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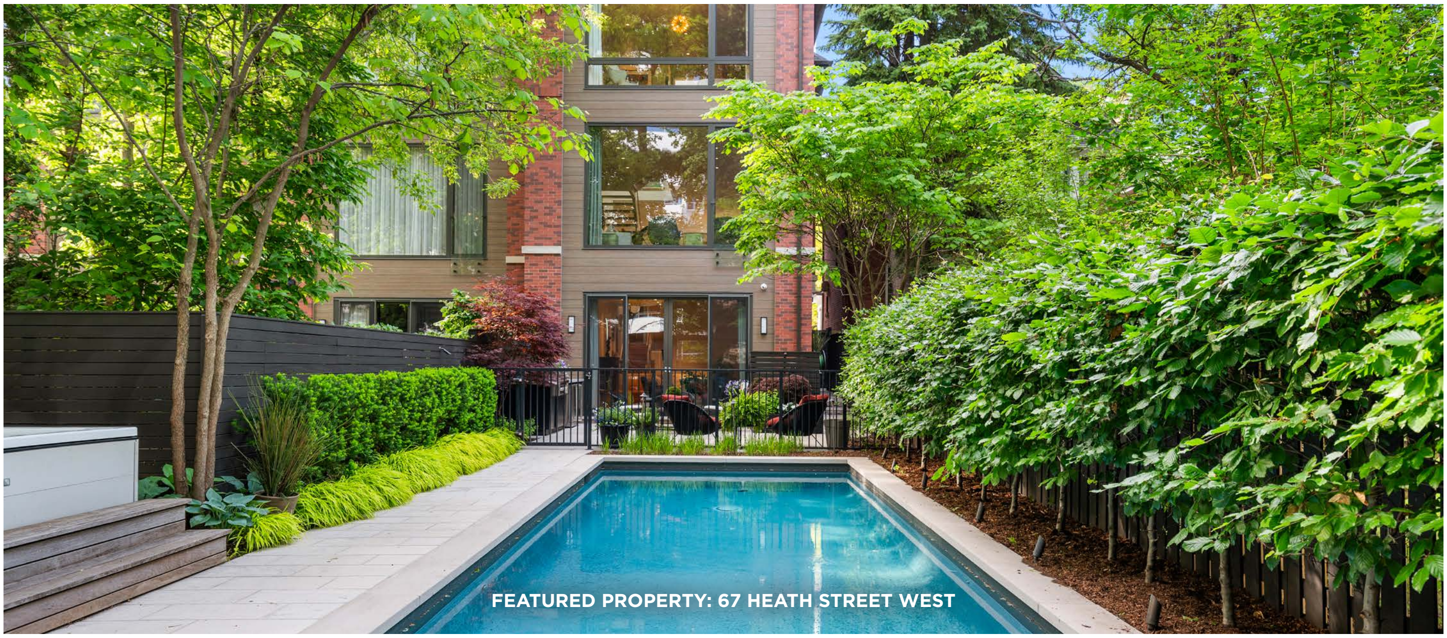

JULY 2026 NEWSLETTER

The Toronto Regional Real Estate Board (TRREB) has released its June housing data. Market conditions continued to tighten, with sales posting a fourth consecutive month of year-over-year gains and new listings declining for the fifth month in a row. Prices remained lower than a year ago, though the annual rate of decline has eased as growing demand meets a shrinking supply of listings.

A total of 6,770 home sales were reported through the MLS, up 9.4% compared to June 2025. New listings fell 12.9% year-over-year to 17,282, while active listings declined 13.5% to 27,329. Months of inventory tightened to roughly 4.0, down from 4.1 in May and 4.2 in April, continuing the steady drawdown of supply. For the first half of 2026, sales were slightly ahead of last year while new listings were down substantially.

The average GTA home sold for $1,058,658, a 3.9% year-over-year decline, compared to the 4.6% drop recorded in May. The MLS Home Price Index (HPI) Composite Benchmark was down 5.4% across the GTA and 4.3% in Toronto, improving from the 6.7% decline in May and suggesting that downward pressure on pricing is easing. On a seasonally adjusted basis, both the average price and HPI Composite edged up month-over-month. Listings sold in an average of 29 days, up 11.5% from a year ago, with final sale prices coming in at 98% of asking.

Detached homes accounted for the largest share of June sales at 48.1%, followed by condominiums at 25.3%, townhomes at 15.9%, and semi-detached properties at 9.1%. All four property types posted year-over-year sales gains, led by a 14.3% increase in condominium transactions, where improved affordability continues to draw buyers back.

June marks the fourth consecutive month of year-over-year sales gains and the fifth 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%, conditions remain in place for sustained activity, though buyers continue to weigh broader economic uncertainty. If conditions keep tightening through the second half of the year, prices could move back in line with 2025 levels and eventually post increases.

Detached: $1,364,204
(▼ 2.0% year-over-year / ▲ 0.4% month-over-month)

Semi-detached: $1,038,973
(▼ 4.6% year-over-year / ▼ 2.7% month-over-month)

Townhomes: $844,579
(▼ 3.1% year-over-year / ▲ 0.5% month-over-month)

Condominiums: $630,688
(▼ 9.5% year-over-year / ▼ 1.4% month-over-month)

JUNE 2026 MARKET STATS

	DETACHED	SEMI-DETACHED	CONDO APARTMENT
UNITS SOLD	792	270	1,124
AVERAGE SALE PRICE	$1,648,440	$1,264,782	$665,760
SALE TO LIST PRICE	98%	105%	97%
DAYS ON MARKET	22	17	37

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6 Outdoor Concert Experiences *(Better than Arena Shows)*

There's something transformative about live music in the open air. Maybe it's the sun setting behind the stage or the sound carrying across vineyards and waterfronts. Or maybe it's the simple fact that summer concerts feel more immersive than performances inside a packed arena.

This season, Ontario's best live music moments aren't happening inside giant venues. They're unfolding in wineries, parks, historic spaces, and lakeside stages where the atmosphere is just as memorable as the setlist. Best of all, every experience on this list is happening during July, August, or September 2026, making it the perfect excuse for a late-summer concert road trip.

From candlelit performances to vineyard amphitheatres and indie festivals, here are six outdoor music experiences that prove summer sounds better under the stars.

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

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