TO MY VALUED CLIENTS

Rising Bond Yields Put Pressure on Mortgage Rates

Canadian bond yields have moved higher over the summer, putting upward pressure on fixed mortgage rates.

The 5-year Government of Canada bond yield, an important benchmark for fixed mortgage pricing, recently climbed to around 3.3%, up from roughly 3.0% at the end of June. When bond yields rise, lenders' funding costs typically increase, which can push fixed mortgage rates higher.

Competitive 5-year fixed rates are currently around 4%, although rates vary by borrower and mortgage type. If bond yields remain elevated, further declines in fixed rates may be difficult in the near term.

Variable mortgages are influenced more directly by the Bank of Canada's policy rate, currently at 2.25%, leaving variable borrowing costs relatively stable.

For homebuyers, the picture remains mixed. Mortgage rates are below their recent peaks, but higher bond yields could limit further improvements in affordability. A sustained decline in yields would provide welcome relief for buyers.

As usual, your client referrals are both highly valued and greatly appreciated. Until next time, take care!

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PEARLS OF WISDOM

"The best way to appreciate your job is to imagine yourself without one." **– Oscar Wilde**

"If at first you don't succeed, then skydiving definitely isn't for you." **– Steven Wright**

"People say nothing is impossible, but I do nothing every day." **– A.A. Milne**

"Common sense is like deodorant. The people who need it most never use it." **– Bill Murray**

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SEPTEMBER/OCTOBER 2026 REAL ESTATE UPDATE

AGATHA JOSEPH'S

MARKET NEWS

FRESH ECONOMIC CONCERNS IMPACT GTA HOUSING MARKET

Market Highlights

- August sales of 5,057 units were down by 2.1% versus August 2025 and were also 23.6% below the latest 10-year average for the month (6,622 units)
- New listings of 12,075 units plunged by 14.1% versus August 2025 and were 4.6% below the latest 10-year average for the month (12,654 units)
- The August MLS® Home Price Index Composite benchmark declined by 4.5% year-over-year while the average selling price of $993,410 was also down by 2.7% over the same timeframe
- The main headwinds for the market are trade war jitters with the United States as well as the prospect for higher inflation and borrowing costs in the future

		Aug 2026	Aug 2025
Average Resale Price	-2.7% year/year	$993,410	$1,021,300
Resale Home Sales	-2.1% year/year	5,057	5,168
New Listings	-14.1% year/year	12,075	14,052

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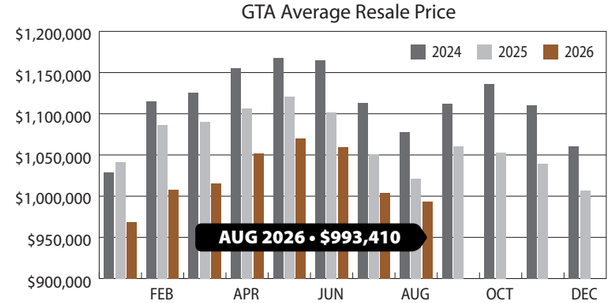
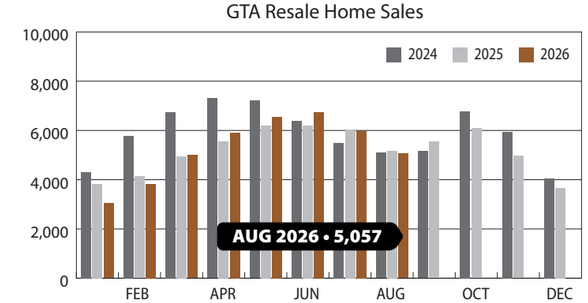
GTA Average Resale Price



GTA Resale Home Sales



for more detailed GTA statistics: **AGATHAJOSEPH.INFO**

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The “broken-plan” kitchen is replacing open concept

After years of completely open layouts, homeowners are finding ways to create more separation without putting walls back up. You don’t need to knock down every wall to open up your space. A broken-plan layout combines the airy feel of an open-concept layout with the privacy and function of defined rooms and zones. We take a look at the rise of broken-plan kitchens and living spaces, and how to incorporate the idea into your home.

Why the broken-plan kitchen work

As appealing as an open-concept kitchen can be, and as common as it is in condos and newer homes, it does come with drawbacks. Kitchen noise and smells can drift into your living area, while the visual clutter of a messy kitchen in the background of your downtime can make the space feel less than Zen.

A broken-plan layout, by comparison, still allows for the flow and spaciousness of open-concept living, but with more flexibility for working, entertaining or creating kids’ areas. More private, sectioned-off spaces can also create quiet zones and help buyers visualize how they might use the home, without making the layout feel chopped up.

It can also help a home adapt as your needs change. A dining nook can double as a workspace during the week, while a partially enclosed living room gives family members somewhere to retreat without feeling completely disconnected. For homeowners who entertain, it also means guests can still move easily between spaces without every part of the home being on display.

Partial walls and interior windows

Creating separation doesn’t have to mean erecting an entire wall. A half wall or glass partition can create a boundary between the kitchen and living area while maintaining sightlines between the two. Interior windows are another option, allowing natural light to travel through the home while providing more separation from kitchen noise and odours. Slatted wood dividers can achieve a similar effect with less construction and a chic design-forward feel.

Pocket and glass doors

For the best of both worlds, consider installing doors that let you change your layout depending on how you’re using the space. Pocket or sliding doors can disappear when you want an open flow, then close when you’re working, cooking or craving a little privacy. Glass doors provide more separation while still allowing light to travel between rooms, helping smaller spaces retain that open, airy feel.

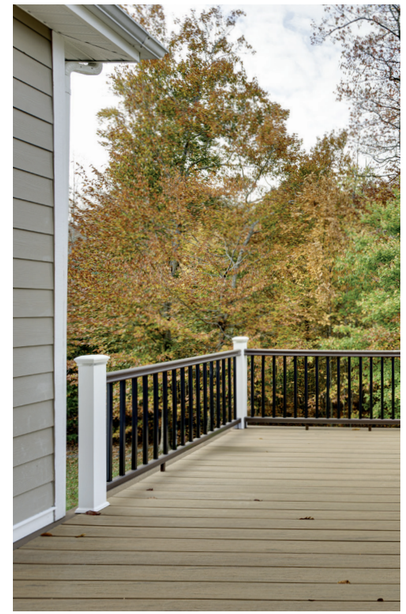
Using shelving to define spaces

Embracing broken-plan living doesn’t necessarily involve a contractor and a full-on renovation. Open shelving can create a visual divide between two areas without blocking light or making either space feel closed in. A kitchen island, freestanding shelving unit or strategically positioned furniture can have a similar effect, creating distinct zones for cooking, dining, working or relaxing. A bookcase or modular shelving unit can create a divide between your island and sofa area, providing some storage in the process.

Balancing separation with natural light

The goal of broken-plan living isn’t about returning to a maze of small, dark rooms. Keep sightlines and natural light in mind when adding partitions, and repeat colours, materials and flooring to create continuity between different zones. The result should feel connected but defined, giving you the flexibility of separate spaces without sacrificing the spaciousness that made open-concept living so appealing in the first place.

How to keep your deck from collapsing this winter



Winter weather can be tough on your deck. Before the snow arrives, take some time to make sure it’s structurally sound. A quick inspection now can improve safety and help prevent costly repairs later.

Loose railings

Give railings a firm tug. If they wobble, lean or feel unstable, tighten loose screws and fasteners before heavy snow and winter winds arrive.

Support posts

Inspect posts, particularly where they meet the ground, for rot, rust or moisture damage. Left untreated, deterioration can spread and weaken the structure.

Cracked concrete

If posts rest on concrete footings, look for cracks, crumbling or movement that could affect the deck’s stability.

Loose ledgers

The ledger connects your deck to the house and is critical to its strength. Check for decay, loose fasteners or signs that it is pulling away from the home.

Rotted wood

Watch for mildew, dark areas, cracks or wood that feels soft or spongy. Damaged boards and structural components should be repaired or replaced.

Screws and fasteners

Check for protruding nails, rusted screws and loose fasteners. These can be signs of deterioration beneath the surface.

Reduce the load

Store heavy furniture when possible. Furniture combined with accumulated snow and ice can add considerable weight to a deck.

If you notice significant rot, movement or structural damage, have the deck inspected by a qualified professional before winter.

Sometimes we fall out of love with a home we once adored. Maybe your family has outgrown the space, your tastes have changed, or you’re simply ready for something new. Here are five signs it might be time to consider a move.

You’re always looking for reasons to leave

If you regularly find excuses to get out of the house—even for an entire weekend—it could be a sign you’re no longer happy spending time there.

You’re reluctant to have people over

Do you avoid hosting because your home feels too small, dated or worn? If you’re no longer proud to welcome friends and family, your home may not suit you anymore.

You’ve stopped making improvements

That paint job or repair has been on your list forever, but you have little motivation to tackle it. Losing interest in maintaining or improving your home can signal that you’re mentally ready to move on.

You focus on the flaws

Every home has imperfections. But if the small kitchen, awkward layout or dated finishes are all you notice,and renovating doesn’t appeal to you,it may be time for a change.

You daydream about another home

If you regularly imagine your ideal home or find yourself browsing real estate listings “just to see what’s out there”, your current home may have lost its spark.

Falling out of love with your home doesn’t necessarily mean you need to move tomorrow. But it might be a good reason to start exploring your options.