Toronto Regional Real Estate Board

Professionals connecting people, property and communities.

NEWS RELEASE

Inflation and Borrowing Costs Impacted October GTA Real Estate Market

TORONTO, ONTARIO, November 4, 2026 – Uncertainty around inflation, borrowing costs and the economy kept many Greater Toronto Area (GTA) homebuyers on the sidelines in October. While monthly mortgage payments for an average priced home have edged up compared to a year ago, they are still much more affordable than required payments in 2023 and 2024.

GTA REALTORS® reported 5,603 home sales through TRREB's MLS® System in October 2026 – down 7.9 per cent compared to October 2025. New listings entered into the MLS® System amounted to 14,173 – down by 11.9 per cent year-over-year.

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

"If a Canada-U.S. trade deal is reached, GTA residents could gain a clearer picture of the economic outlook. Combined with a resolution to the conflict in the Middle East, this could help ease concerns about inflation and economic uncertainty, strengthen consumer confidence and renew interest in homeownership as we move into 2027," said TRREB President Daniel Steinfeld.

The MLS® Home Price Index (MLS® HPI) Composite benchmark was down by 4.3 per cent year-over-year in October 2026. The average selling price, at $1,024,108 was down by 2.7 per cent. On a seasonally adjusted basis, both the MLS® HPI Composite and average selling price edged up month-over-month compared to September 2026.

"GTA homebuyers continued to benefit from substantial negotiating power on price over the past year. While borrowing costs have increased on the back of higher inflation, the impact on monthly mortgage payments has been mitigated by lower selling prices, helping keep affordability in check," said TRREB Chief Information Officer Jason Mercer.

"While we continue to experience shorter-term volatility in the ownership housing market, we can't lose track of the fact that the permanent population will continue to grow in our region. Policy announcements, including HST rebates and development charge reductions should help bring a greater diversity of ownership and rental supply online in the medium-term to ensure new families are properly and affordably housed," said TRREB CEO John

DiMichele.

TRREB MLS® Sales and Average Price	October 2026					
	2026			2025		
	Sales	Average Price	New Listings	Sales	Average Price	New Listings
City of Toronto (416)	2,184	$1,075,627	5,451	2,331	$1,069,683	5,993
Rest of GTA (905)	3,419	$991,198	8,722	3,752	$1,041,888	10,087
GTA	**5,603**	**$1,024,108**	**14,173**	**6,083**	**$1,052,539**	**16,080**

TRREB MLS® Sales and Average Price by Home Type	October 2026					
	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	741 0.5% ▲	1,952 6.2% ▼	**2,693** **4.4% ▼**	$1,603,886 1.2% ▼	$1,199,303 4.7% ▼	**$1,310,627** **3.2% ▼**
Semi-Detached	266 1.5% ▲	280 15.7% ▼	**546** **8.1% ▼**	$1,225,229 0.5% ▲	$834,602 5.9% ▼	**$1,024,907** **0.8% ▼**
Townhouse	217 13.2% ▼	716 10.3% ▼	**933** **11.0% ▼**	$927,804 4.2% ▲	$767,021 7.9% ▼	**$804,416** **5.0% ▼**
Condo Apartment	949 10.7% ▼	436 9.7% ▼	**1,385** **10.4% ▼**	$659,214 5.6% ▼	$539,094 6.1% ▼	**$621,400** **5.8% ▼**

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)	19,648	$1,045,297	53,222	19,905	$1,086,958	61,978
Rest of GTA (905)	33,046	$1,013,181	92,123	33,775	$1,067,180	108,335
GTA	**52,694**	**$1,025,156**	**145,345**	**53,680**	**$1,074,514**	**170,313**

TRREB MLS® Sales and Average Price by Home Type	Year-to-Date 2026					
	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	6,295 1.1% ▲	18,348 0.3% ▲	**24,643** **0.5% ▲**	$1,595,714 3.8% ▼	$1,233,538 4.8% ▼	**$1,326,055** **4.5% ▼**
Semi-Detached	2,069 5.1% ▼	2,748 5.3% ▼	**4,817** **5.2% ▼**	$1,222,841 2.0% ▼	$853,342 7.4% ▼	**$1,012,049** **4.7% ▼**
Townhouse	1,973 4.9% ▼	6,862 5.4% ▼	**8,835** **5.3% ▼**	$925,829 3.3% ▼	$799,441 7.0% ▼	**$827,666** **6.1% ▼**
Condo Apartment	9,170 1.2% ▼	4,534 5.8% ▼	**13,704** **2.7% ▼**	$658,495 6.0% ▼	$557,127 8.8% ▼	**$624,957** **6.7% ▼**

TRREB MLS® HPI					October 2026
	Composite	SF Detached	SF Attached	Townhouse	Apartment
All TRREB Areas	**4.3% ▼**	**4.4% ▼**	**3.8% ▼**	**6.6% ▼**	**7.3% ▼**
Halton Region	1.1% ▼	0.9% ▼	2.9% ▼	4.4% ▼	6.6% ▼
Peel Region	4.6% ▼	5.2% ▼	3.8% ▼	6.5% ▼	9.0% ▼
City of Toronto	3.6% ▼	3.8% ▼	4.1% ▼	6.9% ▼	7.0% ▼
York Region	6.8% ▼	6.5% ▼	5.3% ▼	10.3% ▼	9.3% ▼
Durham Region	5.1% ▼	5.1% ▼	5.0% ▼	8.4% ▼	4.6% ▼
Orangeville	0.4% ▲	0.4% ▲	0.1% ▼	6.7% ▼	9.7% ▼
South Simcoe County[2]	6.4% ▼	6.9% ▼	5.7% ▼	6.0% ▼	15.3% ▼

TRREB MLS® Seasonally Adjusted Stats[1]								October 2026
	Sales		Average Price		New Listings		MLS® HPI	
October 2025	5,502	-3.8% ▼	$1,044,049	-1.7% ▼	14,845	-3.5% ▼	$971,800	-0.2% ▼
November 2025	5,345	-2.9% ▼	$1,046,303	0.2% ▲	14,718	-0.9% ▼	$966,300	-0.6% ▼
December 2025	5,265	-1.5% ▼	$1,052,483	0.6% ▲	14,878	1.1% ▲	$958,500	-0.8% ▼
January 2026	4,693	-10.9% ▼	$1,019,270	-3.2% ▼	14,889	0.1% ▲	$943,800	-1.5% ▼
February 2026	4,524	-3.6% ▼	$1,000,256	-1.9% ▼	12,993	-12.7% ▼	$934,700	-1.0% ▼
March 2026	4,589	1.4% ▲	$1,004,621	0.4% ▲	13,204	1.6% ▲	$929,300	-0.6% ▼
April 2026	4,879	6.3% ▲	$1,015,690	1.1% ▲	13,642	3.3% ▲	$928,900	0.0% ▼
May 2026	5,320	9.0% ▲	$1,019,419	0.4% ▲	13,378	-1.9% ▼	$927,400	-0.2% ▼
June 2026	5,386	1.2% ▲	$1,020,988	0.2% ▲	12,936	-3.3% ▼	$929,500	0.2% ▲
July 2026	5,549	3.0% ▲	$1,015,050	-0.6% ▼	12,787	-1.2% ▼	$931,700	0.2% ▲
August 2026	5,478	-1.3% ▼	$1,029,673	1.4% ▲	13,473	5.4% ▲	$931,200	-0.1% ▼
September 2026	5,209	-4.9% ▼	$1,007,567	-2.1% ▼	12,982	-3.6% ▼	$927,900	-0.4% ▼
October 2026	5,274	1.2% ▲	$1,015,125	0.8% ▲	13,477	3.8% ▲	$928,800	0.1% ▲

Read the Full Report

Media Inquiries:

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.