

Susan's MARKET UPDATE

Home sales increased on a year-over-year basis in April 2026, while the supply of listings trended lower. This suggests that overall market conditions in the Greater Toronto Area (GTA) tightened during the first full month of spring.

Despite tighter market conditions, selling prices edged lower on average compared to last year, as buyers continued to benefit from ample choice and negotiating power. "We have experienced an uptick in home buying activity so far this spring.

Buyers have taken advantage of more affordable housing market conditions on the back of lower home prices. If market conditions continue to tighten and home prices level off, this could be a signal to intending homebuyers who remain on the sidelines," said TRREB President Daniel Steinfeld.

To better understand your home's current value, or to discuss your many options, please call me at 416-277-2232. I am always available to provide you with unbiased, knowledgeable advice about the market, at no cost or obligation.

Sincerely,



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 ArriveAtHome.ca



COMMITTED TO SERVING YOUR REAL ESTATE NEEDS
 SUTTON GROUP/OLD MILL REALTY INC. #40 - 74 JUTLAND ROAD TORONTO, ON M8Z 0J7

SOLD

BY SUSAN

(Kensington I & Kensington II)

Unit 101 (twice) • Unit 103 • Unit 104 • Unit 106 • Unit 107 • Unit 108 • Unit 201 (buyer's agent) • Unit 204 (twice) • Unit 206 (twice) • Unit 208 • Unit 209 • Unit 211 • Unit 302	(buyer's agent) • Unit 303 • Unit 304 • Unit 306 • Unit 309 • Unit 310 (twice) • Unit 401 (twice) • Unit 402 • Unit 407 (twice) • Unit 408 • Unit 409 • Unit 410 • Unit 503 • Unit 506 (twice) • Unit 508	• Unit 509 (twice) • Unit 510 • PH1 (twice) • PH2 • PH4 • PH5 • PH6 • PH 7 (Kensington I) • PH 7 (Kensington II) • PH8
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Not intended to solicit buyers or sellers under contract with a brokerage. Statistics courtesy of the TREB. Copyright © 2022 B6001

THE KINGSWAY / OLD MILL MARKET UPDATE



Susan STERBINSKY & CO.
 SALES REPRESENTATIVE

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KINGSWAY/ OLD MILL MARKET WATCH

Latest 6 Month Recap of SOLDS

10 Old Mill Trail	#sold.	Avg price	High price	Days on market
1200-1399 sq ft. 2 bed, 2 bath	1	\$1,320,000	\$1,320,000	8
1500-2000 sq ft.	1	\$1,549,000	\$1,549,000	18
12 Old Mill Trail				
1500 - 2000 sq ft. 2 +1 bed, 3 bath	1	\$1,749,000	\$1,800,000	10
1800- 1999 sq. ft. 2+1 bed, 2 bath	1	\$2,288,000	\$2,275,000	20
Over 2000 sq ft. 2 +1 bed, 3 bath	1	\$3,110,000	\$3,110,000	16
2662 Bloor				
1100-1500 sq ft. 2 bed, 2 bath	3	\$998,330	\$1,035,000	11
1500-2000 sq ft. 2+1 bed, 3 bath	1	\$1,925,000	\$1,925,000	3
30 Old Mill				
1100-1500 sq ft. 2+1 bed, 3 bath	1	\$2,118,000	\$2,118,000	2
4 The Kingsway				
1500-2000 sq ft.	1	\$2,130,000	\$2,130,000	27
1100-1500 sq ft. 2 bed, 2 bath.	1	\$1,385,000	\$1,385,000	1
700-1100 ft2. 1 bed, 2 bath	1	\$1,475,000	\$1,475,000	6

* statistics are from 2662 Bloor Street, 2885 Bloor Street, 10 Old Mill Trail, 12 Old Mill Trail & 30 Old Mill Rd.

COMING SOON to Toronto MLS!

"THE WATERMARK" - PENTHOUSE SUITE!
 FABULOUS BOUTIQUE BUILDING IN HEART OF LONG BRANCH!
 CLEAR TREED & LAKE VIEWS! BRIGHT, SOUTH FACING UNIT!



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GTA Home Sales Up While Listings Down in April

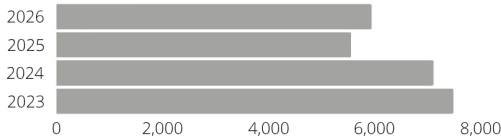
"Lower home prices and borrowing costs over the past year have been a catalyst for some homebuyers this spring. However, we still have a substantial amount of pent-up demand in the marketplace. More certainty on the trade front and an easing in geopolitical tensions would result in further improvements in market activity," said TRREB's Chief Information Officer Jason Mercer.

GTA REALTORS® reported 5,946 home sales through TRREB's MLS® System in April 2026 – an increase of seven per cent compared to April 2025. New listings entered into the MLS® System amounted to 17,097– down by 9.3 per cent year-over-year.

On a seasonally adjusted basis, April 2026 home sales and new listings were up month-over-month compared to March 2026. Sales were up by a greater monthly rate than new listings, potentially suggesting more competition between buyers in some neighbourhoods.

The MLS® Home Price Index (MLS® HPI) Composite benchmark was down by 6.6 per cent year-over-year in April 2026. The average selling price, at \$1,051,969, was down by 4.9 per cent compared to April 2025. On a month-over-month seasonally adjusted basis the average selling price edged up compared to March 2026. The MLS® HPI Composite was flat over the same period.

GTA Resale Home Sales (Units Sold) APRIL



GTA Resale Home Sales (Average Price) APRIL



THANK YOU

Thank you for recommending your friends and family to me. It means so much!

