Toronto Regional Real Estate Board

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NEWS RELEASE

A Noticeable Dip in GTA Home Sales and Listings, Pointing to Renewed Price Growth

TORONTO, ONTARIO, September 3, 2026 – The number of homes available for sale in August 2026 was down noticeably compared to last year in the Greater Toronto Area (GTA). Following this trend, home sales also edged lower, as the number of transactions was arguably limited by less choice in some neighbourhoods. Less choice and more competition between buyers could ultimately result in renewed price growth in the months ahead.

GTA REALTORS® reported 5,057 home sales through TRREB's MLS® System in August 2026 – down 2.1 per cent compared to August 2025. New listings entered into the MLS® System amounted to 12,075 – down by 14.1 per cent year-over-year.

On a seasonally adjusted basis, August 2026 home sales were down slightly month-over-month compared to July 2026, while new listings were up.

"If inventory tightens and home prices begin to rise, some buyers may face a trade-off between waiting for greater economic certainty and purchasing before prices move higher. At the same time, improving market conditions for sellers could bring more listings to market, providing buyers with additional choice," said Toronto Regional Real Estate Board (TRREB) President Daniel Steinfeld.

The MLS® Home Price Index (MLS® HPI) Composite benchmark was down by 4.5 per cent year-over-year in August 2026. The average selling price, at $993,410, was down by 2.7 per cent.

On a month-over-month seasonally adjusted basis, MLS® HPI Composite was essentially flat compared to July 2026. The average selling price edged up over the previous month.

"Ownership housing in the GTA has remained relatively affordable over the past year, with average prices dipping and mortgage rates remaining somewhat flat. Recent news on the overall economy and job creation has been positive. The main hold-back for many households has been concerns around trade with the United States and the potential for higher inflation and borrowing costs in the future," said TRREB's Chief Information Officer Jason Mercer.

"A more balanced resale market is a positive development, but it does not address Ontario's ongoing housing supply and affordability challenges. Governments should take advantage of this opportunity to eliminate barriers to attainable housing, including restrictive zoning policies, high taxes and development charges, and lengthy approval processes. Municipalities, in particular, play a significant role in determining how much housing is built, how quickly projects move forward, and the overall cost of delivering homes," said TRREB CEO John DiMichele.

TRREB MLS® Sales and Average Price						August 2026
	2026			2025		
	Sales	Average Price	New Listings	Sales	Average Price	New Listings
City of Toronto (416)	1,767	$979,684	4,200	1,771	$990,867	4,538
Rest of GTA (905)	3,290	$1,000,782	7,875	3,397	$1,037,166	9,514
GTA	**5,057**	**$993,410**	**12,075**	**5,168**	**$1,021,300**	**14,052**

TRREB MLS® Sales and Average Price by Home Type						August 2026
	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	550 3.6% ▲	1,849 0.4% ▼	2,399 0.5% ▲	$1,525,749 0.1% ▼	$1,218,148 2.6% ▼	$1,288,669 1.8% ▼
Semi-Detached	159 1.3% ▲	280 0.7% ▲	439 0.9% ▲	$1,110,639 1.8% ▼	$830,033 7.2% ▼	$931,665 5.0% ▼
Townhouse	165 11.3% ▼	667 9.0% ▼	832 9.5% ▼	$797,856 12.9% ▼	$784,086 7.5% ▼	$786,817 8.6% ▼
Condo Apartment	885 0.2% ▼	445 6.9% ▼	1,330 2.6% ▼	$651,648 2.1% ▼	$549,868 7.6% ▼	$617,593 3.6% ▼

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)	15,548	$1,042,120	41,246	15,528	$1,089,020	48,798
Rest of GTA (905)	26,572	$1,018,954	73,403	26,530	$1,074,103	86,165
GTA	**42,120**	**$1,027,505**	**114,649**	**42,058**	**$1,079,610**	**134,963**

TRREB MLS® Sales and Average Price by Home Type						Year-to-Date 2026
	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	4,923 2.0% ▲	14,664 2.9% ▲	19,587 2.7% ▲	$1,597,586 3.7% ▼	$1,243,096 5.0% ▼	$1,332,194 4.6% ▼
Semi-Detached	1,593 6.6% ▼	2,224 2.6% ▼	3,817 4.3% ▼	$1,224,232 2.9% ▼	$855,896 8.0% ▼	$1,009,619 5.8% ▼
Townhouse	1,570 2.2% ▼	5,542 3.7% ▼	7,112 3.3% ▼	$925,622 4.7% ▼	$804,924 7.0% ▼	$831,569 6.4% ▼
Condo Apartment	7,345 0.9% ▲	3,673 4.2% ▼	11,018 0.9% ▼	$660,658 6.1% ▼	$561,899 8.8% ▼	$627,735 6.7% ▼

TRREB MLS® HPI					August 2026
	Composite	Single Family Detached	Single Family Attached	Townhouse	Apartment
All TRREB Areas	**4.46%** ▼	**4.50%** ▼	**4.40%** ▼	**6.18%** ▼	**7.08%** ▼
Halton Region	2.95% ▼	3.41% ▼	4.91% ▼	5.53% ▼	5.22% ▼
Peel Region	5.23% ▼	6.17% ▼	5.77% ▼	6.66% ▼	7.62% ▼
City of Toronto	3.73% ▼	4.33% ▼	4.07% ▼	5.62% ▼	6.88% ▼
York Region	6.18% ▼	5.95% ▼	4.89% ▼	8.33% ▼	9.69% ▼
Durham Region	4.62% ▼	4.39% ▼	4.15% ▼	7.64% ▼	7.32% ▼
Orangeville	3.28% ▼	0.37% ▲	2.37% ▼	6.04% ▼	14.26% ▼
South Simcoe County[2]	5.83% ▼	5.75% ▼	5.65% ▼	2.76% ▼	14.54% ▼

TRREB MLS® Seasonally Adjusted Stats[1]								August 2026
	Sales	% Change	New Listings	% Change	Average Price	% Change	MLS® HPI[2]	% Change
August 2025	5,536	1.5% ▼	15,831	1.4% ▲	$1,059,219	0.7% ▼	$975,400	0.2% ▼
September 2025	5,665	2.3% ▲	15,228	3.8% ▼	$1,058,787	0.0% —	$971,600	0.4% ▼
October 2025	5,577	1.6% ▼	14,822	2.7% ▼	$1,042,239	1.6% ▼	$970,600	0.1% ▼
November 2025	5,462	2.1% ▼	14,716	0.7% ▼	$1,044,523	0.2% ▲	$965,900	0.5% ▼
December 2025	5,341	2.2% ▼	14,913	1.3% ▲	$1,052,563	0.8% ▲	$958,700	0.7% ▼
January 2026	4,734	11.4% ▼	14,911	0.0% —	$1,019,169	3.2% ▼	$944,200	1.5% ▼
February 2026	4,466	5.7% ▼	13,033	12.6% ▼	$1,001,615	1.7% ▼	$935,200	1.0% ▼
March 2026	4,593	2.8% ▲	13,240	1.6% ▲	$1,004,181	0.3% ▲	$930,100	0.5% ▼
April 2026	4,867	6.0% ▲	13,701	3.5% ▲	$1,016,116	1.2% ▲	$929,400	0.1% ▼
May 2026	5,327	9.5% ▲	13,440	1.9% ▼	$1,021,097	0.5% ▲	$928,000	0.2% ▼
June 2026	5,391	1.2% ▲	12,980	3.4% ▼	$1,023,602	0.2% ▲	$930,000	0.2% ▲
July 2026	5,555	3.0% ▲	12,811	1.3% ▼	$1,017,610	0.6% ▼	$932,000	0.2% ▲
August 2026	5,484	1.3% ▼	13,476	5.2% ▲	$1,028,817	1.1% ▲	$931,200	0.1% ▼

Read the Full Report

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For all media inquiries, please email media@trreb.ca

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.