

MARKET REPORT
FEBRUARY
EDITION
dougukasovic.com

THE MONTHLY

DOUG VUKASOVIC
REAL ESTATE TEAM

TORONTO REAL ESTATE: A JANUARY REALITY CHECK

*January once again aligned with Toronto's long established seasonality, remaining the **quietest month of the year for real estate activity**. Sales volumes declined across all housing types, reflecting the typical winter slowdown alongside continued buyer caution around affordability, interest rates, and broader economic uncertainty. While transaction counts were lower, price movement was comparatively modest, **suggesting a market that is pausing rather than sharply repricing**.*

REGION OVERVIEW

ALL HOME TYPES

	# OF SALES					AVERAGE PRICE				Days on market
	% of Sales	Jan	% Chg	YTD	% Chg	Jan	% Chg	YTD	% Chg	
TL City of Toronto	100%	1,020	-27%	1,020	-27%	\$966,493	-3%	\$966,493	-3%	46
Freehold	40%	413	-19%	413	-19%	\$1,433,445	-1%	\$1,433,445	-1%	37
Condominium	60%	607	-32%	607	-32%	\$648,780	-11%	\$648,780	-11%	52

Note: Total City of Toronto = Toronto (Downtown) + Etobicoke + North York + Scarborough

Source: Toronto Real Estate Board. January 2026 Data.

FREEHOLD UPDATE

TL CITY OF TORONTO

# OF SALES	% of Sales	Jan	% Chg	YTD	% Chg
Total Freeholds	100%	413	-19%	413	-19%
Detached	68%	279	-20%	279	-20%
Semi-Detached	23%	96	-22%	96	-22%
Row/Townhomes	9%	36	-5%	36	-5%

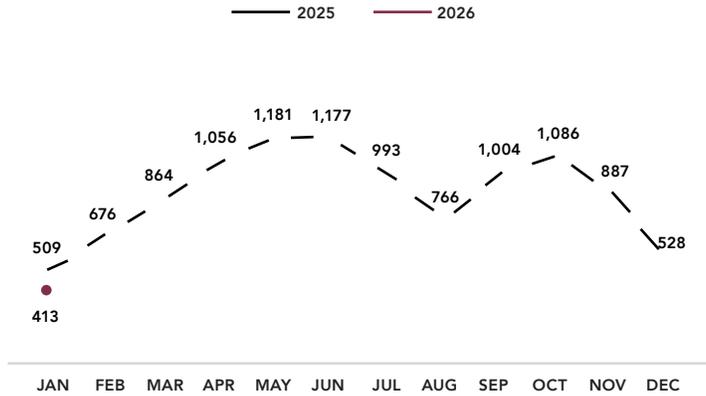
AVERAGE PRICE	Jan	% Chg	YTD	% Chg	Days on Market	New Listings	% Chg
Total Freeholds	\$1,433,445	-1%	\$1,433,445	-1%	37	1,358	-6%
Detached	\$1,579,521	0%	\$1,579,521	0%	38	1,017	-5%
Semi-Detached	\$1,143,177	-2%	\$1,143,177	-2%	35	238	-6%
Row/Townhomes	\$1,106,021	-3%	\$1,106,021	-3%	32	96	-17%

Across the city, overall sales were down 27 percent year over year, while average prices edged down only slightly. This gap is most visible in the freehold segment. Activity slowed, but detached home prices were generally steady, pointing to a market where demand has become more selective rather than absent. New freehold listings also declined, and days on market remained within a relatively stable range. Both buyers and sellers appear to be approaching the start of the year carefully, contributing to lower volume without dramatic price shifts.

FREEHOLD UPDATE

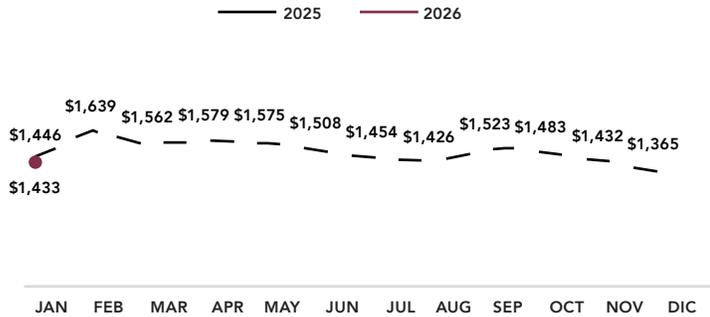
TL CITY OF TORONTO

of Sales – Month Trends



% Chg vs YA -19%
% Chg vs Pre -22%

Average Price ('000) – Month Trends



% Chg vs YA -1%
% Chg vs Pre 5%

CONDOMINIUM UPDATE

TL CITY OF TORONTO

# OF SALES	% of Sales	Jan	% Chg	YTD	% Chg
Total Condominiums	100%	607	-32%	607	-32%
Condo Apartment	88%	533	-31%	533	-31%
Condo Townhouse	12%	70	-38%	70	-38%

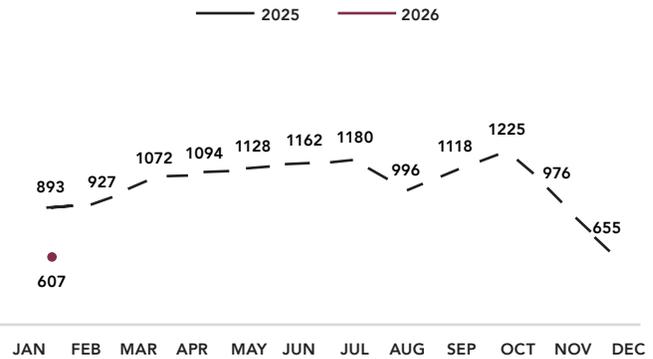
AVERAGE PRICE	Jan	% Chg	YTD	% Chg	Days on Market	New Listings	% Chg
Total Condominiums	\$648,780	-11%	\$648,780	-11%	52	2,738	-18%
Condo Apartment	\$634,192	-11%	\$634,192	-11%	51	2,423	-19%
Condo Townhouse	\$771,920	-12%	\$771,920	-12%	54	293	-9%

The condominium segment continues to account for most of the adjustment. Sales volumes declined more noticeably, prices softened further, and marketing times lengthened, particularly for condo apartments. New listings have also eased, suggesting some sellers are choosing to wait rather than test softer conditions. **Much of this movement reflects affordability pressures and financing constraints that are weighing more heavily on the condo market.**

CONDOMINIUM UPDATE

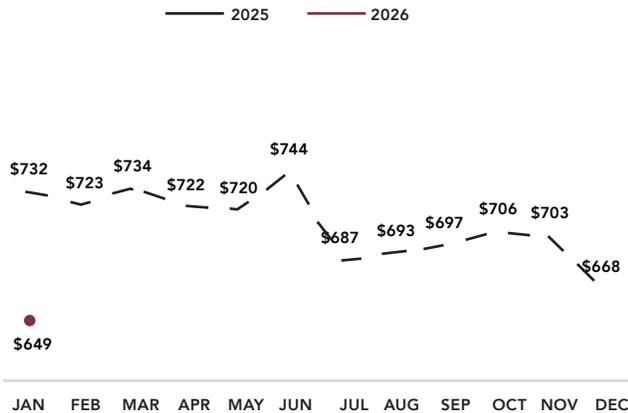
TL CITY OF TORONTO

of Sales – Month Trends



% Chg vs YA -32%
% Chg vs Pre -7%

Average Price ('000) – Month Trends



% Chg vs YA -11%
% Chg vs Pre -3%

THE TAKEAWAY

Competition has not disappeared, but it has become more focused. Approximately 28.5 percent of January sales occurred above asking, a slight pullback from last year but still meaningful for the slowest month of the calendar. Bidding activity is concentrating around properties that are well priced and aligned with current buyer expectations, rather than being widespread.

Taken together, January points to a market characterized by caution and selectivity on both sides. Buyers are moving carefully, sellers are pacing new supply, and activity is unfolding at a measured speed. As February begins, Toronto's housing market appears defined less by urgency and more by deliberate decision making, with pricing discipline and preparation playing a larger role than momentum.

Need Help?

Whether you're ready to sell, buy or simply looking for answers, I'd be happy to guide you with data and expertise specific to your area.

Please feel free to call or email anytime.



Doug Vukasovic
Sales Representative

dougvukasovic.com

c: 416.629.4510

e: doug@dougvukasovic.com



Love Where You Live