

TRREB: Uptick in GTA Home Sales Expected in Second Half of Year

TORONTO, ONTARIO, March 5, 2026 – Greater Toronto Area (GTA) resale housing market conditions tightened in February 2026 compared to February 2025. While sales were down year-over-year, new listings declined by a greater annual rate. The dip in new listings is in line with recent polling results from Ipsos which show listing intentions are down for 2026.

“Many would-be homebuyers are waiting for selling prices to level off before moving into the market. If new listings continue to trend lower through the spring, competition between homebuyers will increase, supporting home prices and a recovery in sales,” said TRREB President Daniel Steinfeld.

“There is substantial pent-up demand in the GTA ownership market, with more than 100,000 buyers holding off on making a home purchase. Buyers are waiting for selling prices to level off and for positive news on the trade front. Once we see both, there could be substantial momentum driving home sales in the second half of this year and into 2027,” said TRREB Chief Information Officer Jason Mercer.

GTA REALTORS® reported 3,868 home sales through TRREB’s MLS® System in February 2026 – down by 6.3 per cent compared to February 2025. New listings entered into the MLS® System amounted to 10,705 – down by 17.7 per cent year-over-year.

On a seasonally adjusted basis, February home sales and new listings were down month-over-month compared to January 2026. New listings were down by a greater monthly rate than sales.

The MLS® Home Price Index (MLS® HPI) Composite benchmark was down by 7.9 per cent year-over-year in February 2026. The average selling price, at \$1,008,968, was down by 7.1 per cent compared to February 2025.

On a month-over-month seasonally adjusted basis both the MLS® HPI Composite and the average selling price were down compared to January 2026 figures.

“The long-term sustainability of the GTA housing market depends upon the industry’s ability to bridge the gap between condominium apartments and traditional single-family homes. TRREB, with its partners in the Housing Advancement Coalition, [is urging the Federal and Provincial Governments to take immediate targeted action](#) to pave the way for

increased ‘missing middle’ home construction,” said TRREB Chief Executive Officer John DiMichele.

TRREB MLS® Sales and Average Price						Year-to-Date 2026
	2026			2025		
	Sales	Average Price	New Listings	Sales	Average Price	New Listings
City of Toronto (416)	2,562	\$989,346	8,115	2,948	\$1,041,180	9,732
Rest of GTA (905)	4,379	\$995,082	13,377	4,999	\$1,078,659	15,692
GTA	6,941	\$992,965	21,492	7,947	\$1,064,756	25,424

TRREB MLS® Sales and Average Price by Home Type							Year-to-Date 2026
	Sales			Average Price			
	416	905	Total	416	905	Total	
Detached	725 5.7% ▼	2,305 9.5% ▼	3,030 8.6% ▼	\$1,558,335 7.7% ▼	\$1,224,098 8.1% ▼	\$1,304,072 7.8% ▼	
Semi-Detached	245 13.7% ▼	367 14.7% ▼	612 14.3% ▼	\$1,198,171 2.5% ▼	\$852,752 11.6% ▼	\$991,033 7.4% ▼	
Townhouse	266 9.8% ▼	982 14.1% ▼	1,248 13.2% ▼	\$936,169 4.9% ▼	\$806,543 9.1% ▼	\$834,172 8.0% ▼	
Condo Apartment	1,301 17.6% ▼	643 21.0% ▼	1,944 18.8% ▼	\$649,991 8.2% ▼	\$550,281 11.6% ▼	\$617,010 9.1% ▼	

TRREB MLS® Sales and Average Price						February 2026
	2026			2025		
	Sales	Average Price	New Listings	Sales	Average Price	New Listings
City of Toronto (416)	1,491	\$1,019,144	4,035	1,575	\$1,089,187	4,991
Rest of GTA (905)	2,377	\$1,002,586	6,670	2,552	\$1,084,981	8,013
GTA	3,868	\$1,008,968	10,705	4,127	\$1,086,586	13,004

TRREB MLS® Sales and Average Price by Home Type							February 2026
	Sales			Average Price			
	416	905	Total	416	905	Total	
Detached	437 3.6% ▲	1,246 6.2% ▼	1,683 3.9% ▼	\$1,568,543 11.4% ▼	\$1,240,467 7.5% ▼	\$1,325,654 8.2% ▼	
Semi-Detached	150 3.8% ▼	186 13.1% ▼	336 9.2% ▼	\$1,229,853 4.6% ▼	\$864,088 8.7% ▼	\$1,027,376 5.8% ▼	
Townhouse	153 2.7% ▲	545 3.7% ▼	698 2.4% ▼	\$980,175 4.6% ▼	\$806,876 8.2% ▼	\$844,862 7.2% ▼	
Condo Apartment	733 12.3% ▼	355 11.5% ▼	1,088 12.0% ▼	\$663,984 8.1% ▼	\$549,563 10.1% ▼	\$626,650 8.8% ▼	

TRREB MLS® HPI					February 2026
	Composite	Single Family Detached	Single Family Attached	Townhouse	Apartment
All TRREB Areas	7.89% ▼	7.63% ▼	8.28% ▼	9.39% ▼	9.50% ▼
Halton Region	5.42% ▼	4.23% ▼	6.81% ▼	8.43% ▼	9.09% ▼
Peel Region	9.15% ▼	9.58% ▼	9.12% ▼	9.44% ▼	11.07% ▼
City of Toronto	8.08% ▼	9.34% ▼	9.21% ▼	9.29% ▼	8.90% ▼
York Region	9.45% ▼	9.01% ▼	8.96% ▼	13.19% ▼	11.90% ▼
Durham Region	7.05% ▼	6.74% ▼	7.77% ▼	8.76% ▼	11.75% ▼
Orangeville	5.78% ▼	2.03% ▼	4.34% ▼	12.39% ▼	9.95% ▼
South Simcoe County ²	6.40% ▼	6.44% ▼	7.72% ▼	7.17% ▼	3.37% ▼

TRREB MLS® Seasonally Adjusted Stats ¹								February 2026
	Sales	% Change	New Listings	% Change	Average Price	% Change	MLS® HPI ²	% Change
February 2025	4,664	17.6% ▼	15,759	5.5% ▼	\$1,079,130	1.4% ▼	\$1,012,000	1.3% ▼
March 2025	4,396	5.7% ▼	16,025	1.7% ▲	\$1,077,844	0.1% ▼	\$999,900	1.2% ▼
April 2025	4,472	1.7% ▲	15,880	0.9% ▼	\$1,070,829	0.7% ▼	\$991,400	0.9% ▼
May 2025	4,753	6.3% ▲	16,109	1.4% ▲	\$1,071,986	0.1% ▲	\$992,500	0.1% ▲
June 2025	5,090	7.1% ▲	15,373	4.6% ▼	\$1,067,254	0.4% ▼	\$983,000	1.0% ▼
July 2025	5,696	11.9% ▲	15,384	0.1% ▲	\$1,064,752	0.2% ▼	\$979,800	0.3% ▼
August 2025	5,619	1.4% ▼	15,914	3.4% ▲	\$1,057,964	0.6% ▼	\$977,500	0.2% ▼
September 2025	5,726	1.9% ▲	15,253	4.2% ▼	\$1,059,206	0.1% ▲	\$973,100	0.5% ▼
October 2025	5,593	2.3% ▼	14,837	2.7% ▼	\$1,042,975	1.5% ▼	\$971,500	0.2% ▼
November 2025	5,420	3.1% ▼	14,641	1.3% ▼	\$1,044,591	0.2% ▲	\$965,600	0.6% ▼
December 2025	5,273	2.7% ▼	14,916	1.9% ▲	\$1,049,595	0.5% ▲	\$957,400	0.8% ▼
January 2026	4,710	10.7% ▼	14,744	1.2% ▼	\$1,022,855	2.5% ▼	\$941,800	1.6% ▼
February 2026	4,479	4.9% ▼	13,049	11.5% ▼	\$1,004,751	1.8% ▼	\$932,000	1.0% ▼

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About TRREB:

The [Toronto Regional Real Estate Board](#) is Canada's largest real estate board, with almost 70,000 residential and commercial professionals connecting people, property, and communities.