



FEATURED PROPERTY: 2787 MUSKOKA ROAD 118W

## JUNE 2026 NEWSLETTER

The Toronto Regional Real Estate Board (TRREB) has released its May housing data. Market conditions continued to tighten compared to last year, with sales posting a third consecutive month of year-over-year gains and new listings declining for the fourth month in a row. Selling prices remained lower from a year ago, building on the improved affordability that has spurred market activity throughout the spring.

A total of 6,583 home sales were reported through the MLS, up 6.3% compared to May 2025. New listings fell 18.9% year-over-year to 17,698, the steepest decline of the spring season. Active listings declined to 26,927, down 13.3% from last year. Months of inventory for the region tightened to roughly 4.1, down from 4.2 in April and 4.3 in March. This reflects the steady drawdown of supply in this spring market.

The average GTA home price sold for \$1,069,700, representing a 4.6% year-over-year decline. The MLS Home Price Index (HPI) Composite Benchmark was down 6.7% across the GTA (-5.4% in Toronto), holding near April's 6.6%, suggesting the downward pressure on pricing is beginning to taper off. Listings sold in an average of 27 days on market, up 8.0% from a year ago, with final sale prices coming in at 98% of the asking price.

Detached homes accounted for the largest share of May sales (49.2%), followed by condominiums (23.3%), townhomes (17.0%), and semi-detached properties (9.2%). Three of the four property types posted gains in sales volume year-over-year, with semi-detached the lone exception. Three of four showed month-over-month price increases, with pricing finding a floor as inventory tightens.

May marks the third consecutive month of annual sales gains, and the fourth straight month of meaningful declines in new listings. With borrowing costs lower than last year, and the Bank of Canada overnight rate holding at 2.25%, the conditions for sustained activity remain in place. However, buyers continue to weigh broader economic uncertainty in their decisions. If the supply trend holds, price stabilization heading into 2027 becomes a reasonable expectation.

**Detached:** \$1,358,131  
 (▼ 4.7% year-over-year / ▼ 1.1% month-over-month)  
**Semi-detached:** \$1,067,672  
 (▼ 2.9% year-over-year / ▲ 3.3% month-over-month)  
**Townhomes:** \$840,608  
 (▼ 7.1% year-over-year / ▲ 0.1% month-over-month)  
**Condominiums:** \$639,468  
 (▼ 6.4% year-over-year / ▲ 0.6% month-over-month)

## MAY 2026 MARKET STATS



### DETACHED

UNITS SOLD  
**846**

AVERAGE SALE PRICE  
**\$1,610,988**

SALE TO LIST PRICE  
**99%**

DAYS ON MARKET  
**21**



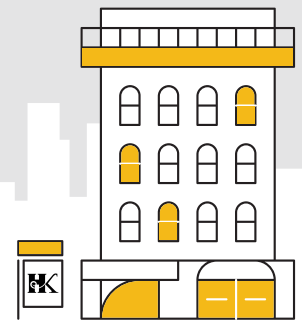
### SEMI-DETACHED

UNITS SOLD  
**283**

AVERAGE SALE PRICE  
**\$1,293,268**

SALE TO LIST PRICE  
**105%**

DAYS ON MARKET  
**17**



### CONDO APARTMENT

UNITS SOLD  
**1,009**

AVERAGE SALE PRICE  
**\$673,841**

SALE TO LIST PRICE  
**97%**

DAYS ON MARKET  
**33**



# *The Most Beautiful Gardens to Visit in Toronto*

Toronto has a reputation for being a city that works hard. There are glass towers, packed commutes, and ambitious people with somewhere to be. All of that is true. But wander into the right corner of the city on a warm June afternoon, and you will find something else entirely: roses older than most of the buildings nearby, lily ponds so still they look painted, and gardens tended with the kind of patience that has nothing to prove.

The public gardens in Toronto are among the most underappreciated pleasures this city offers. They are free, or nearly so, and are gorgeous across every season. These gardens have a way of reminding you that the best things in this city are not always the loudest ones.

This is an excerpt from an article published online. To read the full article, visit [harveykalles.com/blog](https://harveykalles.com/blog). Image by Creator: Jose San Juan Jose San Juan | Credit: City of Toronto



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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)