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Canadian Housing Activity Stays Quiet in February 2026



The number of home sales recorded over Canadian MLS® Systems dipped 1.3% on a month-over-month basis in February 2026.

“February saw a continuation of the quieter levels of activity recorded in January, although there was some indication things were starting to pick up speed toward the end of the month,” said Shaun Cathcart, CREA’s Senior Economist. “2026 is still ultimately expected to be a story about pent-up first-time buyer demand finally seeing a chance to enter the market. They’ve had to wait a long time for mortgage rates to find a bottom, but some will no doubt continue to hold off for a bottom in prices in some Ontario and British Columbia markets.”

New listings fell back by 3.9% on a month-over-month basis in February 2026, erasing the jump recorded in January.

With new supply down by more than sales in February, the national sales-to-new listings ratio tightened to 47.6% compared to 46.4% in January. The long-term average for the national sales-to-new listings ratio is 54.8%, with readings roughly between 45% and 65% generally consistent with balanced housing market conditions.

stats.crea.ca/en-CA/

4 things to test for when buying a home



(NC) Moving into your new home is an exciting and sometimes overwhelming time. Between all the organizing and settling in, safety tests are probably the last thing on your mind. But there are still important things to check. Here are a few simple but important issues to look for:

1. **Insulation and airflow.** More than 10 per cent of the energy used in Canada every year goes to heating our homes, and poor insulation can waste a lot of it. One way to check airflow is with a blower door test. A membrane goes over an external doorway with a powerful fan built in. It depressurizes the home by drawing air out quickly, and infrared cameras can show where air is being drawn in from outside to fill the low-pressure interior.
2. **Radon gas.** Every home in Canada has some level of radon. It's an invisible radioactive gas that makes its way into homes from the ground through cracks and gaps in the foundation. Exposure increases the risk of lung cancer considerably, so it's important to test for it. Radon levels go up and down, but you can estimate your annual exposure by using a simple test kit for three months. If your levels are high, a professional can reduce them by up to 90 per cent for less than the cost of replacing your furnace or air conditioner.
3. **Moisture and mould.** High moisture levels can damage the home and lead to mould growth. Mould may cause a number of health issues such as wheezing, shortness of breath and the worsening of asthma symptoms. Health Canada doesn't recommend testing the air itself for mould, but reducing moisture levels can be an effective prevention. Pay special attention to the kitchen, bathroom and basement, where moisture can be greater. Using dehumidifiers or ventilation can help you keep the humidity level between 30 and 50 per cent.
4. **Plumbing.** Faults in your plumbing can worsen existing moisture issues and damage drywall, bricks and foundation materials. Look for signs of current or past leaks—discolouration on ceilings or walls, as well as spots where the paint seems to bulge or sag. It's also important to verify your pipes' material: some homes still have lead fixtures connecting them to the municipal service lines. Consider testing your service line connections early and replacing them if necessary.

Not every safety risk in the home is obvious. Some, like radon, are literally invisible, and the only way to know is to test. You can learn more about getting started with a do-it-yourself test kit or electronic monitor at takeactiononradon.ca.

www.newscanada.com

Have mortgage questions? I'm here to help you!

Please feel free to contact me with any questions you may have. It would be a pleasure to assist you or any one of your friends or family members!

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