

NADINE COMEAU

Family Real Estate ENERGY AND EXPERIENCE

Sales Representative CNE. SRES®

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Your Pickering REALTOR® of Choice!



NadCoHomes.com

Move with Clarity & Confidence

**MARCH 2026
COMPLIMENTARY
MARKET EVALUATION!**

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MARCH 2026 Featured Properties

NADINE COMEAU ENERGY AND EXPERIENCE



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



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



116 Lord Roberts Dr - Bungalow
3 Bedrooms/ 2 Bath/ 1-Carport
Finished basement: In-Law Suite &
Separate Entrance. large double driveway
Toronto - Scarborough - Eglinton East

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		
April		
May		
June		
July		
August		
September		
October		
November		
December		



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Pickering Focus on Charity

In order of urgency:

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

ST. PAUL'S ON THE HILL

COMMUNITY FOOD BANK

- Canned Meats (salmon, chicken, ham)
- Canned Corn
- Cooking Oil

Also accepting perishable items & Pet Food!



@ DARS

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

Dedicated Advocacy Resource Support
email:darsgifts@hotmail.com



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.

Learn more or donate at:
www.safehopehome.com

Community Clean Up!

Saturday, April 26
from 11:00 AM - 1:00 PM
at Rotary Frenchman's Bay West Park.

(939 Beachpoint Promenade)
Help keep Pickering's shoreline and trails beautiful—gloves and bags provided, with refreshments for volunteers.

RSVP (Optional):
pickering.pwsca@gmail.com
Community service hours available for high school students.

Pickering Home Sales - January 2026

NadCoHomes.com

FEBRUARY SALES IN ALL OF PICKERING

FEBRUARY SALES BAY RIDGES/ WEST SHORE/ ROSEBANK

NEW PROFESSIONAL DESIGNATION
Seniors Real Estate Specialist®

Home Style	# Sold	Avg Price
2-Storey/ 1 car garage	8	\$955,714
2-Storey/ 2+ car garage	18	\$1,176,861
1-Storey		
(Bugalow & Split styles)	7	\$955,714
Semi-Detach	2	\$865,250
Town Homes	9	\$848,664
Condos Towns	10	\$632,500
Condo Apartments	14	\$532,307

Home Style	# Sold	Avg Price
2-Storey/ 1 car garage	1	961,000
2-Storey/ 2+ car garage	0	N/A
1-Storey		
(Bugalow & Split styles)	3	\$886,667
Semi-Detach	0	N/A
Town Homes	1	\$699,000
Condos Towns	1	\$600,000
Condo Apartments	4	\$485,950

Average January Selling Price -
All home Types: Pickering \$906,407

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Helping seniors and families navigate downsizing and later-life moves.
Nadine Comeau, REALTOR®

Insights From Nadine

email me for market news

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A key shift in the market right now is the **reduced number of new listings** coming to market. February GTA home sales totaled 3,868, down 6.3% from last year, while **new listings declined by 17.7%** year-over-year. This marks a **notable change** from last year when rising inventory dominated the conversation. While **inventory** remains available, the reduction in new listings is beginning to **tighten conditions in certain home types**.

Detached homes with yard space are already seeing some competition return. The **average selling price** in the GTA was \$1,008,968, down 7.1% from last year, though slightly higher than January levels. In **Pickering**, conditions remain balanced—creating **opportunity** for both informed buyers and **well-prepared sellers**. Strategy and timing will matter in 2026—let's talk about the right plan for you.

For Your Mortgage Needs



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Kajan Kunabalasingam

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