


# NADINE COMEAU

Family Real Estate ENERGY AND EXPERIENCE



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Your Pickering REALTOR® of Choice!



**NadCoHomes.com**  
 Move with Clarity & Confidence

NOVEMBER 2025  
**COMPLIMENTARY**  
 MARKET EVALUATION!

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### November 2025 Featured Properties

NADINE COMEAU ENERGY AND EXPERIENCE



**1980 Bowler Dr. - Semi-Detached**  
 3 Bedrooms/ 3 Bath/ 1-Car Garage  
 Walk-out to back deck! Finished basement. Inground pool - Landscaped!  
**Pickering - Liverpool**

**6 Scotney Grove - 2 Storey Town**  
 4 Bed/ 2 Bath/ 3 Car Parking  
 Walk-out to back yard from kitchen. Finished Basement. Close to 401  
**Toronto - Malvern**

**24 Jays Dr.-2 Storey Town- End Unit**  
 3 Beds/ 3 Bath/ 1-Car Garage  
 4-Pc en-suite bath. Walkout to raised Deck. Fin. Basement. Lrg Pie shaped lot  
**Whitby - Williamsburg**

### BREAKING IT DOWN!

#### HISTORIC ANUAL STATS GTA - ALL HOME TYPES

Year	Sales	Avg. Price
2012	90,919	\$499,422
2013	92,767	\$525,681
2014	98,568	\$569,404
2015	107,428	\$623,531
2016	118,082	\$731,927
2017	96,930	\$823,409
2018	82,626	\$784,118
2019	94,045	\$812,996
2020	101,096	\$926,340
2021	127,313	\$1,098,087
2022	79,589	\$1,193,771
2023	69,890	\$1,131,277
2024	70,282	\$1,120,250

#### 2024 -MONTHLY GTA - ALL HOME TYPES

Month	Sales	Avg. Price
January	4,308	\$1,028,699
February	5,792	\$1,114,829
March	6,741	\$1,125,794
April	7,302	\$1,155,219
May	7,206	\$1,167,646
June	6,397	\$1,164,491
July	5,498	\$1,113,116
August	5,092	\$1,077,742
September	5,155	\$1,112,113
October	6,785	\$1,135,799
November	5,948	\$1,110,455
December	4,058	\$1,060,844

#### 2025 -MONTHLY GTA - ALL HOME TYPES

Month	Sales	Avg. Price
January	3847	\$1,040,994
February	4037	\$1,084,547
March	5,011	\$1,093,254
April	5,601	\$1,107,463
May	6,244	\$1,120,879
June	6,243	\$1,101,691
July	6,100	\$1,051,719
August	5,211	\$1,022,143
September	5,592	\$1,059,377
<b>October</b>	<b>6,138</b>	<b>\$1,054,372</b>
November		
December		



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# City of PICKERING

## Santa Clause Parade

On November, 22, 2025, join the City of Pickering in partnership with the Kinsmen & Kinette Club in celebrating the Santa Claus Parade. This year, the Parade's theme is "No Place Like Home for the Holidays". With extravagant floats from Pickering businesses and community groups, marching bands, and Santa Claus himself, the Santa Claus Parade is a great way to kick off the Holiday season!

See you there!



*Family Real Estate*  
**NADINE COMEAU** ENERGY AND EXPERIENCE

**PICKERING Santa Claus Parade**  
Saturday, November 22  
10:00 am Start  
Pickering's City Centre

Parade Start  
Glenanna Road  
Kingston Road  
Esplanade North  
Esplanade South  
Parade End

**\*NEW\***

**@destinationpickering**  
[pickering.ca/santaclausparade](http://pickering.ca/santaclausparade)

## Pickering Home Sales - OCTOBER 2025

[NadCoHomes.com](http://NadCoHomes.com)

### OCTOBER SALES IN ALL OF PICKERING

Home Style	# Sold	Avg Price
2-Storey/ 3 BR	7	\$974,286
2-Storey/ 4-5 BR	32	\$1,218,840
1-Storey		
(Bungalow & Split styles)	7	\$880,014
Semi-Detach	10	\$839,699
Town Homes	20	\$809,745
Condos Towns	15	\$640,867
Condo Apartments	17	\$489,500

Average October Selling Price -  
All home Types: **Pickering \$886,908**

### OCTOBER SALES BAY RIDGES/ WEST SHORE/ ROSEBANK

Home Style	# Sold	Avg Price
2-Storey/ 3 BR	2	\$1,099,000
2-Storey/ 4-5 BR	2	\$1,335,000
1-Storey		
(Bungalow & Split styles)	4	\$805,025
Semi-Detach	1	\$856,000
Town Homes	3	\$801,667
Condos Towns	1	\$593,000
Condo Apartments	12	\$492,375

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## Insights From Nadine

As of **October**, GTA home sales totaled **6,138**—down **9.5%** year-over-year, while **new listings** rose slightly to **16,069**. The **average sale price** of **\$1,054,372** is **7.2%** lower than last October, showing that buyers continue to negotiate in today's more **balanced market**. **Pickering's average price** was **\$886,908**, compared to **\$965,665** last year.

email me for market news

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With **more selection** and **motivated sellers**, it's all about smart **pricing**, standout **presentation**, and **strong marketing**. Well-positioned homes are still selling—others sit! **Thinking of selling?** Let's talk **strategy** and **timing**. I know **South Pickering**— Each neighbourhood is unique! I'm never too busy for your referrals!

## For Your Mortgage Needs



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Call Kajan to discuss current rates and all your options:

**Kajan Kunabalasingam**

Founder | Principal Broker

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