

GTA Housing Market: More Choice, Greater Affordability for Buyers

TORONTO, ONTARIO, November 5, 2025 – Home sales in the Greater Toronto Area (GTA) were down year-over-year in October, while new listings were up. Market conditions continued to favour homebuyers, as average selling prices were negotiated down alongside lower mortgage rates.

“Buyers who are confident in their employment situation and ability to make their mortgage payments over the long term are benefitting from affordable housing market conditions relative to the past few years. However, many intending homebuyers remain on the sidelines due to uncertainty about their economic future,” said TRREB President Elechia Barry-Sproule.

GTA REALTORS® reported 6,138 home sales through TRREB’s MLS® System in October 2025 – down by 9.5 per cent compared to October 2024. New listings entered into the MLS® System amounted to 16,069 – up by 2.7 per cent year-over-year.

On a seasonally adjusted basis, October home sales were down month-over-month compared to September 2025. New listings were also down compared to September.

The MLS® Home Price Index (MLS® HPI) Composite benchmark was down by five per cent year-over-year in October 2025. The average selling price, at \$1,054,372, was also down by 7.2 per cent compared to October 2024.

On a month-over-month seasonally adjusted basis, the MLS® HPI Composite was essentially flat compared to September. The average selling price was down compared to September.

“The monthly mortgage payment for an average-priced GTA home continued to trend lower in October, benefitting from both lower borrowing costs, and lower selling prices. This means more buyers can now afford to purchase a home that meets their housing needs. Once we have more certainty on the economic front, including trade with the U.S. and China, home sales should increase,” said TRREB Chief Information Officer Jason Mercer.

“Housing is essential economic infrastructure. As the population continues to grow, innovation and private capital are required to accelerate new construction across all

housing types. Governments can help by modernizing tax rules, cutting buyer costs, and ending exclusionary zoning. Working together, we can rebuild confidence, create jobs, and deliver the homes Ontarians need. We have to act now,” said TRREB CEO John DiMichele.

TRREB MLS® Sales and Average Price						October 2025
	2025			2024		
	Sales	Average Price	New Listings	Sales	Average Price	New Listings
City of Toronto (416)	2,351	\$1,069,807	5,988	2,506	\$1,163,438	5,973
Rest of GTA (905)	3,787	\$1,044,790	10,081	4,278	\$1,119,441	9,673
GTA	6,138	\$1,054,372	16,069	6,784	\$1,135,694	15,646

TRREB MLS® Sales and Average Price by Home Type						October 2025
	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	747 10.4% ▼	2,109 11.2% ▼	2,856 11.0% ▼	\$1,619,047 9.1% ▼	\$1,262,161 6.6% ▼	\$1,355,506 7.3% ▼
Semi-Detached	263 0.0% ▬	332 4.9% ▼	595 2.8% ▼	\$1,219,254 6.9% ▼	\$886,836 6.8% ▼	\$1,033,770 6.5% ▼
Townhouse	250 12.6% ▲	802 13.6% ▼	1,052 8.5% ▼	\$890,678 13.8% ▼	\$832,210 7.1% ▼	\$846,105 8.3% ▼
Condo Apartment	1,072 8.0% ▼	486 16.9% ▼	1,558 11.0% ▼	\$699,241 2.7% ▼	\$574,111 10.4% ▼	\$660,208 4.7% ▼

TRREB MLS® HPI						October 2025
	Composite	Single Family Detached	Single Family Attached	Townhouse	Apartment	
All TRREB Areas	5.01% ▼	5.00% ▼	6.01% ▼	6.73% ▼	7.41% ▼	
Halton Region	3.92% ▼	3.26% ▼	3.43% ▼	9.05% ▼	11.26% ▼	
Peel Region	6.45% ▼	6.80% ▼	7.71% ▼	6.20% ▼	8.22% ▼	
City of Toronto	4.07% ▼	5.52% ▼	5.38% ▼	5.88% ▼	6.36% ▼	
York Region	7.72% ▼	7.61% ▼	7.18% ▼	6.73% ▼	8.80% ▼	
Durham Region	3.73% ▼	3.40% ▼	4.87% ▼	5.78% ▼	6.28% ▼	
Orangeville	6.33% ▼	5.29% ▼	6.81% ▼	7.01% ▼	11.28% ▼	
South Simcoe County ²	2.88% ▼	3.07% ▼	5.85% ▼	5.05% ▼	2.80% ▼	

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)	19,947	\$1,087,248	61,972	21,322	\$1,113,717	57,223
Rest of GTA (905)	33,866	\$1,067,751	108,328	38,950	\$1,131,540	95,543
GTA	53,813	\$1,074,978	170,300	60,272	\$1,125,235	152,766

TRREB MLS® Sales and Average Price by Home Type											Year-to-Date 2025	
	Sales						Average Price					
	416		905		Total		416		905		Total	
Detached	6,249 2.7%	▼	18,364 13.0%	▼	24,613 10.6%	▼	\$1,657,070 4.3%	▼	\$1,296,687 5.8%	▼	\$1,388,185 4.9%	▼
Semi-Detached	2,184 8.9%	▲	2,910 9.9%	▼	5,094 2.7%	▼	\$1,247,964 4.8%	▼	\$921,333 5.5%	▼	\$1,061,373 3.8%	▼
Townhouse	2,075 0.5%	▲	7,265 14.1%	▼	9,340 11.3%	▼	\$957,341 3.4%	▼	\$859,291 5.5%	▼	\$881,074 4.8%	▼
Condo Apartment	9,295 12.9%	▼	4,817 16.5%	▼	14,112 14.2%	▼	\$701,350 4.5%	▼	\$610,659 6.5%	▼	\$670,394 5.1%	▼

TRREB MLS® Seasonally Adjusted Stats¹											October 2025	
	Sales	% Change		New Listings	% Change		Average Price	% Change	MLS® HPI	% Change		
October, 2024	6,148	13.8%	▲	14,371	5.4%	▼	\$1,129,419	1.7%	▲	\$1,029,200	0.2%	▼
November, 2024	6,451	4.9%	▲	14,855	3.4%	▲	\$1,121,648	0.7%	▼	\$1,032,700	0.3%	▲
December, 2024	5,286	18.1%	▼	14,052	5.4%	▼	\$1,117,986	0.3%	▼	\$1,028,700	0.4%	▼
January, 2025	5,800	9.7%	▲	18,917	34.6%	▲	\$1,092,751	2.3%	▼	\$1,025,800	0.3%	▼
February, 2025	4,427	23.7%	▼	14,398	23.9%	▼	\$1,073,868	1.7%	▼	\$1,009,800	1.6%	▼
March, 2025	4,250	4.0%	▼	15,451	7.3%	▲	\$1,074,316	0.0%	▲	\$996,600	1.3%	▼
April, 2025	4,363	2.7%	▲	15,389	0.4%	▼	\$1,065,668	0.8%	▼	\$987,300	0.9%	▼
May, 2025	4,713	8.0%	▲	15,798	2.7%	▲	\$1,067,214	0.1%	▲	\$987,400	0.0%	▲
June, 2025	5,104	8.3%	▲	15,053	4.7%	▼	\$1,064,553	0.2%	▼	\$979,900	0.8%	▼
July, 2025	5,753	12.7%	▲	15,100	0.3%	▲	\$1,066,043	0.1%	▲	\$978,200	0.2%	▼
August, 2025	5,664	1.5%	▼	15,645	3.6%	▲	\$1,061,159	0.5%	▼	\$977,900	0.0%	▼
September, 2025	5,776	2.0%	▲	15,088	3.6%	▼	\$1,062,441	0.1%	▲	\$974,400	0.4%	▼
October, 2025	5,646	2.3%	▼	14,801	1.9%	▼	\$1,047,140	1.4%	▼	\$976,600	0.2%	▲

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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.