

Economic Uncertainty Kept GTA Homebuyers on the Sidelines in September

TORONTO, ONTARIO, October 6, 2026 – Homebuyers were in a holding pattern in September, as uncertainty surrounding the economy, inflation and borrowing costs weighed on Greater Toronto Area (GTA) home sales.

GTA REALTORS® reported 5,040 home sales through TRREB's MLS® System in September 2026 – down nine per cent compared to September 2025. New listings entered into the MLS® System amounted to 16,500 – down by 14.4 per cent year-over-year.

On a seasonally adjusted basis, September 2026 home sales and new listings were down month-over-month compared to August 2026.

“Housing is one of the biggest issues on voters’ minds, and the upcoming municipal election will help shape housing policy across the GTA and Simcoe County for the next four years. The decisions our next mayors and councillors make on affordability, housing supply and the costs associated with buying a home can also influence buyer demand and confidence in the market,” said Toronto Regional Real Estate Board (TRREB) President Daniel Steinfeld.

The MLS® Home Price Index (MLS® HPI) Composite benchmark was down by 4.7 per cent year-over-year in September 2026. The average selling price, at \$1,006,409, was down by 5.1 per cent. On a seasonally adjusted basis, both the MLS® HPI Composite and average selling price edged lower month-over-month compared to August 2026.

“We know there is substantial pent-up demand in the GTA, with many households fully intending on purchasing a home in the months ahead. These would-be homebuyers want to take advantage of today’s more affordable housing market, but they need to be confident that their employment situation will remain solid and inflation will not put pressure on borrowing costs over the long term,” said TRREB Chief Information Officer Jason Mercer.

“Governments must make homeownership more attainable by reducing barriers such as Toronto’s Municipal Land Transfer Tax and opposing its expansion across the GTA and Simcoe County,” said TRREB CEO John DiMichele. “With trade uncertainty and tariffs continuing to affect Canada’s economy, maintaining a strong housing sector is critical to supporting consumer confidence, economic growth, and the significant spin-off spending generated by every MLS® transaction,” continued DiMichele.

TRREB MLS® Sales and Average Price						September 2026
	2026			2025		
	Sales	Average Price	New Listings	Sales	Average Price	New Listings
City of Toronto (416)	1,937	\$1,034,320	6,521	2,047	\$1,091,216	7,187
Rest of GTA (905)	3,103	\$988,986	9,979	3,493	\$1,041,763	12,083
GTA	5,040	\$1,006,409	16,500	5,540	\$1,060,036	19,270

TRREB MLS® Sales and Average Price by Home Type						September 2026
	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	640 4.0% ▼	1,759 10.3% ▼	2,399 8.7% ▼	\$1,562,966 7.6% ▼	\$1,193,432 4.4% ▼	\$1,292,016 5.1% ▼
Semi-Detached	211 0.9% ▼	248 13.6% ▼	459 8.2% ▼	\$1,207,884 2.1% ▲	\$851,266 4.8% ▼	\$1,015,202 0.2% ▼
Townhouse	189 13.7% ▼	614 12.5% ▼	803 12.8% ▼	\$922,445 0.8% ▼	\$789,299 5.8% ▼	\$820,637 4.6% ▼
Condo Apartment	884 5.5% ▼	432 12.4% ▼	1,316 7.8% ▼	\$640,248 6.1% ▼	\$533,654 12.0% ▼	\$605,257 7.7% ▼

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)	17,470	\$1,041,416	47,770	17,575	\$1,089,276	55,985
Rest of GTA (905)	29,645	\$1,015,749	83,388	30,023	\$1,070,340	98,248
GTA	47,115	\$1,025,266	131,158	47,598	\$1,077,332	154,233

TRREB MLS® Sales and Average Price by Home Type						Year-to-Date 2026
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	416	905	Total	416	905	Total
Detached	5,556 1.1% ▲	16,405 1.2% ▲	21,961 1.2% ▲	\$1,594,331 4.1% ▼	\$1,237,727 4.9% ▼	\$1,327,946 4.6% ▼
Semi-Detached	1,804 5.9% ▼	2,469 4.0% ▼	4,273 4.8% ▼	\$1,222,320 2.4% ▼	\$855,411 7.6% ▼	\$1,010,315 5.2% ▼
Townhouse	1,757 3.7% ▼	6,149 4.7% ▼	7,906 4.5% ▼	\$925,570 4.2% ▼	\$803,341 6.9% ▼	\$830,505 6.2% ▼
Condo Apartment	8,223 0.1% ▲	4,103 5.2% ▼	12,326 1.7% ▼	\$658,415 6.0% ▼	\$558,931 9.1% ▼	\$625,299 6.8% ▼

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TRREB MLS® HPI						September 2026
	Composite	SF Detached	SF Attached	Townhouse	Apartment	
All TRREB Areas	4.7% ▼	4.8% ▼	4.8% ▼	6.5% ▼	6.7% ▼	
Halton Region	3.4% ▼	3.6% ▼	5.1% ▼	7.4% ▼	5.1% ▼	
Peel Region	4.8% ▼	5.5% ▼	5.1% ▼	6.8% ▼	8.1% ▼	
City of Toronto	3.8% ▼	4.5% ▼	4.9% ▼	5.0% ▼	6.4% ▼	
York Region	6.5% ▼	6.4% ▼	5.6% ▼	7.0% ▼	8.8% ▼	
Durham Region	5.2% ▼	5.1% ▼	4.8% ▼	7.5% ▼	7.7% ▼	
Orangeville	2.6% ▼	1.2% ▼	2.6% ▼	9.0% ▼	11.9% ▼	
South Simcoe County ²	7.2% ▼	6.8% ▼	6.3% ▼	6.2% ▼	13.7% ▼	

TRREB MLS® Seasonally Adjusted Stats ¹								September 2026
	Sales		Average Price		New Listings		MLS® HPI	
September 2025	5,655	2.2% ▲	\$1,060,854	0.1% ▲	15,318	-3.0% ▼	\$971,000	-0.3% ▼
October 2025	5,573	-1.5% ▼	\$1,044,227	-1.6% ▼	14,892	-2.8% ▼	\$970,700	0.0% ▼
November 2025	5,462	-2.0% ▼	\$1,046,564	0.2% ▲	14,765	-0.9% ▼	\$966,400	-0.4% ▼
December 2025	5,346	-2.1% ▼	\$1,052,813	0.6% ▲	14,924	1.1% ▲	\$959,400	-0.7% ▼
January 2026	4,746	-11.2% ▼	\$1,019,562	-3.2% ▼	14,915	-0.1% ▼	\$945,100	-1.5% ▼
February 2026	4,498	-5.2% ▼	\$1,000,857	-1.8% ▼	13,025	-12.7% ▼	\$936,100	-1.0% ▼
March 2026	4,587	2.0% ▲	\$1,005,576	0.5% ▲	13,245	1.7% ▲	\$930,700	-0.6% ▼
April 2026	4,866	6.1% ▲	\$1,015,070	0.9% ▲	13,675	3.2% ▲	\$929,700	-0.1% ▼
May 2026	5,324	9.4% ▲	\$1,019,374	0.4% ▲	13,421	-1.9% ▼	\$927,900	-0.2% ▼
June 2026	5,383	1.1% ▲	\$1,021,088	0.2% ▲	12,962	-3.4% ▼	\$929,400	0.2% ▲
July 2026	5,537	2.9% ▲	\$1,014,565	-0.6% ▼	12,798	-1.3% ▼	\$930,800	0.2% ▲
August 2026	5,459	-1.4% ▼	\$1,029,503	1.5% ▲	13,455	5.1% ▲	\$929,200	-0.2% ▼
September 2026	5,174	-5.2% ▼	\$1,006,305	-2.3% ▼	12,939	-3.8% ▼	\$924,600	-0.5% ▼

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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.