

Economic Indicators

Real GDP Growth

Q4	2024	2.6%	▲
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Toronto Employment Growth

December	2024	2.5%	▲
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Toronto Unemployment Rate (SA)

December	2024	8.4%	▲
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Inflation (Yr./Yr. CPI Growth)

March	2025	2.3%	▼
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Bank of Canada Overnight Rate

April	2025	2.8%	—
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Prime Rate

April	2025	5.0%	—
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Mortgage Rates April 2025

1 Year	▼	6.09%
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3 Year	—	6.54%
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5 Year	—	6.49%
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Sources and Notes

- i - Statistics Canada, Quarter-over-quarter growth, annualized.
- ii - Statistics Canada, Year-over-year growth for the most recently reported month.
- iii - Bank of Canada, Rate from most recent Bank of Canada announcement.
- iv - Bank of Canada, Rates for most recently completed month.

GTA REALTORS® Release April Stats

TORONTO, ONTARIO, May 6, 2025 – April home sales followed the regular seasonal trend with an increase relative to March. However, total residential transactions in the Greater Toronto Area (GTA) were down compared to the same time last year, as potential buyers continue to wait for lower borrowing costs and for certainty about the trajectory of the economy.

“Following the recent federal election, many households across the GTA are closely monitoring the evolution of our trade relationship with the United States. If this relationship moves in a positive direction, we could see an uptick in transactions driven by improved consumer confidence and a market that is both more affordable and better supplied,” said TRREB President Elechia Barry-Sproule.

GTA REALTORS® reported 5,601 home sales through TRREB’s MLS® System in April 2025 – down by 23.3 per cent compared to April 2024. New listings in the MLS® System amounted to 18,836– up by 8.1 per cent year-over-year. On a seasonally adjusted basis, April home sales edged up month-over-month compared to March 2025.

The MLS® Home Price Index Composite benchmark was down by 5.4 per cent year-over-year in April 2025. The average selling price, at \$1,107,463, was down by 4.1 per cent compared to April 2024. On a month-over-month seasonally adjusted basis, the average selling price was down.

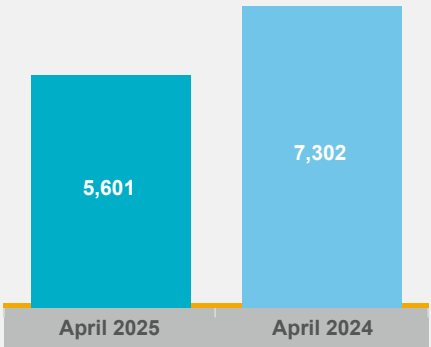
“Inventory levels remained elevated historically in April, pointing to substantial choice for households looking to purchase a home in the GTA. Buyers took advantage of this choice when negotiating purchase prices, which resulted in a lower average price across market segments compared to last year. Lower prices coupled with lower borrowing costs translated into more affordable monthly mortgage payments,” said TRREB Chief Information Officer Jason Mercer.

Please note: The PropTx MLS® System, of which TRREB is a part, has added a number of new client boards over the last year. Many of these boards’ Members trade within the Greater Toronto Area and broader Greater Golden Horseshoe regions. As a result, historic data have been updated to reflect the addition of these boards’ listings and transactions. This means historic data have changed relative to previously published static reports. To view updated historic data, [click here](#).

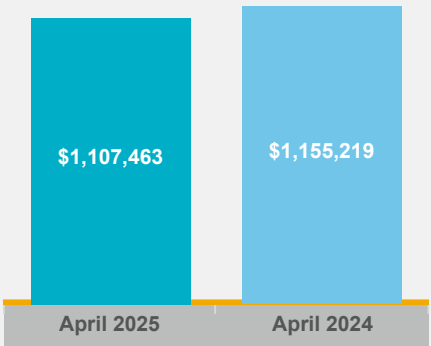
Sales & Average Price by Major Home Type

	Sales			Average Price		
	416	905	Total	416	905	Total
April 2025						
Detached	728	1,828	2,556	\$1,700,710	\$1,324,280	\$1,431,495
Semi-Detached	253	312	565	\$1,266,322	\$944,934	\$1,088,848
Townhouse	205	778	983	\$1,018,449	\$884,746	\$912,629
Condo Apt	925	505	1,430	\$710,724	\$618,196	\$678,048
YoY % change	416	905	Total	416	905	Total
Detached	-2.2%	-27.5%	-21.7%	-6.8%	-6.9%	-5.4%
Semi-Detached	5.4%	-19.6%	-10.0%	-7.2%	-5.0%	-4.1%
Townhouse	-22.1%	-23.1%	-22.9%	0.7%	-5.2%	-3.9%
Condo Apt	-29.9%	-31.5%	-30.4%	-7.3%	-6.1%	-6.8%

TRREB MLS® Sales Activity



TRREB MLS® Average Price



Year-Over-Year Summary

	2025	2024	% Chg
Sales	5,601	7,302	-23.3%
New Listings	18,836	17,418	8.1%
Active Listings	27,386	17,783	54.0%
Average Price	\$1,107,463	\$1,155,219	-4.1%
Avg. LDOM	25	19	31.6%
Avg. PDOM	33	27	22.2%