

# CENTURY 21<sup>®</sup>

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BROKERAGE

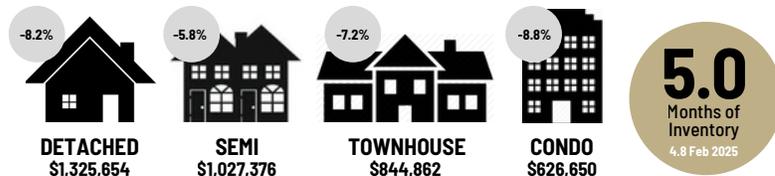
## GREATER TORONTO AREA MARKET WATCH FEB 2026



### What's Happening in The Market?

The Greater Toronto Area housing market tightened in February 2026 as both sales and listings declined compared to last year, with listings dropping at a much faster rate. There were 3,868 home sales in February (down 6.3% year-over-year) while new listings fell 17.7% to 10,705. Home prices also softened, with the average price at \$1,008,968, down 7.1% year-over-year and the benchmark price down 7.9%. Many buyers remain on the sidelines waiting for prices to stabilize and for more economic certainty, but there is significant pent-up demand that could drive stronger sales activity later in 2026 and into 2027.

#### Average Price By Property Type



### What This Means for Sellers:

- ✓ Less competition from other listings - New listings dropped significantly, meaning fewer homes competing for buyers.
- ✓ Serious buyers still exist - Buyers in the market right now tend to be more motivated and ready to act.
- ✓ Pricing strategy matters more than every - With prices down year-over-year, realistic pricing is key to attracting attention.
- 💡 Spring supply could impact competition - If listings remain low through spring, sellers may benefit from increased buyer competition.

### ECONOMIC OUTLOOK

If economic confidence improves and listings remain limited, the GTA housing market could see stronger sales activity and price support in the second half of 2026.

### Market Summary Highlights

	Feb 2026	% Change YOY
Total Active Listings	19,314	-2.40%
Homes Sold	3,868	-8.30%
Year-to-Date Sales	6,941	-17.70%
Avg. Days on Market	36	UP 33%
Avg. Selling Price (All Types)	\$1,008,968	-7.10%
Months of Inventory	5	Up from 4.8

We Are Currently in a **BUYERS** Market

### What This Means for Buyers:

- ✓ Prices are lower than last year - Average prices are down over 7% year-over-year
- ✓ More negotiating power - Softer prices and cautious market conditions can create opportunities to negotiate.
- ✓ Potential for more competition later - Over 100,000 buyers are currently waiting on the sidelines
- 💡 Timing Matters - If listings stay low and demand returns, the market could tighten quickly.

### DID YOU KNOW?

More than 100,000 potential homebuyers in the GTA are currently waiting on the sidelines for the right time to enter the market.