CENTURY 21
Percy Fulton Ltd.
BROKERAGE

GREATER TORONTO AREA MARKET WATCH AUG 2026

What's Happening in The Market?

The GTA market continues to rebalance, with fewer homes coming to market and slightly fewer sales, while prices remain below last year but have shown signs of stabilizing month-over-month. With new listings down 14.1% and sales down just 2.1%, buyers are facing less choice in some neighbourhoods, which could create more competition and put upward pressure on prices if inventory continues to tighten.

Average Price By Property Type

Property Type	Average Price	Change
DETACHED	$1,288,669	-1.8%
SEMI	$931,665	-5%
TOWNHOUSE	$786,817	-8.6%
CONDO	$617,593	-3.6%

4.8 Months of Inventory
5.3 July 2025

Market Summary Highlights

	Aug 2026	% Change YOY
Total Active Listings	24,482	-11.30%
Homes Sold	5,057	-2.10%
Year-to-Date Sales	42,120	-0.15%
Avg. Days on Market	35	UP 6.1%
Avg. Selling Price (All Types)	$993,410	-2.70%
Months of Inventory	4.80	Down from 5.3

We Are Currently in a BUYERS Market

What This Means for Sellers:

- Less competition: New listings are down 14.1%, meaning fewer homes are competing for buyers.
- Pricing still matters: Prices remain below last year, so realistic pricing is key to attracting today's buyers.
- Conditions may be improving: The benchmark price was essentially flat month-over-month, suggesting the market may be stabilizing.
- Timing could matter: If inventory continues to shrink and buyer competition increases, sellers could see stronger conditions in the months ahead.

What This Means for Buyers:

- Less choice: There are fewer new listings entering the market compared with last year.
- Competition could return: If inventory continues to tighten, buyers may face more competition for desirable homes.
- There is still opportunity: The average price of $993,410 is 2.7% below last year, giving buyers more affordability than a year ago.
- Waiting has a trade-off: Buyers may want to wait for greater economic certainty, but doing so could mean purchasing later if prices begin to move higher.

ECONOMIC OUTLOOK

The GTA economy is showing some positive signs, but uncertainty around trade, inflation and future borrowing costs continues to make both buyers and sellers cautious.

DID YOU KNOW?

GTA new listings are down 14.1% year-over-year, while sales are down only 2.1% — meaning demand has held up considerably better than the supply of homes coming to market.

*Source: Toronto Market Watch 2026