Hey friend,

The Bank of Canada held rates for the sixth straight time Wednesday, which is starting to feel less like a decision and more like a personality trait. Same day, CREA downgraded the year again. Cue the doom headlines — except it still has prices up 1.1%, making this a volume story, not a value one.

Meanwhile Toronto did something loud: starts jumped 25% while the country slowed. Waterloo kept grinding. And on Eglinton West, the diggers finally showed up.

The Bank Sat On Its Hands. Again.
• Held the overnight rate at 2.25% on July 15 — the sixth straight hold.
• It nudged its 2026 inflation forecast up to 2.5%, from 2.3% in April.
• May CPI ran 3.2%, mostly gasoline. Ex-gas: 2.2%. Core is fine.
• Next decision: September 2. There is no August meeting.
• *Clients waiting for the next cut are waiting seven-plus weeks for a cut nobody is promising.*

CREA Downgraded the Year. Again.
• CREA now sees 2026 sales falling 1.4% — it had forecast a small gain. Second cut this year.
• Yet June was fine: sales up 0.5% from May.
• The price forecast held: $686,710 national average, still up 1.1%.
• *Sales down, prices up: fewer participants, not falling values. That is your reply to the scary headline.*

Toronto Built While Canada Stopped
• CMHC’s June data, July 16: national starts fell 6% to a 238,971 annual rate.
• Actual starts in centres over 10,000: down 13% year over year.
• Toronto went the other way — up 25%, on multi-unit.
• Year-to-date is down just 1% — the slide is recent, not structural.
• *Shovels now are keys in 18–30 months: more choice for buyers, more competition for landlords.*

Waterloo: Soft Prices, Real Leverage
• July 14 refresh: the KW-Cambridge average is $729,650, down 6.5% year over year.
• Benchmarks — Kitchener-Waterloo $642,000 (-5.5%); Cambridge $671,000 (-6.6%).
• Semis took the worst of it: $591,692, down 8.8%.
• 662 June sales, 4.1 months of supply — textbook balanced.
• *The most room KW buyers have had in years. Sellers: price to the benchmark, not to 2022.*

The Crosstown Pushes West
• July 10: excavation began on four Eglinton West stations, from Martin Grove to Royal York.
• The 9.2 km extension creates nearly 30 km of rapid transit along Eglinton.
• Done, it links Scarborough, midtown and Mississauga on one line.
• Line 5 opened February 8; peak service is every 3–4 minutes.

• *Transit premiums price in at announcement or opening, rarely in the middle — where Etobicoke’s Eglinton sits now.*

QUICK HITS

• Minto swapped its three-tower Mimico condo plan for five rental towers, 34–54 storeys by Mimico GO — the pivot of 2026.
• June CPI drops Monday, July 20 — the last big print before September 2.
• The 5-year GoC bond yield was ~3.13% on July 10, off its early-July high. Fixed rates follow it: no spike coming.

BY THE NUMBERS

• 2.25% — BoC overnight rate, a sixth straight hold.
• 238,971 — June housing starts (SAAR), down 6% from May.
• +25% — Toronto starts, bucking the national trend.
• $686,710 — CREA’s 2026 national price forecast, up 1.1%.
• $642,000 — Kitchener-Waterloo benchmark, down 5.5%.

LET'S TALK

That’s the week. Thinking about listing, watching KW, or want a headline sanity-checked? Hit reply — no pitch, no pressure. Always up for a coffee.