

# Toronto Regional Real Estate Board

## MLS<sup>®</sup> Home Price Index April 2025



FOCUS ON THE MLS® HOME PRICE INDEX

Index and Benchmark Price, April 2025  
ALL TRREB AREAS

|                   | Composite |             |                | Single Family Detached |             |                | Single Family Attached |             |                | Townhouse |           |                | Apartment |           |                |
|-------------------|-----------|-------------|----------------|------------------------|-------------|----------------|------------------------|-------------|----------------|-----------|-----------|----------------|-----------|-----------|----------------|
|                   | Index     | Benchmark   | Yr./Yr. % Chg. | Index                  | Benchmark   | Yr./Yr. % Chg. | Index                  | Benchmark   | Yr./Yr. % Chg. | Index     | Benchmark | Yr./Yr. % Chg. | Index     | Benchmark | Yr./Yr. % Chg. |
| All TRREB Areas   | 320.0     | \$1,009,400 | -5.44%         | 335.0                  | \$1,318,100 | -5.71%         | 357.0                  | \$1,015,300 | -4.49%         | 360.6     | \$758,400 | -5.06%         | 299.0     | \$593,000 | -7.32%         |
| Halton Region     | 319.5     | \$1,026,200 | -8.95%         | 355.6                  | \$1,410,800 | -8.59%         | 372.0                  | \$942,300   | -8.60%         | 392.4     | \$764,700 | -6.28%         | 344.2     | \$585,100 | -6.37%         |
| Burlington        | 338.5     | \$905,600   | -7.99%         | 392.2                  | \$1,292,800 | -7.76%         | 391.7                  | \$943,900   | -8.48%         | 385.7     | \$730,900 | -6.36%         | 373.2     | \$561,300 | -5.88%         |
| Halton Hills      | 357.6     | \$1,045,600 | -7.76%         | 356.8                  | \$1,146,200 | -6.72%         | 364.7                  | \$813,200   | -7.51%         | 419.2     | \$643,100 | -6.01%         | 324.9     | \$591,000 | -6.10%         |
| Milton            | 311.1     | \$930,200   | -8.09%         | 329.9                  | \$1,232,000 | -8.03%         | 366.3                  | \$857,400   | -8.01%         | 412.9     | \$717,200 | -6.58%         | 343.9     | \$567,700 | -6.06%         |
| Oakville          | 319.5     | \$1,221,600 | -10.50%        | 369.5                  | \$1,727,200 | -9.46%         | 388.5                  | \$1,073,100 | -9.19%         | 386.0     | \$850,300 | -6.36%         | 347.5     | \$629,000 | -7.48%         |
| Peel Region       | 330.0     | \$959,500   | -5.42%         | 338.6                  | \$1,243,400 | -5.63%         | 340.0                  | \$890,100   | -6.21%         | 355.0     | \$753,300 | -4.93%         | 317.2     | \$545,000 | -8.88%         |
| Brampton          | 330.8     | \$916,100   | -7.88%         | 330.2                  | \$1,079,600 | -8.02%         | 342.1                  | \$833,100   | -7.81%         | 366.6     | \$659,900 | -7.47%         | 324.6     | \$476,800 | -11.26%        |
| Caledon           | 332.0     | \$1,204,700 | -7.93%         | 343.4                  | \$1,313,600 | -7.56%         | 367.2                  | \$902,500   | -6.42%         | 304.3     | \$803,900 | -4.94%         | 290.7     | \$693,300 | -3.93%         |
| Mississauga       | 326.7     | \$964,700   | -3.54%         | 346.9                  | \$1,410,000 | -4.28%         | 347.6                  | \$974,300   | -4.87%         | 355.1     | \$786,200 | -4.49%         | 316.4     | \$556,300 | -8.61%         |
| City of Toronto   | 296.1     | \$985,400   | -4.48%         | 328.2                  | \$1,559,500 | -6.58%         | 362.7                  | \$1,248,500 | -3.18%         | 349.2     | \$788,600 | -3.67%         | 293.8     | \$606,500 | -7.61%         |
| York Region       | 335.2     | \$1,229,500 | -5.95%         | 355.1                  | \$1,510,100 | -5.81%         | 366.6                  | \$1,093,500 | -5.22%         | 327.6     | \$842,600 | -4.99%         | 286.4     | \$597,100 | -5.98%         |
| Aurora            | 372.9     | \$1,288,200 | -5.64%         | 383.6                  | \$1,515,800 | -6.39%         | 406.3                  | \$1,049,400 | -6.62%         | 277.7     | \$891,800 | -3.14%         | 314.8     | \$593,400 | -3.26%         |
| East Gwillimbury  | 362.2     | \$1,261,800 | -4.21%         | 355.7                  | \$1,301,400 | -4.20%         | 388.2                  | \$911,900   | -4.92%         |           |           |                |           |           |                |
| Georgina          | 390.0     | \$804,100   | -2.38%         | 390.9                  | \$797,400   | -2.57%         | 396.3                  | \$709,300   | -3.93%         |           |           |                |           |           |                |
| King              | 341.5     | \$1,737,500 | -4.31%         | 378.5                  | \$1,992,300 | -3.91%         | 311.7                  | \$885,800   | -5.40%         |           |           |                | 280.7     | \$678,500 | -2.84%         |
| Markham           | 325.4     | \$1,179,500 | -8.13%         | 369.6                  | \$1,608,700 | -8.42%         | 385.7                  | \$1,152,900 | -6.25%         | 316.4     | \$833,200 | -6.06%         | 279.4     | \$604,100 | -8.66%         |
| Newmarket         | 356.4     | \$1,122,200 | -7.33%         | 342.9                  | \$1,242,900 | -6.72%         | 346.2                  | \$908,100   | -6.58%         | 393.4     | \$816,800 | -3.44%         | 310.1     | \$526,000 | -3.15%         |
| Richmond Hill     | 339.2     | \$1,342,700 | -5.75%         | 359.0                  | \$1,763,900 | -5.45%         | 353.5                  | \$1,146,500 | -5.23%         | 343.7     | \$855,200 | -6.45%         | 300.4     | \$586,700 | -5.27%         |
| Vaughan           | 311.3     | \$1,252,500 | -4.48%         | 352.4                  | \$1,670,400 | -3.58%         | 361.4                  | \$1,145,000 | -3.19%         | 323.3     | \$863,500 | -3.06%         | 265.3     | \$598,300 | -4.40%         |
| Stouffville       | 341.6     | \$1,322,500 | -4.71%         | 355.5                  | \$1,468,700 | -4.87%         | 382.1                  | \$976,200   | -5.14%         | 409.2     | \$762,000 | -4.93%         | 313.4     | \$636,600 | -2.28%         |
| Durham Region     | 364.8     | \$891,600   | -3.08%         | 361.0                  | \$971,700   | -3.22%         | 394.6                  | \$773,400   | -3.21%         | 415.7     | \$634,400 | -3.73%         | 319.8     | \$531,900 | -3.44%         |
| Ajax              | 353.0     | \$920,500   | -4.93%         | 349.6                  | \$1,006,900 | -5.13%         | 361.1                  | \$837,500   | -4.72%         | 404.7     | \$692,400 | -3.60%         | 320.2     | \$519,400 | -4.33%         |
| Brock             | 374.3     | \$720,600   | -0.45%         | 373.2                  | \$719,100   | -0.35%         |                        |             |                |           |           |                |           |           |                |
| Clarington        | 364.5     | \$817,200   | -2.72%         | 364.1                  | \$908,400   | -2.44%         | 396.9                  | \$712,800   | -2.39%         | 375.4     | \$602,200 | -6.31%         | 363.2     | \$523,800 | -3.28%         |
| Oshawa            | 407.8     | \$786,300   | -5.07%         | 395.3                  | \$841,900   | -5.59%         | 432.2                  | \$679,000   | -3.20%         | 450.6     | \$568,700 | -6.18%         | 416.1     | \$468,900 | -0.57%         |
| Pickering         | 339.2     | \$960,300   | -3.28%         | 354.6                  | \$1,163,500 | -3.69%         | 363.3                  | \$862,100   | -3.15%         | 405.4     | \$686,400 | -3.55%         | 277.7     | \$548,200 | -5.12%         |
| Scugog            | 372.6     | \$1,002,400 | 4.90%          | 372.4                  | \$1,002,100 | 5.08%          | 379.5                  | \$757,200   | -0.52%         |           |           |                |           |           |                |
| Uxbridge          | 348.1     | \$1,189,400 | 0.90%          | 344.5                  | \$1,260,200 | 1.80%          | 375.3                  | \$926,900   | 2.04%          | 445.7     | \$729,100 | -2.11%         | 281.3     | \$648,000 | -4.68%         |
| Whitby            | 369.0     | \$993,000   | -3.18%         | 369.0                  | \$1,076,600 | -3.81%         | 389.5                  | \$812,400   | -3.16%         | 411.1     | \$642,200 | 2.31%          | 320.7     | \$568,900 | -3.75%         |
| Dufferin County   | 369.9     | \$766,400   | -2.17%         | 377.9                  | \$876,800   | -1.74%         | 397.2                  | \$700,300   | -1.93%         | 410.1     | \$563,000 | -4.07%         | 324.3     | \$441,400 | -11.22%        |
| Orangeville       | 369.9     | \$766,400   | -2.17%         | 377.9                  | \$876,800   | -1.74%         | 397.2                  | \$700,300   | -1.93%         | 410.1     | \$563,000 | -4.07%         | 324.3     | \$441,400 | -11.22%        |
| Simcoe County     | 388.2     | \$847,800   | -1.02%         | 397.2                  | \$888,900   | -0.60%         | 392.0                  | \$745,200   | 0.10%          | 359.8     | \$656,000 | -5.29%         | 323.3     | \$548,000 | -4.77%         |
| Adjala-Tosorontio | 382.4     | \$1,047,000 | -0.62%         | 382.0                  | \$1,047,400 | -0.62%         |                        |             |                |           |           |                |           |           |                |
| Bradford          | 387.5     | \$1,081,000 | -1.97%         | 378.3                  | \$1,132,200 | -0.94%         | 389.7                  | \$846,900   | -1.57%         | 387.8     | \$632,500 | -6.87%         | 301.7     | \$551,900 | 0.23%          |
| Essa              | 383.8     | \$749,500   | -2.54%         | 388.2                  | \$788,100   | -1.52%         | 413.6                  | \$664,300   | -1.97%         | 448.8     | \$621,200 | -4.98%         |           |           |                |
| Innisfil          | 395.6     | \$752,800   | -0.58%         | 392.5                  | \$767,400   | -0.83%         | 432.2                  | \$632,300   | -0.12%         | 751.5     | \$789,800 | -7.15%         | 301.9     | \$577,000 | -4.43%         |
| New Tecumseth     | 353.4     | \$816,700   | -2.56%         | 358.1                  | \$900,000   | -2.08%         | 382.3                  | \$707,700   | -1.24%         | 332.4     | \$664,800 | -4.70%         | 312.7     | \$514,100 | -7.49%         |

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|                 | Composite |             |                | Single Family Detached |             |                | Single Family Attached |             |                | Townhouse |             |                | Apartment |             |                |
|-----------------|-----------|-------------|----------------|------------------------|-------------|----------------|------------------------|-------------|----------------|-----------|-------------|----------------|-----------|-------------|----------------|
|                 | Index     | Benchmark   | Yr./Yr. % Chg. | Index                  | Benchmark   | Yr./Yr. % Chg. | Index                  | Benchmark   | Yr./Yr. % Chg. | Index     | Benchmark   | Yr./Yr. % Chg. | Index     | Benchmark   | Yr./Yr. % Chg. |
| All TRREB Areas | 320.0     | \$1,009,400 | -5.44%         | 335.0                  | \$1,318,100 | -5.71%         | 357.0                  | \$1,015,300 | -4.49%         | 360.6     | \$758,400   | -5.06%         | 299.0     | \$593,000   | -7.32%         |
| City of Toronto | 296.1     | \$985,400   | -4.48%         | 328.2                  | \$1,559,500 | -6.58%         | 362.7                  | \$1,248,500 | -3.18%         | 349.2     | \$788,600   | -3.67%         | 293.8     | \$606,500   | -7.61%         |
| Toronto W01     | 270.8     | \$1,096,700 | -1.81%         | 368.9                  | \$2,146,400 | -4.73%         | 375.3                  | \$1,416,600 | -3.74%         | 253.3     | \$724,200   | -8.42%         | 309.6     | \$626,100   | 1.01%          |
| Toronto W02     | 363.2     | \$1,282,900 | 1.28%          | 412.5                  | \$1,799,400 | -0.48%         | 444.1                  | \$1,358,100 | 2.71%          | 340.2     | \$828,300   | -5.21%         | 317.4     | \$687,200   | 1.73%          |
| Toronto W03     | 377.3     | \$945,600   | -4.17%         | 381.3                  | \$1,021,900 | -5.13%         | 401.2                  | \$1,017,800 | -1.28%         | 379.9     | \$730,900   | -6.64%         | 361.9     | \$583,100   | 3.31%          |
| Toronto W04     | 337.9     | \$865,000   | -2.51%         | 354.1                  | \$1,107,300 | -6.72%         | 341.0                  | \$926,100   | -2.01%         | 312.3     | \$654,800   | -5.96%         | 369.1     | \$577,600   | 2.76%          |
| Toronto W05     | 316.6     | \$810,900   | -2.40%         | 332.6                  | \$1,166,300 | -3.71%         | 315.1                  | \$951,800   | -3.76%         | 330.8     | \$613,600   | -7.31%         | 458.8     | \$528,500   | -1.12%         |
| Toronto W06     | 288.6     | \$828,500   | -7.35%         | 356.7                  | \$1,196,400 | -11.42%        | 328.9                  | \$1,103,200 | -10.89%        | 356.3     | \$854,800   | -4.07%         | 249.0     | \$619,500   | -8.32%         |
| Toronto W07     | 268.3     | \$1,302,700 | -12.80%        | 306.0                  | \$1,520,500 | -10.47%        | 287.7                  | \$1,174,500 | -9.90%         |           |             |                | 119.1     | \$583,900   | -10.65%        |
| Toronto W08     | 244.5     | \$998,700   | -5.16%         | 279.4                  | \$1,643,200 | -9.75%         | 306.5                  | \$1,165,500 | -8.75%         | 298.0     | \$782,000   | -3.87%         | 326.2     | \$573,500   | -5.72%         |
| Toronto W09     | 317.8     | \$895,300   | -8.28%         | 298.1                  | \$1,231,900 | -10.16%        | 351.8                  | \$981,100   | -2.44%         | 268.2     | \$746,300   | -9.15%         | 400.1     | \$462,100   | -11.81%        |
| Toronto W10     | 344.4     | \$768,800   | -1.03%         | 333.3                  | \$997,500   | -4.14%         | 335.8                  | \$887,100   | -3.84%         | 379.1     | \$651,700   | -6.28%         | 383.6     | \$503,300   | -4.24%         |
| Toronto C01     | 277.4     | \$707,200   | -6.94%         | 391.9                  | \$1,811,700 | -2.20%         | 383.5                  | \$1,457,700 | -4.05%         | 340.1     | \$778,100   | -3.33%         | 269.3     | \$609,000   | -9.30%         |
| Toronto C02     | 260.8     | \$1,429,200 | -1.55%         | 284.7                  | \$2,867,100 | -6.26%         | 322.4                  | \$2,071,200 | -4.78%         | 347.2     | \$1,536,100 | -2.80%         | 265.9     | \$883,200   | -3.55%         |
| Toronto C03     | 300.1     | \$1,578,500 | -4.64%         | 325.4                  | \$2,033,400 | -5.93%         | 410.3                  | \$1,313,300 | -1.77%         | 335.8     | \$1,457,200 | -0.94%         | 261.8     | \$765,400   | -6.83%         |
| Toronto C04     | 284.6     | \$1,982,500 | -3.39%         | 311.6                  | \$2,585,300 | -4.33%         | 319.0                  | \$1,565,400 | -9.61%         |           |             |                | 301.5     | \$751,700   | 1.65%          |
| Toronto C06     | 266.6     | \$1,056,700 | -1.55%         | 334.3                  | \$1,605,400 | -5.40%         | 313.2                  | \$1,231,000 | -3.21%         | 299.4     | \$803,200   | -10.49%        | 298.7     | \$532,200   | -7.58%         |
| Toronto C07     | 309.7     | \$1,115,400 | -7.39%         | 342.4                  | \$1,853,200 | -7.81%         | 304.9                  | \$1,093,900 | -7.66%         | 297.5     | \$780,700   | -7.49%         | 294.0     | \$697,000   | -5.50%         |
| Toronto C08     | 259.9     | \$601,400   | -12.58%        | 369.2                  | \$2,138,500 | -6.39%         | 330.5                  | \$1,420,400 | -8.42%         | 379.1     | \$926,200   | -2.04%         | 271.4     | \$539,800   | -14.57%        |
| Toronto C09     | 243.1     | \$1,923,400 | -7.88%         | 241.4                  | \$3,607,900 | -10.16%        | 262.9                  | \$2,369,500 | -8.97%         | 257.6     | \$1,548,300 | -3.74%         | 266.0     | \$909,700   | -9.95%         |
| Toronto C10     | 225.6     | \$915,000   | -8.14%         | 307.9                  | \$1,993,700 | -5.73%         | 322.1                  | \$1,501,100 | -7.36%         | 295.9     | \$938,400   | 0.89%          | 257.8     | \$631,700   | -8.97%         |
| Toronto C11     | 295.3     | \$1,165,300 | -5.35%         | 264.8                  | \$2,273,500 | -9.07%         | 291.0                  | \$1,411,700 | -11.23%        | 414.1     | \$665,900   | -1.57%         | 307.2     | \$467,900   | -7.66%         |
| Toronto C12     | 277.9     | \$2,519,100 | -7.61%         | 295.4                  | \$3,467,100 | -6.07%         | 271.7                  | \$1,359,800 | -12.78%        | 290.0     | \$1,249,300 | -5.10%         | 326.3     | \$1,154,500 | -4.73%         |
| Toronto C13     | 291.4     | \$1,140,300 | -5.94%         | 327.4                  | \$1,856,700 | -7.23%         | 317.6                  | \$1,043,300 | -4.14%         | 342.5     | \$837,500   | -4.36%         | 252.8     | \$669,800   | -2.13%         |
| Toronto C14     | 307.8     | \$963,500   | -10.60%        | 328.2                  | \$2,144,200 | -9.44%         | 291.2                  | \$1,359,600 | -11.22%        | 345.0     | \$803,200   | -5.48%         | 281.4     | \$637,200   | -12.58%        |
| Toronto C15     | 281.6     | \$896,100   | -4.35%         | 345.2                  | \$1,802,700 | -4.96%         | 316.9                  | \$1,090,100 | -5.26%         | 367.1     | \$832,900   | -0.70%         | 308.3     | \$585,100   | -8.08%         |
| Toronto E01     | 359.3     | \$1,130,600 | -3.36%         | 414.2                  | \$1,529,500 | -3.54%         | 407.7                  | \$1,315,100 | -2.63%         | 460.8     | \$855,200   | 1.39%          | 300.0     | \$668,500   | -6.43%         |
| Toronto E02     | 355.2     | \$1,419,700 | 4.32%          | 379.6                  | \$1,892,200 | 8.09%          | 382.4                  | \$1,370,500 | 3.27%          | 331.8     | \$986,800   | 1.07%          | 277.3     | \$753,000   | -8.42%         |
| Toronto E03     | 340.9     | \$1,136,000 | -3.65%         | 367.8                  | \$1,316,300 | -3.89%         | 332.8                  | \$1,198,700 | -4.04%         |           |             |                | 337.3     | \$510,000   | -7.05%         |
| Toronto E04     | 338.6     | \$773,100   | -10.16%        | 333.8                  | \$953,800   | -13.21%        | 339.0                  | \$824,900   | -9.77%         | 327.3     | \$722,700   | -9.08%         | 402.8     | \$481,700   | -6.33%         |
| Toronto E05     | 311.4     | \$837,800   | -9.34%         | 335.6                  | \$1,205,700 | -11.75%        | 336.6                  | \$942,500   | -11.63%        | 326.9     | \$720,800   | -10.32%        | 313.8     | \$537,300   | -4.94%         |
| Toronto E06     | 318.1     | \$1,002,300 | -8.80%         | 335.7                  | \$1,109,500 | -9.51%         | 337.4                  | \$922,400   | -10.29%        | 343.2     | \$711,200   | -10.32%        | 329.2     | \$598,400   | -7.61%         |
| Toronto E07     | 310.0     | \$831,100   | -6.82%         | 344.4                  | \$1,195,200 | -6.59%         | 352.9                  | \$954,200   | -7.18%         | 394.3     | \$837,900   | -2.01%         | 331.5     | \$555,000   | -6.41%         |
| Toronto E08     | 324.1     | \$863,300   | -5.84%         | 326.5                  | \$1,123,400 | -9.10%         | 321.8                  | \$841,200   | -10.88%        | 343.0     | \$661,000   | -6.05%         | 340.7     | \$544,500   | -1.13%         |
| Toronto E09     | 375.6     | \$785,000   | -5.41%         | 358.0                  | \$983,500   | -9.80%         | 331.6                  | \$820,700   | -10.23%        | 371.6     | \$638,700   | -3.08%         | 360.9     | \$512,500   | -6.60%         |
| Toronto E10     | 334.6     | \$1,007,700 | -3.57%         | 349.3                  | \$1,173,400 | -6.00%         | 336.5                  | \$878,900   | -5.53%         | 397.7     | \$625,200   | -2.43%         | 284.2     | \$492,000   | -4.50%         |
| Toronto E11     | 336.4     | \$741,500   | -7.76%         | 344.3                  | \$1,002,000 | -7.00%         | 374.9                  | \$816,500   | -7.95%         | 392.9     | \$694,700   | -1.43%         | 398.8     | \$481,700   | -7.56%         |