

NADINE COMEAU

Family Real Estate
ENERGY AND EXPERIENCE



Sales Representative CNE.
✉ nadine@nadcohomes.com

416.629.6212



Your Pickering REALTOR® of Choice!



NadCoHomes.com
Move with Clarity & Confidence

**JANUARY 2026
COMPLIMENTARY
MARKET EVALUATION!**



January 2026 Featured Properties

NADINE COMEAU ENERGY AND EXPERIENCE



1880 Bowler Dr. - Semi-Detached
3 Bedrooms/ 3 Bath/ 1-Car Garage
Walk-out to back deck! Finished basement. Inground pool - Landscaped!
Pickering- Liverpool

2144 Duberry - Detached
3 Bed/ 2 Bath/ 1-Car Garage
Eat-in kitchen. Hardwood floors. Semi-ensuite. Finished basement. Private yard.
Pickering - Brock Ridge

817 Finley Ave - 2 Storey
3 Bedrooms/ 2 Bath/ 1-Car Garage
Modern Kitchen! Finished basement. Pie Shaped Lot - Landscaped!
Ajax - South West

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 | \$569,402 |
| 2015 | 107,428 | \$623,529 |
| 2016 | 118,082 | \$731,927 |
| 2017 | 96,930 | \$823,422 |
| 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 | \$1,131,219 |
| 2024 | 70,282 | \$1,120,241 |
| 2025 | 62,433 | \$1,067,968 |

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 | \$1,125,761 |
| April | 7,302 | \$1,155,260 |
| May | 7,206 | \$1,167,807 |
| June | 6,397 | \$1,164,491 |
| July | 5,498 | \$1,113,116 |
| August | 5,092 | \$1,077,825 |
| September | 5,155 | \$1,112,113 |
| October | 6,785 | \$1,135,694 |
| November | 5,948 | \$1,110,415 |
| December | 4,058 | \$1,060,496 |

2025 -MONTHLY GTA - ALL HOME TYPES

| Month | Sales | Avg. Price |
|-----------|-------|-------------|
| January | 3847 | \$1,041,171 |
| February | 4037 | \$1,086,744 |
| March | 5,011 | \$1,090,326 |
| April | 5,601 | \$1,106,558 |
| May | 6,244 | \$1,120,711 |
| June | 6,243 | \$1,102,074 |
| July | 6,100 | \$1,052,052 |
| August | 5,211 | \$1,021,616 |
| September | 5,592 | \$1,060,178 |
| October | 6,138 | \$1,053,042 |
| November | 5,010 | \$1,039,626 |
| December | 3,697 | \$1,006,735 |



Toronto Regional Real Estate Board (TRREB).
Copyright © TRREB 2023

Pickering Focus on Charity

In order of urgency:

- Cereal
- Juice
- Pancake Mix and Maple Syrup
- Canned Canned Fruit
- Peanut Butter
- Canned Meats (salmon, chicken, ham)

ST. PAUL'S ON THE HILL
COMMUNITY FOOD BANK

- Canned corn
- Cooking Oil

Also accepting perishable items!

Community Pet Pantry

Help keep families and pets together!

Community Pet Pantry is open to anyone in the City of Pickering who is struggling to provide food or supplies for their pet.

New, unopened pet food is accepted and may be dropped off at City Hall or the Pickering Animal Shelter. **1688 Highway 7, Pickering**
www.pickering.ca/petsupports



@ DARS

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

Dedicated Advocacy Resource Support
email: darsgifts@hotmail.com

Family Real Estate
NADINE COMEAU ENERGY AND EXPERIENCE

Safe Hope 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.

In early 2025, 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 - December 2025

NadCoHomes.com

DECEMBER SALES IN ALL OF PICKERING

DECEMBER SALES BAY RIDGES/ WEST SHORE/ ROSEBANK

| Home Style | # Sold | Avg Price |
|---------------------------|--------|-------------|
| 2-Storey/ 3 BR | 7 | \$946,786 |
| 2-Storey/ 4-5 BR | 23 | \$1,187,464 |
| 1-Storey | | |
| (Bungalow & Split styles) | 5 | \$910,200 |
| Semi-Detach | 4 | \$812,750 |
| Town Homes | 10 | \$863,000 |
| Condos Towns | 9 | \$666,554 |
| Condo Apartments | 7 | \$576,700 |

| Home Style | # Sold | Avg Price |
|---------------------------|--------|-------------|
| 2-Storey/ 3 BR | 0 | N/A |
| 2-Storey/ 4-5 BR | 1 | \$2,395,000 |
| 1-Storey | | |
| (Bungalow & Split styles) | 4 | \$831,500 |
| Semi-Detach | 0 | N/A |
| Town Homes | 3 | \$801,667 |
| Condos Towns | 0 | N/A |
| Condo Apartments | 4 | \$469,500 |

Average December Selling Price -
All home Types: Pickering \$934,518

Toronto Regional Real Estate Board (TRREB).
Copyright © TRREB 2023



Scan to connect

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 we closed out 2025, GTA home sales totaled 62,433—down 11.2% from 2024—while new listings increased 10.1%, giving buyers more choice and negotiating room. The average sale price for the year was \$1,067,968, down 4.7% year-over-year, reflecting a more balanced market as affordability improved. In Pickering, 67 homes sold in December with an average price of \$934,518—down 5.07% from last December.

email me for market news

Nadine@NadCoHomes.com

Pickering is holding steady, with average prices down a modest 3.83% year-over-year, sales slightly slower, and homes still moving an average 27 days—creating a balanced market with opportunity for both buyers and well-prepared sellers. Expect more activity in 2026, along with more listings. Sellers who list early, can benefit from lower competition and stronger demand before inventory builds. Let's talk about the best plan for you!

For Your Mortgage Needs



Independently Owned & Operated LIC 12025

www.fin.ca

email: kajan@fin.ca

Call Kajan to discuss current rates and all your options:

Kajan Kunabalasingam

Founder | Principal Broker

CELL: 416-602-5670

Office: 416-273-9600

