

# GTA Real Estate Market Stats

April 2026

## Greater Toronto Area



Steve Song MBA  
Sales Representative  
Keller Williams Referred Realty

647 267 9988

# GTA MARKET STATS

APRIL 2026

## AVERAGE SALE PRICE



**\$1,051,969**

-4.9% FROM  
APRIL 2025'S  
AVERAGE PRICE OF  
**\$1,106,505**

## MLS SALES ACTIVITY



NEW LISTINGS: 18,847 (2025) VS 17,097 (2026) -9.3%  
ACTIVE LISTINGS: 26,813 (2025) VS 25,110 (2026) -6.4%

AVERAGE DAYS ON MARKET **43**  
COMPARED TO **37** DOM APR 2025

## SALES AND AVERAGE PRICE BY HOME TYPE

### DETACHED



AREA	SALES	AVG. PRICE
416	770	\$1,668,973
905	1,989	\$1,257,987

### TOWNHOUSE



AREA	SALES	AVG. PRICE
416	230	\$958,029
905	755	\$803,403

### SEMI



AREA	SALES	AVG. PRICE
416	237	\$1,286,166
905	326	\$849,760

### CONDO



AREA	SALES	AVG. PRICE
416	1,054	\$665,507
905	499	\$572,594

# TORONTO MARKET STATS

APRIL 2026

## AVERAGE SALE PRICE



**\$1,091,761**

-4.6% FROM  
APRIL 2025'S  
AVERAGE PRICE  
OF \$1,144,977

## MLS SALES ACTIVITY

APR 2026



APR 2025



% CHANGE



NEW LISTINGS: **7,105** (2025) VS **6,136** (2026) -13.6%  
ACTIVE LISTINGS: **10,563** (2025) VS **9,260** (2026) -12.3%

AVERAGE DAYS  
ON MARKET **44**

COMPARED TO **33** DOM APR 2025

## SALES AND AVERAGE PRICE BY HOME TYPE

**\$1,668,973** AVG DETACHED SALE PRICE



-1.9% compared to  
**\$1,700,710** in APR 2025

**\$1,286,166**  
AVG SEMI PRICE

**\$665,507**  
AVG CONDO PRICE

**\$958,029**  
AVG TOWNHOME PRICE



**+1.6%**  
COMPARED TO  
**\$1,266,322** IN APR 2025



**-6.4%**  
COMPARED TO  
**\$710,724** IN APR 2025

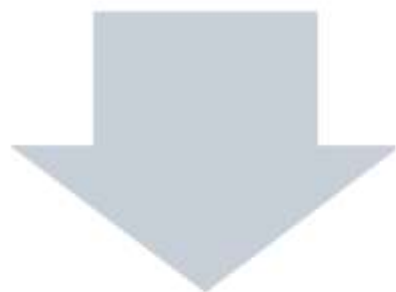


**-5.9%**  
COMPARED TO  
**\$1,018,449** IN APR 2025

# DURHAM REGION MARKET STATS

APRIL 2026

## AVERAGE SALE PRICE



**\$844,018**

-7.6% FROM  
APRIL 2025'S  
AVERAGE PRICE  
OF \$913,500

## MLS SALES ACTIVITY

APR 2026



APR 2025



% CHANGE



AVERAGE DAYS  
ON MARKET **35**

COMPARED TO **25** DOM APR 2025

NEW LISTINGS: **2,135** (2025) VS **1,923** (2026) **-9.9%**  
ACTIVE LISTINGS: **2,445** (2025) VS **2,331** (2026) **-4.7%**

## SALES AND AVERAGE PRICE BY HOME TYPE

**\$958,153**

AVG DETACHED SALE PRICE



-5% compared to  
**\$1,008,530** in APR 2025

**\$689,389**

AVG SEMI PRICE



**-10.7%**  
COMPARED TO  
**\$771,730** IN APR 2025

**\$508,817**

AVG CONDO PRICE



**-6.8%**  
COMPARED TO  
**\$545,852** IN APR 2025

**\$690,422**

AVG TOWNHOME PRICE



**-10.9%**  
COMPARED TO  
**\$774,632** IN APR 2025

# YORK REGION MARKET STATS

APRIL 2026

## AVERAGE SALE PRICE



**\$1,131,433**

-10% FROM  
APRIL 2025'S  
AVERAGE PRICE  
OF \$1,256,615

## MLS SALES ACTIVITY

APR 2026

994  
UNITS

APR 2025

894  
UNITS

% CHANGE

+11.2%

AVERAGE DAYS  
ON MARKET **43**

NEW LISTINGS: **3,349** (2025) VS **3,284** (2026) **-1.94%**  
ACTIVE LISTINGS: **5,157** (2025) VS **4,993** (2026) **-3.18%**

COMPARED TO **36** DOM APR 2025

## SALES AND AVERAGE PRICE BY HOME TYPE

**\$1,433,812** AVG DETACHED SALE PRICE



-11.3% compared to  
**\$1,615,904** in APR 2025

**\$985,091**  
AVG SEMI PRICE

**\$620,637**  
AVG CONDO PRICE

**\$932,975**  
AVG TOWNHOME PRICE



**-10.4%**  
COMPARED TO  
**\$1,099,508** IN APR 2025



**-6.8%**  
COMPARED TO  
**\$665,859** IN APR 2025



**-12.6%**  
COMPARED TO  
**\$1,067,230** IN APR 2025

# PEEL REGION MARKET STATS

APRIL 2026

## AVERAGE SALE PRICE



**\$950,415**

-4.8% FROM  
APRIL 2025'S  
AVERAGE PRICE  
OF \$998,207

## MLS SALES ACTIVITY

APR 2026

996  
UNITS

APR 2025

969  
UNITS

% CHANGE

+2.8%

AVERAGE DAYS  
ON MARKET **47**

NEW LISTINGS: 3,464 (2025) VS 3,158 (2026) -8.8%  
ACTIVE LISTINGS: 5,024 (2025) VS 4,641 (2026) -7.6%

COMPARED TO 37 DOM APR 2025

## SALES AND AVERAGE PRICE BY HOME TYPE

**\$1,192,316** AVG DETACHED SALE PRICE



-8.59% compared to  
\$1,304,400 in APR 2025

**\$857,348**  
AVG SEMI PRICE

**\$529,966**  
AVG CONDO PRICE

**\$734,393**  
AVG TOWNHOME PRICE



-8.3%  
COMPARED TO  
\$935,492 IN APR 2025



-1.9%  
COMPARED TO  
\$539,998 IN APR 2025



-6.6%  
COMPARED TO  
\$786,676 IN APR 2025

# Contact me

Cell: 647 267 9988

Email: [stevesong@kw.com](mailto:stevesong@kw.com)

Website:

[www.torontorealtysearch.com](http://www.torontorealtysearch.com)

Office:

156 DUNCAN MILL RD UNIT 1

TORONTO, Ontario M3B3N2

# Thinking of Selling Your Home in Toronto?

- Free Home Staging
- Free Pictures & Virtual Tour
- Free Home Valuation
- Free Professional Cleaning



# "Your compliments are the most valuable asset in my life." - Steve Song

after signing , there is a FINISH button, please click it

5:30 PM

Saturday, November 15, 2025

Hi Steve,

I wanted to thank you sincerely for all the work you've done to help my son and my daughter-in-law find a place. I truly appreciate your support and professionalism throughout the process. I will definitely reach out to you again for any future services.

Thank you again.

9:52 AM

Wednesday, November 19, 2025

No problem Very glad to help in real estate, buying or selling.

2:30 PM

Enter message SEND

They accepted the offer . Congrats,

I am sending you the documents

Great News!!! Thank you so much Steve it's been a long month

You've been great help

This is a great home

It really is

I am sending you the deposit instructions as well.

Ok perfect

Check out your email shortly

Yesterday 11:00 PM

Will do

i just explained the financing condition to them

5:49 PM Will keep you posted

alright thank you 5:50 PM

10:16 PM the seller accepted our offer. Congrats

10:17 PM I sent you the document of accepted offer and deposit instructions. Please check out your email. Thanks.

ok thanks you Steve. appreciate for showing the houses with me past years 10:21 PM

Monday, October 20, 2025

Enter message

Hey, I sent you an amendment just now.

11:35 AM Please sign it . Thanks.

In a minute I will. 11:40 AM

Please initial on the 1st page as well.

12:25 PM thanks

Monday, October 6, 2025

Good afternoon Steve, I just wanted to thank you very much for helping me buy my home. Thank you, 5:29 PM

You are welcome, 5 years have passed since we met for the first time in September 2020.

Its my pleasure to know you and help you.

7:09 PM

Enter message