



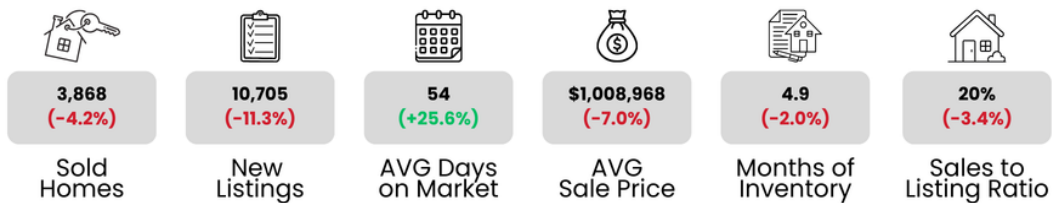
Hi Mo,

We're heading into March with a Toronto real estate market that's **continuing to stabilize** as we move further into the spring season. Activity is beginning to pick up compared to the slower start to the year, with **buyers returning to the market and taking advantage of increased selection**. Sellers are also preparing for the traditionally busier spring market, though pricing remains measured as both sides navigate **interest rates, affordability considerations, and ongoing softness** in the condo segment.

In this issue:

-  A quick **"Market at a Glance"** snapshot of **February's** numbers
-  Practical home maintenance tips to prepare your property for the **spring thaw**
-  **Local events and community highlights** happening this month

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



What the Numbers Say for Buyers

-  Home prices declined year over year, with the average GTA price around \$1.01M, down about 7% from last February, creating more opportunities for buyers.
-  Sales were down about 4%, meaning fewer competing offers and more negotiating power in many segments.
-  Listings have dropped 11%, signaling a shift in supply. While it's too soon to say if the market has officially bottomed out, the shrinking inventory is a key indicator that every buyer should be watching right now.

What the Numbers Say for Sellers

-  While sales dipped, new listings fell even more sharply (down nearly 11%), tightening market conditions slightly; let's see if the trend continues into spring.
-  Reduced listing activity suggests some homeowners are waiting for stronger price stability before selling.
-  With pent-up buyer demand on the sidelines, well-priced homes can still attract strong interest when they hit the market. So spend a bit and renovate before listing!

March Home Maintenance Tips



Roof & Gutters

Check for loose shingles and clear out gutters after winter buildup.

Foundation Check

Look for cracks or pooling water around the foundation as snow melts. Check out the basement walls for any leaks.

Air Conditioner Prep

Clear debris from your outdoor AC unit and make sure it's ready for warmer weather.

Outdoor Faucets

Wait a few weeks before turning water lines back on and be sure to check for leaks caused by winter freezing.

Smoke & CO Detectors

Test alarms and replace batteries to keep your home safe.

Featured Business

Finally! Authentic Sudanese Flavors at Sudan Tokoul 

سودان تكل SUDAN TOKOUL



شبة ضان

Grilled Lamb (Shaya):
A classic Sudanese-style fried beef with onions and peppers.



فول مصلىح

Mashed Seasoned Fava Beans:
Mashed fava beans cooked with tomatoes, onions, oil, and Sudanese spices.



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📞 CONTACT: +1 (437) 226-8422



LOCATION:
240 PARLIAMENT ST, TORONTO

New Spot Alert: Sudan Tokoul!

Toronto's food scene just got a little richer. Located at [240 Parliament St](#), Sudan Tokoul brings the bold, aromatic, and comforting flavors of Sudan to the heart of the city.

Experience an authentic blend of African and Middle Eastern heritage through hearty communal stews, fresh homemade breads, and traditional grilled favorites. It's more than just a meal; it's a taste of Sudanese hospitality.

📍 Visit us: [240 Parliament St, Toronto](#) | ☎️ Call: +1 (437) 226-8422

Local Events

🌟 Afro Hours: Afrobeats Night - March 20

A nightlife event celebrating Afrobeats, Amapiano, and global sounds where guests can dance, connect, and experience African music culture.

📍 Location: Mia Toronto [244 Adelaide Street West](#) | 🎫 Entry: \$0 - \$20

🌙 Eid Bazaar 2026 @ IKON Event Space - March 7–8 & 14–19 (Open until midnight)

Mississauga's biggest Ramadan festival is back for its 20th year!

📍 Location: [6887 Dixie Rd, Mississauga](#) | 🎫 Entry: FREE for all!

🌟 March for Black History Workshops - Mar 28 from 10 am to 4 pm

Workshops and discussions exploring Black history, culture, and social impact while encouraging community dialogue.

📍 Location: Hilton Garden Inn Ajax, ON | 🎫 Entry: FREE for all!



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