

Hey friend,

This week we're skipping the macro macramé and getting hyperlocal — the stuff that actually changes what a neighbourhood is worth. Think shiny new Costcos, a fresh \$81M high school, and grocery stores planting flags in half-empty plazas. Because nothing juices a home's value quite like being a short drive from a \$1.50 hot dog.

Oh, and the June market numbers dropped mid-week — and they've got some pep. Sales jumped, condos led the charge, and the board is quietly whispering the word "price growth." Let's get into what's new on the ground.

### **The June Numbers Just Dropped — and They've Got Legs**

- GTA REALTORS® logged 6,770 sales in June, up 9.4% year-over-year; City of Toronto sales rose 6.1%.
- Condos led the pack at +14.3% YoY — the segment everyone wrote off is suddenly moving.
- New listings fell 12.9% and active inventory dropped 13.5%, so choice is shrinking fast.
- **Realtor take:** TRREB is now openly forecasting more buyer competition and possible price growth into year-end — the deal-hunting window is starting to narrow.

### **Costco Is Coming to Milton (and Basically the Whole 905)**

- Fresh reporting this week confirms construction timelines on Costco's five-warehouse Ontario expansion.
- The Halton Hills store on Regional Rd 25 near Milton is targeting a late-2027 opening as part of an eight-store retail complex.
- Also in the pipeline: Oakville (Wyecroft near the QEW, fall 2027), Caledon (serving NW Brampton), Windsor, and Wasaga Beach (\$50M, ~370 jobs, opening November).
- **Realtor take:** Big-box anchors are proven value-drivers for nearby homes — expect these nodes in Milton, Oakville and Caledon to see buyer interest firm up well before the doors open.

### **Milton Lands \$81.2M for a Brand-New High School**

- Ontario announced \$81.2M this week for the new Britannia #1 Catholic Secondary School in fast-growing south Milton.
- It will deliver 1,499 secondary student spaces plus 88 licensed childcare spaces for Halton Catholic families.
- The school is tentatively slated to open in 2031, with a site still to be acquired in the community.
- **Realtor take:** New schools are family-buyer magnets — this signals long-term demand in south Milton and is exactly the amenity growing families ask me about first.

### **New Stores Planting Flags Across the GTA**

- Food Basics opens July 9 at Clarkson Village in Mississauga, filling 24,000+ sq ft of the former HomeSense space on Lakeshore Rd W.
- Moomoo is opening a flagship at CF Markville in Markham, with a grand opening July 10 — its second GTA flagship after Yorkville.

- Both landings re-anchor their plazas and signal retailer confidence in these pockets.
- **Realtor take:** Filled-up retail plazas are a quiet green flag for nearby resale — walkable amenities keep buyer demand sticky in Clarkson and Markville.

### **QUICK HITS**

- Costco's Wasaga Beach warehouse (162,000 sq ft) is set to open in November, bringing ~370 jobs to the region.
- A second Windsor Costco is at the structural-steel stage, also targeting a November opening.
- HomeSense's first-ever Milton store is slated for Aug 17 at Milton Mall (25,826 sq ft), next to RONA+.
- Single-detached affordability stays strained — ownership costs still eat 80%+ of a typical Toronto household's pre-tax income.
- Waterloo Region was quiet on the development front this week — mostly Canada Day programming; more to watch next week.

### **BY THE NUMBERS**

- 6,770 — GTA home sales in June 2026 (+9.4% YoY).
- +14.3% — GTA condo sales growth year-over-year in June.
- \$81.2M — provincial funding for the new Milton Catholic high school (1,499 student spaces).
- 5 — new Costco warehouses planned across Ontario, including Halton Hills/Milton and Oakville.
- July 9 / July 10 — Food Basics (Clarkson) and Moomoo (Markville) opening dates.

### **Let's Talk**

Curious what a new Costco, school, or grocery anchor does to values on your street specifically? That's literally my favourite question. Hit reply or let's grab a coffee — I'll map out what's coming to your pocket of the GTHA and what it means for buying or selling this year.