



Sutton
REAL ESTATE

**MARKET WATCH
SNAPSHOT**

JUNE 2025

SUTTON GROUP-HERITAGE REALTY INC., BROKERAGE



DURHAM REGION JUNE 2025

AVERAGE PRICE:

DETACHED	SEMI-DETACHED	TOWNHOUSE	CONDO
\$ 995,530	\$ 746,454	\$ 782,049	\$ 536,237
↓ 5.7% 2024 ↓ 1.1% PRIOR MONTH	↓ 8.8% 2024 ↑ 1.1% PRIOR MONTH	↓ 6.0% 2024 ↓ 1.3% PRIOR MONTH	↓ 7.3% 2024 ↓ 2.4% PRIOR MONTH

TOTAL HOMES SOLD

817

↓ 6.8% 2024
↓ 3.9% PRIOR MONTH

DAYS ON MARKET

34

↑ 12 DAYS 2024
↑ 5 DAYS PRIOR MONTH

TOTAL NEW LISTINGS

2,282

↑ 2.2% 2024
↓ 7.3% PRIOR MONTH

SUTTON GROUP-HERITAGE REALTY INC., BROKERAGE

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TORONTO JUNE 2025

AVERAGE PRICE:

DETACHED

\$ 1,641,868

↓ 6.6% 2024
↓ 4.5% PRIOR MONTH

SEMI-DETACHED

\$ 1,278,434

↓ 0.4% 2024
↓ 1.6% PRIOR MONTH

TOWNHOUSE

\$ 1,173,720

↓ 11.1% 2024
↓ 9.6% PRIOR MONTH

CONDO

\$ 731,232

↓ 4.2% 2024
↑ 3.0% PRIOR MONTH

TOTAL HOMES
SOLD

2,319

↑ 3.7% 2024
↑ 0.2% PRIOR MONTH

DAYS ON
MARKET

42

↑ 12 DAYS 2024
↑ 3 DAYS PRIOR MONTH

TOTAL NEW
LISTINGS

7,053

↑ 3.4% 2024
↓ 10.6% PRIOR MONTH

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CLARINGTON JUNE 2025

AVERAGE PRICE:

DETACHED

\$ 892,982

↓ 7.0% 2024
↓ 3.2% PRIOR MONTH

SEMI-DETACHED

\$ 682,946

↓ 7.8% 2024
↑ 2.6% PRIOR MONTH

TOWNHOUSE

\$ 716,822

↓ 6.3% 2024
↑ 0.9% PRIOR MONTH

CONDO

\$ 524,667

↓ 16.3% 2024
↑ 3.7% PRIOR MONTH

**TOTAL HOMES
SOLD**

144

↓ 8.3% 2024
↓ 0.7% PRIOR MONTH

**DAYS ON
MARKET**

27

↑ 9 DAYS 2024
↓ 1 DAY PRIOR MONTH

**TOTAL NEW
LISTINGS**

388

↑ 6.0% 2024
↓ 10.2% PRIOR MONTH

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PICKERING JUNE 2025

AVERAGE PRICE:

DETACHED

\$ 1,248,509

↑ 3.4% 2024
↓ 1.1% PRIOR MONTH

SEMI-DETACHED

\$ 827,767

↓ 15.8% 2024
↓ 0.4% PRIOR MONTH

TOWNHOUSE

\$ 820,063

↓ 7.0% 2024
↓ 3.5% PRIOR MONTH

CONDO

\$ 568,429

↓ 5.1% 2024
↓ 6.7% PRIOR MONTH

**TOTAL HOMES
SOLD**

130

↑ 5.7% 2024
↑ 4.0% PRIOR MONTH

**DAYS ON
MARKET**

36

↑ 7 DAYS 2024
↑ 3 DAYS PRIOR MONTH

**TOTAL NEW
LISTINGS**

364

↑ 3.4% 2024
↓ 1.9% PRIOR MONTH

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AJAX JUNE 2025

AVERAGE PRICE:

DETACHED	SEMI-DETACHED	TOWNHOUSE	CONDO
\$ 1,041,328	\$ 817,276	\$ 824,737	\$ 532,500
↓ 4.6% 2024 ↑ 6.1% PRIOR MONTH	↓ 6.0% 2024 ↓ 3.3% PRIOR MONTH	↓ 4.6% 2024 ↑ 0.7% PRIOR MONTH	↑ 3.3% 2024 ↓ 6.1% PRIOR MONTH

TOTAL HOMES SOLD

107

↓ 9.3% 2024
↓ 13.0% PRIOR MONTH

DAYS ON MARKET

40

↑ 20 DAYS 2024
↑ 15 DAYS PRIOR MONTH

TOTAL NEW LISTINGS

260

↓ 13.0% 2024
↓ 13.3% PRIOR MONTH

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WHITBY JUNE 2025

AVERAGE PRICE:

DETACHED

\$ 1,070,874

↓ 7.9% 2024
↓ 1.2% PRIOR MONTH

SEMI-DETACHED

\$ 836,750

↓ 4.1% 2024
↑ 8.7% PRIOR MONTH

TOWNHOUSE

\$ 803,328

↓ 7.6% 2024
↑ 0.4% PRIOR MONTH

CONDO

\$ 593,518

↓ 13.6% 2024
↑ 5.8% PRIOR MONTH

**TOTAL HOMES
SOLD**

189

↑ 2.7% 2024
↑ 9.9% PRIOR MONTH

**DAYS ON
MARKET**

33

↑ 12 DAYS 2024
↑ 6 DAYS PRIOR MONTH

**TOTAL NEW
LISTINGS**

452

↑ 3.9% 2024
↓ 10.7% PRIOR MONTH

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OSHAWA JUNE 2025

AVERAGE PRICE:

DETACHED

\$ 846,005

↓ 5.9% 2024
↑ 0.3% PRIOR MONTH

SEMI-DETACHED

\$ 657,594

↓ 4.9% 2024
↓ 1.4% PRIOR MONTH

TOWNHOUSE

\$ 712,357

↓ 8.3% 2024
↓ 3.4% PRIOR MONTH

CONDO

\$ 434,544

↑ 22.1% 2024
↑ 2.6% PRIOR MONTH

**TOTAL HOMES
SOLD**

182

↓ 19.1% 2024
↓ 15.7% PRIOR MONTH

**DAYS ON
MARKET**

36

↑ 13 DAYS 2024
↑ 6 DAYS PRIOR MONTH

**TOTAL NEW
LISTINGS**

586

↓ 4.4% 2024
↓ 4.2% PRIOR MONTH

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MARKHAM JUNE 2025

AVERAGE PRICE:

DETACHED

\$ 1,660,522

↓ 7.4% 2024
↓ 1.4% PRIOR MONTH

SEMI-DETACHED

\$ 1,168,399

↓ 7.4% 2024
↑ 0.5% PRIOR MONTH

TOWNHOUSE

\$ 1,136,966

↓ 7.4% 2024
↓ 1.1% PRIOR MONTH

CONDO

\$ 698,169

↓ 10.6% 2024
↑ 3.9% PRIOR MONTH

**TOTAL HOMES
SOLD**

274

↑ 5.4% 2024
↑ 7.0% PRIOR MONTH

**DAYS ON
MARKET**

42

↑ 18 DAYS 2024
↑ 6 DAYS PRIOR MONTH

**TOTAL NEW
LISTINGS**

833

↑ 16.5% 2024
↓ 12.1% PRIOR MONTH

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