



MARKET WATCH SNAPSHOT

MAY 2026

SUTTON GROUP-HERITAGE REALTY INC., BROKERAGE



TORONTO MAY 2026

AVERAGE PRICE:

DETACHED

\$ 1,610,988

↓ 6.3% 2025
↓ 3.5% PRIOR MONTH

SEMI-DETACHED

\$ 1,293,268

↓ 0.5% 2025
↑ 0.6% PRIOR MONTH

TOWNHOUSE

\$ 1,112,188

↓ 14.4% 2025
↓ 13.4% PRIOR MONTH

CONDO

\$ 673,841

↓ 5.1% 2025
↑ 1.3% PRIOR MONTH

TOTAL HOMES SOLD

2,377

↑ 2.7% 2025
↑ 2.8% PRIOR MONTH

DAYS ON MARKET

40

↑ 1 DAY 2025
↓ 4 DAYS PRIOR MONTH

TOTAL NEW LISTINGS

6,401

↓ 18.9% 2025
↑ 4.3% PRIOR MONTH

SUTTON GROUP-HERITAGE REALTY INC., BROKERAGE

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DURHAM REGION MAY 2026

AVERAGE PRICE:

DETACHED

\$ 962,010

↓ 4.4% 2025
↑ 0.4% PRIOR MONTH

SEMI-DETACHED

\$ 700,983

↓ 5.0% 2025
↑ 1.7% PRIOR MONTH

TOWNHOUSE

\$ 731,252

↓ 7.7% 2025
↓ 3.4% PRIOR MONTH

CONDO

\$ 468,424

↓ 14.8% 2025
↓ 7.9% PRIOR MONTH

TOTAL HOMES SOLD

804

↓ 5.4% 2025
↑ 13.6% PRIOR MONTH

DAYS ON MARKET

37

↑ 8 DAYS 2025
↑ 2 DAYS PRIOR MONTH

TOTAL NEW LISTINGS

1,978

↓ 19.6% 2025
↑ 2.9% PRIOR MONTH

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PICKERING MAY 2026

AVERAGE PRICE:

DETACHED

\$ 1,145,207

↓ 9.3% 2025
↓ 2.3% PRIOR MONTH

SEMI-DETACHED

\$ 858,060

↑ 3.2% 2025
↑ 5.9% PRIOR MONTH

TOWNHOUSE

\$ 791,164

↓ 6.8% 2025
↓ 4.3% PRIOR MONTH

CONDO

\$ 462,269

↓ 24.2% 2025
↓ 6.5% PRIOR MONTH

TOTAL HOMES SOLD

126

↑ 0.8% 2025
↓ 8.0% PRIOR MONTH

DAYS ON MARKET

41

↑ 8 DAYS 2025
↑ 9 DAYS PRIOR MONTH

TOTAL NEW LISTINGS

329

↓ 11.3% 2025
↓ 5.5% PRIOR MONTH

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AJAX MAY 2026

AVERAGE PRICE:

DETACHED

\$ 938,220

↓ 4.4% 2025
↓ 5.3% PRIOR MONTH

SEMI-DETACHED

\$ 775,667

↓ 8.3% 2025
↓ 3.8% PRIOR MONTH

TOWNHOUSE

\$ 744,865

↓ 9.1% 2025
↓ 2.5% PRIOR MONTH

CONDO

\$ 461,950

↓ 18.5% 2025
↑ 5.1% PRIOR MONTH

TOTAL HOMES SOLD

128

↑ 4.1% 2025
↑ 32.0% PRIOR MONTH

DAYS ON MARKET

29

↑ 4 DAYS 2025
↓ 7 DAYS PRIOR MONTH

TOTAL NEW LISTINGS

237

↓ 21.0% 2025
↓ 4.0% PRIOR MONTH

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WHITBY MAY 2026

AVERAGE PRICE:

DETACHED

\$ 1,075,702

↓ 0.8% 2025
↑ 3.1% PRIOR MONTH

SEMI-DETACHED

\$ 827,641

↑ 7.6% 2025
↑ 15.8% PRIOR MONTH

TOWNHOUSE

\$ 775,613

↓ 3.1% 2025
↓ 1.5% PRIOR MONTH

CONDO

\$ 584,890

↑ 4.3% 2025
↓ 9.4% PRIOR MONTH

TOTAL HOMES SOLD

151

↓ 12.2% 2025
↑ 9.4% PRIOR MONTH

DAYS ON MARKET

34

↑ 7 DAYS 2025
↑ 3 DAYS PRIOR MONTH

TOTAL NEW LISTINGS

351

↓ 30.6% 2025
↑ 8.7% PRIOR MONTH

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OSHAWA MAY 2026

AVERAGE PRICE:

DETACHED

\$ 793,496

↓ 6.0% 2025
↑ 0.5% PRIOR MONTH

SEMI-DETACHED

\$ 600,238

↓ 10.0% 2025
↓ 4.1% PRIOR MONTH

TOWNHOUSE

\$ 683,974

↓ 7.2% 2025
↑ 4.6% PRIOR MONTH

CONDO

\$ 367,083

↓ 13.3% 2025
↓ 5.5% PRIOR MONTH

TOTAL HOMES SOLD

183

↓ 15.3% 2025
↑ 9.6% PRIOR MONTH

DAYS ON MARKET

38

↑ 8 DAYS 2025
↑ 4 DAYS PRIOR MONTH

TOTAL NEW LISTINGS

514

↓ 16.0% 2025
↑ 11.3% PRIOR MONTH

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CLARINGTON MAY 2026

AVERAGE PRICE:

DETACHED

\$ 943,767

↑ 2.3% 2025
↑ 6.1% PRIOR MONTH

SEMI-DETACHED

\$ 596,167

↓ 10.5% 2025
↓ 2.9% PRIOR MONTH

TOWNHOUSE

\$ 633,630

↓ 10.8% 2025
↓ 4.9% PRIOR MONTH

CONDO

\$ 470,991

↓ 6.9% 2025
↓ 3.0% PRIOR MONTH

TOTAL HOMES SOLD

142

↓ 2.1% 2025
↑ 13.6% PRIOR MONTH

DAYS ON MARKET

36

↑ 8 DAYS 2025
↓ 1 DAY PRIOR MONTH

TOTAL NEW LISTINGS

346

↓ 19.9% 2025
↑ 2.7% PRIOR MONTH

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MARKHAM MAY 2026

AVERAGE PRICE:

DETACHED

\$ 1,552,562

↓ 7.8% 2025
↑ 2.7% PRIOR MONTH

SEMI-DETACHED

\$ 1,085,768

↓ 6.6% 2025
↑ 2.4% PRIOR MONTH

TOWNHOUSE

\$ 1,039,913

↓ 9.5% 2025
↑ 2.5% PRIOR MONTH

CONDO

\$ 617,507

↓ 8.1% 2025
↓ 9.5% PRIOR MONTH

TOTAL HOMES SOLD

303

↑ 18.4% 2025
↑ 21.2% PRIOR MONTH

DAYS ON MARKET

38

↑ 2 DAYS 2025
UNCHANGED PRIOR MONTH

TOTAL NEW LISTINGS

753

↓ 20.6% 2025
↓ 2.6% PRIOR MONTH

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