

Market Gains Traction with Strong Home Sales in June and First Half of the Year

TORONTO, ONTARIO, July 3, 2026 – Greater Toronto Area (GTA) housing market conditions continued to improve in June, with sales growing quite strongly year-over-year while new listings declined over the same period. For the first half of 2026, sales have also edged higher compared to the first six months of 2025, with new listings down substantially.

“After a slow start in the first quarter, we saw a marked improvement in home sales in the second quarter of this year. This result followed TRREB’s 2026 outlook, which called for a year of two halves. We expect accelerating transactions and more competition between buyers in the last six months of the year, helping to satisfy pent-up demand and ultimately resulting in renewed price growth,” said TRREB President Daniel Steinfeld.

“While the average selling price was still down year-over-year in June, the annual rate of decline has receded over the past few months. If market conditions continue to tighten in the second half of 2026, selling prices could move in line with 2025 and eventually post some increases. This would give an increasing number of households the confidence to move back into the marketplace,” said TRREB’s Chief Information Officer Jason Mercer.

GTA REALTORS® reported 6,770 home sales through TRREB’s MLS® System in June 2026 – an increase of 9.4 per cent compared to June 2025. New listings entered into the MLS® System amounted to 17,282 – down by 12.9 per cent year-over-year.

On a seasonally adjusted basis, June 2026 home sales were up month-over-month compared to May 2026, while new listings were down, suggesting that market conditions have tightened through the spring.

The MLS® Home Price Index (MLS® HPI) Composite benchmark was down by 5.4 per cent year-over-year in June 2026. The average selling price, at \$1,058,658, was down by 3.9 per cent compared to June 2025.

On a month-over-month seasonally adjusted basis, both the average selling price and MLS® HPI Composite were up slightly compared to May 2026.

“Housing affordability remains a priority for the region. Development charges, while essential to funding local infrastructure, have substantially increased the upfront cost of housing delivery. This, in turn, contributes to higher purchase prices and rental costs as

they can amount to up to 20 per cent of a home's purchase price. The Canada-Ontario DC Reduction Program presents a meaningful opportunity for municipalities to reduce these charges while accessing provincial funding to offset related fiscal impacts," said TRREB CEO John DiMichele.

TRREB MLS® Sales and Average Price							June 2026
	2026			2025			
	Sales	Average Price	New Listings	Sales	Average Price	New Listings	
City of Toronto (416)	2,443	\$1,081,375	6,096	2,303	\$1,134,123	7,059	
Rest of GTA (905)	4,327	\$1,045,832	11,186	3,888	\$1,082,739	12,788	
GTA	6,770	\$1,058,658	17,282	6,191	\$1,101,854	19,847	

TRREB MLS® Sales and Average Price by Home Type							June 2026
	Sales			Average Price			
	416	905	Total	416	905	Total	
Detached	792 0.4% ▲	2,464 12.3% ▲	3,256 9.1% ▲	\$1,648,440 0.3% ▲	\$1,272,842 2.2% ▼	\$1,364,204 2.0% ▼	
Semi-Detached	270 3.2% ▼	347 8.4% ▲	617 3.0% ▲	\$1,264,782 1.1% ▼	\$863,272 6.7% ▼	\$1,038,973 4.6% ▼	
Townhouse	237 0.4% ▼	845 5.8% ▲	1,082 4.3% ▲	\$973,232 1.5% ▲	\$808,495 4.4% ▼	\$844,579 3.1% ▼	
Condo Apartment	1,124 14.3% ▲	590 14.3% ▲	1,714 14.3% ▲	\$665,760 9.0% ▼	\$563,874 10.6% ▼	\$630,688 9.5% ▼	

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)	11,566	\$1,057,442	32,064	11,568	\$1,112,907	38,247	
Rest of GTA (905)	19,583	\$1,025,876	56,001	19,276	\$1,084,383	65,041	
GTA	31,149	\$1,037,597	88,065	30,844	\$1,095,081	103,288	

TRREB MLS® Sales and Average Price by Home Type							Year-to-Date 2026
	Sales			Average Price			
	416	905	Total	416	905	Total	
Detached	3,691 1.9% ▲	10,753 4.4% ▲	14,444 3.8% ▲	\$1,616,790 4.6% ▼	\$1,254,489 5.1% ▼	\$1,347,071 5.0% ▼	
Semi-Detached	1,204 7.2% ▼	1,627 2.2% ▼	2,831 4.4% ▼	\$1,257,758 1.7% ▼	\$860,561 8.8% ▼	\$1,029,486 5.6% ▼	
Townhouse	1,159 2.6% ▼	4,127 2.2% ▼	5,286 2.3% ▼	\$955,864 3.4% ▼	\$809,115 7.6% ▼	\$841,291 6.6% ▼	
Condo Apartment	5,418 0.8% ▲	2,723 3.2% ▼	8,141 0.5% ▼	\$659,947 7.6% ▼	\$564,151 9.6% ▼	\$627,905 8.1% ▼	

TRREB MLS® HPI						June 2026
	Composite	Single Family Detached	Single Family Attached	Townhouse	Apartment	
All TRREB Areas	5.39% ▼	5.27% ▼	5.11% ▼	7.43% ▼	8.20% ▼	
Halton Region	4.10% ▼	4.08% ▼	5.04% ▼	5.96% ▼	8.98% ▼	
Peel Region	6.42% ▼	6.46% ▼	6.62% ▼	7.88% ▼	9.66% ▼	
City of Toronto	4.33% ▼	4.77% ▼	4.06% ▼	6.83% ▼	7.64% ▼	
York Region	7.34% ▼	7.12% ▼	6.44% ▼	12.13% ▼	9.12% ▼	
Durham Region	5.41% ▼	5.14% ▼	5.28% ▼	8.46% ▼	9.52% ▼	
Orangeville	3.25% ▼	0.56% ▼	2.37% ▼	5.50% ▼	18.45% ▼	
South Simcoe County ²	8.01% ▼	8.45% ▼	7.32% ▼	1.26% ▼	7.87% ▼	

TRREB MLS® Seasonally Adjusted Stats ¹								June 2026
	Sales	% Change	New Listings	% Change	Average Price	% Change	MLS® HPI ²	% Change
June 2025	5,068	7.8% ▲	15,383	3.7% ▼	\$1,067,013	0.4% ▼	\$982,100	1.0% ▼
July 2025	5,650	11.5% ▲	15,478	0.6% ▲	\$1,064,686	0.2% ▼	\$978,500	0.4% ▼
August 2025	5,592	1.0% ▼	15,960	3.1% ▲	\$1,057,977	0.6% ▼	\$976,100	0.2% ▼
September 2025	5,702	2.0% ▲	15,320	4.0% ▼	\$1,058,228	0.0% —	\$971,700	0.5% ▼
October 2025	5,584	2.1% ▼	14,912	2.7% ▼	\$1,042,560	1.5% ▼	\$970,300	0.1% ▼
November 2025	5,424	2.9% ▼	14,758	1.0% ▼	\$1,044,766	0.2% ▲	\$965,300	0.5% ▼
December 2025	5,297	2.3% ▼	14,969	1.4% ▲	\$1,052,135	0.7% ▲	\$957,700	0.8% ▼
January 2026	4,727	10.8% ▼	14,948	0.1% ▼	\$1,020,680	3.0% ▼	\$943,600	1.5% ▼
February 2026	4,508	4.6% ▼	13,014	12.9% ▼	\$1,000,733	2.0% ▼	\$935,000	0.9% ▼
March 2026	4,583	1.7% ▲	13,261	1.9% ▲	\$1,005,491	0.5% ▲	\$929,600	0.6% ▼
April 2026	4,862	6.1% ▲	13,702	3.3% ▲	\$1,017,311	1.2% ▲	\$929,300	0.0% —
May 2026	5,331	9.6% ▲	13,404	2.2% ▼	\$1,022,467	0.5% ▲	\$928,300	0.1% ▼
June 2026	5,404	1.4% ▲	12,897	3.8% ▼	\$1,023,950	0.1% ▲	\$930,800	0.3% ▲

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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.