

April 2026 Market Report

The Market Is Moving Again. Here's What It Means For You.

After months of soft signals, April delivered the move we've been watching for. **GTA sales jumped 18% month-over-month and turned positive year-over-year for the first time in eighteen months.** Prices are stabilizing. Spring buyers are showing up — and the smart ones are already in motion.

We've been telling our clients this window would open. It just did.

\$1,051,969 Avg. Price · ↑ 3.4% MoM **5,946** Sales · ↑ 18% MoM · ↑ 7% YoY
\$944,100 Benchmark · ↑ 0.2% MoM **4.2 mo.** Supply · Balanced

Your Market, Up Close

This is the section to read twice. Every region moved up in April. Some moved hard. The story underneath the headlines is where your real opportunity — or your real risk — lives.

Metric	Peel	Halton	Durham	GTA
Avg. Sold Price	\$950,415	\$1,243,270	\$844,018	\$1,051,969
Price MoM	↓ 0.7%	↑ 9.3%	↑ 1.0%	↑ 3.4%
Price YoY	↓ 4.8%	↑ 0.7%	↓ 10.7%	↓ 4.9%
Sales	996	693	708	5,946
Sales MoM	↑ 13.7%	↑ 24.6%	↑ 10.6%	↑ 18.0%
Sales YoY	↑ 2.8%	↑ 7.9%	↓ 7.9%	↑ 7.0%
Months of Inventory	5.4 (<i>Buyer</i>)	4.5 (<i>Balanced</i>)	3.5 (<i>Seller</i>)	4.9 (<i>Balanced</i>)
Days on Market	31	30	22	29
Sold-to-List	97%	96%	99%	98%
Detached Avg.	\$1,192,316	\$1,616,484	\$958,153	\$1,372,688

Source: TRREB Market Watch, March & April 2025/2026

The Read on Each Region

Peel — Brampton · Mississauga · Caledon Sales up **13.7% MoM** and **+2.8% YoY** — Peel just flipped from "down vs. 2025" to "up vs. 2025." Prices held flat. With 5.4 months of supply, buyers still have leverage, but that leverage shrinks weekly. The last-call buyer's market.

Halton — Milton · Oakville · Burlington · Halton Hills The breakout region. Sales **+24.6% MoM** and **+7.9% YoY**. Prices **+9.3% MoM**, and the only major region with prices *positive* year-over-year. That's not a balanced recovery — that's

demand returning with conviction. Buyers waiting for the bottom in Oakville and Milton may have already missed it.

Durham — Ajax · Whitby · Pickering · Oshawa · Clarington **The contrarian story.** YoY looks soft, but that's exactly why Durham is now the tightest market in the GTA. The correction already happened. Buyers got their entry. Supply dried up. Result: 3.5 months of supply, 22 days on market, 99% sold-to-list. Sellers here are negotiating from real strength. The Durham window closes first and fastest.

The GTA at large +18% sales MoM. +7% YoY. +3.4% prices MoM. The cleanest "market is back" signal we've seen in eighteen months. The benchmark is still 6.6% below last April — but the *direction* has flipped, and direction is what smart buyers and sellers actually trade on.

Why MoM Matters More Than YoY Right Now

YoY tells you where the market *was*. MoM tells you where it's *going*. Every region just posted a double-digit sales gain in 30 days. That doesn't happen in a stalled market. That happens at the start of a turn.

The buyers and sellers who read this correctly in April 2026 will look like geniuses by October. The ones still anchored to YoY headlines will be playing catch-up — at higher prices.

What This Means For You

If you're buying. One of the best windows in years. Prices still 5–10% off 2025 peaks. Supply hasn't tightened to bidding-war territory yet. Rates have come down. Move now and look smart by fall — especially in Halton and Durham, where the windows are closing first.

If you're selling. Buyers are back. Volume is up everywhere. But 25,000+ listings are still competing for attention. Pricing right from day one isn't a strategy — it's *the* strategy. Overpriced homes are stalling. Well-positioned homes are moving fast. Which column you land in is decided before your sign goes up.

The BricksNDreams Read

We don't sell you on the market. We read it for you — your timeline, your neighbourhood, your numbers. That's how every BricksNDreams transaction starts. Not with a pitch. With a plan.

The clients we're working with right now aren't reacting to the market. They're positioning ahead of it. That's the difference between a good outcome and the *right* outcome.

If you're thinking about buying or selling in the next 12 months — especially in Halton or Durham — the conversation starts now, not when the headlines confirm what April already showed.