

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,



SUSAN STERBINSKY

Sales Representative



ArriveAtHome.ca
 416.234.2424

Not intended to solicit buyers or sellers currently under contract with a brokerage. Statistics courtesy of TRREB. Copyright 2025.

PRINCESS ANNE MANOR MARKET UPDATE



Susan STERBINSKY & CO.
 SALES REPRESENTATIVE

DIRECT: 416-277-2232 / ArriveAtHome.ca



the numbers

CITY OF TORONTO [April 2026]

TOTAL SALES 2,312 +9% vs 2025	NEW LISTINGS 6,136 -14% vs 2025	ACTIVE LISTINGS 9,260 -12% vs 2025
DAYS ON MARKET 29 24 vs 2025	PRIME RATE 4.45% 5.00% vs 2025	MARKET TYPE buyers buyers vs 2025

The average price of **all sales** in Toronto was **\$1,091,761**

DETACHED	\$1,668,973	-2% vs 2025
SEMI-DETACHED	\$1,286,166	+2% vs 2025
TOWNHOUSE	\$958,029	-6% vs 2025
CONDO	\$665,507	-6% vs 2025

old mill

Source: TRREB. Toronto data only. Market type based on sales to new listing ratio for all home types. Courtesy of Sutton Group - Old Mill Realty Inc. Brokerage

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!



Not intended to solicit buyers or sellers under contract with a brokerage. Copyright © 2026

GTA Home Sales Up While Listings Down in April

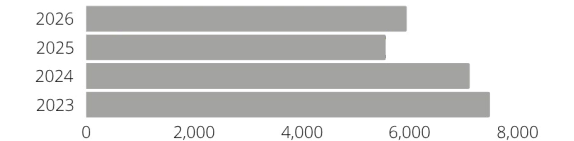
"Lower home prices and borrowing costs over the past year have been a catalyst for some homebuyers this spring. However, we still have a substantial amount of pent-up demand in the marketplace. More certainty on the trade front and an easing in geopolitical tensions would result in further improvements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

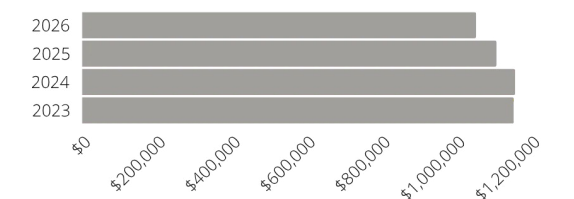
On a seasonally adjusted basis, April 2026 home sales and new listings were up month-over-month compared to March 2026. Sales were up by a greater monthly rate than new listings, potentially suggesting more competition between buyers in some neighbourhoods.

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!

