Deluxe Avenues Publishes 2026 Toronto and GTA Residential Market Report

New report examines lower prices, recovering sales, tighter listings and current borrowing conditions across the GTA.



Toronto GTA real estate market 2026

TORONTO, ONTARIO, CANADA, September 16, 2026 / EINPresswire.com/ -- Deluxe Avenues has published its 2026 Toronto and Greater Toronto Area Residential Market Report, examining recent changes in home prices, transaction activity, housing inventory, condominium conditions and borrowing costs.

The report, prepared by the Deluxe Avenues Research Desk, brings together recently released data from the Toronto Regional Real Estate Board (TRREB), the Canadian Real Estate Association (CREA) and the Bank of Canada to provide an updated view of the Toronto GTA real estate market 2026.

> The data does not identify a precise market bottom. It shows a market where prices remain below last year while sales improve and available inventory tightens."
> *Deluxe Avenues Research Desk*

The analysis comes as the GTA housing market shows a combination of lower year-over-year pricing, improving activity in several property categories and a reduction in the number of new properties entering the resale market.

According to TRREB's August 2026 market statistics, 5,057 residential sales were reported through the MLS® System, down 2.1% from August 2025. New listings totalled 12,075, representing a larger year-over-year decline of 14.1%.

The MLS® Home Price Index Composite benchmark was 4.5% below August 2025, while the average GTA selling price was $993,410, down 2.7% year-over-year. On a seasonally adjusted basis, the benchmark was essentially unchanged from July, while the average selling price increased modestly from the previous month. TRREB said reduced inventory and greater buyer

competition could contribute to renewed price growth if current conditions persist.

Quarterly data also showed higher transaction activity. CREA reported 19,269 GTA residential sales during the second quarter of 2026, an increase of 7.4% from the same quarter in 2025. Detached-home sales increased 9.0%, while condominium apartment transactions increased 9.1%.

Despite the increase in sales, median prices remained below year-earlier levels. CREA reported a Q2 median detached-home price of $1.175 million, down 4.1%, and a median condominium apartment price of $541,000, down 8.9%.

Condominium data showed a similar pattern. TRREB reported 4,783 condominium apartment transactions during Q2 2026, an increase of 8.8% from a year earlier. New condominium listings declined 19.0%, while active listings fell 15.4%. The average GTA condominium selling price was $634,972, down 7.5% from Q2 2025. In the City of Toronto, the average condominium selling price was $667,916 compared with $717,403 a year earlier.

“The data does not identify a precise market bottom. It shows a market where prices remain below last year while sales improve and available inventory tightens,” said the Deluxe Avenues Research Desk.

Financing conditions have also changed from the higher-rate environment experienced earlier in the housing correction. On September 2, 2026, the Bank of Canada maintained its target for the overnight rate at 2.25%.

The report does not forecast guaranteed price appreciation or recommend purchasing based on market timing alone. Instead, it identifies the current combination of pricing, transaction activity, inventory and borrowing conditions as factors that prospective purchasers may wish to consider when evaluating Toronto real estate.

Deluxe Avenues notes that conditions differ considerably by municipality, neighbourhood, property type and price range. Individual affordability, financing terms, ownership costs and intended holding period remain important considerations when assessing GTA properties for sale.

The full report includes the underlying statistics, market context and source references used in the analysis.

About Deluxe Avenues

Deluxe Avenues provides residential real estate services and market information for Toronto and the Greater Toronto Area. Its Canada Research Desk publishes market-focused reports examining residential pricing, supply, transaction activity and related housing-market

indicators.

Data Sources: Toronto Regional Real Estate Board, August 2026 Market Watch; Canadian Real Estate Association, Toronto Regional Real Estate Board Residential Activity, Q2 2026; Toronto Regional Real Estate Board, Q2 2026 Condo Market Report; Bank of Canada, September 2, 2026 monetary policy decision.

Disclaimer: Market statistics are historical and may change as reporting systems are updated. Market conditions vary by property and location. Past market activity does not guarantee future results.

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