



FEATURED PROPERTY: 50 YORKVILLE AVENUE, #4702

APRIL 2026 NEWSLETTER

The Toronto Regional Real Estate Board (TRREB) has released its March housing data. Market conditions tightened compared to last year, with sales edging higher year-over-year, while new listings declined sharply. Selling prices remained lower than a year ago, continuing to support improved affordability heading into the spring market.

A total of 5,039 home sales were reported through the MLS system in March, up 1.7% compared to March 2025. New listings fell 16.7% year-over-year to 14,442, a notable decline that helped draw down active inventory. Active listings sat at 21,596, down 8.0% from last year. Months of inventory for the region now sits at 4.9, a slight improvement from February's 5.0.

The average GTA home price came in at \$1,017,796, representing a 6.7% year-over-year decline. The MLS Home Price Index (HPI) Composite Benchmark was down 7.4% across the GTA and 7.3% in Toronto, reinforcing continued broad-based price adjustment. Homes sold in an average of 31 days on market, up 29.2% from a year ago, with final sale prices coming in at 98% of the asking price. Approximately 77% of sales occurred below \$1.25 million, with 5.7% of transactions topping the \$2 million mark.

Detached homes accounted for the largest share of March sales (44.4%), followed by condominiums (28.2%), townhomes (17.4%), and semi-detached properties (8.8%). Semi-detached and condominium pricing continues to bear the steepest year-over-year declines, while detached homes and townhomes showed month-over-month stabilization.

March marked the first year-over-year increase in sales in 2026, while a notable drop in new listings

is starting to shift market dynamics. If this pattern continues, tightening supply could help stabilize prices through the spring. Recent federal and provincial announcements on HST and development charge relief are encouraging for long-term supply, but in the near term, the market is still adjusting.

If you are planning to buy or sell this spring, recognizing how these conditions play out at the neighbourhood level is essential.

Detached: \$1,342,375
(▼ 6.4% year over year / ▲ 1.3% month over month)

Semi-detached: \$1,008,246
(▼ 9.5% year over year / ▼ 1.9% month over month)

Townhomes: \$850,266
(▼ 6.4% year over year / ▲ 0.6% month over month)

Condominiums: \$620,479
(▼ 9.1% year over year / ▼ 1.0% month over month)

MARCH 2026 MARKET STATS



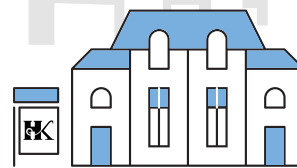
DETACHED

UNITS SOLD
574

AVERAGE SALE PRICE
\$1,613,066

SALE TO LIST PRICE
99%

DAYS ON MARKET
24



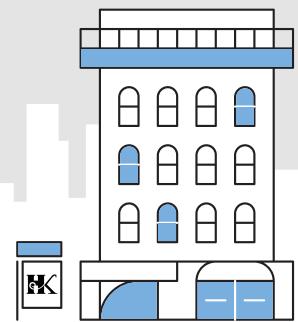
SEMI-DETACHED

UNITS SOLD
170

AVERAGE SALE PRICE
\$1,231,967

SALE TO LIST PRICE
104%

DAYS ON MARKET
19



CONDO APARTMENT

UNITS SOLD
951

AVERAGE SALE PRICE
\$648,287

SALE TO LIST PRICE
97%

DAYS ON MARKET
37

Toronto's Patio Season: The Neighbourhoods That Wake Up First

🍷 Yorkville: Still the Standard

Yorkville does not need an introduction, but it does deserve an honest one. This is the neighbourhood that invented Toronto's idea of outdoor luxury dining, and it has not relinquished the title. By mid-April, Yorkville Avenue and Hazelton are lined with terraces doing serious business before the trees have fully leafed out. The clientele are dressed as though the season started a month ago. The restaurant operators have been planning this since February.

What makes Yorkville worth including here is not the spectacle – it's the consistency. The neighbourhood activates at the same time every year, with the same confidence, and the residential streets running north and south of Bloor carry that energy into the blocks closest to them. Buyers considering addresses in this corridor are buying into one of the city's most reliably activated urban environments, and that reliability has a value that is difficult to quantify but easy to feel.

🏠 Ossington: The One That Grew Into Itself

Ossington is the neighbourhood that surprised people by becoming serious. What began as a scrappier alternative to the Bloor and Dundas corridors is now one of the city's most compelling stretches of ground-floor retail. Its patio culture activates quickly and continues late into the evening. Restaurants along Ossington tend to be independent, serious about their food, and genuinely invested in their outdoor spaces as places rather than marketing exercises.

The residential streets running east and west off Ossington – particularly the blocks toward Trinity Bellwoods – are among the more interesting in the city for buyers who want neighbourhood character without the substantial price premium of the more established corridors. Walkability here is not aspirational. It's structural.



This is an excerpt from an article published online. To read the full article, visit [harveykalles.com/blog](https://www.harveykalles.com/blog).



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WE ARE PROUD TO BE IN THE TOP 1% OF ALL BROKERAGES IN THE VALUE OF MLS HOMES SOLD, WITH OVER \$2.6 BILLION SOLD IN 2025!
(SOURCE: IMS & LONEWOLF)