Market Watch – February 2026

The February numbers from the Greater Toronto Area housing market paint an interesting picture. While sales activity slowed compared to last year, the number of homes coming onto the market dropped even more sharply. This tightening of inventory could become an important factor as we move deeper into the spring market.

According to TRREB, **3,868 homes were sold in February 2026**, representing a **6.3% decline compared to February 2025**. At the same time, **new listings dropped by a much larger margin of 17.7% year-over-year**, with **10,705 properties entering the market**.

This imbalance between demand and supply is something the industry is watching closely. If listings continue to decline while buyers slowly return, we could see competition rise in the coming months.

TRREB has also pointed out that there is **substantial pent-up demand in the GTA**, with estimates suggesting that **over 100,000 buyers are currently waiting on the sidelines**. Many of them are looking for clearer price stability and broader economic certainty before making a move.

If those signals appear later in the year, we could see a meaningful increase in activity through the **second half of 2026 and into 2027**.

Year-Over-Year Market Snapshot

Metric	February 2026 Change
Sales	↓ 6.3%
New Listings	↓ 17.7%
Active Listings	↑ 2.1%
Average Price	↓ 7.1%
MLS HPI Benchmark	↓ 7.9%
Days on Market	↑ 28.6%

The **average selling price across the GTA was $1,008,968**, down **7.1% from February 2025**.

Homes are also taking longer to sell compared to last year, with **Days on Market increasing by 28.6%**, indicating buyers are still taking their time before committing to a purchase.

What Buyers Were Purchasing

Detached homes continued to dominate the GTA market in February.

Property Type	Share of Sales
Detached	43.5%
Condo Apartments	28.1%

Detached homes maintained the **largest share of sales at 43.5%**, holding steady compared to January.

The **most active price segment remained the $1M – $1.25M range**, with **429 transactions in February and 1,683 transactions overall in this bracket**. This range saw a noticeable increase in activity compared to January, showing that buyers are continuing to focus on homes in this band.

Condominium apartments accounted for **28.1% of total transactions**, slightly increasing their share compared to the previous month. This suggests that buyers are increasingly considering well-priced condo units as affordability pressures continue.

Market Balance Across GTA Regions

To understand local market conditions, we often look at two key indicators.

SNLR (Sales-to-New-Listings Ratio)
Below 40% = Buyer's Market
40-55% = Balanced Market
Above 55% = Seller's Market

Months of Inventory (MOI)
Below 4 = Seller's Market
4-5 = Balanced Market
Above 5 = Buyer's Market
Markets Leaning Toward Sellers

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Region	SNLR	MOI
Burlington	41.7%	4
Ajax	43%	3
Clarington	40.9%	3
Whitby	39.4%	3.1

These regions continue to show stronger seller conditions compared to most other parts of the GTA. Burlington in particular **inched closer to seller-market territory compared to January**, indicating improving demand relative to supply.

Markets Offering Buyers More Leverage

Region	SNLR	MOI
Oakville	30.8%	5.6
Brampton	29%	5.6
Caledon	27.4%	7
Toronto Central	31.1%	6
Aurora	30.5%	5.5
King	20.7%	11.8
East Gwillimbury	29.5%	5.7
Richmond Hill	28.7%	6.4

These areas continue to present **more favourable conditions for buyers**, with higher inventory levels and lower sales-to-new-listings ratios.

Interestingly, **many of the same regions that favoured buyers in January continue to remain in that category**, indicating that local supply conditions have not changed significantly yet.

Selling Price vs Listing Price Ratio (SP/LP)

The **SP/LP ratio measures how close properties are selling to their listed price**.

Region	SP/LP Ratio
Toronto East	102%
Markham	98%
Ajax	100%
Clarington	98%
Oshawa	100%
Whitby	100%

One of the most notable trends this month is that every region saw an increase in the SP/LP ratio compared to last month.

The strongest gains were seen in **Toronto East and Ajax**, where ratios increased by **2–3% month-over-month**. This is often one of the earliest indicators that **spring market demand is beginning to build**.

What This Means Moving Forward

While year-over-year numbers still show a softer market, the bigger story may be **the sharp drop in new listings**.

If inventory continues to tighten while buyers gradually re-enter the market, we could see **competition increase through the spring months**.

For buyers, the current environment still provides opportunities in several GTA markets where inventory remains high.

For sellers, presentation and pricing remain critical. Well-positioned homes are still attracting strong interest, particularly in neighbourhoods where supply remains limited.