

# CENTURY 21<sup>®</sup>

Percy Fulton Ltd.

BROKERAGE

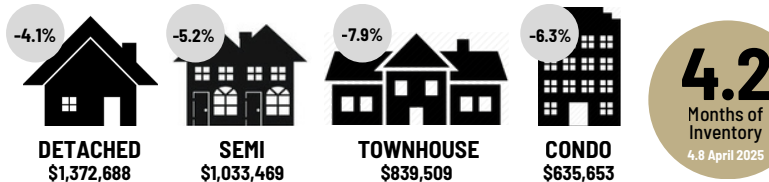
## GREATER TORONTO AREA MARKET WATCH MAY 2026



### What's Happening in The Market?

The GTA housing market continued to tighten in May 2026, with home sales increasing 6.3% compared to the same time last year while new listings dropped by 18.9%. As available inventory continues to be absorbed, buyers are facing more competition in many neighbourhoods, which is expected to stabilize prices and potentially lead to price growth in the coming months. The average home price was \$1,069,700, down 4.6% year-over-year, while lower borrowing costs and improved affordability have helped drive stronger spring market activity. The Toronto Regional Real Estate Board expects sales momentum to continue through the second half of 2026 and has expressed support for Ontario's Bill 98, which aims to reduce barriers to housing construction and improve affordability.

#### Average Price By Property Type



### What This Means for Sellers:

- ✓ Buyer activity is increasing, meaning more qualified purchasers are entering the market.
- ✓ New listings are down nearly 19%, creating less competition from other homes for sale.
- ✓ While prices are still below last year's levels, they appear to be stabilizing as inventory tightens.
- 💡 Proper pricing and strong marketing remain essential to attract multiple interested buyers.

### ECONOMIC OUTLOOK

As borrowing costs ease and market confidence improves, the GTA housing market is expected to strengthen through the second half of 2026, with price growth becoming more likely heading into 2027.

### Market Summary Highlights

	May 2026	% Change YOY
Total Active Listings	26,927	-13.30%
Homes Sold	6,583	UP 6.3%
Year-to-Date Sales	24,405	-1.40%
Avg. Days on Market	27	UP 8%
Avg. Selling Price (All Types)	\$1,069,700	-4.60%
Months of Inventory	4.10	Down from 5.0

We Are Currently in a **BUYERS** Market

### What This Means for Buyers:

- ✓ Lower interest rates and softer prices continue to improve affordability.
- ✓ There is still room to negotiate in many situations, but opportunities may become more limited if inventory continues to shrink.
- ✓ Acting decisively on well-priced homes is becoming increasingly important as competition returns.
- 💡 Buying before prices begin trending upward could provide long-term value.

### DID YOU KNOW?

New listings in the GTA were down almost 19% in May compared to last year, meaning buyers had significantly fewer homes to choose from despite rising sales activity.