Condo Market Report

2026 Q2

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Toronto Regional Real Estate Board

Economic Indicators

Real GDP Growth		
Q1	2026	-0.1% ▲

Toronto Employment Growth		
June	2026	0.9% ▲

Toronto Unemployment Rate (SA)		
June	2026	7.2% ▼

Inflation (Yr./Yr. CPI Growth)		
June	2026	2.8% ▼

Bank of Canada Overnight Rate		
July	2026	2.3% —

Prime Rate		
July	2026	4.5% —

Mortgage Rates		July 2026
1 Year	—	5.49%
3 Year	—	6.05%
5 Year	—	6.09%

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.

TRREB Releases 2026 Q2 Condo Market Statistics

Greater Toronto Area (GTA) condominium apartment sales increased in the second quarter of 2026 compared to the same period in 2025, while the number of new and active listings declined. With sales increasing and available inventory trending lower year-over-year, condominium apartment market conditions tightened compared to a year ago, although buyers continued to benefit from ample choice and negotiating power on price.

There were 4,783 condominium apartment sales reported through the Toronto Regional Real Estate Board (TRREB) MLS® System in Q2 2026 – up by 8.8 per cent compared to 4,395 sales in Q2 2025. New condominium apartment listings entered into the TRREB MLS® System totalled 14,042 in the second quarter of 2026, down by 19.0 per cent year-over-year. Active listings at the end of the quarter were also lower, declining by 15.4 per cent compared to the same period last year to 8,061 units.

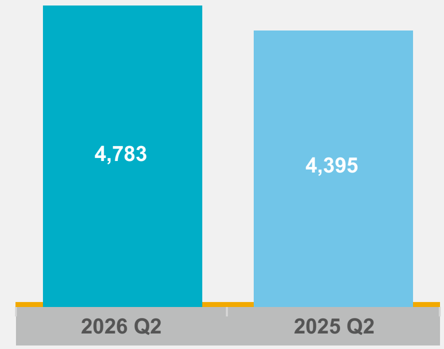
Despite tighter market conditions, the average condominium apartment selling price remained below last year's level. The average selling price was $634,972 in Q2 2026, down by 7.5 per cent compared to $686,387 in Q2 2025. In the City of Toronto, the average selling price was $667,916, compared to $717,403 during the second quarter of 2025.

Improved affordability, supported by lower selling prices and borrowing costs compared to a year ago, encouraged more buyers to move off the sidelines and back into the condominium apartment marketplace during the second quarter. If sales continue to improve relative to available inventory in the second half of 2026, the annual rate of price decline should continue to diminish, providing a foundation for renewed price growth in 2027.

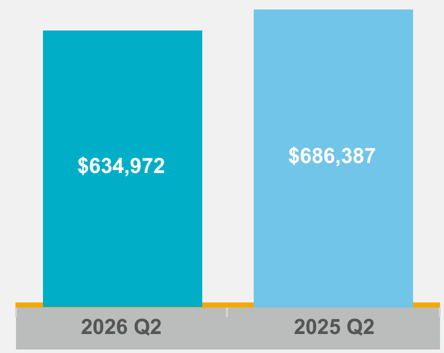
Condominium Apartment Market Summary

	2026 Q2		2025 Q2	
	Sales	*Average Price*	*Sales*	*Average Price*
TRREB Total	4,783	$634,972	4,395	$686,387
Halton	293	$648,858	299	$736,025
Peel	513	$521,655	478	$556,646
Toronto	3,174	$667,916	2,872	$717,403
York	615	$600,236	560	$658,813
Durham	165	$487,672	153	$544,011
Other Areas	23	$424,678	33	$544,591

TRREB MLS® Sales Activity



TRREB MLS® Average Price



Year-Over-Year Summary

	2026	2025	% Chg
Sales	4,783	4,395	**8.8%**
New Listings	14,042	17,340	**-19.0%**
Active Listings	8,061	9,533	**-15.4%**
Average Price	$634,972	$686,387	**-7.5%**
Avg. LDOM	37	34	**8.8%**

SUMMARY OF CONDOMINIUM APARTMENT TRANSACTIONS

ALL TRREB AREAS
2026 Q2

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SP/LP	Avg. LDOM
All TRREB Areas	4,783	$3,037,069,166	$634,972	$541,000	14,042	8,061	97%	37
Halton Region	293	$190,115,331	$648,858	$545,000	964	612	96%	43
Burlington	142	$94,064,157	$662,424	$564,000	367	229	96%	45
Halton Hills	5	$2,789,000	$557,800	$580,000	19	10	98%	24
Milton	37	$19,723,597	$533,070	$495,000	160	90	96%	43
Oakville	109	$73,538,577	$674,666	$540,000	418	283	96%	42
Peel Region	513	$267,609,046	$521,655	$485,000	1,693	1,006	96%	40
Brampton	85	$36,586,900	$430,434	$407,500	285	215	96%	49
Caledon	1	$785,000	$785,000	$785,000	4	3	98%	20
Mississauga	427	$230,237,146	$539,197	$500,000	1,404	788	96%	38
City of Toronto	3,174	$2,119,966,005	$667,916	$560,000	9,001	5,097	97%	36
Toronto West	605	$356,623,937	$589,461	$535,000	1,852	1,073	97%	37
Toronto Central	2,194	$1,570,071,663	$715,621	$590,000	6,070	3,406	97%	35
Toronto East	375	$193,270,405	$515,388	$475,000	1,079	618	97%	39
York Region	615	$369,145,256	$600,236	$550,000	1,875	1,055	97%	37
Aurora	14	$8,727,700	$623,407	$591,000	42	28	97%	43
East Gwillimbury	0				2	2		
Georgina	2	$975,000	$487,500	$487,500	7	2	99%	23
King	6	$4,543,000	$757,167	$715,000	41	16	95%	26
Markham	207	$130,961,028	$632,662	$569,999	619	311	97%	34
Newmarket	18	$9,827,500	$545,972	$510,000	52	35	97%	43
Richmond Hill	130	$71,318,070	$548,601	$528,250	349	220	96%	39
Vaughan	235	$140,351,458	$597,240	$540,000	730	425	96%	37
Stouffville	3	$2,441,500	$813,833	$820,000	33	16	94%	42
Durham Region	165	$80,465,940	$487,672	$475,000	404	221	97%	39
Ajax	17	$7,533,700	$443,159	$440,000	34	18	97%	43
Brock	0				0	0		
Clarington	35	$17,248,340	$492,810	$475,000	89	48	97%	39
Oshawa	22	$7,927,000	$360,318	$330,000	97	58	96%	47
Pickering	51	$24,485,800	$480,114	$467,500	97	54	97%	33
Scugog	2	$1,434,000	$717,000	$717,000	3	3	98%	110
Uxbridge	4	$2,228,400	$557,100	$557,750	6	6	98%	74
Whitby	34	$19,608,700	$576,726	$555,000	78	34	98%	32
Dufferin County	6	$2,672,500	$445,417	$421,250	23	12	97%	44
Orangeville	6	$2,672,500	$445,417	$421,250	23	12	97%	44
Simcoe County	17	$7,095,088	$417,358	$415,000	82	58	95%	58
Adjala-Tosorontio	0				0	0		
Bradford	2	$950,000	$475,000	$475,000	3	2	96%	60
Essa	0				0	0		
Innisfil	8	$3,276,388	$409,549	$417,500	62	46	93%	67
New Tecumseth	7	$2,868,700	$409,814	$359,700	17	10	96%	46

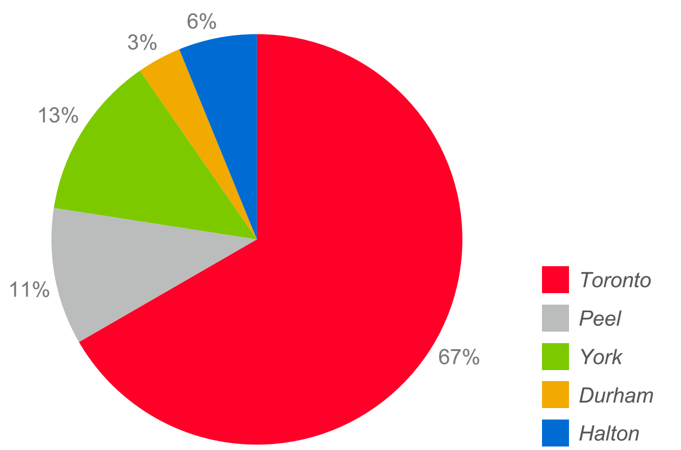
SUMMARY OF CONDOMINIUM APARTMENT TRANSACTIONS

City of Toronto
2026 Q2

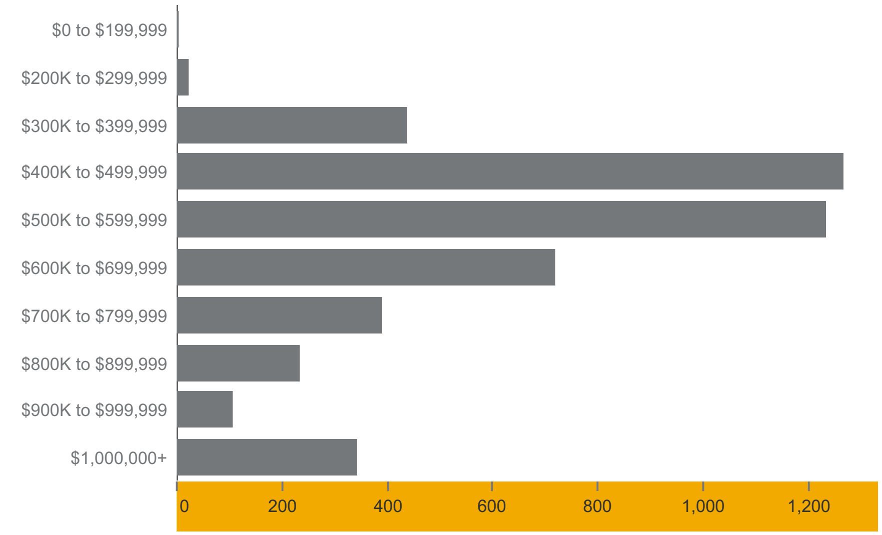
	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SP/LP	Avg. LDOM
All TRREB Areas	4,783	$3,037,069,166	$634,972	$541,000	14,042	8,061	97%	37
City of Toronto	3,174	$2,119,966,005	$667,916	$560,000	9,001	5,097	97%	36
Toronto West	605	$356,623,937	$589,461	$535,000	1,852	1,073	97%	37
Toronto W01	60	$41,613,300	$693,555	$598,000	190	105	98%	30
Toronto W02	54	$37,472,658	$693,938	$646,500	160	69	98%	34
Toronto W03	18	$10,406,200	$578,122	$577,500	44	24	97%	42
Toronto W04	56	$27,632,700	$493,441	$481,750	177	116	97%	39
Toronto W05	46	$21,513,950	$467,695	$467,500	176	121	97%	51
Toronto W06	132	$85,812,600	$650,095	$600,950	420	220	97%	35
Toronto W07	13	$8,557,100	$658,238	$610,000	49	31	99%	28
Toronto W08	176	$100,460,529	$570,798	$528,250	458	261	97%	35
Toronto W09	16	$8,868,000	$554,250	$552,500	59	46	95%	38
Toronto W10	34	$14,286,900	$420,203	$409,500	119	80	96%	42
Toronto Central	2,194	$1,570,071,663	$715,621	$590,000	6,070	3,406	97%	35
Toronto C01	756	$548,477,196	$725,499	$610,000	1,967	1,099	97%	34
Toronto C02	122	$157,067,165	$1,287,436	$822,500	393	239	94%	43
Toronto C03	40	$29,903,536	$747,588	$580,000	120	71	98%	33
Toronto C04	45	$41,688,490	$926,411	$675,000	135	67	96%	34
Toronto C06	49	$24,951,000	$509,204	$525,000	130	67	100%	34
Toronto C07	101	$62,587,994	$619,683	$580,000	289	165	97%	33
Toronto C08	440	$278,696,412	$633,401	$573,500	1,320	750	97%	35
Toronto C09	23	$28,557,000	$1,241,609	$850,000	51	39	94%	44
Toronto C10	122	$84,370,073	$691,558	$608,000	330	168	97%	32
Toronto C11	49	$29,190,525	$595,725	$525,525	134	73	95%	38
Toronto C12	18	$28,870,000	$1,603,889	$1,112,500	24	14	97%	47
Toronto C13	75	$45,829,888	$611,065	$550,000	202	119	97%	39
Toronto C14	174	$103,955,196	$597,444	$570,000	511	293	97%	36
Toronto C15	180	$105,927,188	$588,484	$530,000	464	242	97%	35
Toronto East	375	$193,270,405	$515,388	$475,000	1,079	618	97%	39
Toronto E01	35	$24,329,888	$695,140	$620,000	112	66	98%	29
Toronto E02	12	$10,318,400	$859,867	$712,500	57	28	96%	42
Toronto E03	22	$13,199,000	$599,955	$492,250	46	24	99%	29
Toronto E04	42	$18,259,286	$434,745	$415,393	116	63	97%	37
Toronto E05	60	$31,373,976	$522,900	$493,900	135	73	96%	42
Toronto E06	10	$5,982,400	$598,240	$532,500	41	21	96%	27
Toronto E07	58	$26,598,001	$458,586	$439,500	135	84	96%	43
Toronto E08	34	$17,026,800	$500,788	$424,000	95	58	96%	44
Toronto E09	70	$31,258,854	$446,555	$427,500	232	134	97%	40
Toronto E10	6	$2,338,000	$389,667	$410,000	33	16	96%	34
Toronto E11	26	$12,585,800	$484,069	$504,250	77	51	98%	38

Condominium Apartment Market Summary

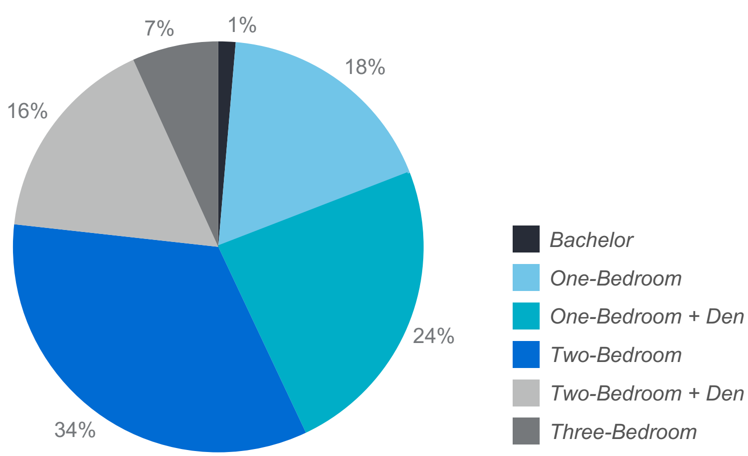
Share of Sales by TRREB Areas



Sales by Price Range



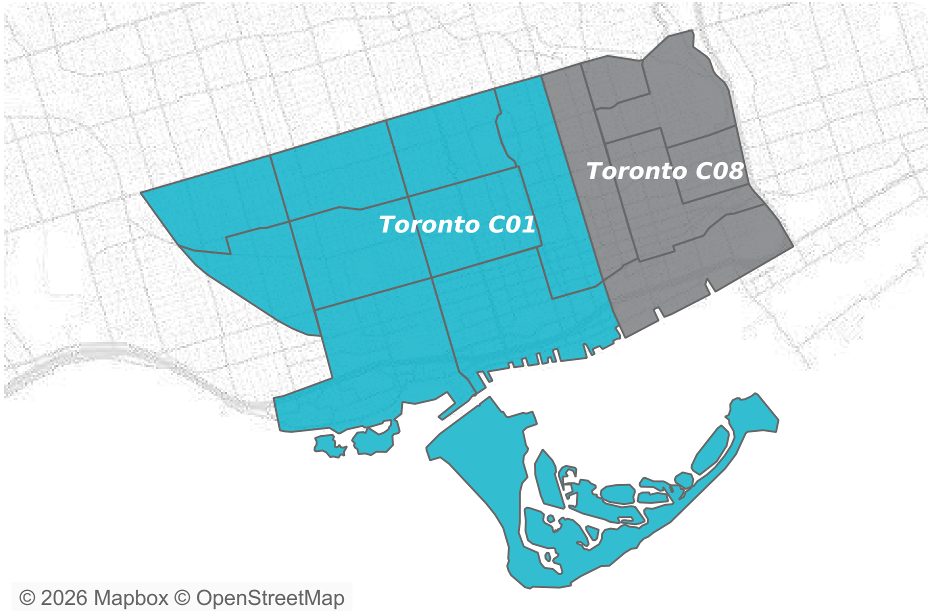
Share of Sales by Bedroom Type



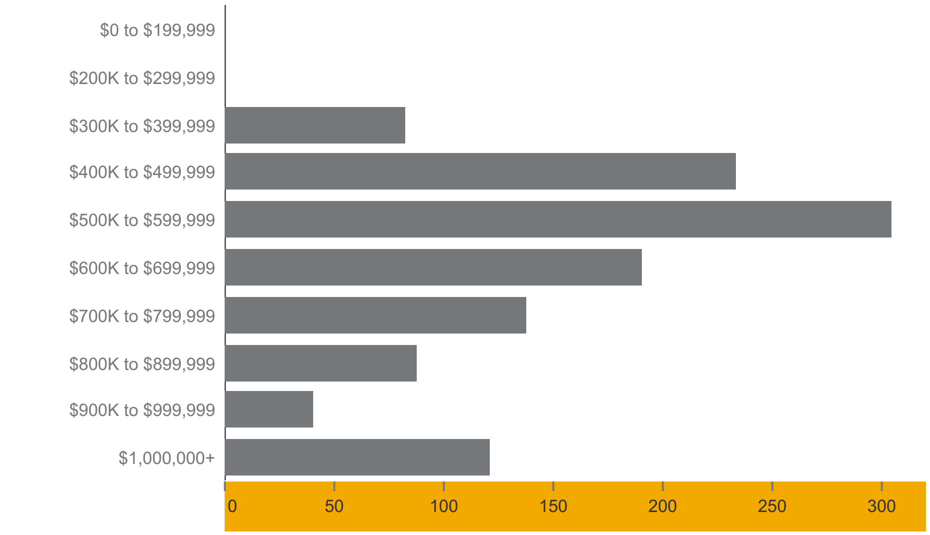
Price by Bedroom Type

Source: *Toronto Regional Real Estate Board*

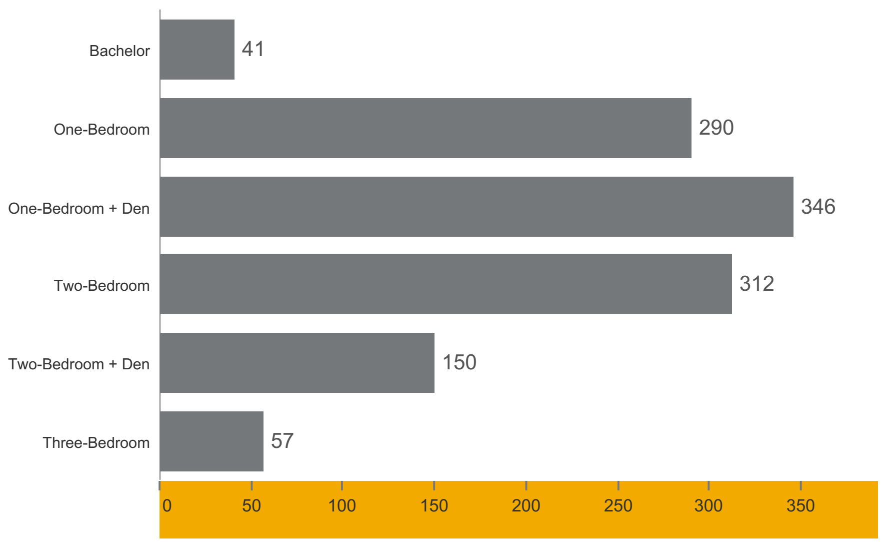
Sub-Market Breakdown: Downtown Core



Sales by Price Range



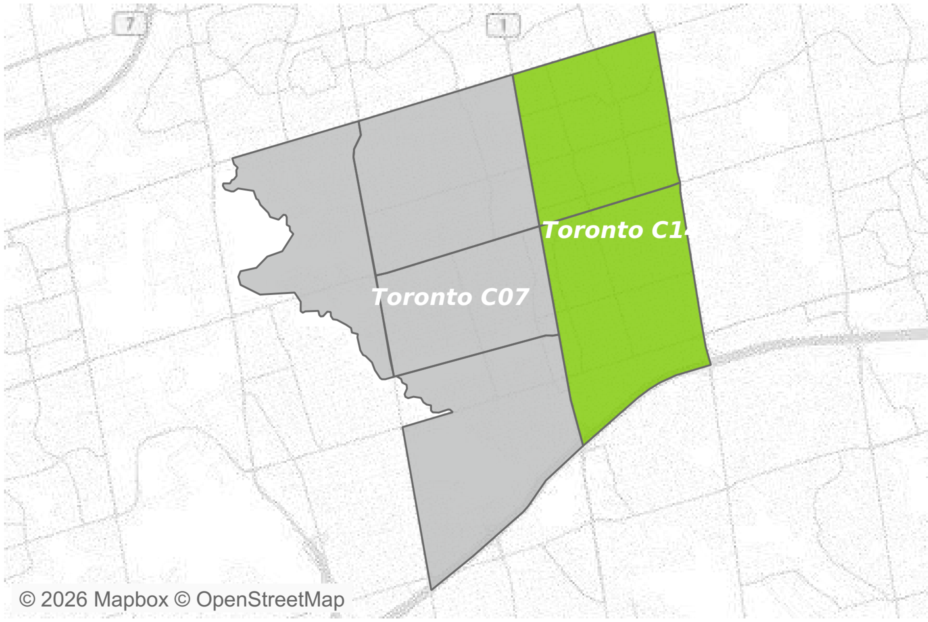
Sales by Bedroom Type



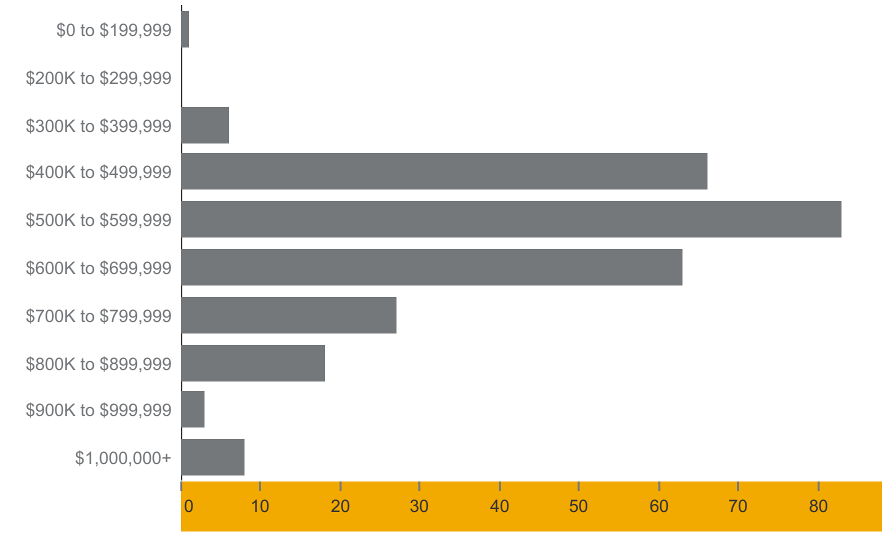
Price by Bedroom Type

Source: *Toronto Regional Real Estate Board*

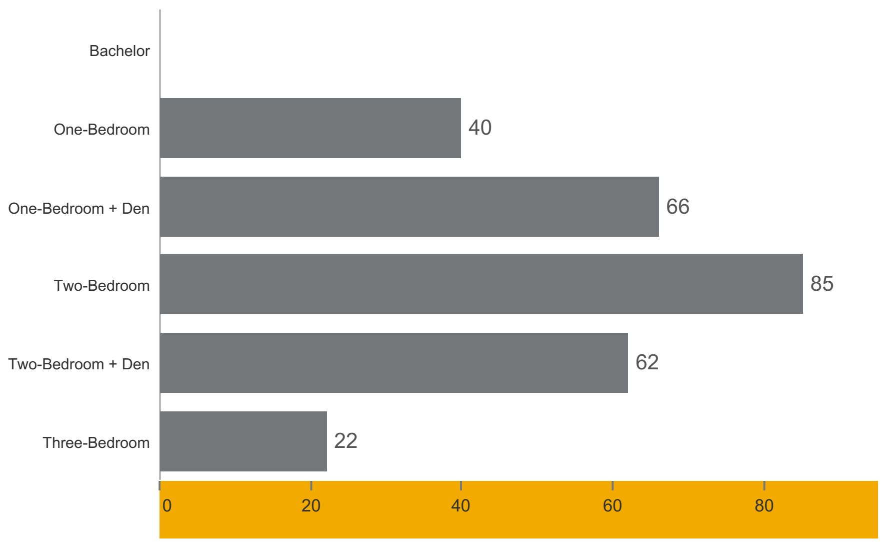
Sub-Market Breakdown: North York City Centre



Sales by Price Range



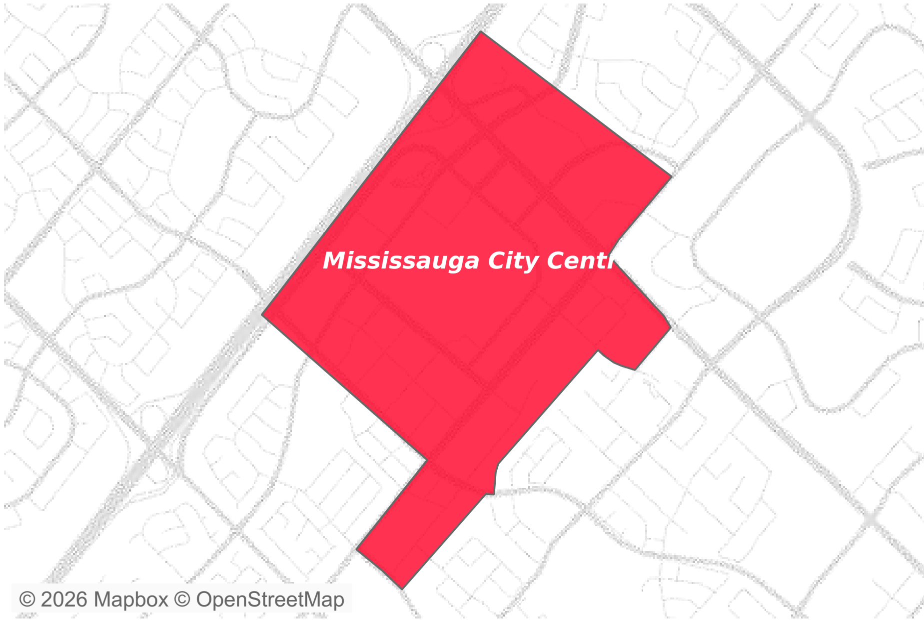
Sales by Bedroom Type



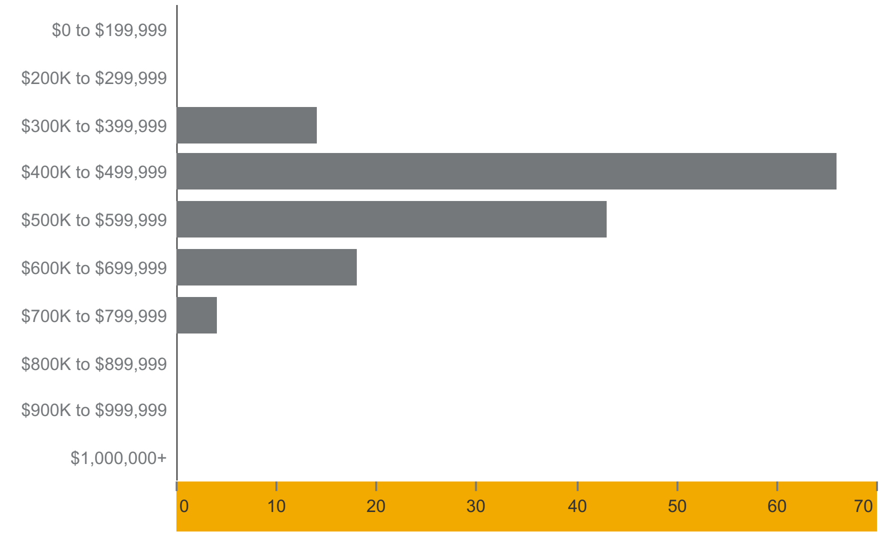
Price by Bedroom Type

Source: *Toronto Regional Real Estate Board*

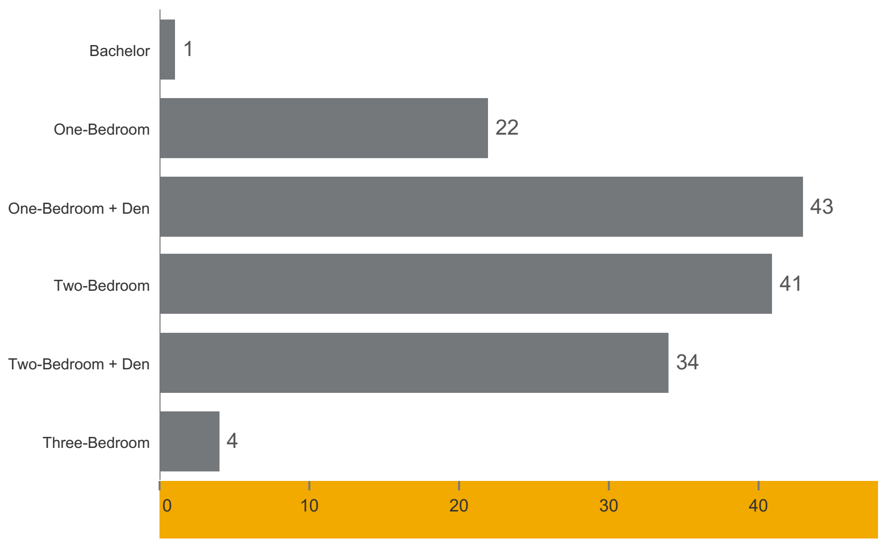
Sub-Market Breakdown: Mississauga City Centre



Sales by Price Range



Sales by Bedroom Type



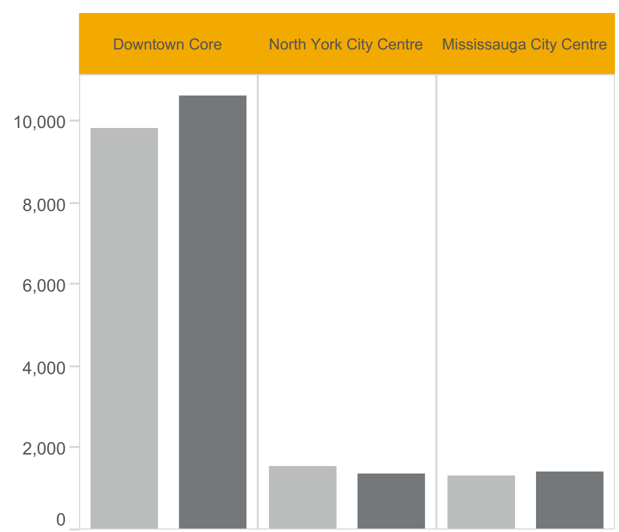
Price by Bedroom Type

Source: *Toronto Regional Real Estate Board*

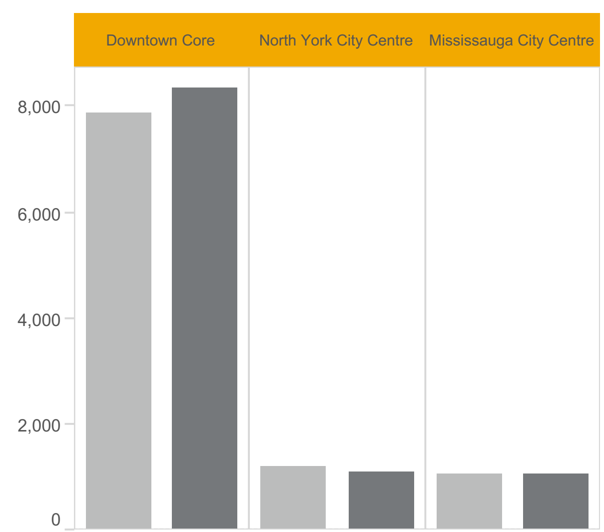
Rental Market Summary

2026 Q2	All Apartments	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
Listed	27,844 (2.9%▲)	1,345 (6.7%▲)	15,485 (0.9%▲)	9,839 (5.2%▲)	1,175 (8.0%▲)
Leased	21,251 (4.2%▲)	976 (6.1%▲)	12,096 (3.1%▲)	7,373 (5.1%▲)	806 (11.0%▲)
Average Rent	$2,568 (-1.9%▼)	$1,849 (-1.3%▼)	$2,273 (-2.3%▼)	$3,013 (-1.7%▼)	$3,779 (-3.7%▼)
2026 YTD	**All Apartments**	**Bachelor**	**One Bedroom**	**Two Bedroom**	**Three Bedroom**
Listed	51,465 (4.1%▲)	2,346 (3.2%▲)	28,619 (3.0%▲)	18,335 (5.4%▲)	2,165 (9.1%▲)
Leased	37,600 (6.9%▲)	1,609 (1.3%▲)	21,490 (6.5%▲)	13,086 (7.4%▲)	1,415 (14.2%▲)
Average Rent	$2,551 (-2.5%▼)	$1,838 (-1.7%▼)	$2,261 (-3.1%▼)	$2,981 (-2.3%▼)	$3,770 (-3.3%▼)

Number of Units Listed

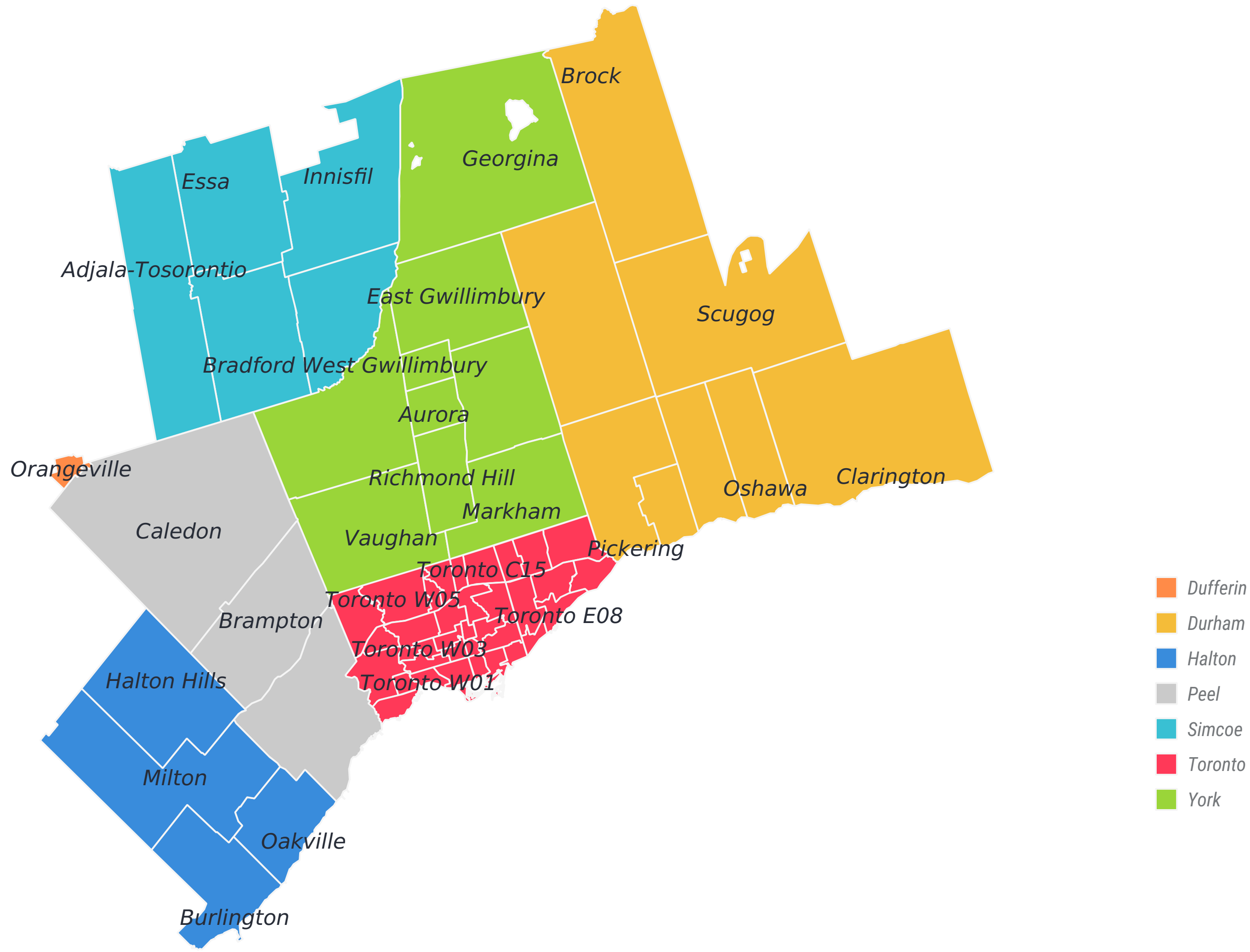


Number of Units Leased



Average One-Bedroom Rents

Source: *Toronto Regional Real Estate Board*



Notes

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the TRREB MLS® System between the first and last day of the quarter being reported.
3. Active listings at the end of the last day of the quarter being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the TRREB MLS® System between the first and last day of the quarter being reported.
5. Average number of days on the market for firm transactions entered into the Toronto MLS system between the first and last day of the quarter being reported.
6. Past monthly and year-to-date figures are revised on a monthly basis.