

NADINE COMEAU

Family Real Estate ENERGY AND EXPERIENCE



Sales Representative CNE.

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Your Pickering REALTOR® of Choice!



NadCoHomes.com

Move with Clarity & Confidence

FEBRUARY 2026

COMPLIMENTARY

MARKET EVALUATION!

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February 2026 Featured Properties

NADINE COMEAU ENERGY AND EXPERIENCE



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

8 Parliament St - Detached
3 Bed/1 Bath/ 2-Car Detached Garage
Eat-in kitchen. Heated 60 Amp Shop with
Hoist. Finished basement. ½ Acre -Private
Cramahe - Colborne - Northumberland

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

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		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		



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Pickering Focus on Charity

In order of urgency:

- Cereal
- Tomato Paste
- 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!

Community Pet Pantry

Help keep families and pets together!

New, unopened pet food is accepted and may be dropped off at City Hall or the Pickering Animal Shelter. To book an appointment to pick up Pet Pantry Supplies, please contact the Pickering Animal Shelter.

1688 Highway 7, Pickering
905.427.0093

www.pickering.ca/petsupports



f @DARS

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

Dedicated AdvocacyResource Support
email:darsgifts@hotmail.com

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 - January 2026

NadCoHomes.com

JANUARY SALES IN ALL OF PICKERING

JANUARY SALES BAY RIDGES/ WEST SHORE/ ROSEBANK

Home Style	# Sold	Avg Price
2-Storey/ 3 BR	17	\$881,265
2-Storey/ 4-5 BR	16	\$1,095,000
1-Storey		
(Bungalow & Split styles)	6	\$842,500
Semi-Detach	4	\$854,375
Town Homes	10	\$796,399
Condos Towns	8	\$602,750
Condo Apartments	4	\$506,250

Home Style	# Sold	Avg Price
2-Storey/ 3 BR	1	\$705,000
2-Storey/ 4-5 BR	1	\$1,090,000
1-Storey		
(Bungalow & Split styles)	5	\$830,000
Semi-Detach	2	\$828,750
Town Homes	1	\$765,000
Condos Towns	1	\$542,000
Condo Apartments	2	\$510,000

Average January Selling Price -
All home Types: Pickering \$935,565

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Looking ahead: Insights From Nadine

email me for market news

Nadine@NadCoHomes.com

January GTA home sales totalled 3,082, down 19.3% from last year, with fewer new listings also coming to market, reflecting a slower but stabilizing start to the year. The average selling price was \$973,289, down 6.5% year-over-year, helping ease affordability pressures. Looking ahead, TRREB forecasts GTA sales between 60,000 and 70,000 homes in 2026, with the first half expected to remain measured and pent-up demand

potentially emerging later in the year if confidence improves. Buyers continue to benefit from negotiating power—especially in the condo market—while first-time buyers are expected to be a key driver of future activity. In Pickering, conditions remain balanced, creating opportunity for 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



www.fin.ca

email: kajan@fin.ca

Call Kajan to discuss current rates and all your options:

Kajan Kunabalasingam

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