

NADINE COMEAU

Family Real Estate ENERGY AND EXPERIENCE



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Your Pickering REALTOR® of Choice!



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Move with Clarity & Confidence

APRIL 2026

COMPLIMENTARY
MARKET EVALUATION!

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APRIL 2026 Featured Properties

NADINE COMEAU ENERGY AND EXPERIENCE



Lower Penthouse \$824,900
SkyMark II

FOR SALE!



\$2,999,900

FOR SALE!



\$549,900

FOR SALE!

3007 - 1555 Finch Ave. E - Condo Apt.
2 Beds + Solarium/ 2 Bath/ 1 Parking
Corner Unit, 1645 sq ft, City & Lake views,
New Laminate floors & Freshly Painted!
Toronto - North York - Don Valley Village

11 Donwoods Dr - Bungalow
2 + 3 Bedrooms/ 3 Bath/ Detached Garage
Privacy, nature, and urban convenience;
Timeless charm & modern upgrades.
Toronto - Bridle Path

1136-125 Omni Dr - Condo Apartment
2 Bedrooms + Den/ 2 Bath/ 1 Parking
Over 1200 sqft living space, ensuite
Laundry, South facing balcony
Toronto - Scarborough - Bendale

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

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

2026 -MONTHLY GTA - ALL HOME TYPES

Month	Sales	Avg. Price
January	3,082	\$973,289
February	3,868	\$1,008,968
March	5,039	\$1,017,796
April		
May		
June		
July		
August		
September		
October		
November		
December		



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Pickering Focus

In order of urgency:

- Cereal
- Juice
- Maple Syrup
- Pancake Mix
- Canned Fruit
- Peanut Butter

- ST. PAUL'S ON THE HILL
COMMUNITY
FOOD BANK 
- Canned Meats (salmon, chicken, ham)
 - Canned Corn
 - Canned Tomatoes

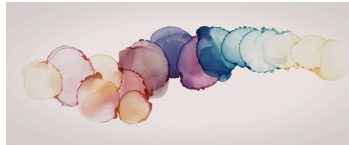
Also accepting perishable items & Pet Food!

Community Safety Meeting: Homelessness Supports

May 7, 2026 7:00 pm - 8:30 pm

Chestnut Hill Developments
Recreation Complex - O'Brien Rooms

Community Safety Meeting focused on understanding homelessness supports in our community



Artfest

Saturday, May 23 & Sunday, May 24

11:00 am - 5:00 pm

Esplanade Park

Celebrate creativity and community at Artfest, in Esplanade Park! This two-day festival showcases the vibrant work of emerging and local artists, artisans, independent authors, and performers, offering something for everyone.

Petapolooza

Saturday, May 9, 2026

10:00 am - 5:00 pm

Esplanade Park

Petapolooza is Animal Services largest fundraiser with all proceeds going towards building Pickering a permanent animal shelter and/or for the day to day care of animals housed at the shelter, including unforeseen medical costs.



Pickering Home Sales - March 2026

MARCH SALES IN ALL OF PICKERING

Home Style	# Sold	Avg Price
2-Storey/ 1 car garage	14	\$979,643
2-Storey/ 2+ car garage	31	\$1,159,771
1-Storey		
(Bugalow & Split styles)	6	\$1,004,167
Semi-Detach	8	\$819,806
Town Homes	16	\$816,149
Condos Towns	13	\$641,800
Condo Apartments	10	\$484,700

Average March Selling Price -
All home Types: Pickering \$931,827

MARCH SALES BAY RIDGES/ WEST SHORE/ ROSEBANK

Home Style	# Sold	Avg Price
2-Storey/ 1 car garage	1	\$1,650,000
2-Storey/ 2+ car garage	5	\$1,029,600
1-Storey		
(Bugalow & Split styles)	4	\$820,000
Semi-Detach	2	744,250
Town Homes	1	\$1,050,000
Condos Towns	1	\$620,000
Condo Apartments	4	\$486,000

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Nadine Comeau, REALTOR®

Insights From Nadine

Momentum is starting to build as we move further into the spring season. March home sales reached **5,039, up 1.7%** compared to last year, while new listings declined by **16.7%**. The average selling price in the GTA was **\$1,017,796, down 6.7% from last year**, with overall home values still lower year-over-year.

email me for
market news

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Policy changes are emerging, including recently announced HST rebate initiatives aimed at improving affordability and supporting new home construction.

In Pickering, we have seen increases in price across certain home types. There is opportunity for both informed buyers and well-prepared sellers. Strategy will matter: **Let's discuss the right plan for you!**

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