



Greater Toronto Area High Rise Projects

New Homes Monthly Market Report
Data as of August 2021

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Aug- 21		Aug- 20		Change
High Rise	3,162		2,349		34.6%
Low Rise	605		1,856		-67.4%
Total	3,767		4,205		-10.4%
Year to Date Sales	Jan.-Aug. 2021		Jan.-Aug. 2020		Y/Y Change
High Rise	20,507		12,601		62.7%
Low Rise	9,947		9,788		1.6%
Total	30,454		22,389		36.0%
Year to Date Supply	Jan.-Aug. 2021		Jan.-Aug. 2020		Y/Y Change
High Rise	17,494		5,807		201.3%
Low Rise	8,930		8,348		7.0%
Total	26,424		14,155		86.7%
Year to Date Completions	Jan.-Aug. 2021		Jan.-Aug. 2020		Y/Y Change
High Rise	12,074		14,261		-15.3%
Remaining Inventory	Aug- 21	Jul- 21	Aug- 20	M/M Change	Y/Y Change
High Rise	9,967	9,469	11,502	5.3%	-13.3%
Low Rise	1,354	1,589	3,578	-14.8%	-62.2%
Total	11,321	11,058	15,080	2.4%	-24.9%
Benchmark Price	Aug- 21	Jul- 21	Aug- 20	M/M Change	Y/Y Change
High Rise	\$1,069,700	\$1,091,648	\$972,859	-2.0%	10.0%
Low Rise	\$1,521,968	\$1,517,841	\$1,169,823	0.3%	30.1%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	12	338	310	140	
High Rise Units	3,541	88,198	83,941	32,225	
% Sold*	61%	89%	95%	83%	
Low Rise Projects	2	206			
Low Rise Units	90	18,029			
% Sold*	83%	92%			

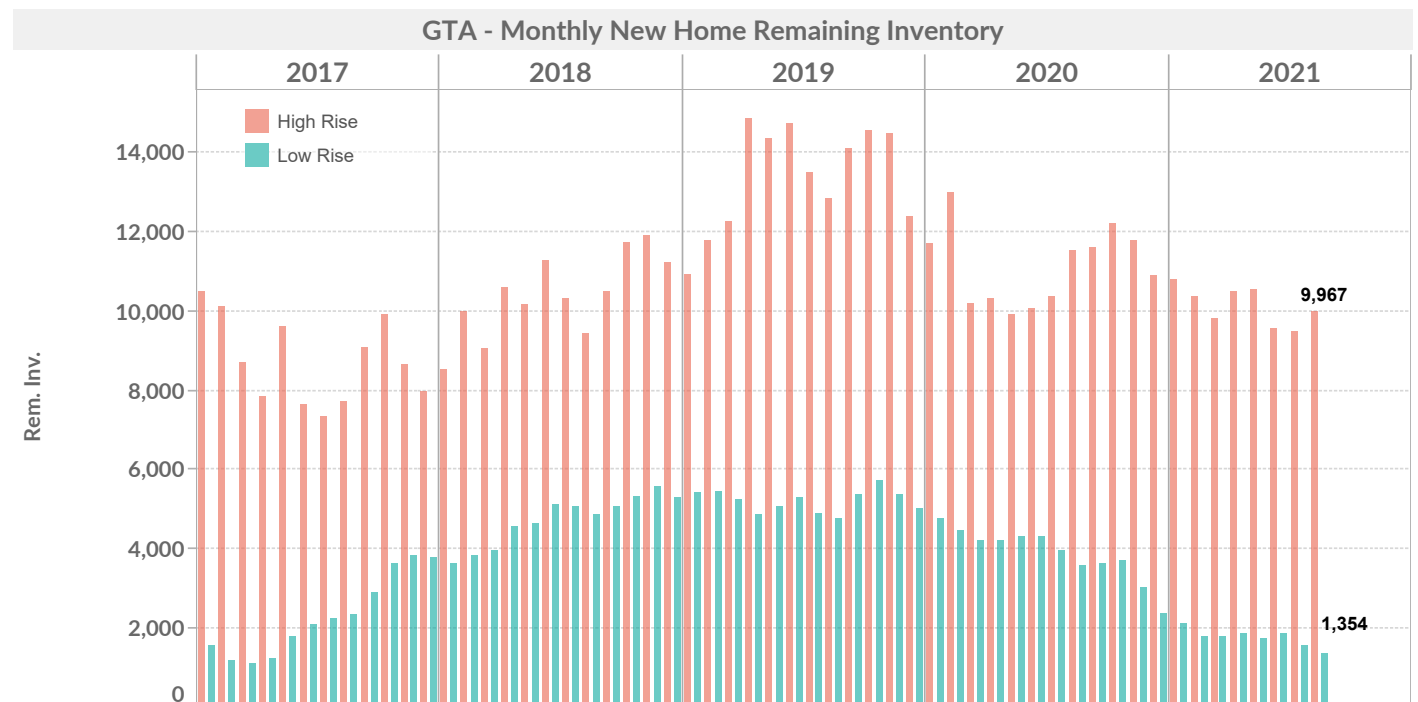
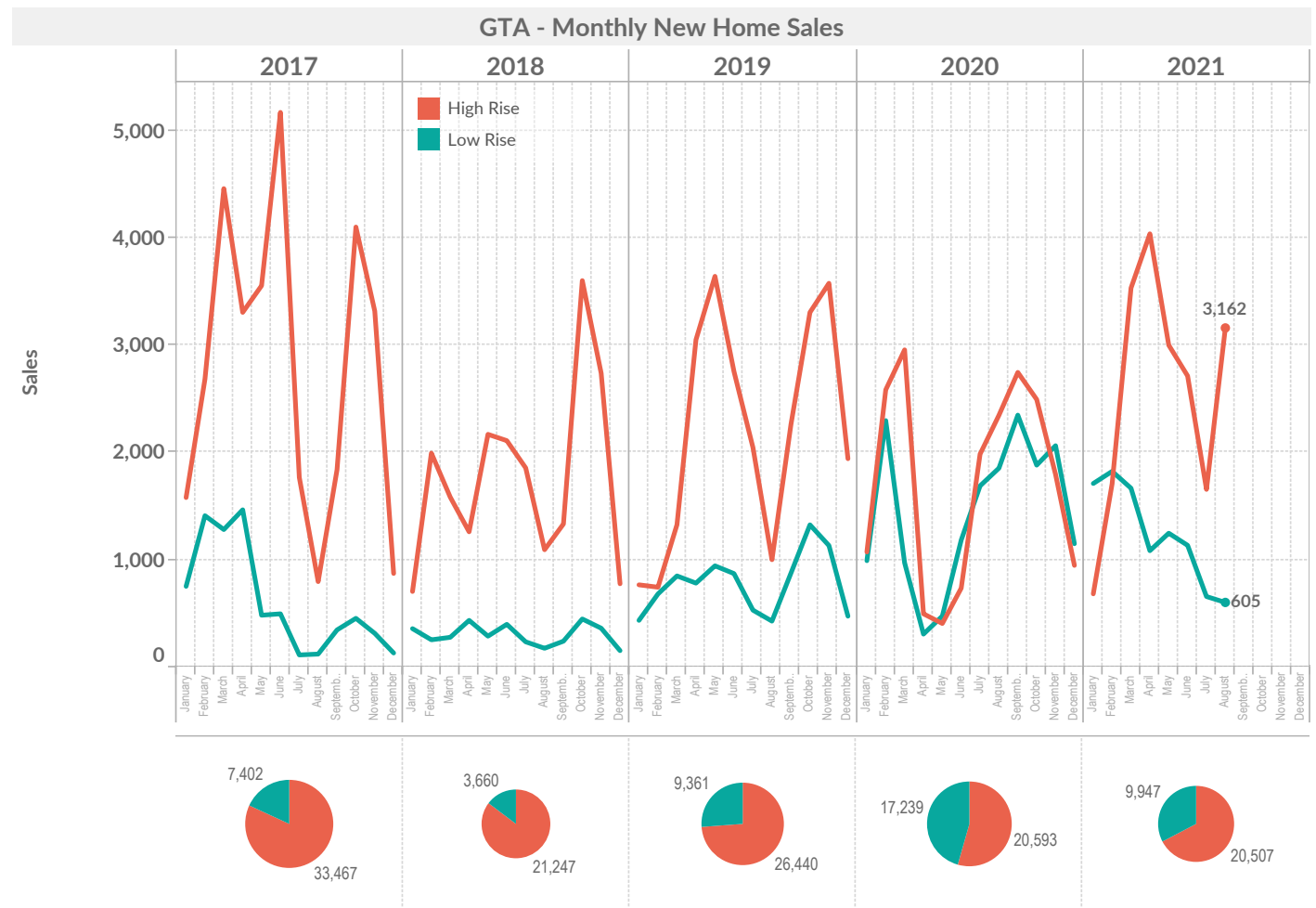
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

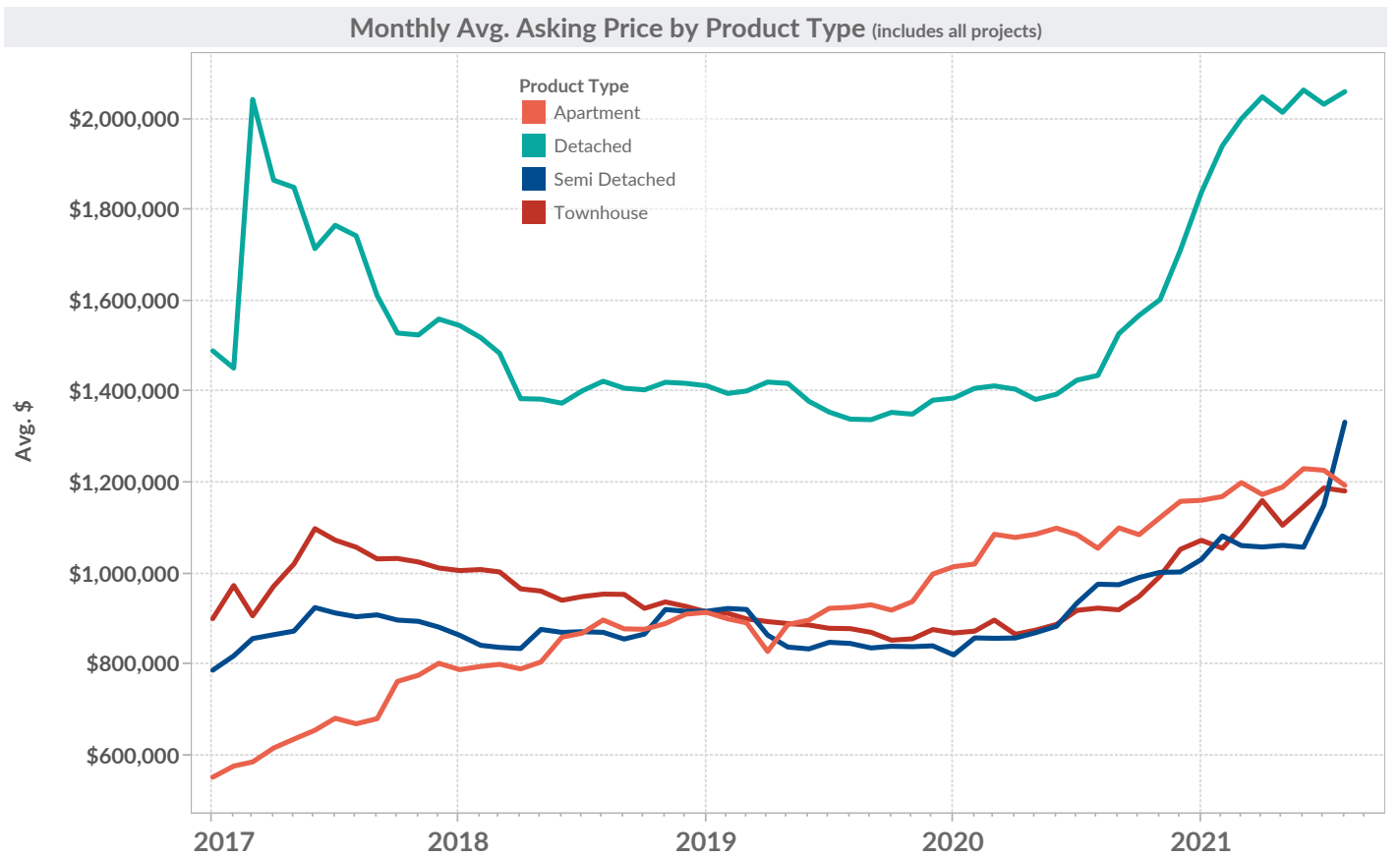
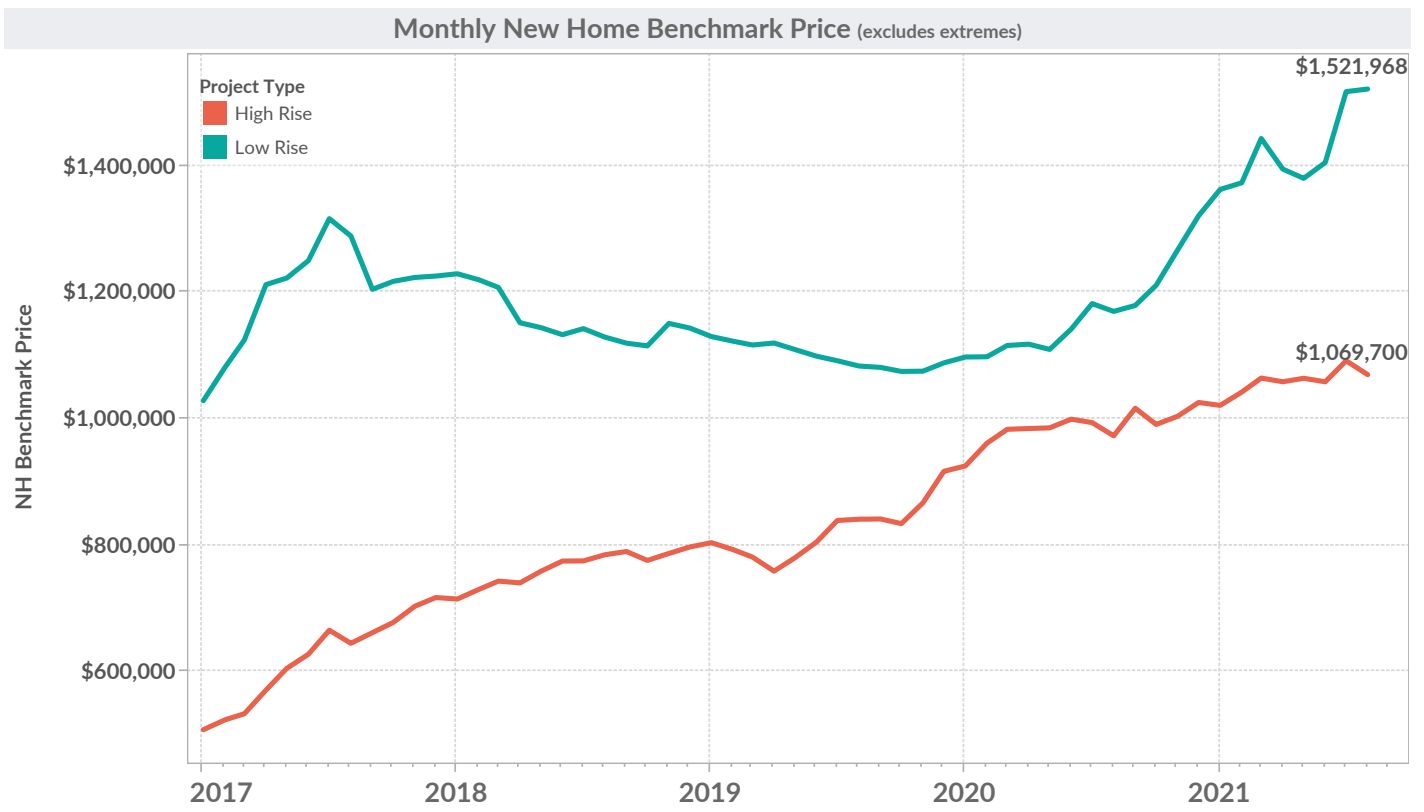
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

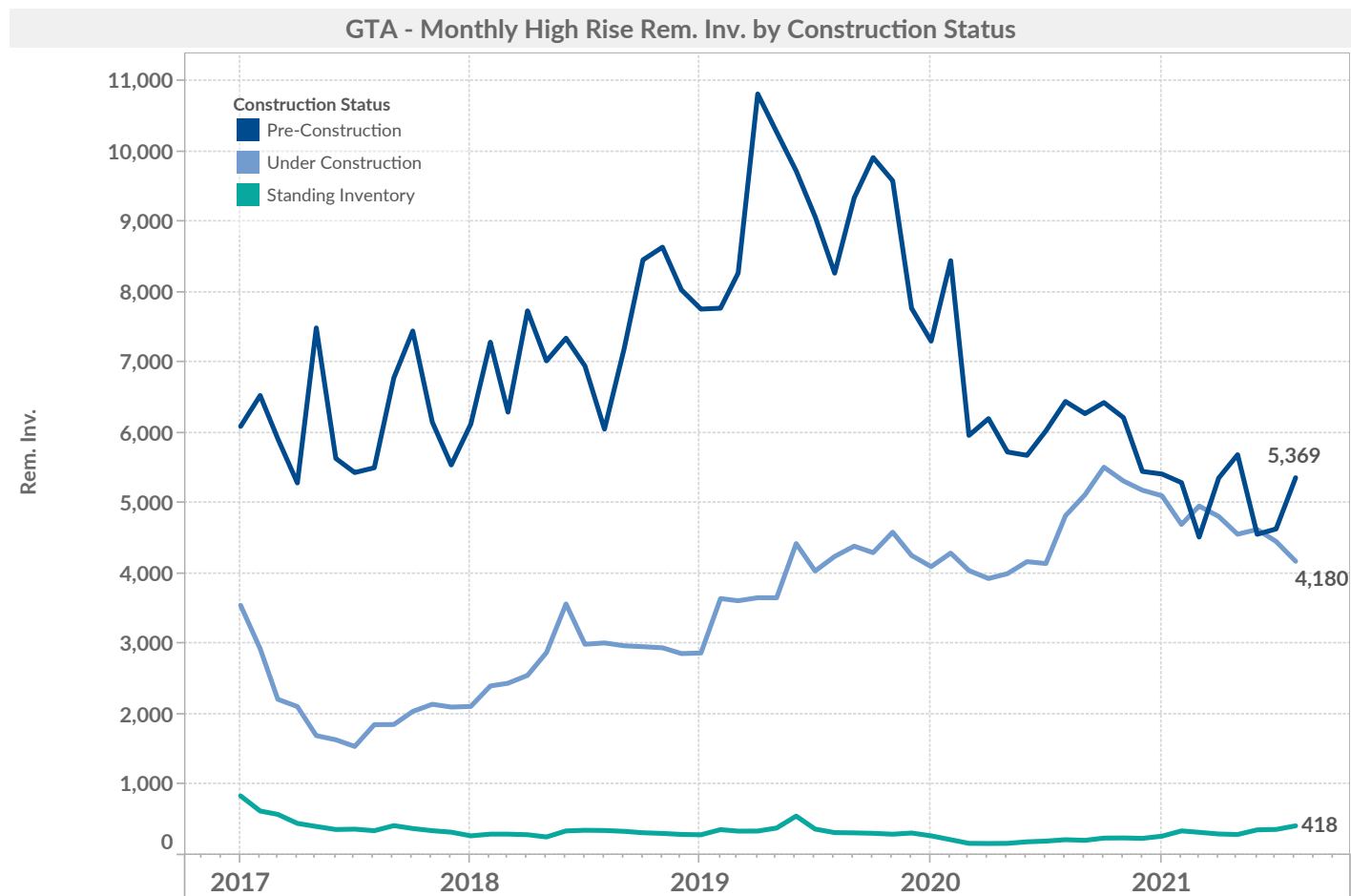
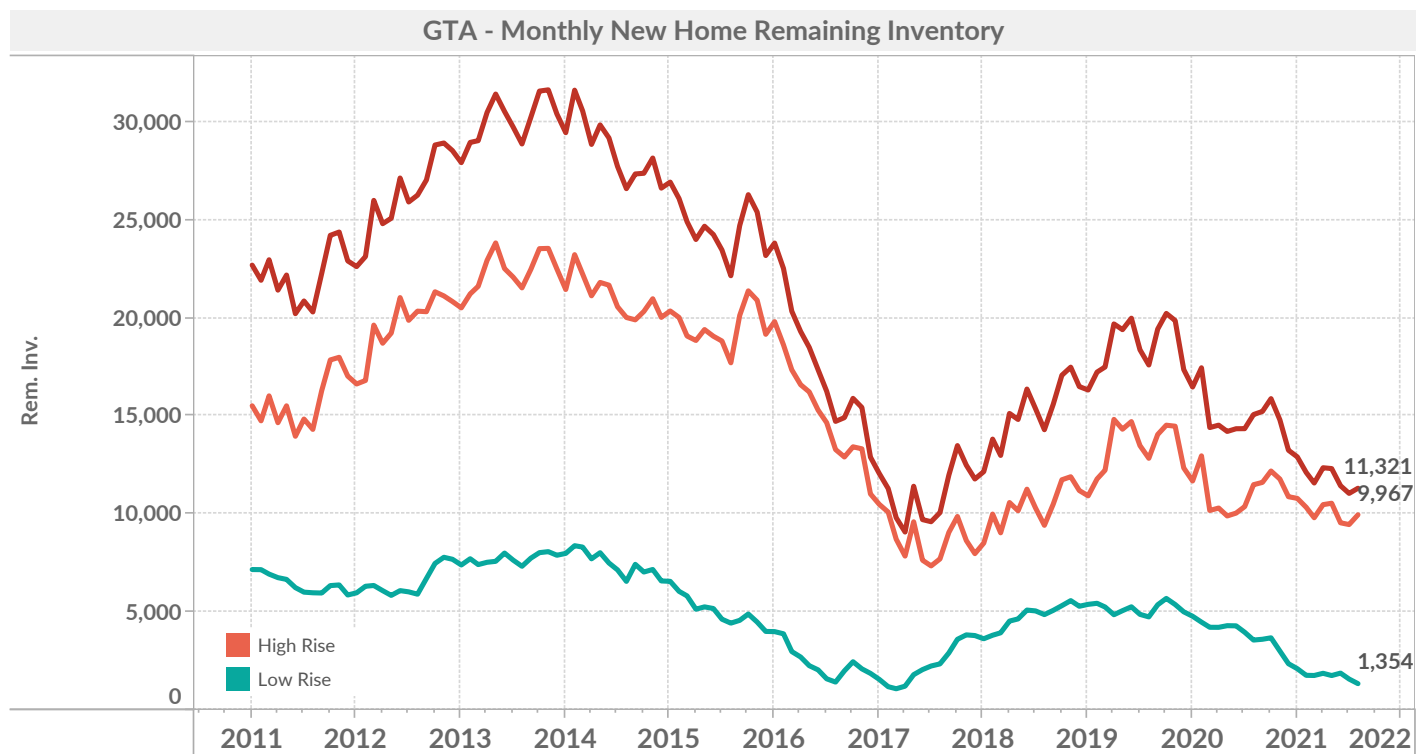
Sales & Remaining Inventory



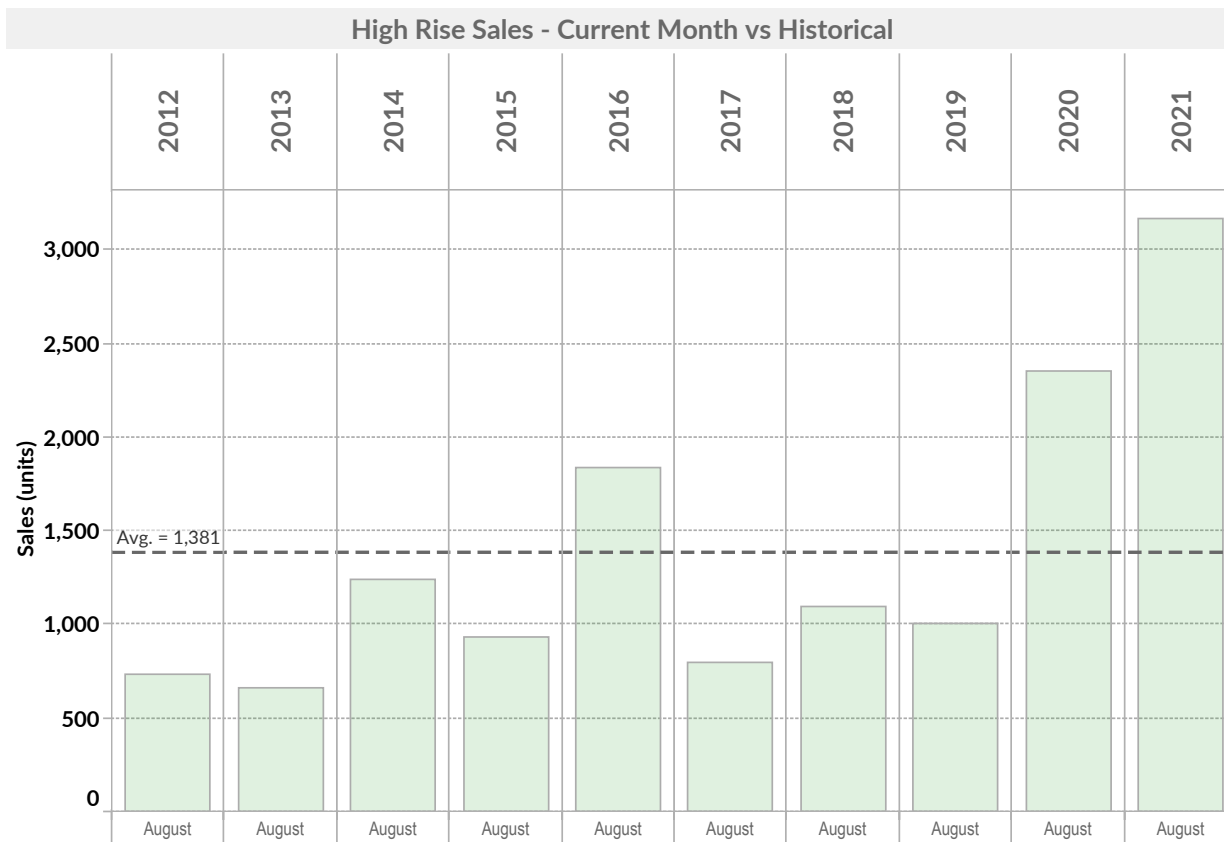
Pricing



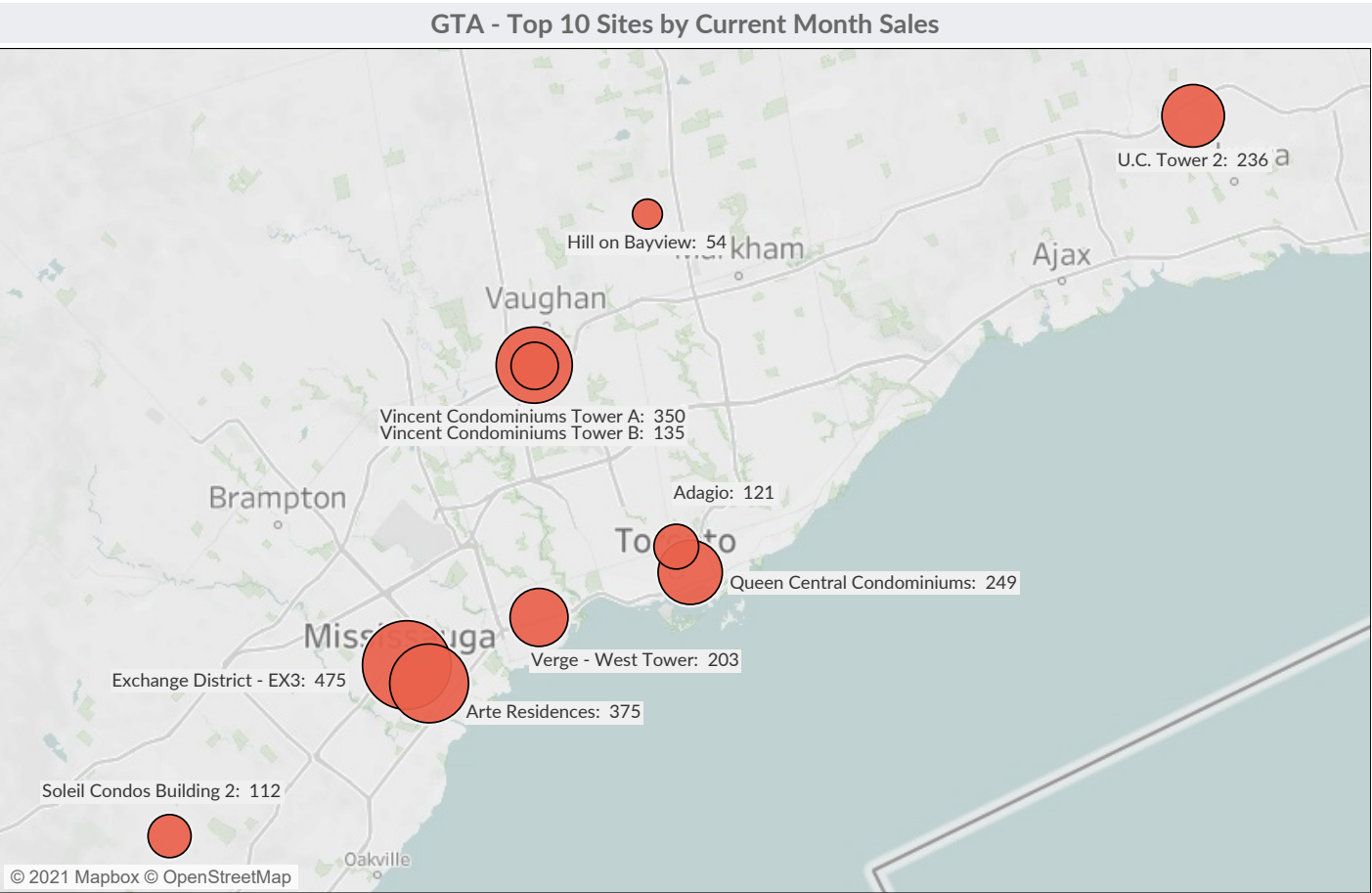
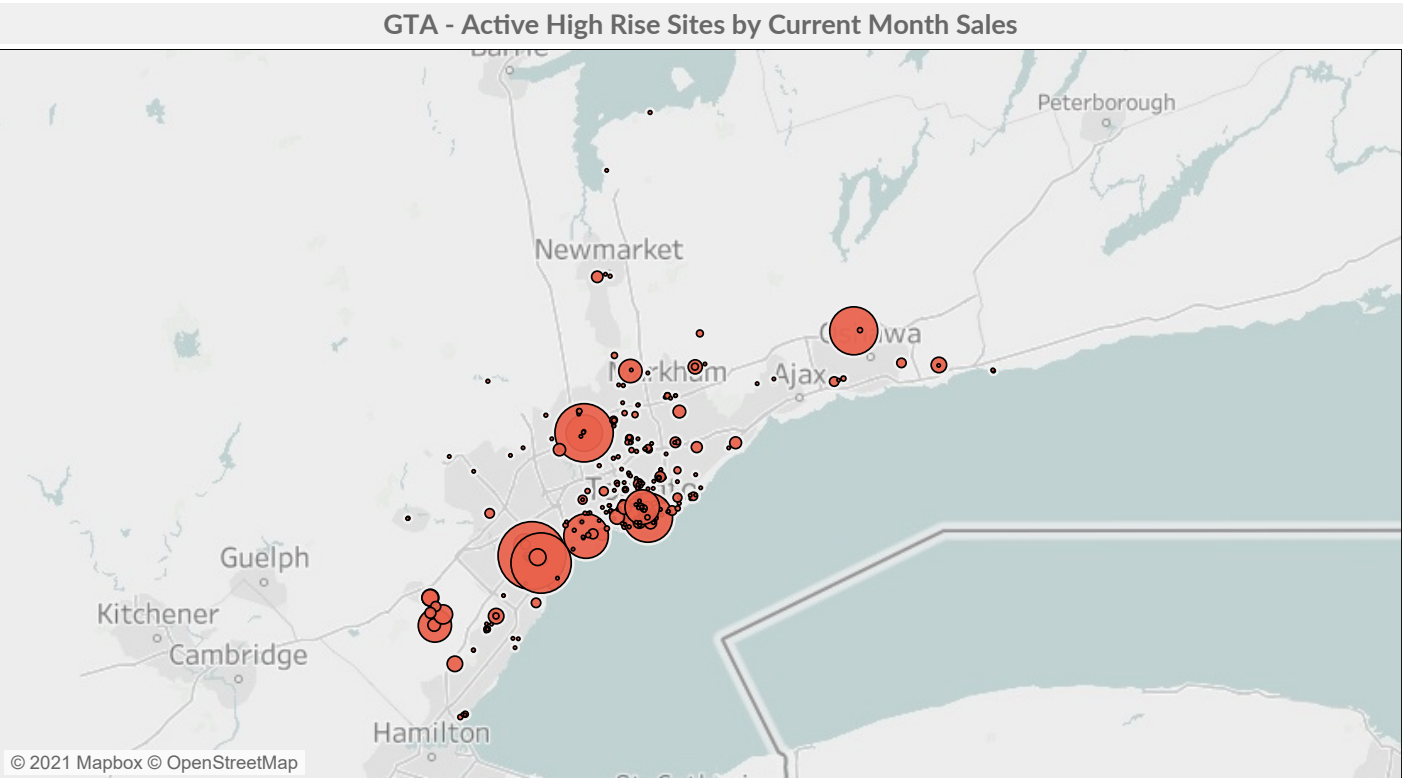
Remaining Inventory



Historical Sales Comparison



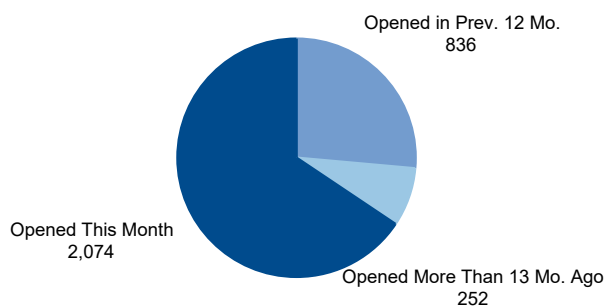
Current Sites



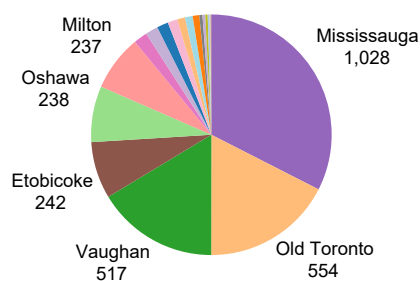
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

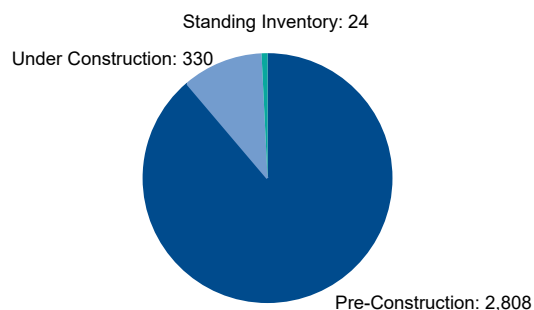
Sales by Opening Date



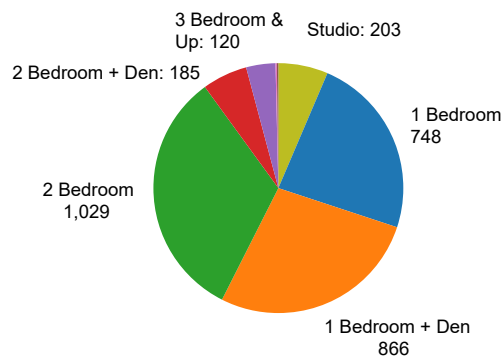
Sales by Municipality/Area



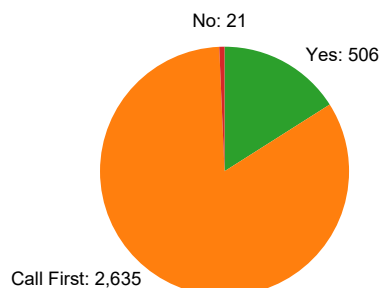
Sales by Const. Status



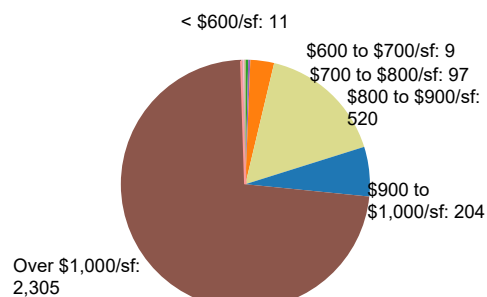
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



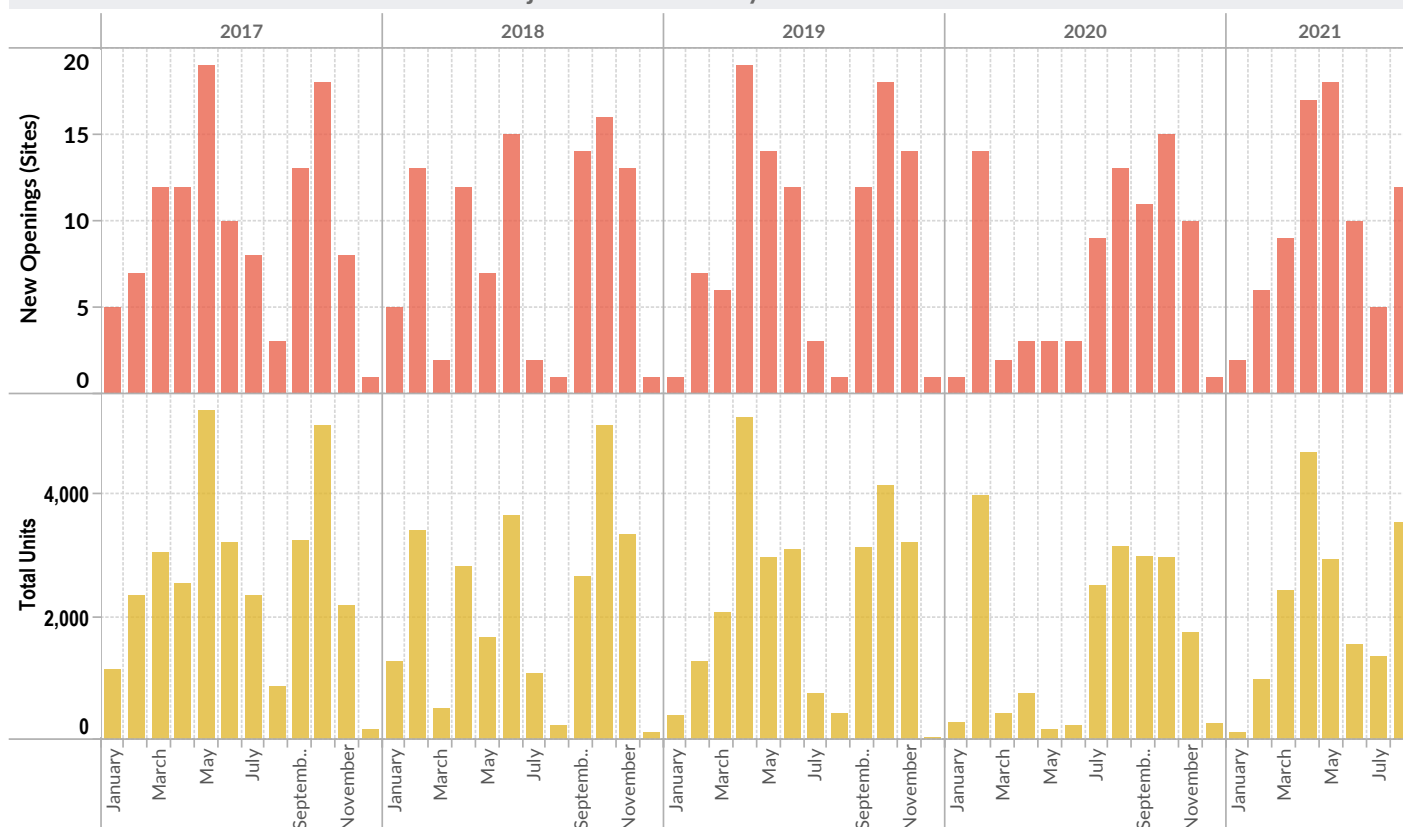
New Openings

June 2021 - New Project Launches

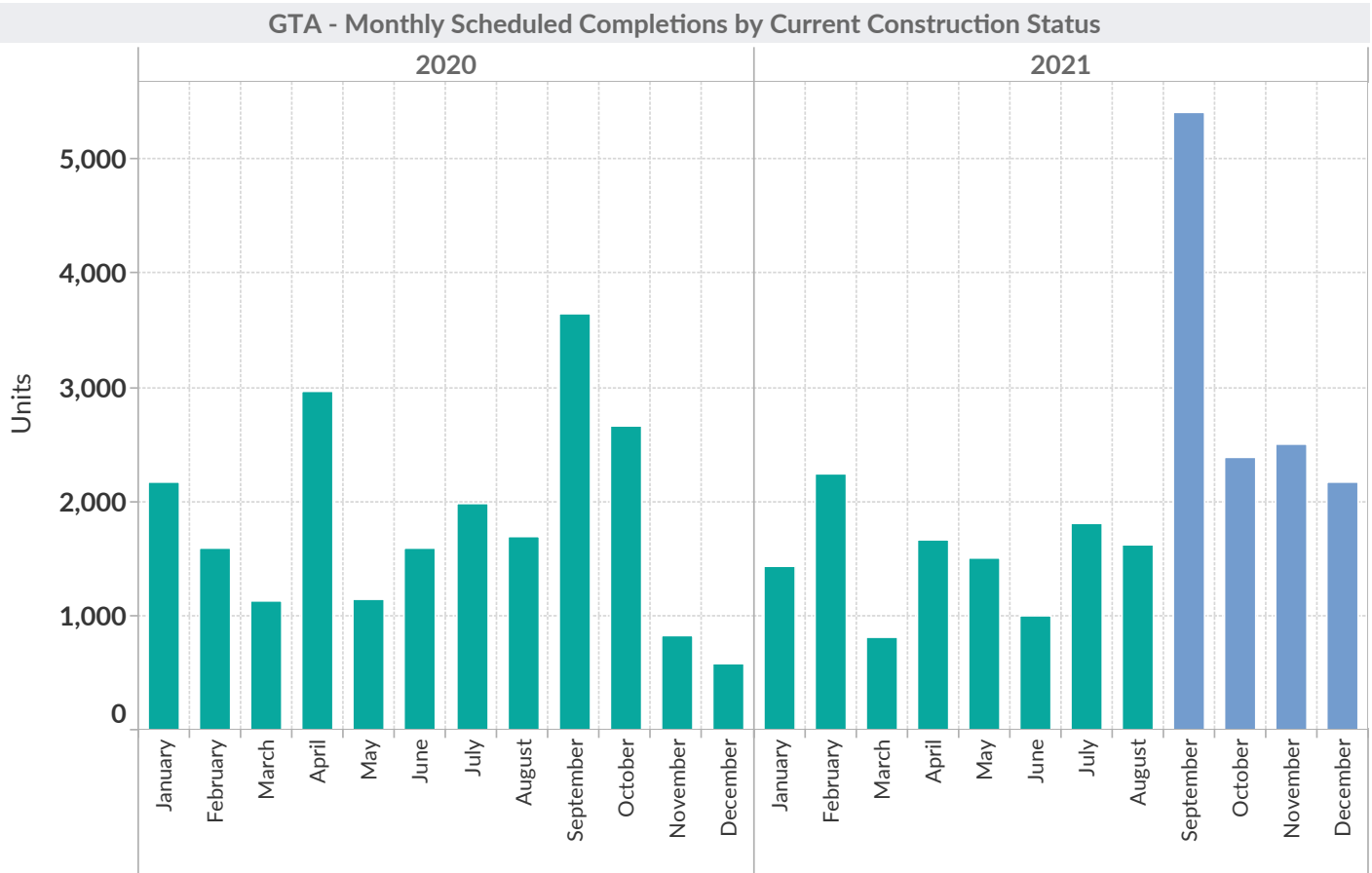
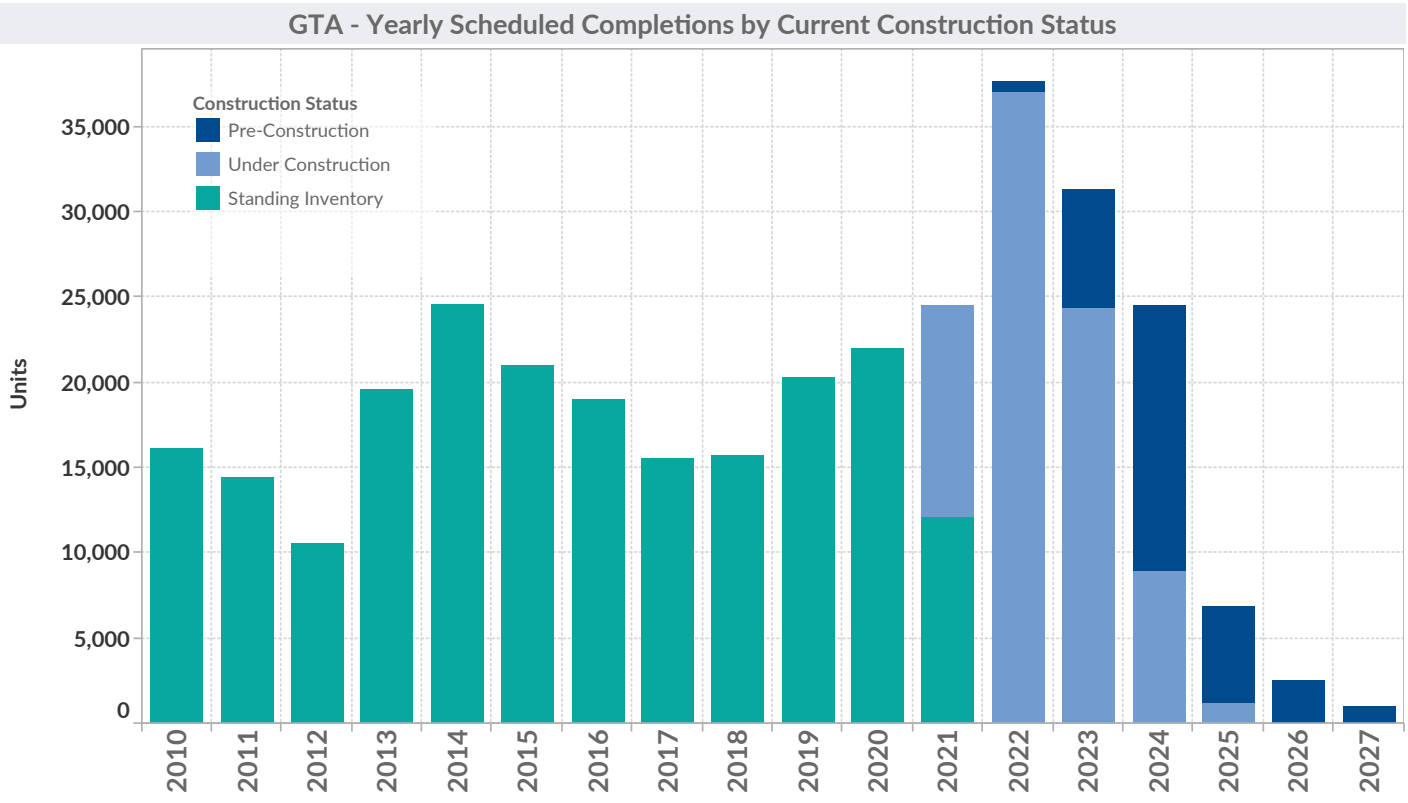
Site Name	Municipality	Opening Date	No# of Units	Current Month Sales	Rem Inv	Avg. Current PPF
Gemma - Pinnacle International	Mississauga	2021-08-03	394	51	343	\$980
U.C. Tower 2 - Tribute Communities and RioCan	Oshawa	2021-08-05	589	236	353	\$840
Vincent Condominiums Tower A - Townwood Homes and Rosehaven Homes	Vaughan	2021-08-05	439	350	89	\$1,130
Verge - West Tower - RioCan	Etobicoke	2021-08-06	203	203	0	\$1,138
Exchange District - EX3 - Camrost Felcorp	Mississauga	2021-08-11	513	475	38	\$1,216
Adagio - Menkes	Old Toronto	2021-08-14	202	121	81	\$1,850
Queen Central Condominiums - Parallax Development Corporation and Harlo Capital	Old Toronto	2021-08-14	369	249	120	\$1,276
Soleil Condos Building 2 - Mattamy Homes	Milton	2021-08-14	121	112	9	\$864
Vincent Condominiums Tower B - Townwood Homes and Rosehaven Homes	Vaughan	2021-08-14	285	135	150	\$1,127
MV1 Condominiums - Great Gulf	Milton	2021-08-18	103	36	67	\$826
Nahid Kennedy - Nahid Corp.	Scarborough	2021-08-22	215	0	215	\$898
Views on the Preserve - Building 1 - Mattamy Homes	Oakville	2021-08-24	108	0	108	\$953
Grand Total			3,541	1,968	1,573	\$1,080

*Projects launched or commenced signings within 10 days of month end cannot report any firm sales until the following month due to rescission period.

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.		
CentreCourt Developments Inc.	11	10	607	447	66	28	0	419					1,588	7.7%
Menkes	1	100	0	737	235	175	30	147					1,425	6.9%
QuadReal Property Group				737	233	175							1,145	5.6%
Urban Capital Property Group	18	13	19	646	203	42	7	13					961	4.7%
Rogers Real Estate Development Limited	5	7	7	642	193	33	7	11					905	4.4%
Daniels Corporation	16	37	33	112	98	257	241	28					822	4.0%
Fernbrook Homes	48	326	45	1	6	338	0	0					764	3.7%
Vandyk Properties Inc.	0	0	0	370	381	0	0	0					751	3.7%
Basis International Inc.	0	0	599	0	0	0	0	0					599	2.9%
Concord Adex	2	15	388	71	73	18	4	13					584	2.8%
Cortel Group	21	27	46	61	15	16	211	187					584	2.8%
Centrestone Urban Developments Inc.				440	66	28							534	2.6%
Liberty Development Corporation	24	33	382	41	21	11	5	4					521	2.5%
Tridel	52	90	65	138	56	33	16	19					469	2.3%
Parallax Development Corporation	10	8	7				0	412					437	2.1%
Armacon Developments	1	0	0	0	0	400	19	2					422	2.1%
Mallamy Homes	1	14	30	186	99	7	53	21					411	2.0%
Plaza	1	5	363	10	20	12	0	0					411	2.0%
Kilmer Group	5	16	149	11	9	220		0					410	2.0%
Empire	1	10	56	36	16	33	1	247					400	2.0%
Kaitlin Corporation	6	22	204	10	90	41	5	15					393	1.9%
Baif Developments	3	7	6	81	88	32	139	22					378	1.8%
Allterra	0	0	0	4	1	0	371	0					376	1.8%
Brant Haven Homes	7	11	13	1	0	0	0	297					329	1.6%
Edenshaw Developments	1	0	0	1	0	0	300	27					329	1.6%
Total (All 196 Builders)	685	1,712	3,534	4,039	3,002	2,715	1,658	3,162					20,507	

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 %
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.		
Menkes	408	490	340	98	1	100	0	737	235	175	30	147	2,761	9.7%
QuadReal Property Group	399	490	338	98				737	233	175			2,470	8.7%
CentreCourt Developments Inc.	26	9	10	4	11	10	607	447	66	28	0	419	1,637	5.7%
Daniels Corporation	491	57	77	9	16	37	33	112	98	257	241	28	1,456	5.1%
Fernbrook Homes	0	0	356	118	48	326	45	1	6	338	0	0	1,238	4.3%
Urban Capital Property Group	27	78	21	9	18	13	19	646	203	42	7	13	1,096	3.8%
Liberty Development Corporation	379	38	10	17	24	33	382	41	21	11	5	4	965	3.4%
Rogers Real Estate Development Limited	27	8	8	5	5	7	7	642	193	33	7	11	953	3.3%
Kilmer Group	143	296	57	20	5	16	149	11	9	220		0	926	3.2%
Diamond Corp	161	307	60	20	5	16	7	2	2	220	28	8	836	2.9%
Cortel Group	73	105	43	27	21	27	46	61	15	16	211	187	832	2.9%
Vandyk Properties Inc.	0	0	0	0	0	0	0	370	381	0	0	0	751	2.6%
Concord Adex	15	11	14	11	2	15	388	71	73	18	4	13	635	2.2%
Tridel	14	59	9	82	52	90	65	138	56	33	16	19	633	2.2%
Basis International Inc.	0	0	0	0	0	0	599	0	0	0	0	0	599	2.1%
Centrestone Urban Developments Inc.								440	66	28			534	1.9%
Mattamy Homes	12	48	55	2	1	14	30	186	99	7	53	21	528	1.9%
Graywood Developments	229	75	15	13	16	35	41	17	60	22	0	0	523	1.8%
Phantom Developments	229	72	26	18	8	36	38	16	21	30	0	0	494	1.7%
Crystal Homes			258	59	1	152	16	1					487	1.7%
Parallax Development Corporation	24	9	10	4	10	8	7				0	412	484	1.7%
DREAM	0	296	0	15	0	0	142	15	8	3	0	0	479	1.7%
Plaza	43	0	24	0	1	5	363	10	20	12	0	0	478	1.7%
Empire	36	17	0	2	1	10	56	36	16	33	1	247	455	1.6%
RioCan	10	148	10	5	15	21	149	18	6	5	11	40	438	1.5%
Total (All 214 Builders)	2,748	2,496	1,798	950	685	1,712	3,534	4,039	3,002	2,715	1,658	3,162	28,499	

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.

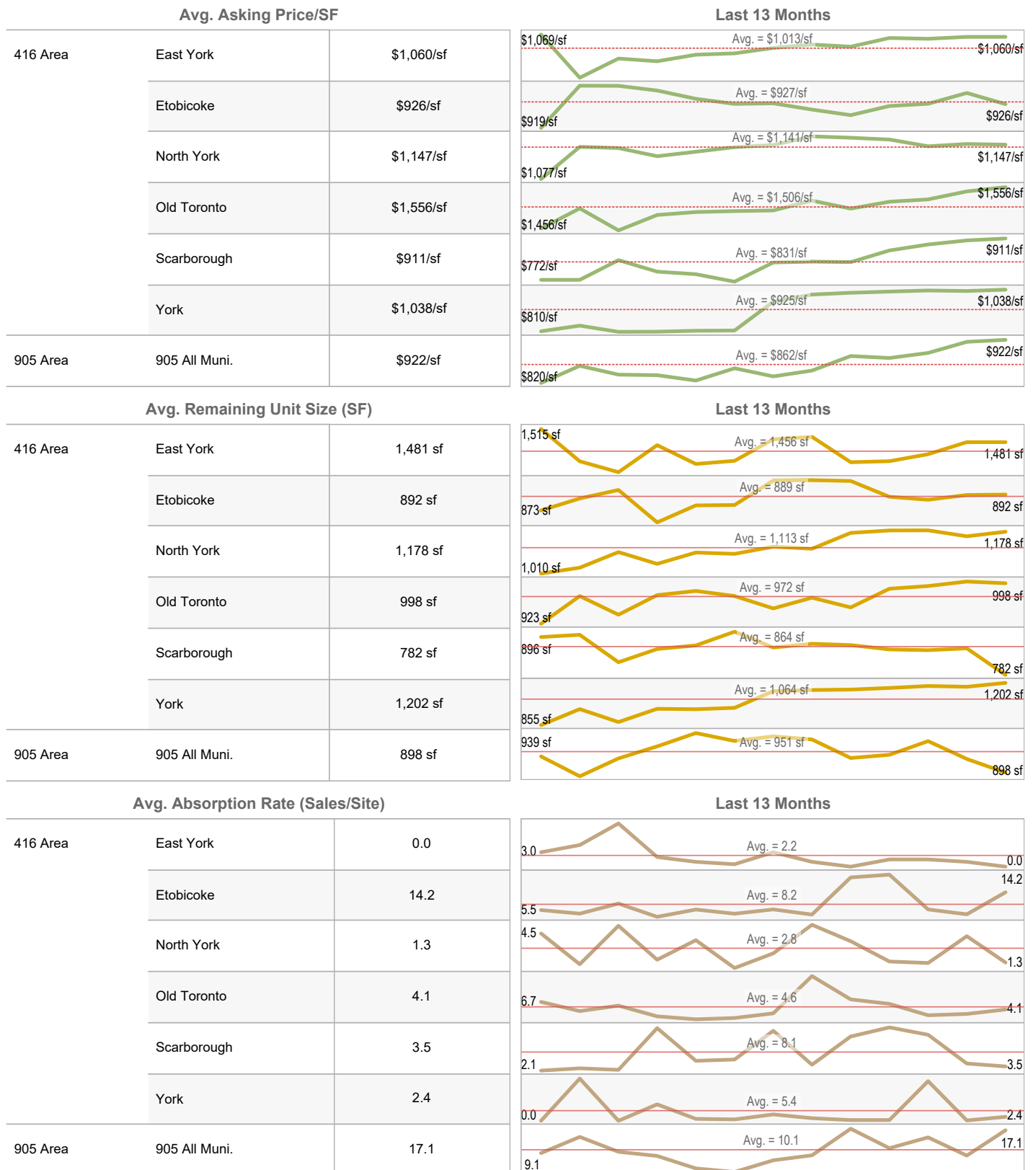
Top Sites

GTA - Top High Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Unit Type	2021 August
Exchange District - EX3 - Camrost Felcorp	Mississauga	Apartment	1 Bedroom	111
			1 Bedroom + Den	56
			2 Bedroom + Den	21
			2 Bedroom	287
			Total	475
Arte Residences - Emblem Developments	Mississauga	Apartment	1 Bedroom	91
			1 Bedroom + Den	177
			2 Bedroom + Den	7
			2 Bedroom	67
			Studio	33
			Total	375
Vincent Condominiums Tower A - Townwood Homes and Rosehaven Homes	Vaughan	Apartment	1 Bedroom	79
			1 Bedroom + Den	130
			2 Bedroom	119
			Studio	22
			Total	350
Queen Central Condominiums - Parallax Development Corporation and Harlo Capital	Old Toronto	Apartment	1 Bedroom	164
			3 Bedroom & Up	4
			2 Bedroom	16
			Studio	65
			Total	249
U.C. Tower 2 - Tribute Communities and RioCan	Oshawa	Apartment	1 Bedroom	50
			1 Bedroom + Den	60
			3 Bedroom & Up	10
			2 Bedroom	96
			Studio	20
			Total	236
Verge - West Tower - RioCan	Etobicoke	Apartment	1 Bedroom	68
			1 Bedroom + Den	75
			3 Bedroom & Up	17
			2 Bedroom	43
			Total	203

Market Parameters by Area

Current Market Parameters & Trend by Area



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

SubMarket	Municipality	August-2020				August-2021			
		Apartment	Loft	Stacked	Total	Apartment	Loft	Stacked	Total
Bloor - Yorkville	Old Toronto	12			12	136			136
Central Waterfront	Old Toronto	270			270	18			18
Don Mills - York Mills	North York	11		0	11	20		4	24
Downtown Core	Old Toronto	6			6	9			9
Downtown East	Old Toronto	439			439	286			286
Downtown West	Old Toronto	39			39	20			20
Etobicoke Waterfront	Etobicoke	1			1	13			13
Highway7 - Yonge	Markham	0			0	0			0
	Richmond Hill	12		6	18	0		55	55
Mississauga City Centre	Mississauga	31			31	528			528
North Toronto	Old Toronto	47			47	13		0	13
North Yonge Corridor	North York	17		0	17	9		2	11
North York East	North York	0		1	1	0		0	0
North York West	North York	5		9	14	6		1	7
Not Applicable	Brampton	17		55	72	8		0	8
	Burlington	11			11	28			28
	Caledon	3		0	3	1		0	1
	Clarington	16			16	33			33
	East York	3			3	0		0	0
	Etobicoke	81		38	119	229		0	229
	Georgina	0			0	1			1
	Halton Hills	2			2	1			1
	Markham	9			9	30		15	45
	Milton	1			1	237			237
	Mississauga	50		21	71	499		1	500
	Newmarket	7	0		7	0	1	12	13
	Oakville	467		0	467	30		3	33
	Old Toronto	1			1	0			0
	Oshawa	40			40	238			238
	Pickering	2		99	101			0	0
	Richmond Hill			2	2			3	3
	Scarborough	24		10	34	42		0	42
	Vaughan	195		102	297	504		1	505
	Whitby	0		3	3	10			10
	Whitchurch-Stouffville	0			0	4			4
	York	0		0	0	12			12
Sheppard Corridor	North York	138		0	138	12		0	12
Thornhill	Markham	4			4	3			3
	Vaughan	26			26	12			12
Toronto East	Old Toronto	1		0	1	21			21
Toronto West	Old Toronto	11		1	12	49		0	49
Yonge - St. Clair	Old Toronto	3		0	3	2		0	2
Grand Total		2,002	0	347	2,349	3,064	1	97	3,162

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	● 647			● 647	● 408			● 408
C1	Toronto								
C4	ON-HGH-1759								
	Toronto								
C8	Toronto								
C10	Toronto								
C13	ON-HGH-1759								
	Toronto								
C14	ON-HGH-1759								
	Toronto								
C15	ON-HGH-1759								
Central Waterfront	Old Toronto	● 278			● 278	● 719			● 719
Don Mills - York Mills	North York	● 456		● 20	● 476	● 231		● 38	● 269
	Old Toronto								
Downtown Core	Old Toronto	● 1,190			● 1,190	● 254			● 254
Downtown East	Old Toronto	● 1,770			● 1,770	● 677			● 677
Downtown West	Old Toronto	● 1,047			● 1,047	● 890			● 890
E2	Toronto								
Etobicoke Waterfront	Etobicoke	● 54			● 54	● 9			● 9
Highway7 - Yonge	Markham	● 17			● 17	● 15			● 15
	Richmond Hill	● 23		● 240	● 263	● 13		● 86	● 99
Mississauga City Centre	Mississauga	● 2,469			● 2,469	● 519			● 519
North Toronto	North York								
	Old Toronto	● 278		● 14	● 292	● 430		● 14	● 444
North Yonge Corridor	North York	● 86		● 3	● 89	● 35		● 0	● 35
North York East	North York	● 0		● 5	● 5	● 0		● 2	● 2
North York West	North York	● 259		● 21	● 280	● 191		● 4	● 195
	York								
Not Applicable	Ajax			● 52	● 52				
	Aurora								
	Brampton	● 186		● 251	● 437	● 11		● 2	● 13
	Burlington	● 483			● 483	● 110			● 110
	Caledon	● 37		● 0	● 37	● 7		● 0	● 7
	Clarington	● 497			● 497	● 114			● 114
	East York	● 5		● 45	● 50	● 30		● 7	● 37
	Etobicoke	● 1,755		● 2	● 1,757	● 671		● 10	● 681
	Georgina	● 19			● 19	● 14			● 14
	Halton Hills	● 71			● 71	● 60			● 60
	King								
	Markham	● 633		● 52	● 685	● 193		● 12	● 205
	Milton	● 891		● 254	● 1,145	● 120			● 120
	Mississauga	● 2,234		● 45	● 2,279	● 638		● 67	● 705
	Newmarket	● 26	● 2	● 134	● 162	● 2	● 2	● 6	● 10
	Oakville	● 1,567		● 11	● 1,578	● 291		● 1	● 292
	Old Toronto	● 5			● 5	● 21			● 21
	Oshawa	● 363		● 88	● 451	● 379			● 379
	Pickering	● 6		● 95	● 101			● 53	● 53
	Richmond Hill			● 134	● 134			● 34	● 34
	Scarborough	● 1,049		● 676	● 1,725	● 410		● 8	● 418
	Uxbridge								
	Vaughan	● 3,746		● 103	● 3,849	● 572		● 28	● 600
	Whitby	● 283		● 243	● 526	● 22			● 22
	Whitchurch-Stouffville	● 65			● 65	● 38			● 38
	York	● 358		● 143	● 501	● 56			● 56
Scarborough City Centre	ON-HGH-1870								
	Scarborough								
Sheppard Corridor	North York	● 446		● 8	● 454	● 242		● 11	● 253
Thornhill	Markham	● 53			● 53	● 65			● 65
	Vaughan	● 587			● 587	● 131			● 131
Toronto East	East York								
	Old Toronto	● 504		● 9	● 513	● 121			● 121
Toronto West	Old Toronto	● 1,083		● 8	● 1,091	● 612		● 8	● 620
W1	Toronto								
Yonge - St. Clair	Old Toronto	● 311		● 4	● 315	● 239		● 14	● 253
Grand Total		● 25,837	● 2	● 2,660	● 28,499	● 9,560	● 2	● 405	● 9,967

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