



WINTER EDITION: FEB 5, 2026 | VOL. 41

Hi Mo,

We're heading into February with a Toronto real estate market that's beginning to find its footing. After a quieter start to the year, **buyers are seeing more choice and less urgency**, while **sellers are adjusting expectations to align with current conditions**. Inventory remains elevated compared to last year, creating opportunity, especially for well-prepared buyers. Pricing continues to reflect caution in the market, **influenced by interest rates, affordability concerns, and a slower condo** segment.

In this issue:

- A quick "Market at a Glance" snapshot of January's numbers
- Practical home maintenance tips to protect your property this winter
- Local events and community highlights to enjoy this month

January 2026 **Numbers** Explained (Year-Over-Year)

3,082 (-19.3%)	10,774 (-13.3%)	67 (+21.8%)	\$973,289 (-6.5%)	5.0 (+2.0%)	33.3% (-0.3%)
Sold Homes	New Listings	AVG Days on Market	AVG Sale Price	Months of Inventory	Sales to Listing Ratio

What the Numbers Say for Buyers

- Home prices trended lower year over year, creating better buying opportunities.
- With sales down nearly 20%, buyers are seeing less competition and more negotiating power.
- Homes are taking longer to sell, giving buyers more time and more choice.

What the Numbers Say for Sellers

- Serious buyers are still active, especially for well priced, move in ready homes.
- Softer prices mean smart pricing and strong presentation matter more than ever.
- With fewer new listings than last year, standout homes can still attract attention.

February Home Maintenance Tips



Ice Dams 🧊

Check roof edges for ice buildup that can cause leaks.

Check Windows & Doors 🚪 🌬️

Seal gaps to keep warm air in and heating costs down.

Frozen Pipes 🧊 ❄️

Insulate exposed pipes to prevent freezing and bursting.

Furnace Filters 🔥 🧻

Replace filters to improve efficiency and air quality.

Smoke & CO Detectors 🚒 🔦

Test alarms and replace batteries if needed.

Featured Listing

Address: 4326 Waterford Cres, Mississauga

✨ Highlights You'll Love:

☀ Fully renovated from top to bottom

🏠 Over 2,500 sq ft of living space

💰 Separate entrance basement with 2 bedrooms

👥 Ideal for large families or rental income

🪑 Modern kitchen with quartz counters

🛁 4 spacious bedrooms and spa-inspired ensuite

🌳 Pie-shaped lot with a wide backyard

🔑 Vacant and move-in ready

📅 Offers anytime with flexible closing

Price: **REPLY** for pricing details

➡️ DM, Text or Call to Book A Private Showing



Local Events

🎵 Live Music & Culture:

- *Massey Hall Concerts* with artists including Josh Ross, Gregory Porter & Matt Anderson
- *Theatre & Symphony* performances across the city
- *Winterlicious* featuring prix fixe menus at participating Toronto restaurants
- *Black History Month & Indigenous History* with citywide cultural events

❄️ Seasonal Family Celebrations:

- *Winterista Festival* at Motoista Studio until February 14th
- *Bloor Yorkville Icefest* showing ice sculptures and live carving
- Outdoor skating at Nathan Phillips Square, Harbourfront and The Bentway
- *Valentine's Day* dining and themed events on February 14th

🎨 Arts & Exhibition Highlights:

- *Toronto Light Festival* in the Distillery District
- *Toronto Tea Festival* celebrating tea culture
- *Indoor Winter Outings* at the Toronto Zoo, CN Tower, Ripley's Aquarium and STACKT Market



MO REALTY TEAM | REAL BROKER ONTARIO LTD.
416-886-6306
morealtyteam.com

Follow us:
@morealtyteam





Thank you for reading, and thank you for trusting us :)

Follow us on:

Instagram, TikTok, YouTube @ morealtyteam