

Condo Market Report

2026 Q1

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Economic Indicators

Real GDP Growth

Q4	2025	-0.6% ▼
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Toronto Employment Growth

February	2026	0.1% ▲
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Toronto Unemployment Rate (SA)

February	2026	8.1% ▲
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Inflation (Yr./Yr. CPI Growth)

February	2026	1.8% ▼
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Bank of Canada Overnight Rate

March	2026	2.3% —
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Prime Rate

March	2026	4.5% —
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Mortgage Rates March 2026

1 Year	▼	5.49%
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3 Year	—	6.05%
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5 Year	—	6.09%
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Sources and Notes

i - Statistics Canada, Quarter-over-quarter growth, annualized.

ii - Statistics Canada, Year-over-year growth for the most recently reported month.

iii - Bank of Canada, Rate from most recent Bank of Canada announcement.

iv - Bank of Canada, Rates for most recently completed month.

TRREB Releases 2026 Q1 Condo Market Statistics

Greater Toronto Area (GTA) condominium apartment sales were lower in the first quarter of 2026 compared to the first quarter 2025, while active listings remained at elevated levels, albeit flat compared to last year. With sales down and available inventory holding steady year-over-year, condo buyers continued to benefit from substantial choice and negotiating power on price.

There were 3,361 condominium apartment sales reported through the Toronto Regional Real Estate Board (TRREB) MLS® System in Q1 2026 – down by 11.3 per cent compared to 3,791 sales in Q1 2025. New condominium apartment listings entered into the TRREB MLS® System totaled 11,723 in the first quarter of 2026, down by 19.4 per cent year-over-year. However, active listings at the end of the quarter remained virtually unchanged compared to the same period last year at 6,688 units.

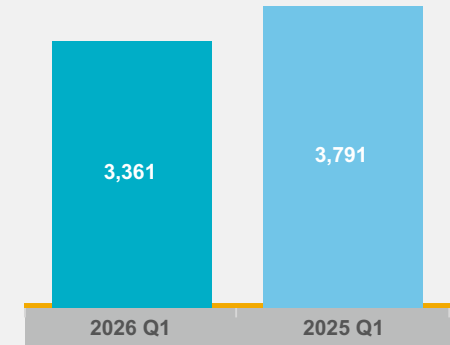
Elevated choice in the marketplace resulted in the average condominium apartment selling price trending lower year-over-year - down by 9.1 per cent to \$618,484 in Q1 2026 compared to \$680,243 in Q1 2025. The average selling price in the City of Toronto was \$649,330, which was above the GTA average but below the \$711,258 average price recorded in the City of Toronto during the first quarter of 2025.

Lower borrowing costs and selling prices compared to a year ago improved affordability. In the months ahead, this improvement could result in increased sales. In addition, the fact that new listings entered into TRREB's MLS® System were lower compared to Q1 2025 suggests that market conditions could tighten in the months ahead. Tighter market conditions would initially provide some support for prices and ultimately a resumption of growth beyond 2026.

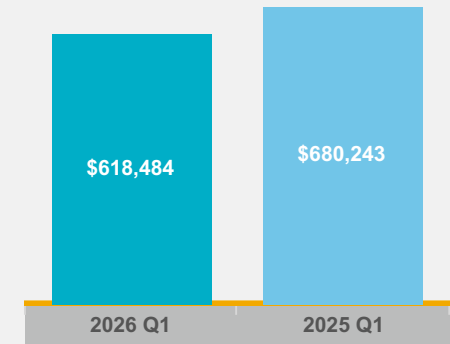
Condominium Apartment Market Summary

	2026 Q1		2025 Q1	
	Sales	Average Price	Sales	Average Price
TRREB Total	3,361	\$618,484	3,791	\$680,243
Halton	193	\$627,162	250	\$656,913
Peel	366	\$517,441	400	\$571,474
Toronto	2,249	\$649,330	2,502	\$711,258
York	424	\$581,991	492	\$660,166
Durham	109	\$472,483	124	\$560,789
Other Areas	20	\$484,550	23	\$525,126

TRREB MLS® Sales Activity



TRREB MLS® Average Price



Year-Over-Year Summary

	2026	2025	% Chg
Sales	3,361	3,791	-11.3%
New Listings	11,723	14,544	-19.4%
Active Listings	6,688	6,686	0.0%
Average Price	\$618,484	\$680,243	-9.1%
Avg. LDOM	43	37	16.2%

SUMMARY OF CONDOMINIUM APARTMENT TRANSACTIONS

ALL TRREB AREAS
2026 Q1

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SP/LP	Avg. LDOM
All TRREB Areas	3,361	\$2,078,725,673	\$618,484	\$545,000	11,723	6,688	97%	43
Halton Region	193	\$121,042,358	\$627,162	\$520,000	829	478	97%	51
Burlington	79	\$50,918,700	\$644,541	\$518,000	302	166	96%	58
Halton Hills	4	\$2,594,900	\$648,725	\$637,500	12	7	99%	49
Milton	25	\$12,596,250	\$503,850	\$517,500	133	72	97%	44
Oakville	85	\$54,932,508	\$646,265	\$522,000	382	233	97%	47
Peel Region	366	\$189,383,549	\$517,441	\$491,000	1,391	822	97%	45
Brampton	57	\$26,554,511	\$465,869	\$432,500	255	184	95%	54
Caledon	2	\$1,485,000	\$742,500	\$742,500	2	0	97%	89
Mississauga	307	\$161,344,038	\$525,551	\$495,000	1,134	638	97%	44
City of Toronto	2,249	\$1,460,343,861	\$649,330	\$570,000	7,557	4,309	97%	42
Toronto West	434	\$254,774,074	\$587,037	\$550,000	1,526	867	97%	44
Toronto Central	1,528	\$1,054,355,830	\$690,023	\$595,000	5,111	2,895	97%	42
Toronto East	287	\$151,213,957	\$526,878	\$490,000	920	547	96%	42
York Region	424	\$246,764,249	\$581,991	\$555,000	1,480	848	97%	44
Aurora	14	\$9,173,000	\$655,214	\$582,500	43	17	97%	40
East Gwillimbury	0				2	1		
Georgina	0				4	3		
King	0				19	16		
Markham	141	\$83,739,987	\$593,901	\$563,000	455	256	97%	45
Newmarket	14	\$7,326,500	\$523,321	\$482,500	51	32	98%	65
Richmond Hill	81	\$45,973,690	\$567,576	\$568,900	290	178	97%	43
Vaughan	172	\$99,388,572	\$577,841	\$546,250	594	332	97%	43
Stouffville	2	\$1,162,500	\$581,250	\$581,250	22	13	98%	20
Durham Region	109	\$51,500,656	\$472,483	\$458,000	397	176	97%	39
Ajax	13	\$5,248,756	\$403,750	\$400,000	24	12	97%	40
Brock	0				0	0		
Clarington	19	\$8,878,500	\$467,289	\$460,000	89	24	98%	39
Oshawa	23	\$8,361,400	\$363,539	\$357,000	94	61	96%	59
Pickering	28	\$14,324,300	\$511,582	\$488,500	111	43	98%	32
Scugog	1	\$850,000	\$850,000	\$850,000	4	3	98%	16
Uxbridge	3	\$1,834,000	\$611,333	\$639,000	12	4	97%	29
Whitby	22	\$12,003,700	\$545,623	\$532,500	63	29	98%	30
Dufferin County	7	\$3,809,000	\$544,143	\$485,000	20	8	97%	65
Orangeville	7	\$3,809,000	\$544,143	\$485,000	20	8	97%	65
Simcoe County	13	\$5,882,000	\$452,462	\$457,500	49	47	97%	69
Adjala-Tosorontio	0				0	0		
Bradford	1	\$472,500	\$472,500	\$472,500	3	0	96%	13
Essa	0				0	0		
Innisfil	5	\$2,211,500	\$442,300	\$457,500	33	36	97%	53
New Tecumseth	7	\$3,198,000	\$456,857	\$432,000	13	11	97%	88

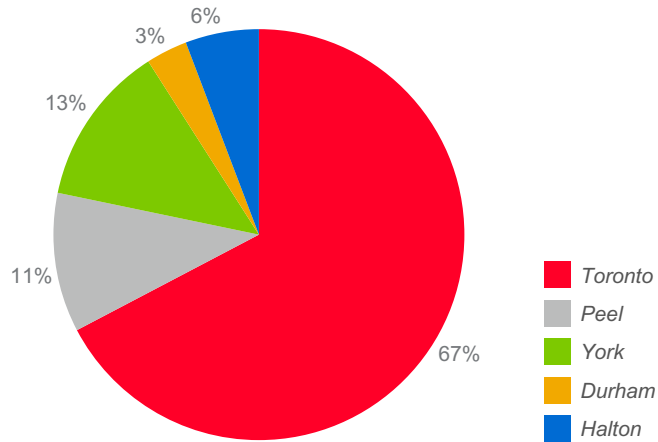
SUMMARY OF CONDOMINIUM APARTMENT TRANSACTIONS

City of Toronto
2026 Q1

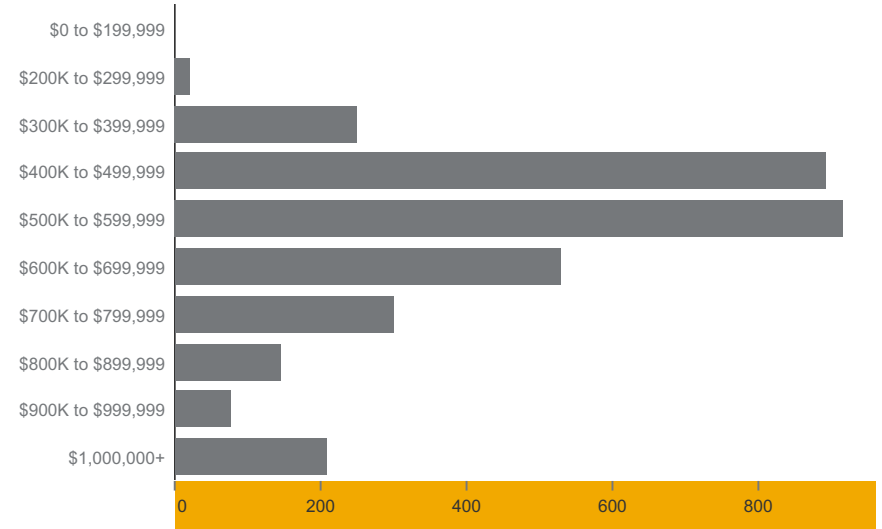
	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SP/LP	Avg. LDOM
All TRREB Areas	3,361	\$2,078,725,673	\$618,484	\$545,000	11,723	6,688	97%	43
City of Toronto	2,249	\$1,460,343,861	\$649,330	\$570,000	7,557	4,309	97%	42
Toronto West	434	\$254,774,074	\$587,037	\$550,000	1,526	867	97%	44
Toronto W01	37	\$24,048,144	\$649,950	\$660,000	131	78	97%	46
Toronto W02	24	\$13,708,388	\$571,183	\$574,250	113	52	97%	29
Toronto W03	12	\$7,221,800	\$601,817	\$589,450	33	24	95%	64
Toronto W04	37	\$18,435,190	\$498,248	\$485,000	157	100	98%	46
Toronto W05	40	\$17,164,000	\$429,100	\$440,500	144	95	95%	48
Toronto W06	115	\$76,941,100	\$669,053	\$610,000	319	190	97%	46
Toronto W07	11	\$7,360,499	\$669,136	\$605,000	36	26	97%	56
Toronto W08	120	\$71,307,409	\$594,228	\$522,500	430	218	96%	41
Toronto W09	22	\$11,502,044	\$522,820	\$548,750	56	34	97%	44
Toronto W10	16	\$7,085,500	\$442,844	\$427,750	107	50	98%	36
Toronto Central	1,528	\$1,054,355,830	\$690,023	\$595,000	5,111	2,895	97%	42
Toronto C01	545	\$387,325,433	\$710,689	\$615,000	1,747	941	97%	41
Toronto C02	72	\$83,102,127	\$1,154,196	\$842,500	305	195	96%	37
Toronto C03	27	\$19,860,900	\$735,589	\$645,000	98	64	97%	36
Toronto C04	21	\$19,832,926	\$944,425	\$800,000	95	61	98%	35
Toronto C06	37	\$19,277,207	\$521,006	\$515,000	110	75	97%	47
Toronto C07	77	\$47,482,347	\$616,654	\$585,000	231	146	97%	41
Toronto C08	309	\$197,179,859	\$638,123	\$565,000	1,125	640	97%	43
Toronto C09	14	\$10,952,400	\$782,314	\$789,950	54	29	94%	36
Toronto C10	96	\$60,765,900	\$632,978	\$616,250	265	113	97%	39
Toronto C11	44	\$23,479,924	\$533,635	\$481,000	106	74	96%	52
Toronto C12	5	\$5,189,000	\$1,037,800	\$780,000	18	13	99%	39
Toronto C13	58	\$40,967,868	\$706,343	\$589,000	172	103	96%	45
Toronto C14	88	\$54,701,900	\$621,613	\$591,250	368	211	98%	41
Toronto C15	135	\$84,238,040	\$623,985	\$528,888	417	230	98%	45
Toronto East	287	\$151,213,957	\$526,878	\$490,000	920	547	96%	42
Toronto E01	27	\$19,123,000	\$708,259	\$630,000	105	56	97%	40
Toronto E02	22	\$17,995,500	\$817,977	\$672,500	54	24	96%	38
Toronto E03	10	\$4,568,000	\$456,800	\$465,000	38	20	95%	59
Toronto E04	30	\$13,153,900	\$438,463	\$429,250	87	49	96%	43
Toronto E05	37	\$19,934,800	\$538,778	\$510,000	115	82	96%	48
Toronto E06	8	\$4,583,000	\$572,875	\$587,000	22	19	98%	37
Toronto E07	48	\$21,869,687	\$455,618	\$450,000	135	83	95%	42
Toronto E08	25	\$13,263,001	\$530,520	\$507,000	84	46	97%	38
Toronto E09	59	\$27,956,069	\$473,832	\$456,800	178	105	97%	42
Toronto E10	4	\$1,569,000	\$392,250	\$395,000	26	23	96%	33
Toronto E11	17	\$7,198,000	\$423,412	\$420,000	76	40	98%	37

Condominium Apartment Market Summary

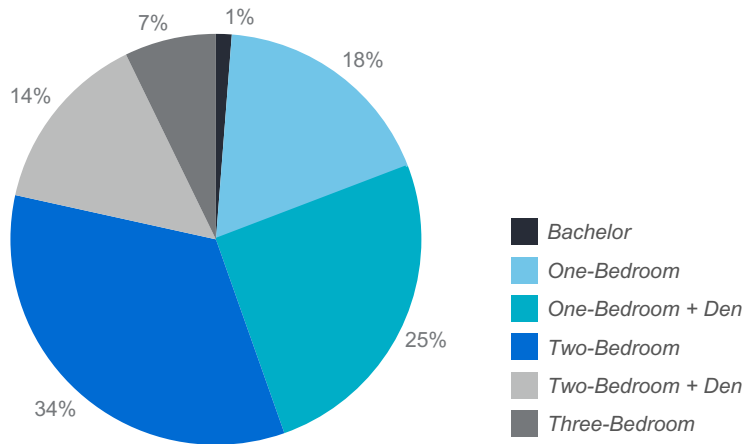
Share of Sales by TRREB Areas



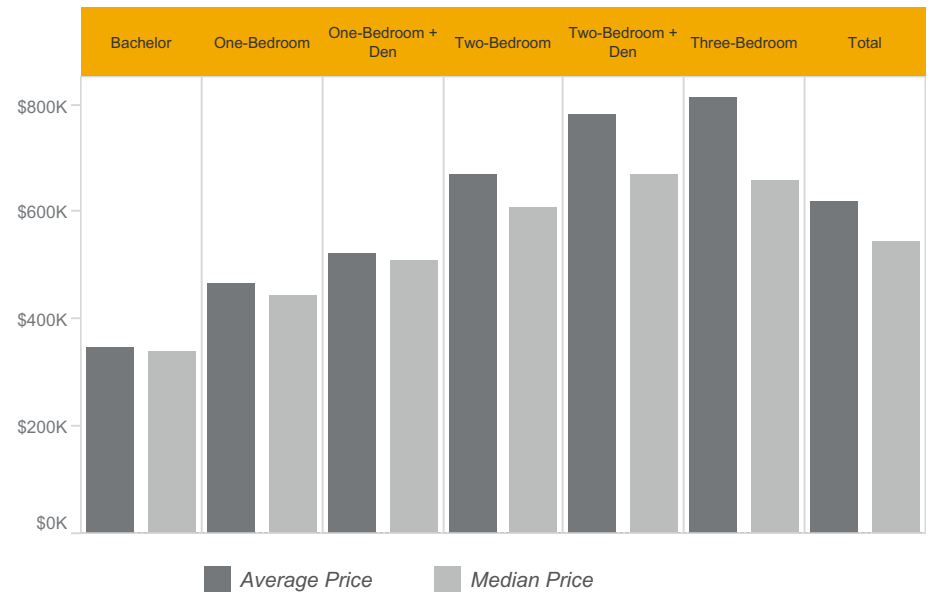
Sales by Price Range



Share of Sales by Bedroom Type

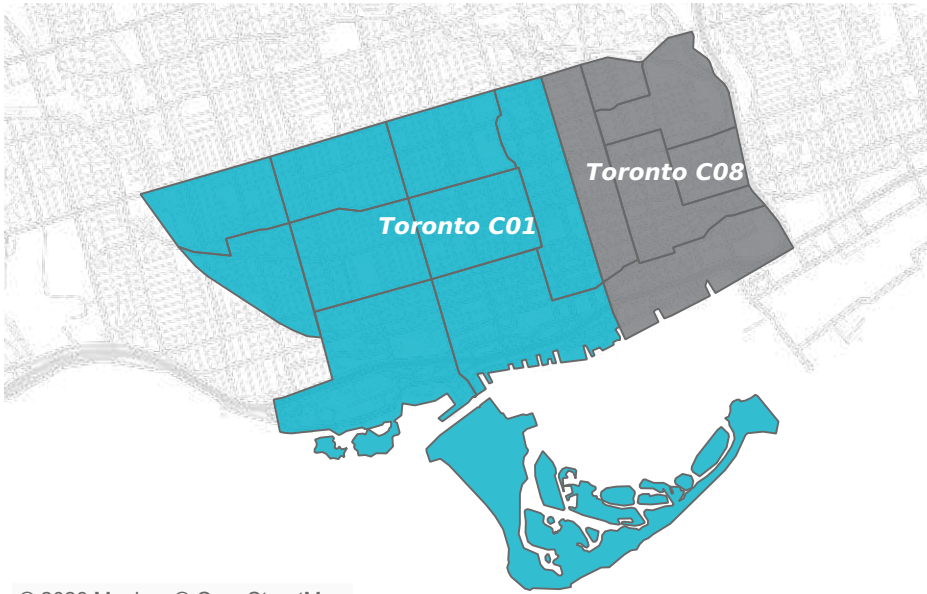


Price by Bedroom Type



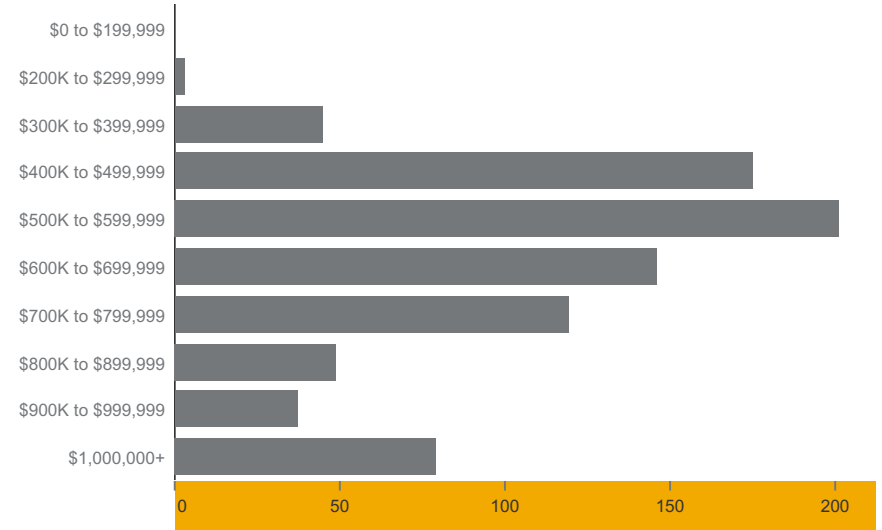
Source: Toronto Regional Real Estate Board

Sub-Market Breakdown: Downtown Core

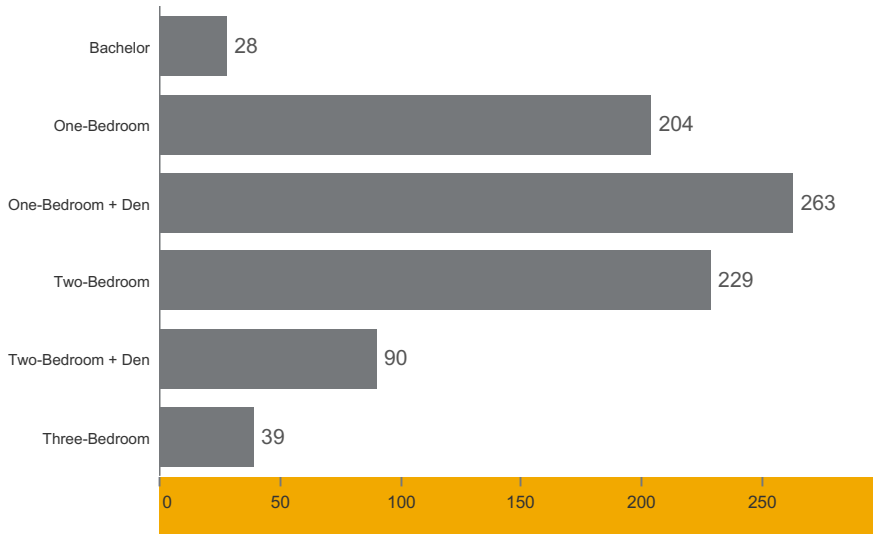


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Sales by Price Range



Sales by Bedroom Type

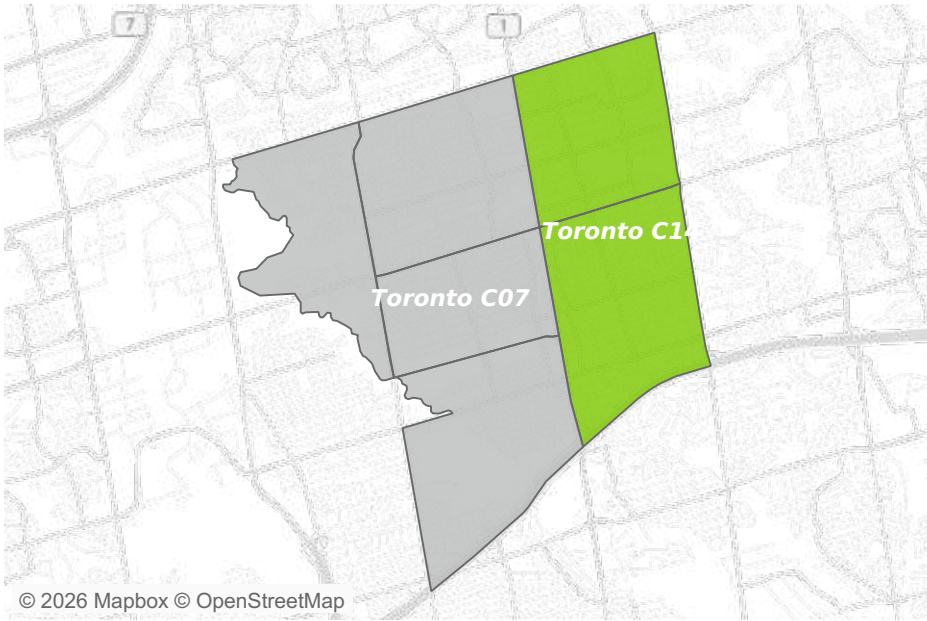


Price by Bedroom Type

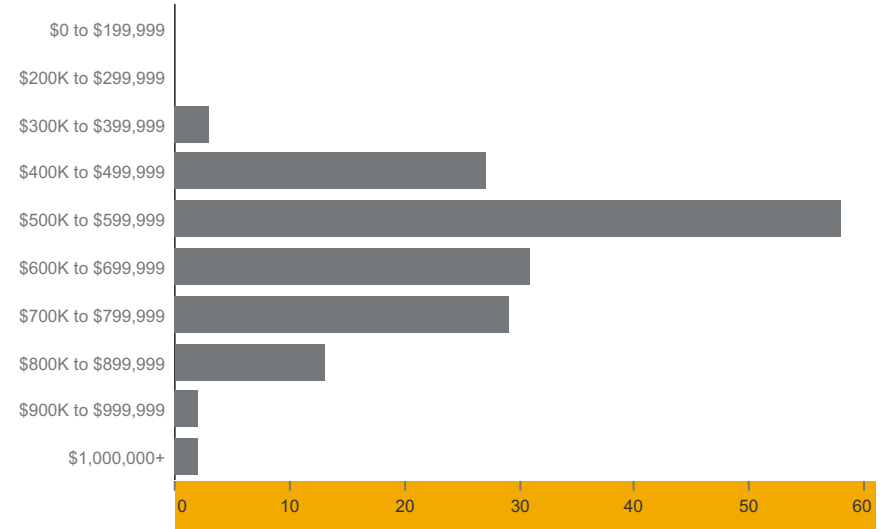


Source: Toronto Regional Real Estate Board

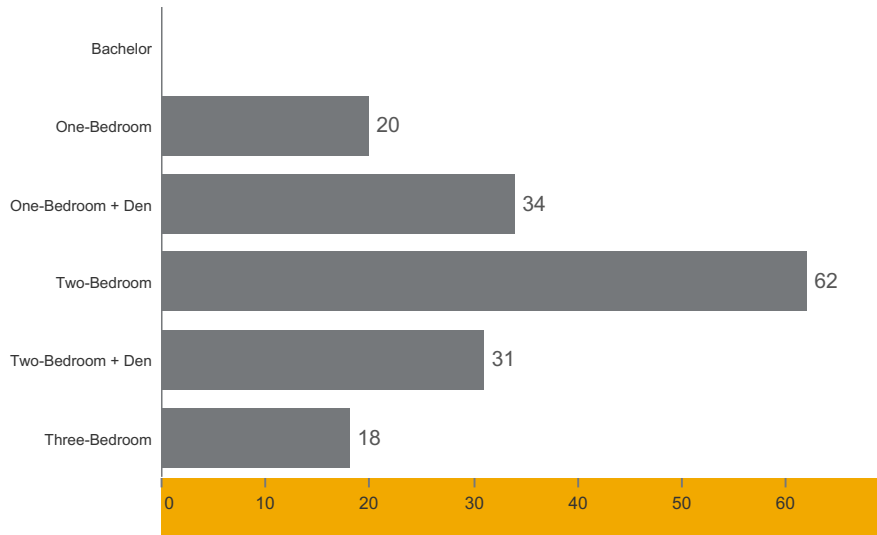
Sub-Market Breakdown: North York City Centre



Sales by Price Range



Sales by Bedroom Type

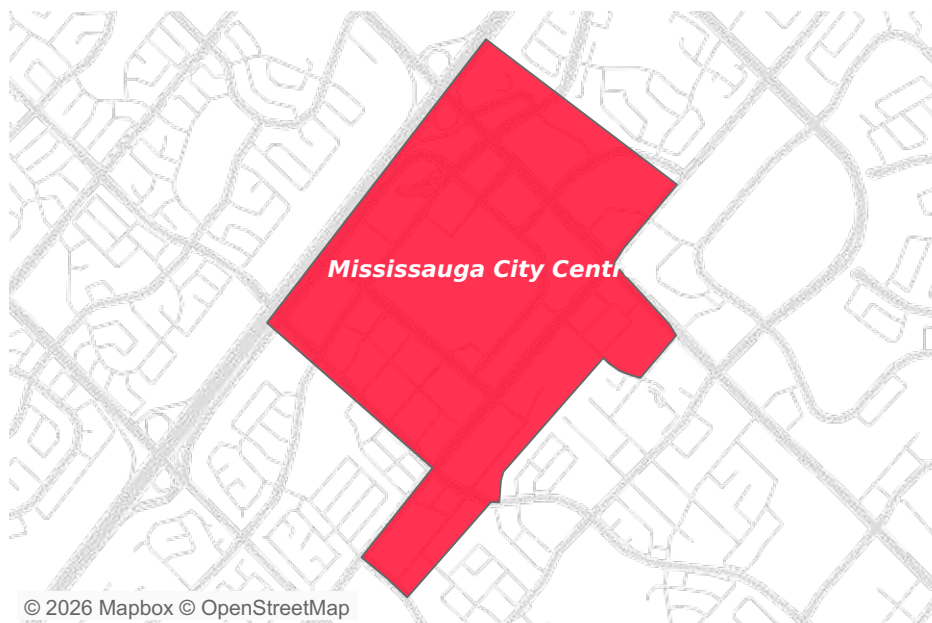


Price by Bedroom Type

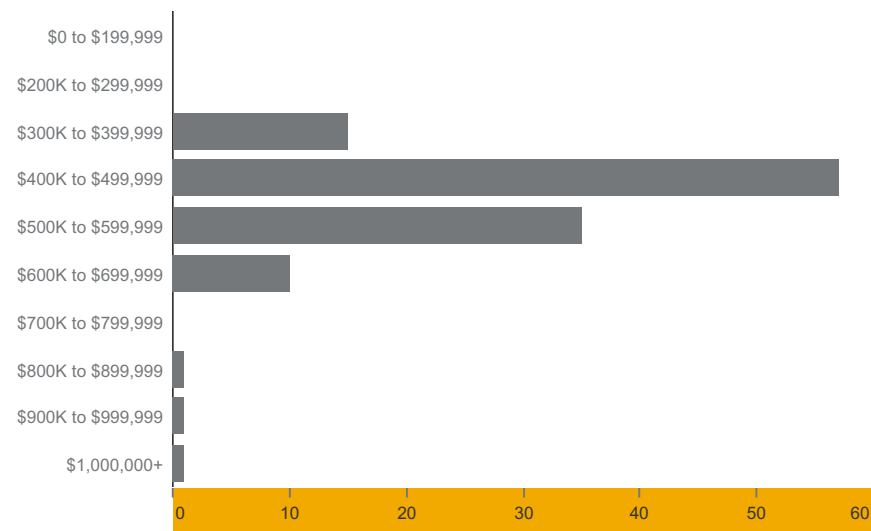


Source: Toronto Regional Real Estate Board

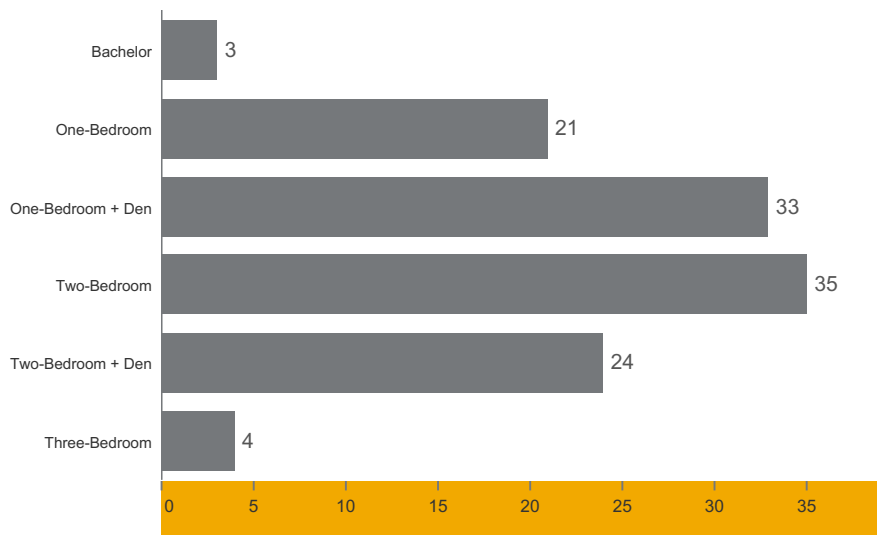
Sub-Market Breakdown: Mississauga City Centre



Sales by Price Range



Sales by Bedroom Type



Price by Bedroom Type

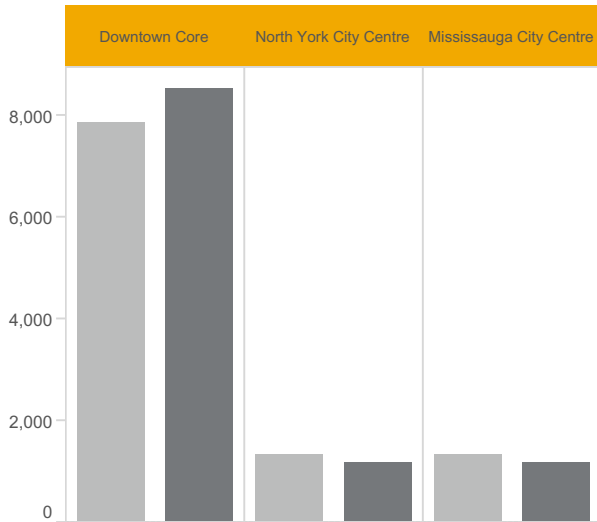


Source: Toronto Regional Real Estate Board

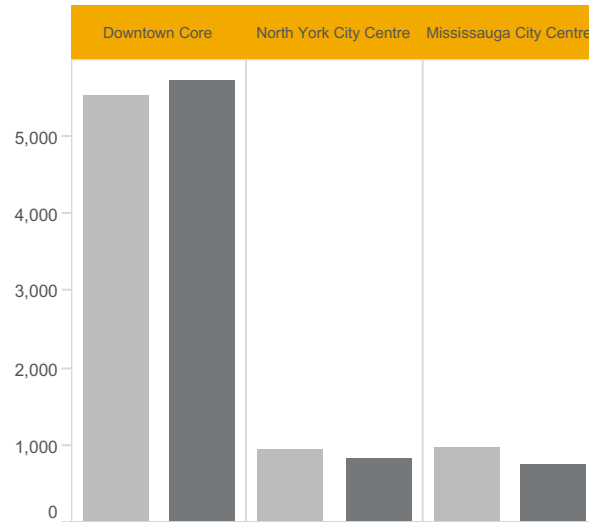
Rental Market Summary

2026 Q1	All Apartments	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
Listed	24,012 (6.0%▲)	1,012 (1.7%▼)	13,346 (6.1%▲)	8,642 (6.3%▲)	1,012 (11.6%▲)
Leased	16,365 (10.6%▲)	634 (5.2%▼)	9,403 (11.4%▲)	5,718 (10.6%▲)	610 (18.9%▲)
Average Rent	\$2,528 (-3.4%▼)	\$1,821 (-2.3%▼)	\$2,246 (-4.1%▼)	\$2,939 (-3.2%▼)	\$3,757 (-2.7%▼)
2026 YTD	All Apartments	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
Listed	24,012 (6.0%▲)	1,012 (1.7%▼)	13,346 (6.1%▲)	8,642 (6.3%▲)	1,012 (11.6%▲)
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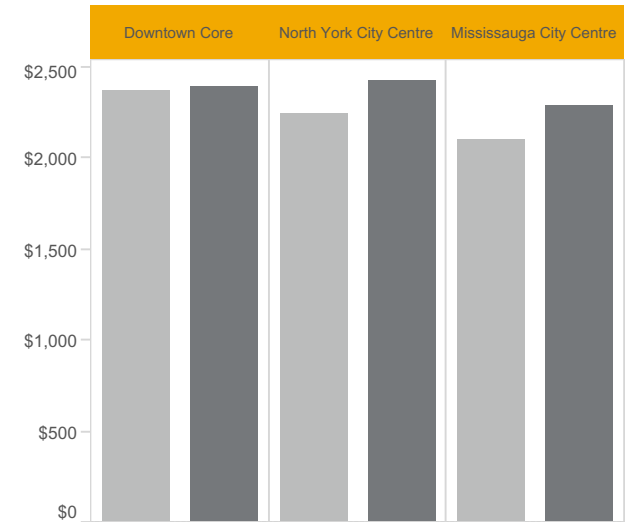
Number of Units Listed



Number of Units Leased

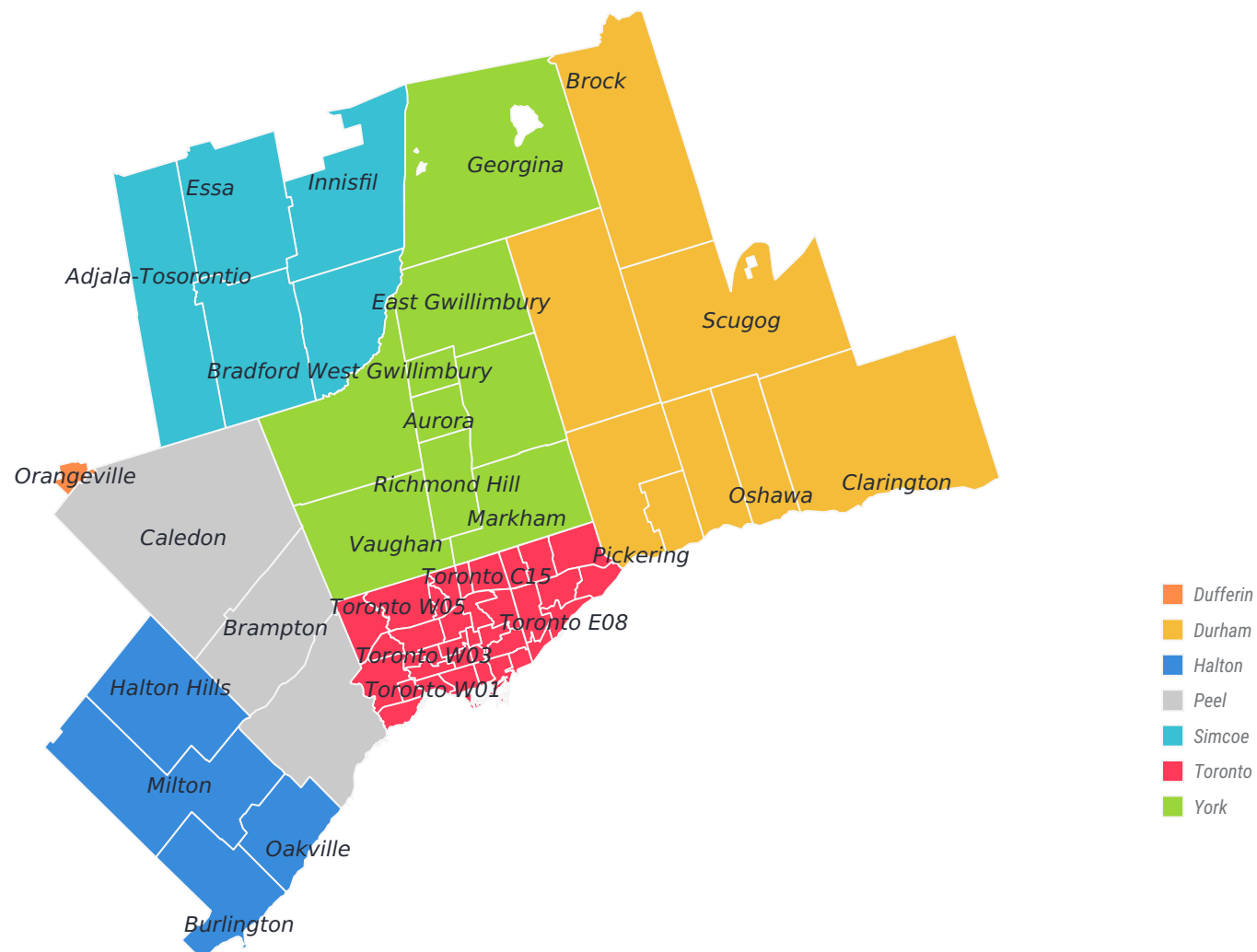


Average One-Bedroom Rents



2026 Q1 2025 Q1

Source: Toronto Regional Real Estate Board



Notes

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the TRREB MLS® System between the first and last day of the quarter being reported.
3. Active listings at the end of the last day of the quarter being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the TRREB MLS® System between the first and last day of the quarter being reported.
5. Average number of days on the market for firm transactions entered into the Toronto MLS system between the first and last day of the quarter being reported.
6. Past monthly and year-to-date figures are revised on a monthly basis.