhouse	1,422 6.1% ▼	5,045 16.9% ▼	6,467 14.8% ▼	\$978,418 1.7% ▼	\$868,321 5.3% ▼	\$892,530 4.3% ▼
Condo Apartment	6,408 17.0% ▼	3,365 19.8% ▼	9,773 18.0% ▼	\$709,655 4.9% ▼	\$618,525 5.5% ▼	\$678,278 5.0% ▼

TRREB MLS® Seasonally Adjusted Stats¹								July 2025
	Sales	% Change	New Listings	% Change	Average Price	% Change	MLS® HPI²	% Change
July 2024	5,168	3.3% ▼	14,318	1.0% ▼	\$1,127,678	0.0% —	\$1,036,100	0.1% ▼
August 2024	5,160	0.2% ▼	14,036	2.0% ▼	\$1,117,070	0.9% ▼	\$1,032,700	0.3% ▼
September 2024	5,418	5.0% ▲	15,283	8.9% ▲	\$1,112,594	0.4% ▼	\$1,029,000	0.4% ▼
October 2024	6,265	15.6% ▲	14,277	6.6% ▼	\$1,126,883	1.3% ▲	\$1,027,900	0.1% ▼
November 2024	6,590	5.2% ▲	14,765	3.4% ▲	\$1,119,327	0.7% ▼	\$1,032,100	0.4% ▲
December 2024	5,327	19.2% ▼	13,973	5.4% ▼	\$1,115,448	0.3% ▼	\$1,028,500	0.3% ▼
January 2025	5,775	8.4% ▲	18,856	34.9% ▲	\$1,091,387	2.2% ▼	\$1,025,400	0.3% ▼
February 2025	4,422	23.4% ▼	14,358	23.9% ▼	\$1,072,184	1.8% ▼	\$1,010,500	1.5% ▼
March 2025	4,239	4.1% ▼	15,392	7.2% ▲	\$1,072,929	0.1% ▲	\$997,100	1.3% ▼
April 2025	4,336	2.3% ▲	15,303	0.6% ▼	\$1,065,511	0.7% ▼	\$988,100	0.9% ▼
May 2025	4,697	8.3% ▲	15,754	2.9% ▲	\$1,068,422	0.3% ▲	\$988,600	0.1% ▲
June 2025	5,084	8.2% ▲	15,010	4.7% ▼	\$1,066,737	0.2% ▼	\$980,900	0.8% ▼
July 2025	5,744	13.0% ▲	15,063	0.4% ▲	\$1,069,511	0.3% ▲	\$979,000	0.2% ▼

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Media Inquiries:

For all media inquiries, please email media@trreb.ca.

About TRREB:

The [Toronto Regional Real Estate Board](https://www.trreb.ca/) is Canada's largest real estate board, with over 70,000 residential and commercial professionals connecting people, property, and communities.

