

TRREB: GTA Home Sales Up While Listings Down in April

TORONTO, ONTARIO, May 5, 2026 – Home sales increased on a year-over-year basis in April 2026, while the supply of listings trended lower. This suggests that overall market conditions in the Greater Toronto Area (GTA) tightened during the first full month of spring. Despite tighter market conditions, selling prices edged lower on average compared to last year, as buyers continued to benefit from ample choice and negotiating power.

“We have experienced an uptick in home buying activity so far this spring. Buyers have taken advantage of more affordable housing market conditions on the back of lower home prices. If market conditions continue to tighten and home prices level off, this could be a signal to intending homebuyers who remain on the sidelines,” said TRREB President Daniel Steinfeld.

“Lower home prices and borrowing costs over the past year have been a catalyst for some homebuyers this spring. However, we still have a substantial amount of pent-up demand in the marketplace. More certainty on the trade front and an easing in geopolitical tensions would result in further improvements in market activity,” said TRREB’s Chief Information Officer Jason Mercer.

GTA REALTORS® reported 5,946 home sales through TRREB’s MLS® System in April 2026 – an increase of seven per cent compared to April 2025. New listings entered into the MLS® System amounted to 17,097– down by 9.3 per cent year-over-year.

On a seasonally adjusted basis, April 2026 home sales and new listings were up month-over-month compared to March 2026. Sales were up by a greater monthly rate than new listings, potentially suggesting more competition between buyers in some neighbourhoods.

The MLS® Home Price Index (MLS® HPI) Composite benchmark was down by 6.6 per cent year-over-year in April 2026. The average selling price, at \$1,051,969, was down by 4.9 per cent compared to April 2025.

On a month-over-month seasonally adjusted basis the average selling price edged up compared to March 2026. The MLS® HPI Composite was flat over the same period.

“We recently released a major new housing policy report, ‘[Removing Roadblocks: Tackling Municipal Barriers to Housing Supply and Affordability in Ontario](#),’ outlining the next phase

of provincial housing policy reforms needed to build more of the right types of homes and improve affordability for Ontarians. While historic progress has been made, we must continue the work of removing the decades of legislative and regulatory red tape, outdated local rules, and rising municipal costs that are blocking new housing in Ontario. “This report is a roadmap for cutting red tape and unlocking new housing supply,” said TRREB CEO John DiMichele.

TRREB MLS® Sales and Average Price							April 2026
	2026			2025			
	Sales	Average Price	New Listings	Sales	Average Price	New Listings	
City of Toronto (416)	2,312	\$1,091,761	6,136	2,118	\$1,144,517	7,108	
Rest of GTA (905)	3,634	\$1,026,653	10,961	3,438	\$1,083,088	11,739	
GTA	5,946	\$1,051,969	17,097	5,556	\$1,106,505	18,847	

TRREB MLS® Sales and Average Price by Home Type							April 2026
	Sales			Average Price			
	416	905	Total	416	905	Total	
Detached	770 6.6% ▲	1,989 10.3% ▲	2,759 9.2% ▲	\$1,668,973 1.9% ▼	\$1,257,987 5.0% ▼	\$1,372,688 4.1% ▼	
Semi-Detached	237 6.0% ▼	326 5.5% ▲	563 0.4% ▲	\$1,286,166 1.5% ▲	\$849,760 10.1% ▼	\$1,033,469 5.2% ▼	
Townhouse	230 12.2% ▲	755 2.5% ▼	985 0.6% ▲	\$958,029 5.9% ▼	\$803,403 9.0% ▼	\$839,509 7.9% ▼	
Condo Apartment	1,054 14.4% ▲	499 0.6% ▼	1,553 9.1% ▲	\$665,507 6.4% ▼	\$572,594 7.5% ▼	\$635,653 6.3% ▼	

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)	6,769	\$1,032,515	19,559	6,961	\$1,091,543	23,294	
Rest of GTA (905)	11,093	\$1,010,509	33,501	11,497	\$1,079,763	38,317	
GTA	17,862	\$1,018,849	53,060	18,458	\$1,084,205	61,611	

TRREB MLS® Sales and Average Price by Home Type							Year-to-Date 2026
	Sales			Average Price			
	416	905	Total	416	905	Total	
Detached	2,060 0.1% ▲	5,923 0.2% ▲	7,983 0.2% ▲	\$1,611,773 5.3% ▼	\$1,242,487 6.5% ▼	\$1,337,781 6.1% ▼	
Semi-Detached	652 12.2% ▼	959 4.8% ▼	1,611 7.9% ▼	\$1,238,925 2.7% ▼	\$855,887 10.1% ▼	\$1,010,909 7.1% ▼	
Townhouse	702 2.8% ▲	2,401 8.5% ▼	3,103 6.2% ▼	\$950,508 4.3% ▼	\$808,120 8.9% ▼	\$840,333 7.5% ▼	
Condo Apartment	3,298 3.7% ▼	1,611 10.1% ▼	4,909 5.8% ▼	\$654,455 8.0% ▼	\$561,208 9.4% ▼	\$623,854 8.2% ▼	

TRREB MLS® HPI						April 2026
	Composite	Single Family Detached	Single Family Attached	Townhouse	Apartment	
All TRREB Areas	6.55% ▼	6.18% ▼	6.90% ▼	8.10% ▼	8.93% ▼	
Halton Region	4.13% ▼	3.54% ▼	4.78% ▼	6.36% ▼	8.73% ▼	
Peel Region	7.49% ▼	7.63% ▼	7.75% ▼	8.57% ▼	9.99% ▼	
City of Toronto	5.23% ▼	5.45% ▼	6.20% ▼	7.69% ▼	8.23% ▼	
York Region	9.86% ▼	9.59% ▼	9.57% ▼	12.81% ▼	11.66% ▼	
Durham Region	6.60% ▼	6.10% ▼	7.52% ▼	8.10% ▼	11.60% ▼	
Orangeville	7.88% ▼	4.38% ▼	6.97% ▼	11.31% ▼	8.45% ▼	
South Simcoe County²	7.20% ▼	7.49% ▼	7.49% ▼	7.30% ▼	9.17% ▼	

TRREB MLS® Seasonally Adjusted Stats ¹								April 2026
	Sales	% Change	New Listings	% Change	Average Price	% Change	MLS® HPI ²	% Change
April 2025	4,449	1.7% ▲	15,695	2.3% ▼	\$1,069,019	0.7% ▼	\$991,600	1.0% ▼
May 2025	4,747	6.7% ▲	15,920	1.4% ▲	\$1,070,328	0.1% ▲	\$991,900	0.0% —
June 2025	5,086	7.1% ▲	15,244	4.2% ▼	\$1,066,036	0.4% ▼	\$981,900	1.0% ▼
July 2025	5,691	11.9% ▲	15,362	0.8% ▲	\$1,064,267	0.2% ▼	\$978,400	0.4% ▼
August 2025	5,618	1.3% ▼	15,904	3.5% ▲	\$1,058,127	0.6% ▼	\$976,100	0.2% ▼
September 2025	5,693	1.3% ▲	15,274	4.0% ▼	\$1,058,568	0.0% —	\$971,800	0.4% ▼
October 2025	5,588	1.8% ▼	14,867	2.7% ▼	\$1,042,737	1.5% ▼	\$970,400	0.1% ▼
November 2025	5,433	2.8% ▼	14,739	0.9% ▼	\$1,045,319	0.2% ▲	\$965,500	0.5% ▼
December 2025	5,278	2.9% ▼	15,048	2.1% ▲	\$1,052,832	0.7% ▲	\$958,100	0.8% ▼
January 2026	4,716	10.6% ▼	14,916	0.9% ▼	\$1,021,930	2.9% ▼	\$943,500	1.5% ▼
February 2026	4,494	4.7% ▼	13,202	11.5% ▼	\$1,003,678	1.8% ▼	\$934,900	0.9% ▼
March 2026	4,552	1.3% ▲	13,421	1.7% ▲	\$1,007,845	0.4% ▲	\$929,600	0.6% ▼
April 2026	4,829	6.1% ▲	13,913	3.7% ▲	\$1,015,916	0.8% ▲	\$929,300	0.0% —

READ THE [FULL REPORT](#).

Media Inquiries:

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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.