

TRREB: August Uptick in GTA Home Sales and New Listings

TORONTO, ONTARIO, September 4, 2025 – August home sales reported by the Toronto Regional Real Estate Board (TRREB) were up on a year-over-year basis. Over the same period, homebuyers benefitted from an even larger increase in the inventory of listings. Average selling prices continued to be negotiated downward due to the elevated choice across market segments.

“Compared to last year, we have seen a modest increase in home sales over the summer. With the economy slowing and inflation under control, additional interest rate cuts by the Bank of Canada could help offset the impact of tariffs. Greater affordability would not only support more home sales but also generate significant economic spin-off benefits,” said TRREB President Elechia Barry-Sproule.

Greater Toronto Area (GTA) REALTORS® reported 5,211 home sales through TRREB’s MLS® System in August 2025 – up by 2.3 per cent compared to August 2024. New listings entered into the MLS® System amounted to 14,038 – up by 9.4 per cent year-over-year.

On a seasonally adjusted basis, August home sales edged lower month-over-month compared to July 2025. In contrast, new listings increased compared to July, reaffirming that buyers continue to benefit from a well-supplied market.

The MLS® Home Price Index Composite benchmark was down by 5.2 per cent year-over-year in August 2025. The average selling price, at \$1,022,143, was also down by 5.2 per cent compared to August 2024. On a month-over-month seasonally adjusted basis, the MLS® HPI Composite and average selling price remained flat compared to July.

“A household earning the average income in the GTA is still finding it challenging to afford the monthly mortgage payment associated with the purchase of an average priced home. This is even with lower borrowing costs and selling prices over the past year. Further relief in borrowing costs would see an increased number of buyers move off the sidelines to take advantage of today’s well-supplied market,” said TRREB Chief Information Officer Jason Mercer.

“New, large scale infrastructure projects, including affordable housing, public transit, ports and shipbuilding will be important for sustaining Canada’s economic sustainability in the medium-to-long term. However, in the short term, spurring consumer spending on large

ticket items like housing could lead recovery, as it has in previous economic cycles,” said TRREB Chief Executive Officer John DiMichele.

TRREB MLS® Sales and Average Price						August 2025
	2025			2024		
	Sales	Average Price	New Listings	Sales	Average Price	New Listings
City of Toronto (416)	1,779	\$992,085	4,538	1,719	\$1,029,741	4,194
Rest of GTA (905)	3,432	\$1,037,723	9,500	3,373	\$1,102,205	8,643
GTA	5,211	\$1,022,143	14,038	5,092	\$1,077,742	12,837

TRREB MLS® Sales and Average Price by Home Type						August 2025
	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	536 10.5% ▲	1,875 4.7% ▲	2,411 5.9% ▲	\$1,524,066 10.0% ▼	\$1,251,686 6.9% ▼	\$1,312,240 7.5% ▼
Semi-Detached	157 18.0% ▲	284 4.4% ▼	441 2.6% ▲	\$1,131,498 6.1% ▼	\$896,407 4.9% ▼	\$980,102 4.2% ▼
Townhouse	186 9.4% ▲	741 0.8% ▲	927 2.4% ▲	\$915,511 1.0% ▲	\$846,289 5.1% ▼	\$860,178 3.8% ▼
Condo Apartment	890 3.4% ▼	479 7.7% ▼	1,369 4.9% ▼	\$667,660 2.0% ▼	\$594,881 10.6% ▼	\$642,195 5.0% ▼

TRREB MLS® HPI						August 2025
	Composite	Single Family Detached	Single Family Attached	Townhouse	Apartment	
All TRREB Areas	5.15% ▼	5.56% ▼	5.38% ▼	7.96% ▼	7.03% ▼	
Halton Region	5.70% ▼	6.00% ▼	5.23% ▼	11.06% ▼	8.17% ▼	
Peel Region	6.40% ▼	6.81% ▼	6.82% ▼	6.92% ▼	10.02% ▼	
City of Toronto	2.95% ▼	4.41% ▼	3.06% ▼	6.16% ▼	6.04% ▼	
York Region	8.20% ▼	8.04% ▼	7.76% ▼	9.35% ▼	8.62% ▼	
Durham Region	3.97% ▼	3.98% ▼	4.30% ▼	6.04% ▼	6.49% ▼	
Orangeville	4.99% ▼	4.19% ▼	4.34% ▼	10.22% ▼	10.81% ▼	
South Simcoe County²	4.78% ▼	5.42% ▼	5.31% ▼	6.79% ▼	2.20% ▼	

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)	15,555	\$1,089,565	48,793	16,995	\$1,106,106	44,141
Rest of GTA (905)	26,627	\$1,074,599	86,150	31,340	\$1,135,479	74,450
GTA	42,182	\$1,080,118	134,943	48,335	\$1,125,151	118,591

TRREB MLS® Sales and Average Price by Home Type						Year-to-Date 2025
	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	4,837 3.0% ▼	14,316 15.3% ▼	19,153 12.5% ▼	\$1,658,489 4.0% ▼	\$1,308,599 5.5% ▼	\$1,396,962 4.5% ▼
Semi-Detached	1,707 9.4% ▲	2,292 12.1% ▼	3,999 4.1% ▼	\$1,260,698 3.9% ▼	\$929,939 5.2% ▼	\$1,071,126 3.1% ▼
Townhouse	1,605 4.7% ▼	5,773 15.2% ▼	7,378 13.1% ▼	\$971,528 1.5% ▼	\$865,468 5.3% ▼	\$888,540 4.3% ▼
Condo Apartment	7,293 15.6% ▼	3,841 18.6% ▼	11,134 16.6% ▼	\$704,513 4.7% ▼	\$615,684 6.1% ▼	\$673,869 5.1% ▼

TRREB MLS® Seasonally Adjusted Stats¹								August 2025
	Sales	% Change	New Listings	% Change	Average Price	% Change	MLS® HPI²	% Change
August 2024	5,176	0.3% ▲	13,925	3.4% ▼	\$1,118,752	0.6% ▼	\$1,032,800	0.3% ▼
September 2024	5,422	4.8% ▲	15,184	9.0% ▲	\$1,113,325	0.5% ▼	\$1,029,200	0.3% ▼
October 2024	6,263	15.5% ▲	14,196	6.5% ▼	\$1,127,849	1.3% ▲	\$1,028,100	0.1% ▼
November 2024	6,594	5.3% ▲	14,736	3.8% ▲	\$1,119,817	0.7% ▼	\$1,032,300	0.4% ▲
December 2024	5,335	19.1% ▼	13,959	5.3% ▼	\$1,115,811	0.4% ▼	\$1,028,800	0.3% ▼
January 2025	5,793	8.6% ▲	18,848	35.0% ▲	\$1,091,472	2.2% ▼	\$1,026,100	0.3% ▼
February 2025	4,400	24.0% ▼	14,343	23.9% ▼	\$1,073,748	1.6% ▼	\$1,010,100	1.6% ▼
March 2025	4,240	3.6% ▼	15,384	7.3% ▲	\$1,072,645	0.1% ▼	\$997,000	1.3% ▼
April 2025	4,336	2.3% ▲	15,316	0.4% ▼	\$1,065,001	0.7% ▼	\$987,800	0.9% ▼
May 2025	4,694	8.3% ▲	15,781	3.0% ▲	\$1,067,595	0.2% ▲	\$988,200	0.0% —
June 2025	5,078	8.2% ▲	15,054	4.6% ▼	\$1,065,450	0.2% ▼	\$980,500	0.8% ▼
July 2025	5,735	12.9% ▲	15,133	0.5% ▲	\$1,067,667	0.2% ▲	\$978,600	0.2% ▼
August 2025	5,633	1.8% ▼	15,730	3.9% ▲	\$1,064,182	0.3% ▼	\$978,100	0.1% ▼

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About TRREB:

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