

Under the Radar X Sage Real Estate

THE TORONTO TOWNHOUSE FIELD GUIDE

Unseen. Underrated. Unbeatable.



The 2026 Watchlist | Real Estate Under The Radar



The Middle Path.

While everyone fights over condos or bids blindly on detached homes, the smartest money is moving quietly into the middle. Townhouses offer the square footage of a house without the \$1.6M price tag. They are the city's last great arbitrage opportunity—providing space, privacy, and land ownership for families who refuse to leave the city.

The Stats:

- Detached Avg: ~\$1.6M+
- Townhouse Avg: ~\$859k

■ Bonus Tip

Don't let the "condo fee" scare you. We'll show you why.

5 Types. 5 Risks.

Know what you are buying before you bid.



1. **Freehold:** You own the dirt. Highest control, but you pay for every roof repair yourself.
2. **Condo Town:** "Lock & Leave" lifestyle. Fees cover the exterior, but watch for rising costs.
3. **Stacked:** The affordability king. Great entry price, but soundproofing varies. Check the neighbors.
4. **POTL:** Freehold house, shared road. A legal hybrid that offers lower monthly fees.
5. **Legacy:** Older builds, bigger rooms. The layouts can be dated, but the space is unbeatable.

The "Fee" Illusion.

Buyers run from maintenance fees, but they often forget the cost of ownership.

Scenario A: The \$1.3M Semi-Detached
Mortgage + "Hidden" Maintenance
(Roof/Snow/Lawn) = **~\$6,600 / month**

Scenario B: The \$950k Townhouse
Mortgage + Maintenance Fee included
= **~\$5,050 / month**

The Verdict: **■**

The Townhouse saves you ~\$1,500/month. You are paying for the "fee" either way—one is just invisible.





The 2026 Radar.

Where we are looking right now.

- **01 | Eglinton West Corridor** The "LRT Effect" is real. Look for spacious 3-bed units near Keele before the line opens fully.
- **02 | Junction Triangle** Industrial-chic conversions. You get the Queen West lifestyle for half the price of a detached home.
- **03 | St. Clair West** Density is bringing amenities. Watch for stacked towns near the streetcar line under \$800k.

■ Still Cool (slightly pricier 'hoods)

Davenport, High Park, Riverdale, Queen West, Leslieville

Stop Searching Alone.

The best units often sell off-market or within days. Let's find the one that fits your budget.

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