

NADINE COMEAU

Family Real Estate
ENERGY AND EXPERIENCE



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Your Pickering REALTOR® of Choice!



NadCoHomes.com
Move with Clarity & Confidence

DECEMBER 2025
COMPLIMENTARY
MARKET EVALUATION!



December 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

1932 Treetop Way - Semi-Detached
4 Bed/ 4 Bath/ 1-Car Garage
4-Pc ensuite bath, Interior Access to Garage, Finished Basement.
Pickering - Highbush

18 Darlingside Dr. - Back-Split
4 Beds/ 2 Bath/ 2-Parking
Multiple Walk-outs, Finished basement. Private backyard - Backs onto a Park
Toronto- West Hill

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
October	6,138	\$1,054,372
November	5,010	\$1,039,458
December		



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Pickering Urgently needed items!

In order of urgency: Also accepting perishable items!

- Cereal
- Juice
- Pancake Mix and Maple Syrup
- Canned Tomato Products (sauce, paste, whole tomatoes)
- Kids Snack items (pudding, apple sauce, granola bars, etc)
- Canned Fruit
- Peanut Butter
- Canned Meats (salmon, chicken, ham)
- Dry Pasta
- Cooking Oil



www.stpaulsonthehillfoodbank.ca



DARS:

A volunteer group offering advocacy and essential support to vulnerable individuals.



@DARS

DARS: Dedicated Advocacy Resource Support
email: darsgifts@hotmail.com

Christmas Donations!

Dec 8th - 23rd Monday - Friday:

TIME: 9 AM - 5:00 PM (DROP-IN)

LOCATION: 1535 PICKERING PARKWAY

A Local Cause This Christmas

SafeHope Home

SafeHope Home is a Durham Region organization that supports women and youth who have been sexually exploited or trafficked. They provide safe housing, counselling, education, and life-skills programs to help survivors rebuild their lives. Earlier this year, a fire destroyed their main residence, and they are now fundraising to secure and renovate a new long-term home.

Learn more or donate at:
www.safehopehome.com

Pickering Home Sales - NOVEMBER 2025

NadCoHomes.com

NOVEMBER SALES IN ALL OF PICKERING

Home Style	# Sold	Avg Price
2-Storey/ 3 BR	7	\$910,357
2-Storey/ 4-5 BR	31	\$1,169,828
1-Storey		
(Bugalow & Split styles)	9	\$988,833
Semi-Detach	10	\$809,833
Town Homes	20	\$768,792
Condos Towns	15	\$611,876
Condo Apartments	17	\$558,501

Average October Selling Price -
All home Types: Pickering \$919,332

NOVEMBER SALES BAY RIDGES/ WEST SHORE/ ROSEBANK

Home Style	# Sold	Avg Price
2-Storey/ 3 BR	3	\$876,667
2-Storey/ 4-5 BR	3	\$1,031,667
1-Storey		
(Bugalow & Split styles)	5	\$848,400
Semi-Detach	1	\$856,000
Town Homes	3	\$801,667
Condos Towns	1	\$593,000
Condo Apartments	12	\$492,375

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Scan to connect on social media, check out listings and join my database for real estate updates and monthly newsletter in your inbox!



Let's connect you can call, text or email anytime!

Insights From Nadine

As of **November**, GTA home sales reached **5,010**—down **15.8%** from last year, while **new listings** dipped **4%** to **11,134**. The average sale price of **\$1,039,458** is **6.4%** lower than last November, reflecting a market where buyers continue to take their time. Pickering's average price was **\$919,332**, compared to **\$965,665** last year.

email me for market news

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As **buyer confidence** returns, we expect **more sales** in **2026** — but we'll also see **more listings** and **new housing initiatives** with **Bill 60**. Sellers who **list early**, especially in the **first quarter**, can benefit from **lower competition** and **stronger demand** before inventory builds. **Let's talk** about the **best plan** for you! **Call me today** to chat in January.

For Your Mortgage Needs



www.fin.ca

email: kajan@fin.ca

Call Kajan to discuss current rates and all your options:

Kajan Kunabalasingam

Founder | Principal Broker

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