



FEATURED PROPERTY: 335 LYTTON BOULEVARD

MARCH 2026 NEWSLETTER

The Toronto Regional Real Estate Board (TRREB) has released its February housing data. Housing market conditions tightened compared to the previous year with sales down year-over-year, while new listings declined by a greater annual rate. The dip in new listings is consistent with recent polling results which show listing intentions are down for 2026.

A total of 3,868 home sales were reported through the MLS system in February, down 6.3% compared to the previous year. New listings also declined, falling 17.7% to 10,705. While both sales and listings were lower, active listings remained elevated at 19,314, keeping overall supply elevated and sustaining buyer leverage across most market segments. Months of inventory for the region now sits at 5 months.

The average GTA home price sold at \$1,008,968, representing a 7.1% year-over-year decline. The MLS Home Price Index (HPI) Composite Benchmark was down approximately 7.9% compared to February 2025 (-8.1% in Toronto), reinforcing that pricing has adjusted broadly rather than through changes in sales mix alone. Homes continue to take longer to sell, with days on market sitting at 36, a 33.3% increase from the same time last year. The average sale-to-list price was 97% for February.

The bulk of sales activity occurred in the mid-market price ranges, with 79% of transactions concentrated below \$1.25 million. Sales over \$2 million accounted for 5.3% of all transactions. In this segment, activity continues to be more selective, particularly where pricing expectations have yet to align with the market.

Detached homes accounted for the largest share of February sales (43.7%), followed by condos (28.0%), townhomes (18%), and semi-detached properties

(8.8%). The consistency of year-over-year price declines across all housing types highlights a market-wide recalibration rather than isolated to a single segment.

February's sales data continues to illustrate a market in transition. Inventory remains a defining feature, pricing is still adjusting, and buyers are being patient. At the same time, transactions are occurring, negotiations are active, and well-positioned homes are selling. Sellers who align pricing with current conditions are seeing results.

Detached: \$1,325,654
 (▼ 8.2% year over year / ▲ 3.7% month over month)

Semi-detached: \$1,027,376
 (▼ 5.8% year over year / ▲ 8.6% month over month)

Townhomes: \$844,862
 (▼ 7.2% year over year / ▼ 3.6% month over month)

Condominiums: \$626,650
 (▼ 13.0% year over year / ▼ 3.6% month over month)

FEBRUARY 2026 MARKET STATS



DETACHED

UNITS SOLD
437

AVERAGE SALE PRICE
\$1,568,543

SALE TO LIST PRICE
98%

DAYS ON MARKET
30



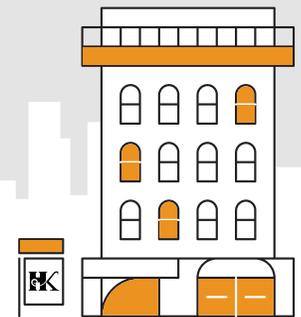
SEMI-DETACHED

UNITS SOLD
150

AVERAGE SALE PRICE
\$1,229,853

SALE TO LIST PRICE
105%

DAYS ON MARKET
20



CONDO APARTMENT

UNITS SOLD
733

AVERAGE SALE PRICE
\$663,984

SALE TO LIST PRICE
97%

DAYS ON MARKET
43

THE ART OF

LETTING GO



There is something about preparing for a move that makes even the most organized among us indecisive and oddly sentimental. We've all been there, standing in front of a drawer of miscellaneous cords, asking ourselves questions like, "What does this even belong to?" and "Why do I own seven pairs of scissors?"

Moving has a way of revealing just how much we've accumulated over time. And while packing may feel like the most urgent task, the real secret to a seamless transition is something far less appealing: purging before you pack.

This is an excerpt from an article published online.
To read the full article, visit harveykalles.com/blog.

(BEFORE YOU GO)



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(*SOURCE: IMS & LONEWOLF)

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