



Greater Toronto Area High Rise Projects

New Homes Monthly Market Report
Data as of April 2021

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Apr-21		Apr-20		Change
High Rise	3,619		508		612.4%
Low Rise	1,020		309		230.1%
Total	4,639		817		467.8%
Year to Date Sales	Jan.-Apr. 2021		Jan.-Apr. 2020		Y/Y Change
High Rise	9,606		7,180		33.8%
Low Rise	6,118		4,573		33.8%
Total	15,724		11,753		33.8%
Year to Date Supply	Jan.-Apr. 2021		Jan.-Apr. 2020		Y/Y Change
High Rise	8,298		5,666		46.5%
Low Rise	5,564		3,785		47.0%
Total	13,862		9,451		46.7%
Year to Date Completions	Jan.-Apr. 2021		Jan.-Apr. 2020		Y/Y Change
High Rise	6,522		7,875		-17.2%
Remaining Inventory	Apr-21	Mar-21	Apr-20	M/M Change	Y/Y Change
High Rise	10,715	9,628	10,230	11.3%	4.7%
Low Rise	1,856	1,718	4,235	8.0%	-56.2%
Total	12,571	11,346	14,465	10.8%	-13.1%
Benchmark Price	Apr-21	Mar-21	Apr-20	M/M Change	Y/Y Change
High Rise	\$1,058,432	\$1,064,317	\$984,369	-0.6%	7.5%
Low Rise	\$1,395,190	\$1,443,638	\$1,117,955	-3.4%	24.8%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	17	340	307	128	
High Rise Units	4,778	92,806	84,419	32,227	
% Sold*	59%	84%	92%	77%	
Low Rise Projects	15	205			
Low Rise Units	495	20,047			
% Sold*	57%	91%			

* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

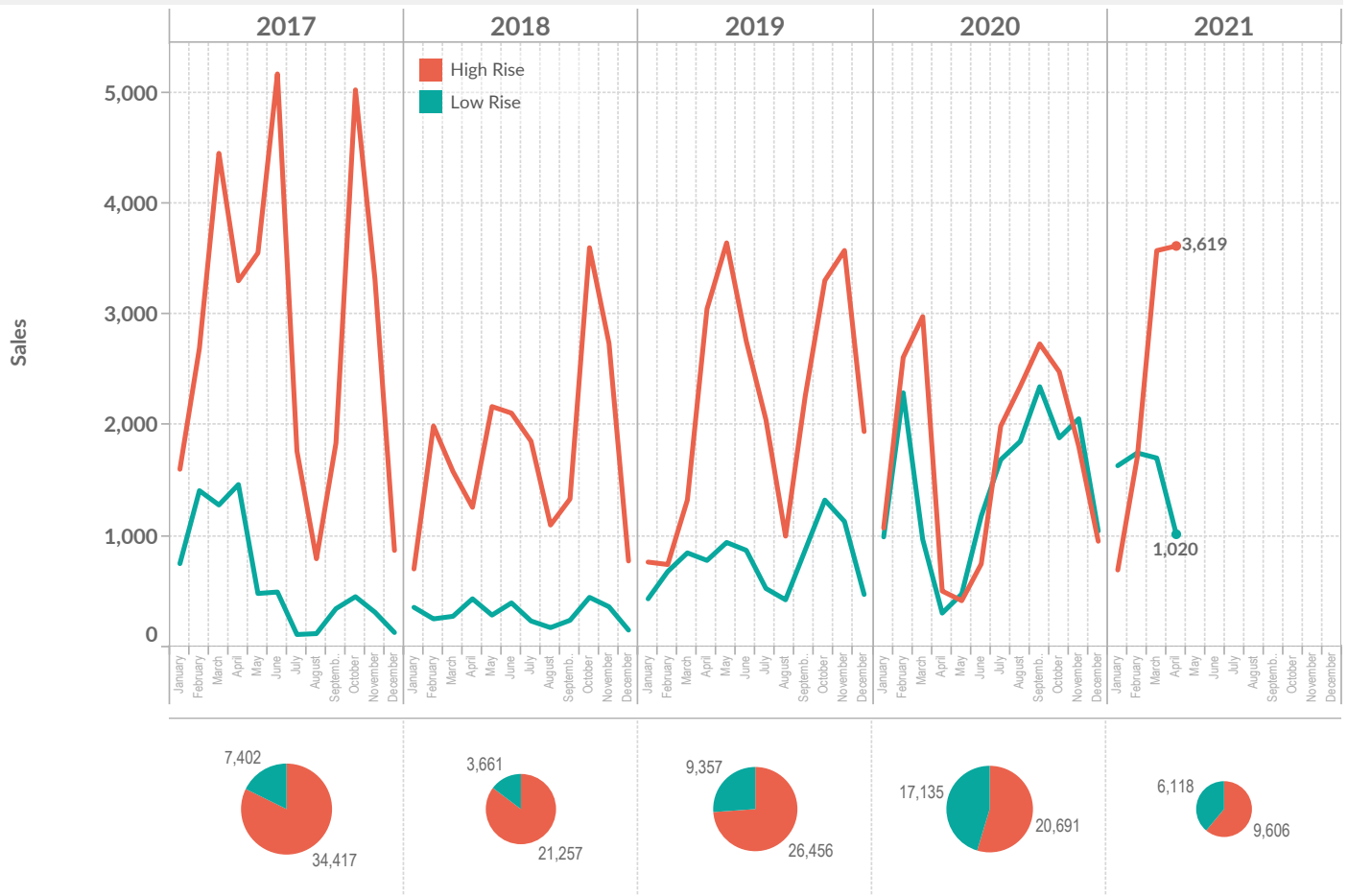
All Active includes all projects actively marketing available remaining inventory regardless of their construction status.

Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

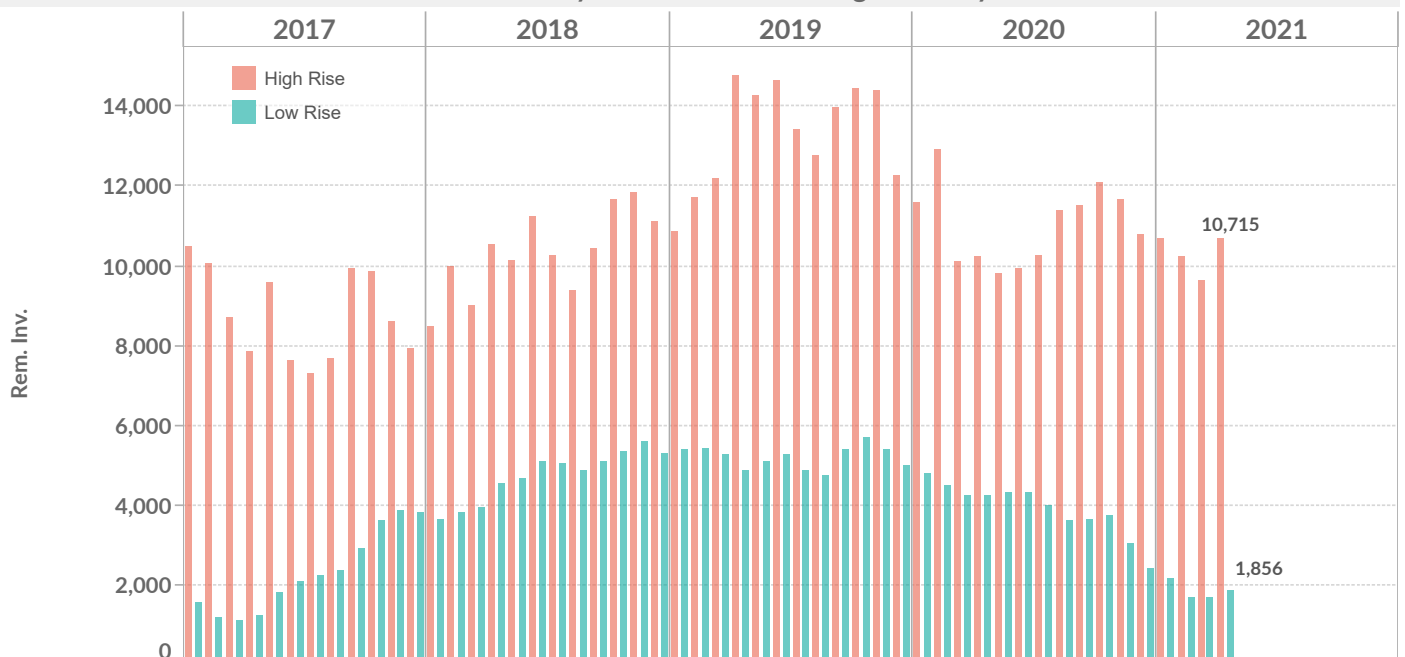
Pre-Construction includes all projects, regardless of whether sold out or not, that have not commenced construction.

Sales & Remaining Inventory

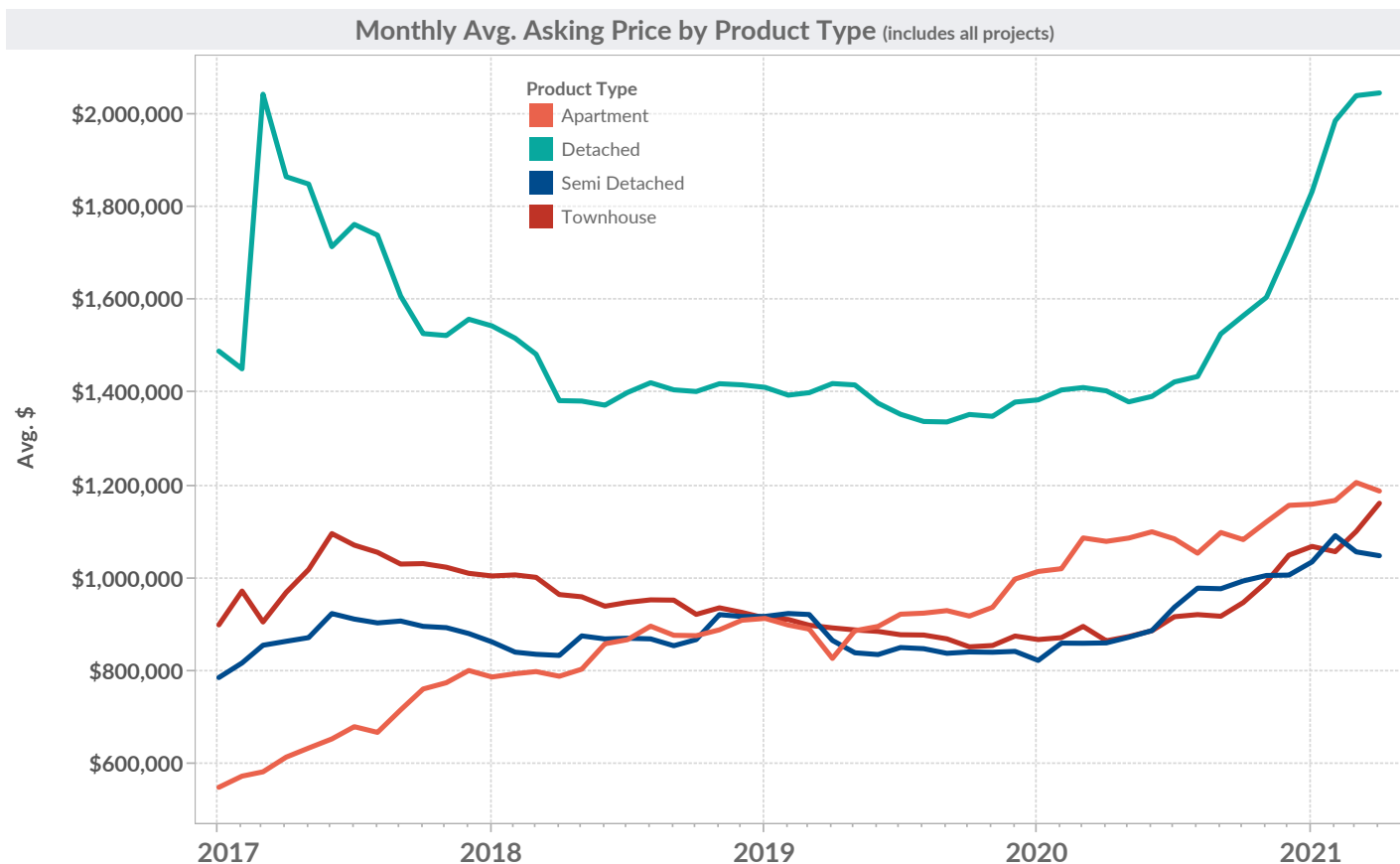
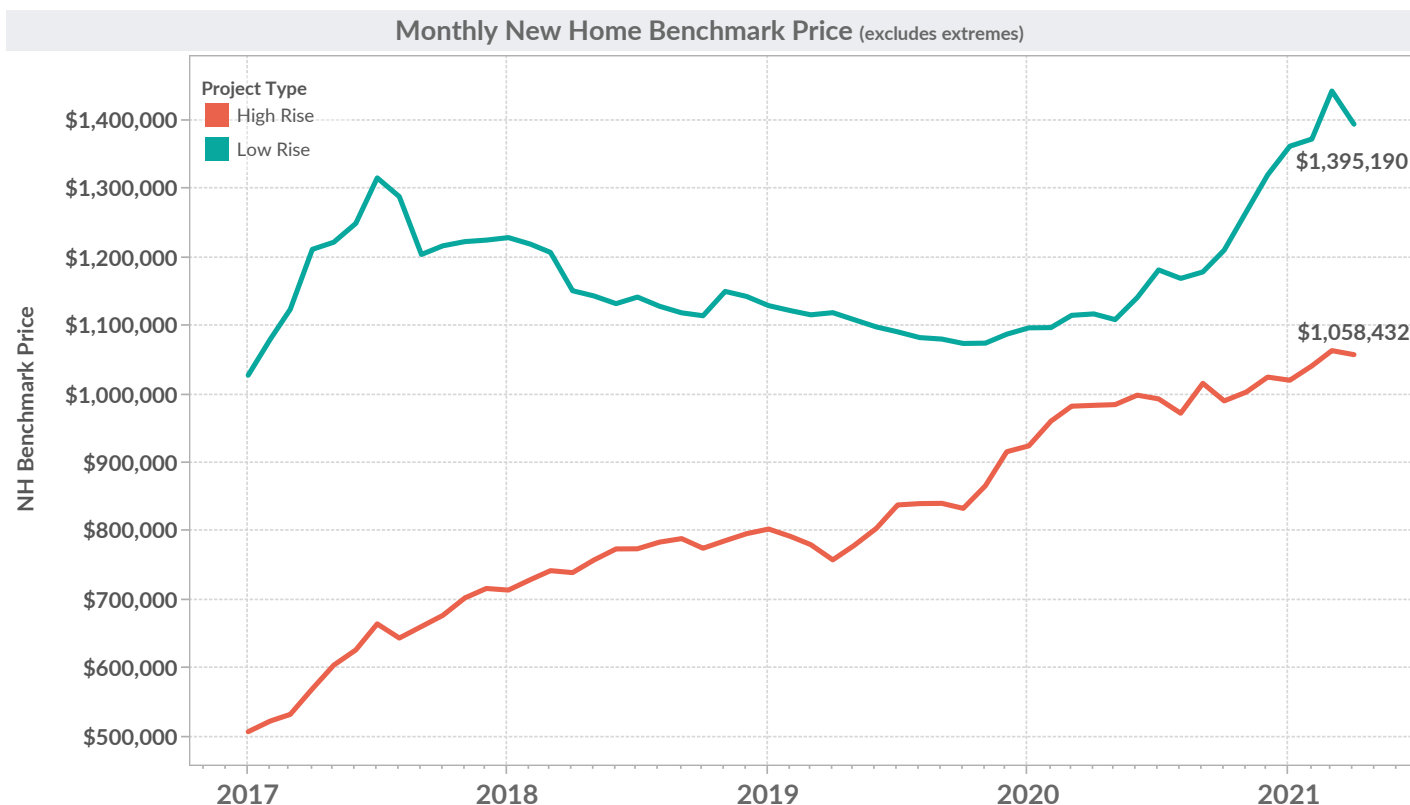
GTA - Monthly New Home Sales



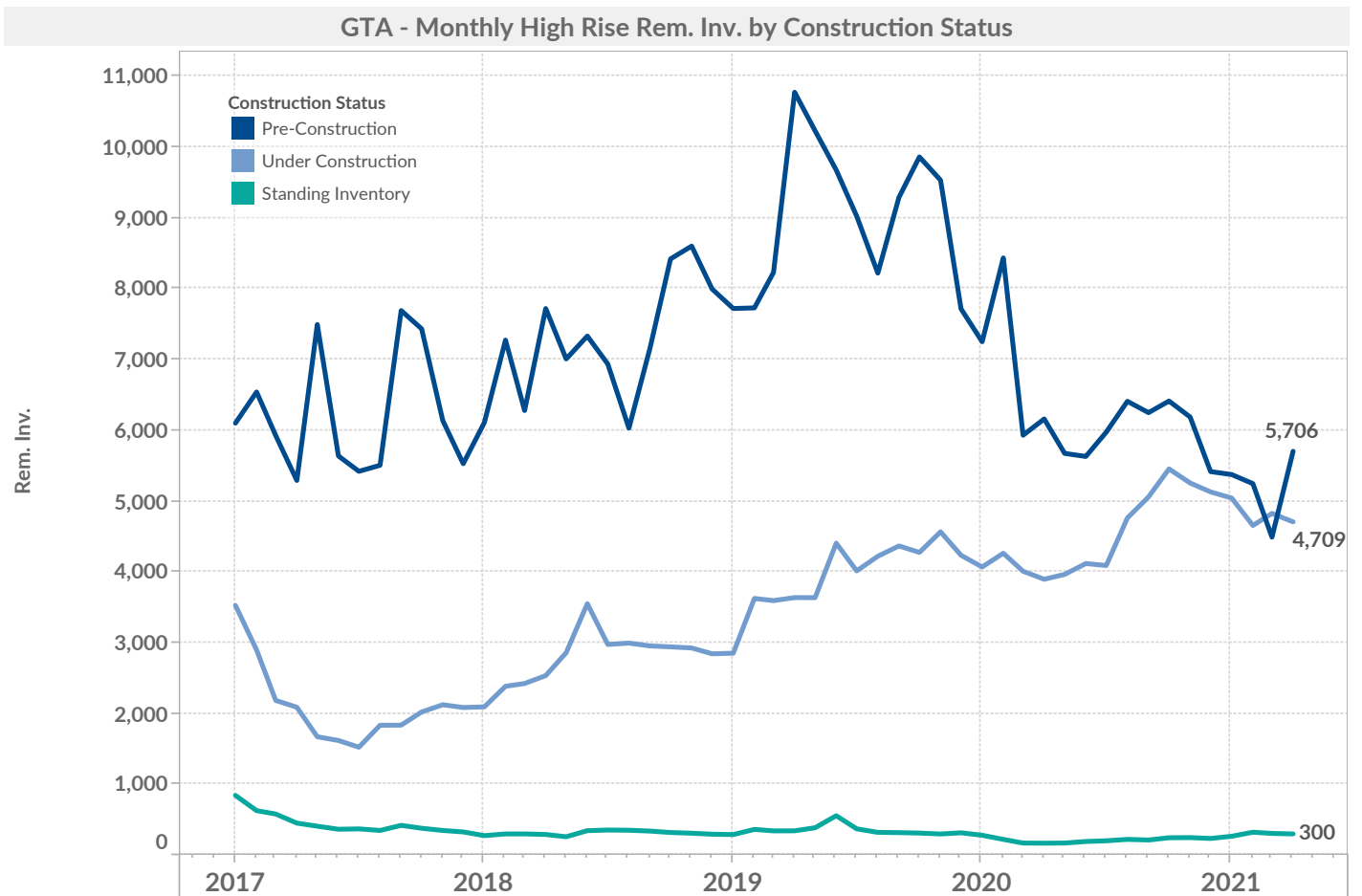
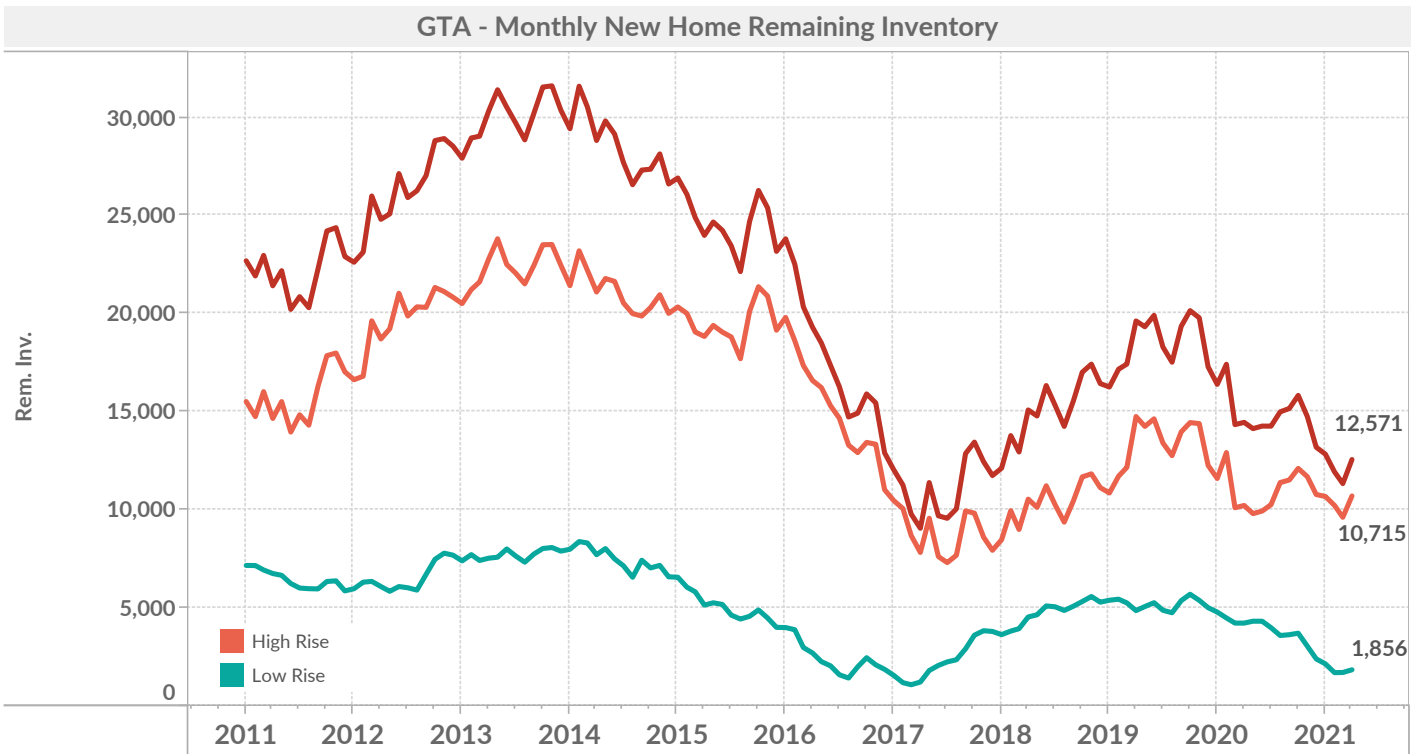
GTA - Monthly New Home Remaining Inventory



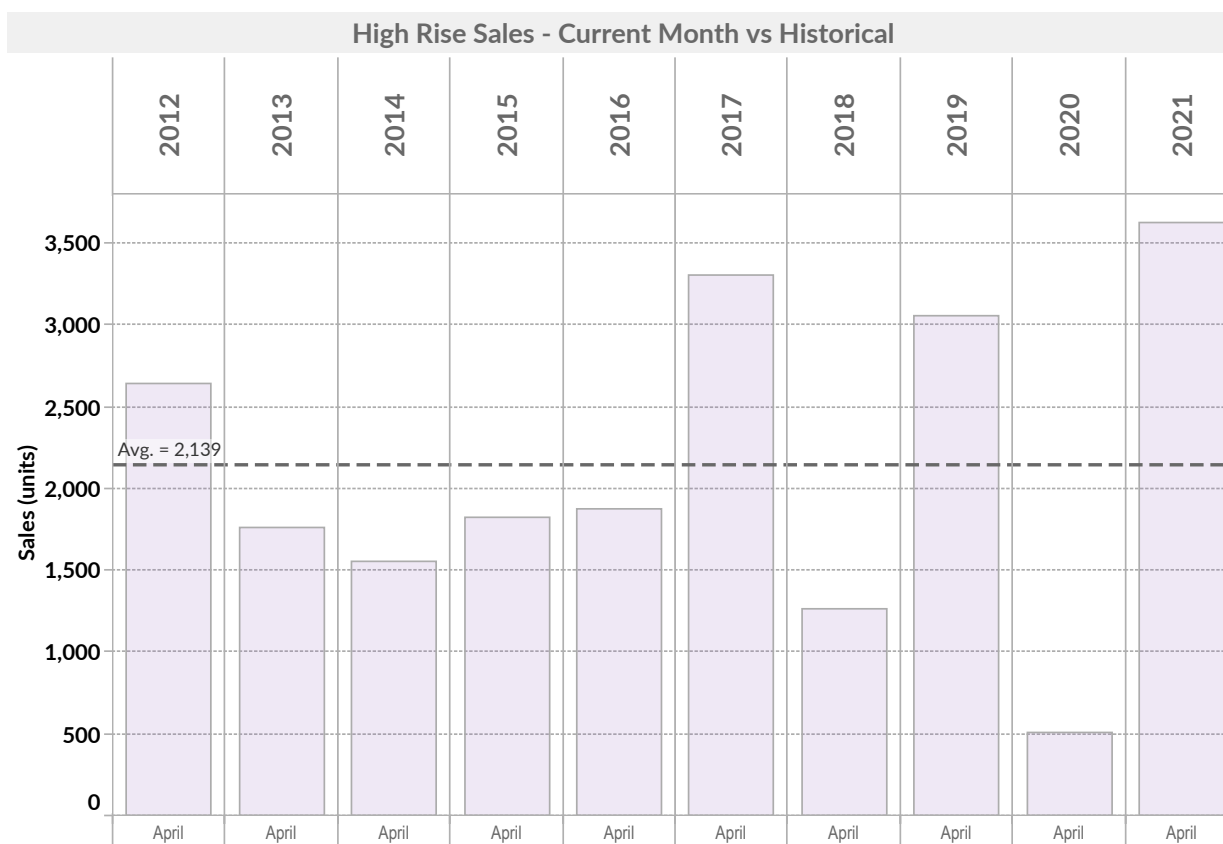
Pricing



Remaining Inventory

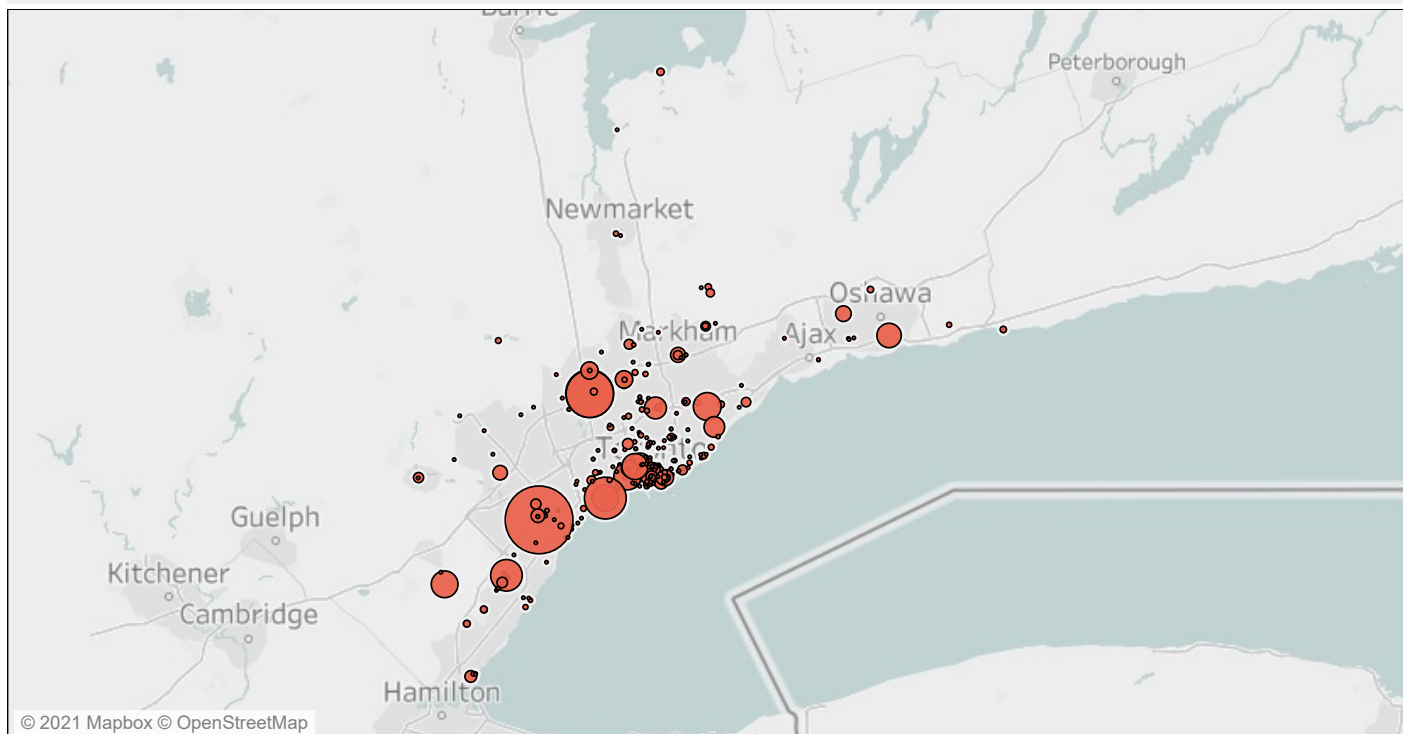


Historical Sales Comparison

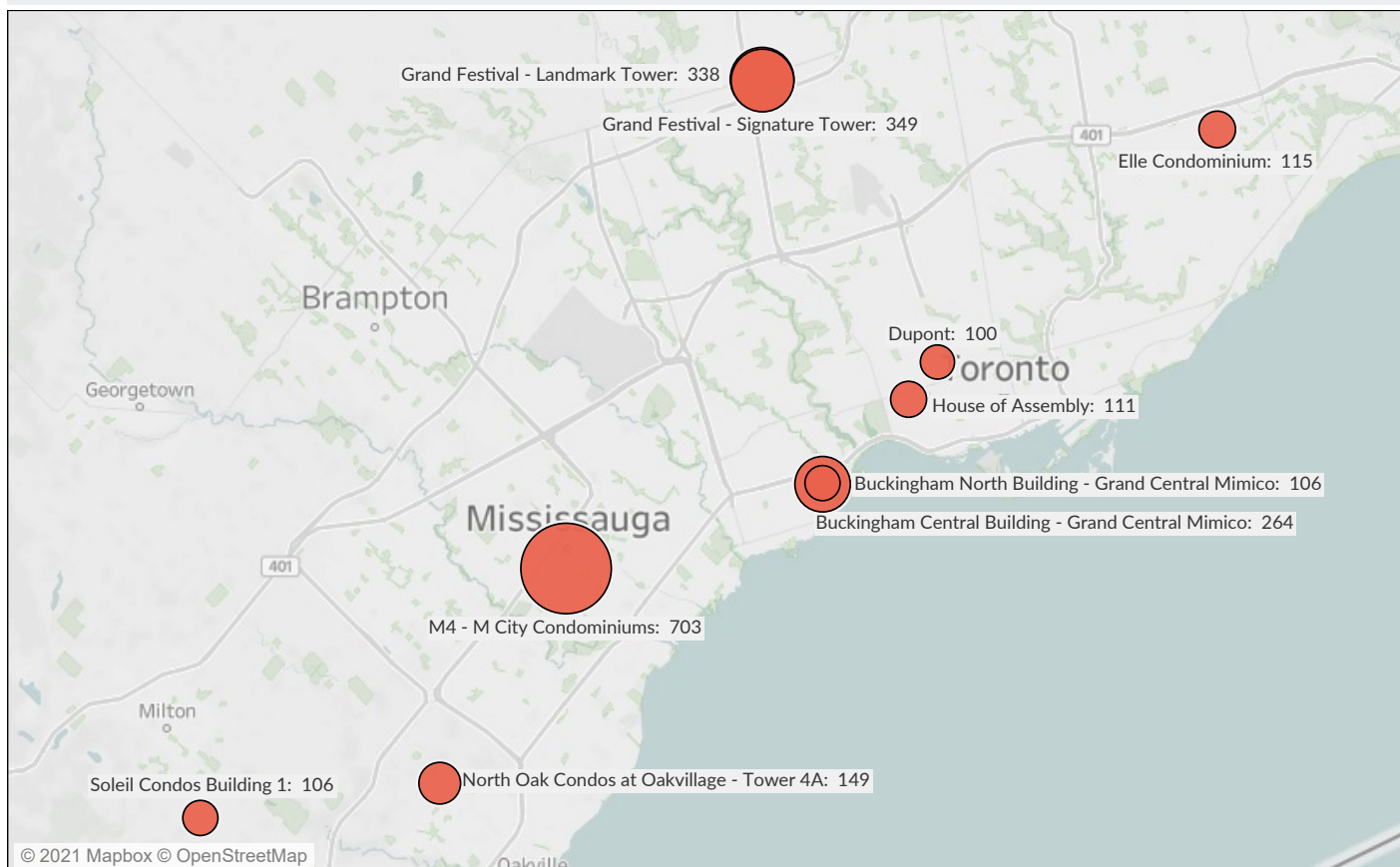


Current Sites

GTA - Active High Rise Sites by Current Month Sales



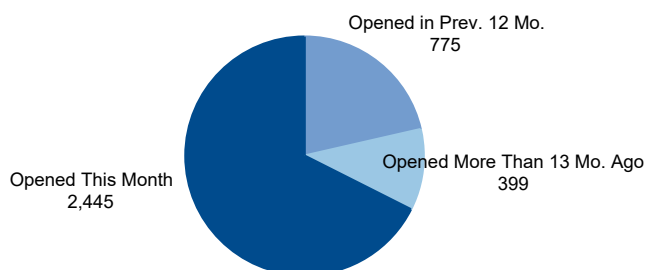
GTA - Top 10 Sites by Current Month Sales



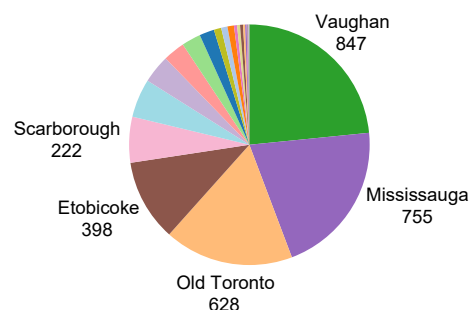
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

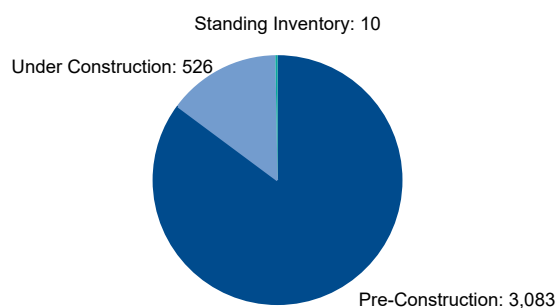
Sales by Opening Date



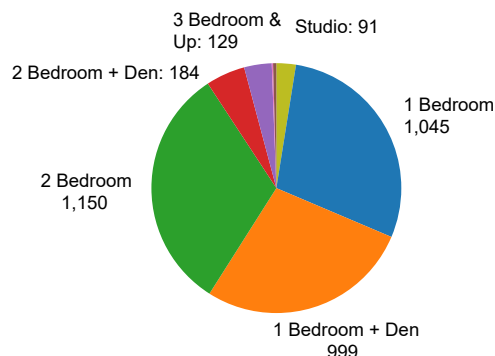
Sales by Municipality/Area



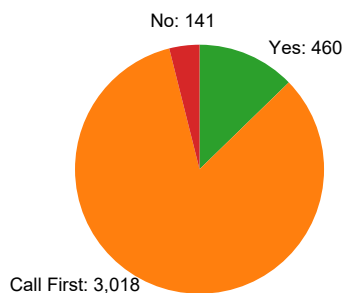
Sales by Const. Status



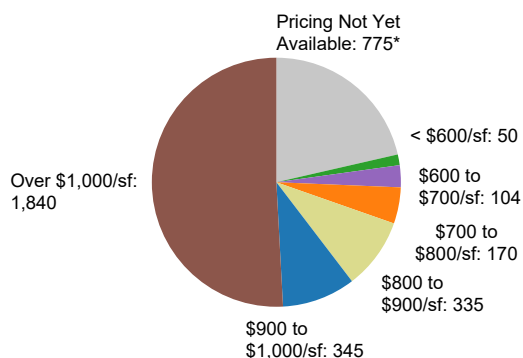
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



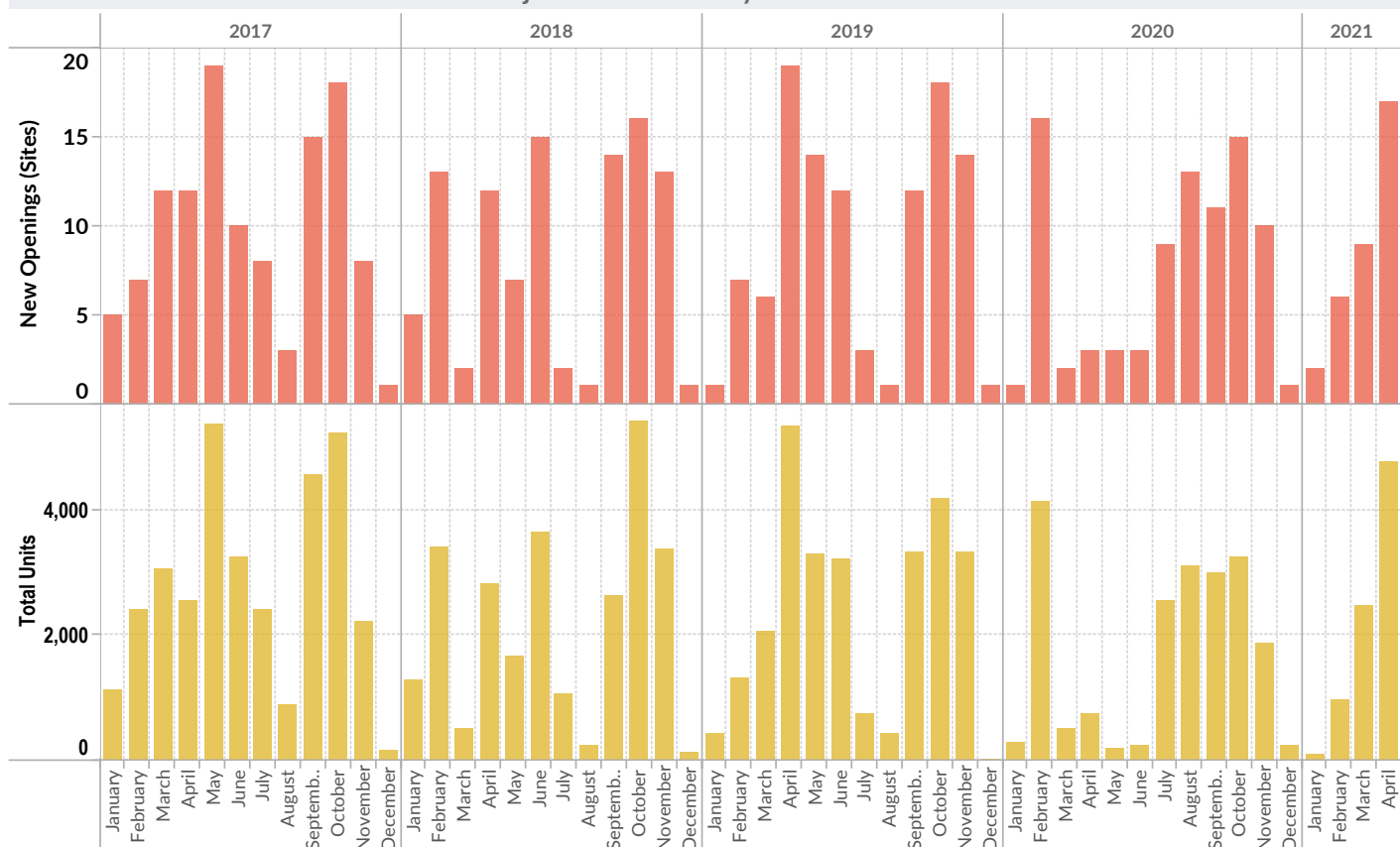
*Projects with current price per sf yet to be determined

New Openings

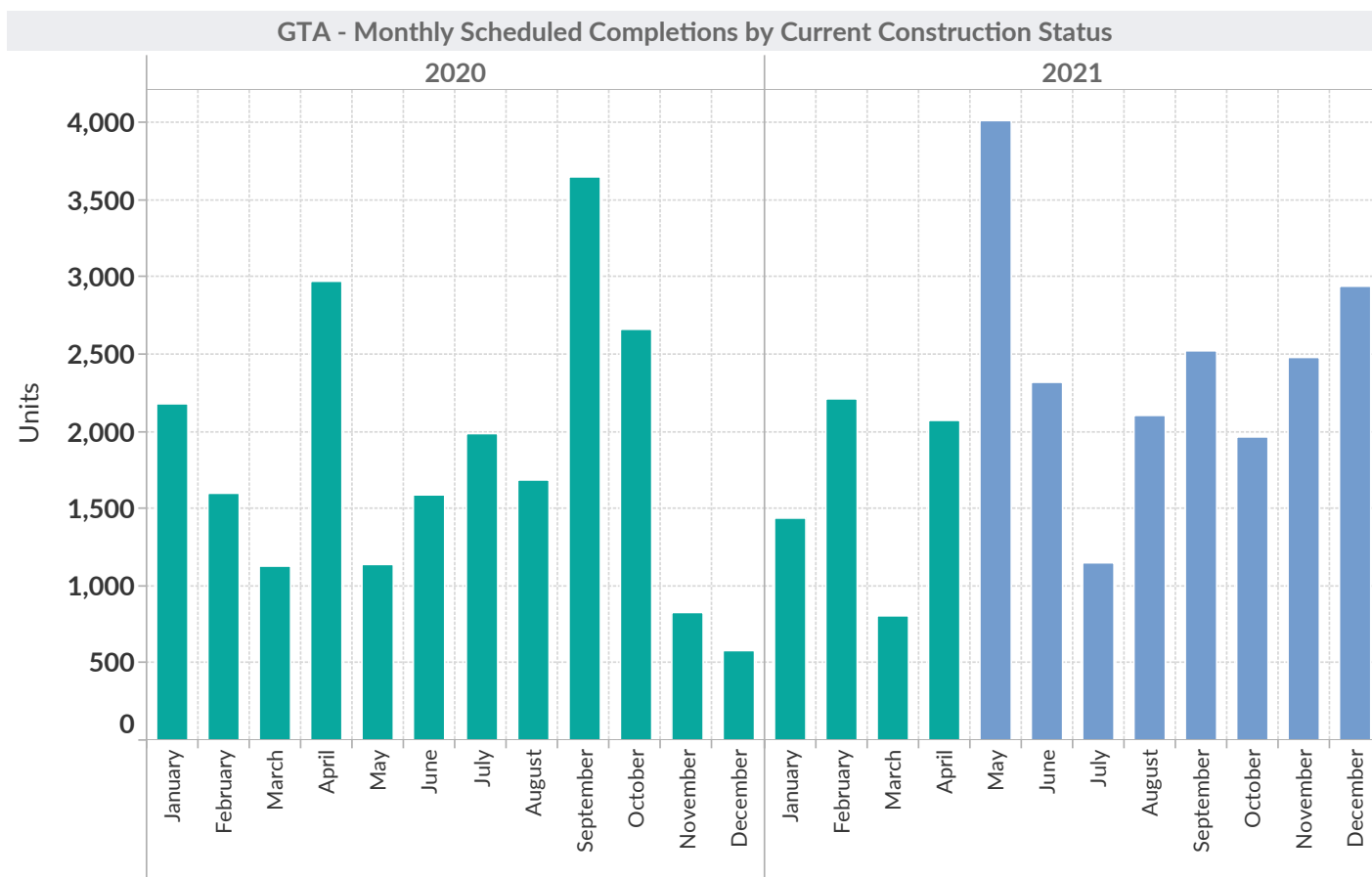
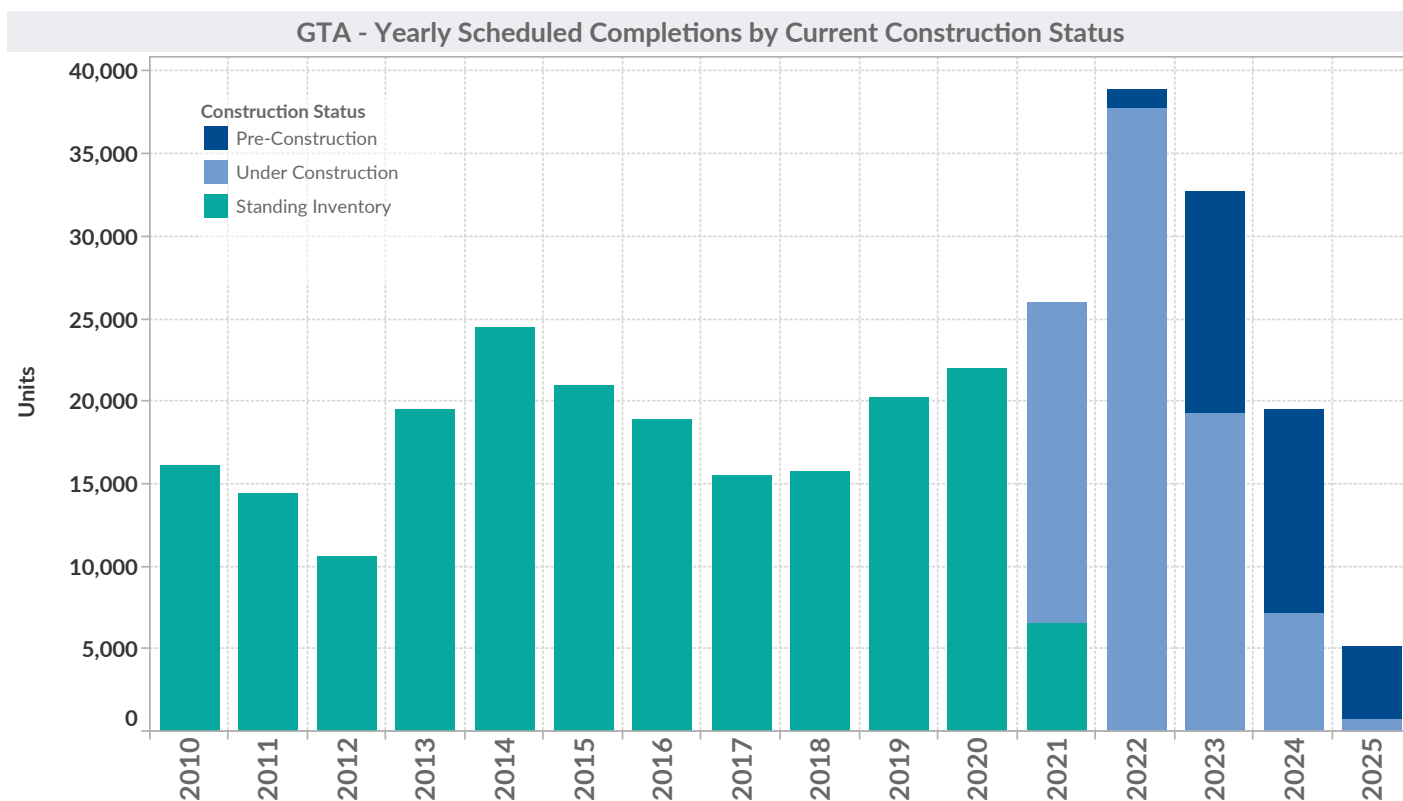
April 2021 - New Project Launches

Site Name	Municipality	opening date	No# of Units	Current Month Sales	Rem Inv	Avg. Current Price Per SqFoot
Buckingham Central Building - Grand Central Mimico - Vandyk Properties Inc.	Etobicoke	4/3/2021	264	264	0	\$1,084
Buckingham North Building - Grand Central Mimico - Vandyk Properties Inc.	Etobicoke	4/3/2021	106	106	0	\$1,082
Southpointe Towns - North Star Homes	Oshawa	4/8/2021	88	88	0	\$0
M4 - M City Condominiums - Rogers Real Estate Development Limited and Urban ..	Mississauga	4/10/2021	935	703	22	\$1,053
Oscar Residences - Lifetime Developments	Old Toronto	4/10/2021	155	85	70	\$1,346
Grand Festival - Landmark Tower - Menkes and QuadReal Property Group	Vaughan	4/12/2021	585	338	247	\$0
Grand Festival - Signature Tower - Menkes and QuadReal Property Group	Vaughan	4/12/2021	708	349	359	\$0
Elle Condominium - i-Kore Developments Ltd.	Scarborough	4/13/2021	259	115	144	\$884
Boulevard at Thornhill - North Condominium - Daniels Corporation and Baif Develo..	Vaughan	4/14/2021	153	44	109	\$950
Boulevard at Thornhill - South Condominium - Daniels Corporation and Baif Develo..	Vaughan	4/14/2021	104	36	68	\$941
Dupont - Tridel	Old Toronto	4/14/2021	329	100	229	\$1,252
House of Assembly - Marlin Spring	Old Toronto	4/15/2021	254	111	143	\$1,187
Soleil Condos Building 1 - Mattamy Homes	Milton	4/16/2021	134	106	28	\$745
Sheppard Garden Towns - 95 Developments *	Scarborough	4/21/2021	57	0	28	\$868
PRIME Condominiums - CentreCourt Developments Inc. and Centrestone Urban D..*	Old Toronto	4/22/2021	595	0	595	\$1,379
atowns - Fieldgate Homes *	Ajax	4/28/2021	28	0	28	\$440
atowns - Paradise Developments *	Ajax	4/28/2021	24	0	24	\$440
Grand Total			4,778	2,445	2,094	\$942

Project Launch History - Sites & Units



Scheduled Completions



Top Builders - YTD

GTA - Top High Rise Builders by YTD Sales

Builder	2021												Total	Market Share %
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.		
Menkes	1	100	0	687									788	8.2%
Urban Capital Property Group	19	17	19	709									764	8.0%
Rogers Real Estate Development Limited	6	11	7	705									729	7.6%
QuadReal Property Group				687									687	7.2%
CentreCourt Developments Inc.	11	10	607	0									628	6.5%
Bazis International Inc.	0	0	599	0									599	6.2%
Liberty Development Corporation	24	33	382	41									480	5.0%
Concord Adex	4	14	387	43									448	4.7%
Fernbrook Homes	48	326	45	1									420	4.4%
Plaza	1	5	363	10									379	3.9%
Vandyk Properties Inc.	0	0	0	370									370	3.9%
Tridel	52	90	65	138									345	3.6%
Katlin Corporation	6	22	204	10									242	2.5%
Mattamy Homes	1	14	30	188									233	2.4%
Kilmer Group	5	16	149	39									209	2.2%
Canderel Residential	0	0	136	72									208	2.2%
Daniels Corporation	16	37	33	114									200	2.1%
RioCan	15	22	149	13									199	2.1%
Concert Properties	14	135	46	0									195	2.0%
Minto Developments	2	10	29	152									193	2.0%
DREAM	0	0	142	44									186	1.9%
El-Ad Canada Inc.	40	69	37	38									184	1.9%
Context Developments	9	12	146	13									180	1.9%
Ambria Homes	43	132											175	1.8%
Crystal Homes	1	152	16	1									170	1.8%
Total (All 157 Builders)	698	1,712	3,577	3,619									9,606	

Please Note: Sales in projects associated with more than one builder (ie: joint ventures) have been allocated in the full amount to each builder involved.

Top Builders - Last 12 Months

GTA - Top High Rise Builders by Last 12 Month's Sales

Builder	2020								2021				Total	Market Share %
	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.		
Menkes	2	30	30	147	408	490	340	98	1	100	0	687	2,333	10.1%
QuadReal Property Group					399	490	338	98				687	2,012	8.7%
Daniels Corporation	82	17	241	28	491	57	77	9	16	37	33	114	1,202	5.2%
CentreCourt Developments Inc.	0	0	0	419	26	9	10	4	11	10	607	0	1,096	4.7%
Liberty Development Corporation	2	15	5	4	379	38	10	17	24	33	382	41	950	4.1%
Urban Capital Property Group	3	5	7	13	27	80	22	9	19	17	19	709	930	4.0%
Fernbrook Homes	0	0	0	0	0	0	356	118	48	326	45	1	894	3.9%
Cortel Group	1	5	211	187	73	105	43	27	21	27	46	62	808	3.5%
Rogers Real Estate Development Limited	2	5	7	11	27	10	9	5	6	11	7	705	805	3.5%
Kilmer Group				0	143	296	57	20	5	16	149	39	725	3.1%
Diamond Corp	77	8	28	8	161	307	60	20	5	16	7	2	699	3.0%
Bazis International Inc.	0	0	0	0	0	0	0	0	0	0	599	0	599	2.6%
Tridel	9	10	16	19	14	59	9	82	52	90	65	138	563	2.4%
Concord Adex	3	19	4	13	15	11	14	11	4	14	387	43	538	2.3%
DREAM	0	0	0	0	0	296	0	15	0	0	142	44	497	2.1%
Crystal Homes							258	59	1	152	16	1	487	2.1%
Mattamy Homes	5	55	53	21	12	48	55	2	1	14	30	188	484	2.1%
Parallax Development Corporation			0	412	24	9	10	4	10	8	7		484	2.1%
Graywood Developments	7	0	0	0	229	75	15	13	16	35	47	34	471	2.0%
Phantom Developments	0	0	0	0	229	72	26	18	8	36	44	33	466	2.0%
Lanterra Developments	23	58	68	68	61	53	14	22	18	31	6	36	458	2.0%
Plaza	0	12	0	0	43	0	24	0	1	5	363	10	458	2.0%
RioCan	0	3	11	40	10	148	10	5	15	22	149	13	426	1.8%
El-Ad Canada Inc.	8	10	4	7	15	97	76	22	40	69	37	38	423	1.8%
Empire	4	0	1	247	36	17	0	2	1	10	56	36	410	1.8%
Total (All 185 Builders)	421	752	1,995	2,353	2,736	2,485	1,812	957	698	1,712	3,577	3,619	23,117	

Please Note: Sales in projects associated with more than one builder (ie: joint ventures) have been allocated in the full amount to each builder involved.

Top Sites

GTA - Top High Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Unit Type	2021 April
M4 - M City Condominiums - Rogers Real Estate Development Limited and Urban Capital Property Group	Mississauga	Apartment	1 Bedroom	197
			1 Bedroom + Den	210
			2 Bedroom + Den	1
			3 Bedroom & Up	10
			2 Bedroom	285
			Total	703
Grand Festival - Signature Tower - Menkes and QuadReal Property Group	Vaughan	Apartment	1 Bedroom	70
			1 Bedroom + Den	186
			2 Bedroom	93
			Total	349
Grand Festival - Landmark Tower - Menkes and QuadReal Property Group	Vaughan	Apartment	1 Bedroom	193
			1 Bedroom + Den	52
			2 Bedroom	93
			Total	338
Buckingham Central Building - Grand Central Mimico - Vandyk Properties Inc.	Etobicoke	Apartment	1 Bedroom	120
			1 Bedroom + Den	29
			2 Bedroom + Den	6
			3 Bedroom & Up	26
			2 Bedroom	63
			Studio	20
			Total	264
North Oak Condos at Oakvillage - Tower 4A - Minto Developments	Oakville	Apartment	1 Bedroom	62
			1 Bedroom + Den	41
			2 Bedroom + Den	3
			2 Bedroom	43
			Total	149
Elle Condominium - i-Kore Developments Ltd.	Scarborough	Apartment	1 Bedroom	8
			1 Bedroom + Den	79
			2 Bedroom + Den	5
			3 Bedroom & Up	2
			2 Bedroom	21
			Total	115

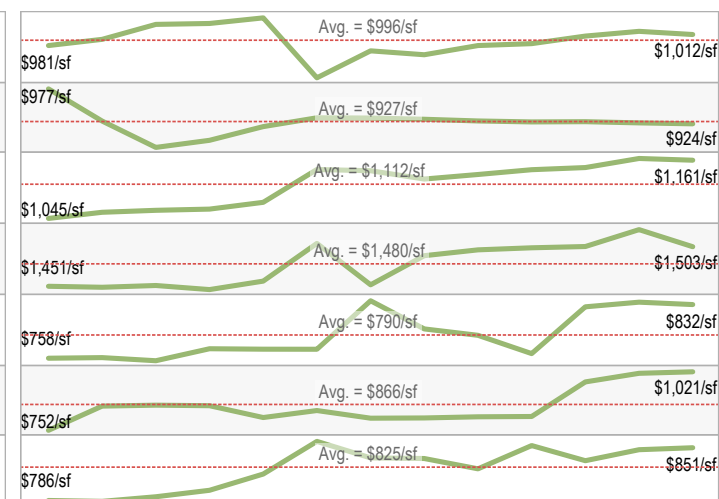
Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	\$1,012/sf
	Etobicoke	\$924/sf
	North York	\$1,161/sf
	Old Toronto	\$1,503/sf
	Scarborough	\$832/sf
	York	\$1,021/sf
905 Area	905 All Muni.	\$851/sf

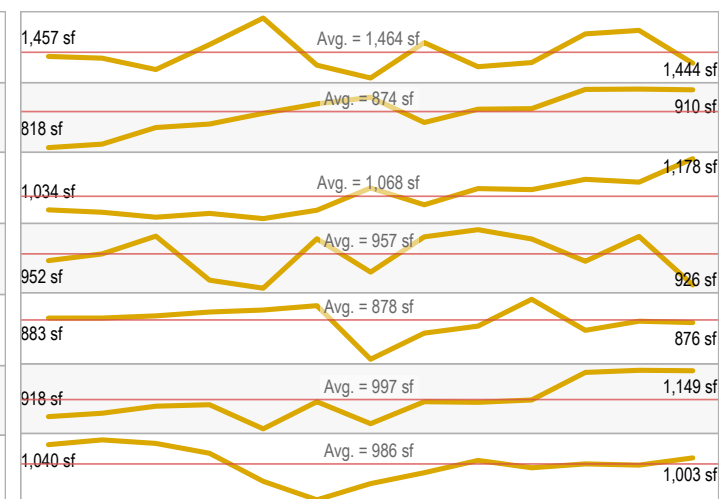
Last 13 Months



Avg. Remaining Unit Size (SF)

416 Area	East York	1,444 sf
	Etobicoke	910 sf
	North York	1,178 sf
	Old Toronto	926 sf
	Scarborough	876 sf
	York	1,149 sf
905 Area	905 All Muni.	1,003 sf

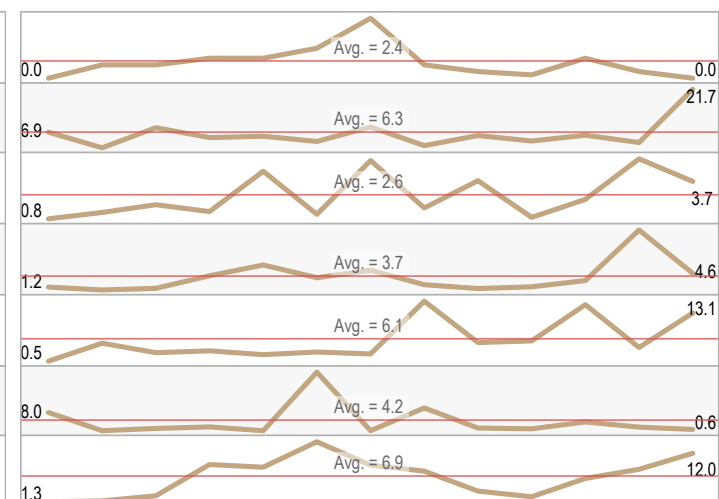
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	21.7
	North York	3.7
	Old Toronto	4.6
	Scarborough	13.1
	York	0.6
905 Area	905 All Muni.	12.0

Last 13 Months



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

SubMarket	Municipality	April 2021				April 2020			
		Apartment	Loft	Stacked	Total	Apartment	Loft	Stacked	Total
Bloor - Yorkville	Old Toronto	• 8			• 8	• 3			• 3
Central Waterfront	Old Toronto	• 33			• 33	• 8			• 8
Don Mills - York Mills	North York	• 13		• 0	• 13	• 0		• 0	• 0
Downtown Core	Old Toronto	• 30			• 30	• 10			• 10
Downtown East	Old Toronto	• 111			• 111	• 19			• 19
Downtown West	Old Toronto	• 72			• 72	• 58			• 58
Etobicoke Waterfront	Etobicoke	• 3			• 3	• 2			• 2
Highway7 - Yonge	Markham	• 2			• 2	• 2			• 2
	Richmond Hill	• 0		• 2	• 2	• 2		• 0	• 2
Mississauga City Centre	Mississauga	• 732			• 732	• 6			• 6
North Toronto	Old Toronto	• 4		• 1	• 5	• 24			• 24
North Yonge Corridor	North York	• 5		• 0	• 5	• 0		• 2	• 2
North York East	North York	• 0		• 0	• 0	• 0		• 0	• 0
North York West	North York	• 27		• 1	• 28	• 2		• 11	• 13
Not Applicable	Ajax			• 0	• 0				
	Brampton	• 31		• 0	• 31	• 1		• 0	• 1
	Burlington	• 31			• 31	• 0			• 0
	Caledon	• 4		• 0	• 4	• 0		• 0	• 0
	Clarington	• 10			• 10	• 0			• 0
	East York	• 0		• 0	• 0	• 0			• 0
	Etobicoke	• 395		• 0	• 395	• 102		• 40	• 142
	Georgina	• 7			• 7	• 0			• 0
	Halton Hills	• 14			• 14	• 0			• 0
	Markham	• 67			• 67	• 7			• 7
	Milton	• 106			• 106	• 4			• 4
	Mississauga	• 19		• 4	• 23	• 12		• 10	• 22
	Newmarket	• 3	• 1		• 4	• 5	• 0		• 5
	Oakville	• 188		• 0	• 188	• 40		• 2	• 42
	Old Toronto	• 1			• 1	• 0			• 0
	Oshawa	• 5		• 88	• 93	• 3			• 3
	Pickering			• 1	• 1	• 3		• 0	• 3
	Richmond Hill			• 13	• 13			• 2	• 2
	Scarborough	• 159		• 63	• 222	• 4		• 4	• 8
	Vaughan	• 750		• 0	• 750	• 2		• 0	• 2
	Whitby	• 0		• 36	• 36	• 0			• 0
	Whitchurch-Stouffville	• 15			• 15	• 3			• 3
	York	• 2		• 2	• 4	• 16			• 16
Sheppard Corridor	North York	• 91		• 1	• 92	• 15		• 0	• 15
Thornhill	Markham	• 3			• 3	• 2			• 2
	Vaughan	• 97			• 97	• 61			• 61
Toronto East	Old Toronto	• 18		• 0	• 18	• 14		• 0	• 14
Toronto West	Old Toronto	• 346		• 0	• 346	• 7		• 0	• 7
Yonge - St. Clair	Old Toronto	• 4		• 0	• 4	• 0		• 0	• 0
Grand Total		• 3,406	• 1	• 212	• 3,619	• 437	• 0	• 71	• 508

Sales & Remaining Inventory

Last 12 Month's Sales & Remaining Inventory by Submarket

Last 12 Months - Sales						Remaining Inventory			
SubMarket	Municipality	Apartment	Loft	Stacked	Total	Apartment	Loft	Stacked	Total
Bloor - Yorkville	Old Toronto	430			430	437			437
Central Waterfront	Old Toronto	509			509	800			800
Don Mills - York Mills	North York	351		0	351	191		0	191
	Old Toronto								
Downtown Core	Old Toronto	1,137			1,137	306			306
Downtown East	Old Toronto	1,792			1,792	1,198			1,198
Downtown West	Old Toronto	857			857	1,071			1,071
Etobicoke Waterfront	Etobicoke	25			25	30			30
Highway7 - Yonge	Markham	26			26	20			20
	Richmond Hill	69		142	211	13		24	37
Mississauga City Centre	Mississauga	1,387			1,387	417			417
North Toronto	North York								
	Old Toronto	168		13	181	479		15	494
North Yonge Corridor	North York	122		4	126	65		3	68
	Old Toronto								
North York East	North York	0		6	6	0		2	2
North York West	North York	256		51	307	187		4	191
	Old Toronto								
	York								
Not Applicable	Ajax			0	0			52	52
	Aurora								
	Brampton	275		390	665	20		7	27
	Burlington	149			149	67			67
	Caledon	37		1	38	13		0	13
	Clarington	281			281	117			117
	East York	11		41	52	34		11	45
	Etobicoke	1,331		100	1,431	709		8	717
	Georgina	18			18	15			15
	Halton Hills	93			93	40			40
	King								
	Markham	544			544	312			312
	Milton	138		254	392	28			28
	Mississauga	1,640		135	1,775	258		85	343
	Newmarket	45	1		46	12	3		15
	North York								
	Oakville	2,097		20	2,117	157		0	157
	Old Toronto	15			15	43			43
	Oshawa	164		88	252	44		0	44
	Pickering	22		189	211			38	38
	Richmond Hill			101	101			11	11
	Scarborough	790		566	1,356	425		92	517
	Uxbridge								
	Vaughan	2,963		202	3,165	921		31	952
	Whitby	70		71	141	20		3	23
	Whitchurch-Stouffville	62			62	53			53
	York	178		99	277	66		0	66
Scarborough City Centre	Scarborough								
Sheppard Corridor	North York	549		5	554	304		8	312
Thornhill	Markham	43			43	86			86
	Vaughan	643			643	280			280
Toronto East	East York								
	Old Toronto	359		3	362	109		7	116
Toronto West	Old Toronto	926		10	936	817		7	824
Yonge - St. Clair	Old Toronto	49		4	53	126		14	140
Grand Total		20,621	1	2,495	23,117	10,290	3	422	10,715

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