



Greater Toronto Area High Rise Projects

New Homes Monthly Market Report
Data as of December 2021

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Dec-21		Dec-20		Change
High Rise	2,170		952		127.9%
Low Rise	569		1,153		-50.7%
Total	2,739		2,105		30.1%
Year to Date Sales	Jan.-Dec. 2021		Jan.-Dec. 2020		Y/Y Change
High Rise	32,919		20,488		60.7%
Low Rise	13,732		17,235		-20.3%
Total	46,651		37,723		23.7%
Year to Date Supply	Jan.-Dec. 2021		Jan.-Dec. 2020		Y/Y Change
High Rise	29,095		19,979		45.6%
Low Rise	12,123		14,619		-17.1%
Total	41,218		34,598		19.1%
Year to Date Completions	Jan.-Dec. 2021		Jan.-Dec. 2020		Y/Y Change
High Rise	15,623		17,905		-12.7%
Remaining Inventory	Dec-21	Nov-21	Dec-20	M/M Change	Y/Y Change
High Rise	8,146	9,968	10,881	-18.3%	-25.1%
Low Rise	776	1,162	2,385	-33.2%	-67.5%
Total	8,922	11,130	13,266	-19.8%	-32.7%
Benchmark Price	Dec-21	Nov-21	Dec-20	M/M Change	Y/Y Change
High Rise	\$1,163,924	\$1,082,713	\$1,025,645	7.5%	13.5%
Low Rise	\$1,829,693	\$1,679,941	\$1,321,186	8.9%	38.5%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	2	344	309	151	
High Rise Units	604	89,743	83,473	37,975	
% Sold*	76%	91%	93%	85%	
Low Rise Projects	3	172			
Low Rise Units	91	15,123			
% Sold*	86%	95%			

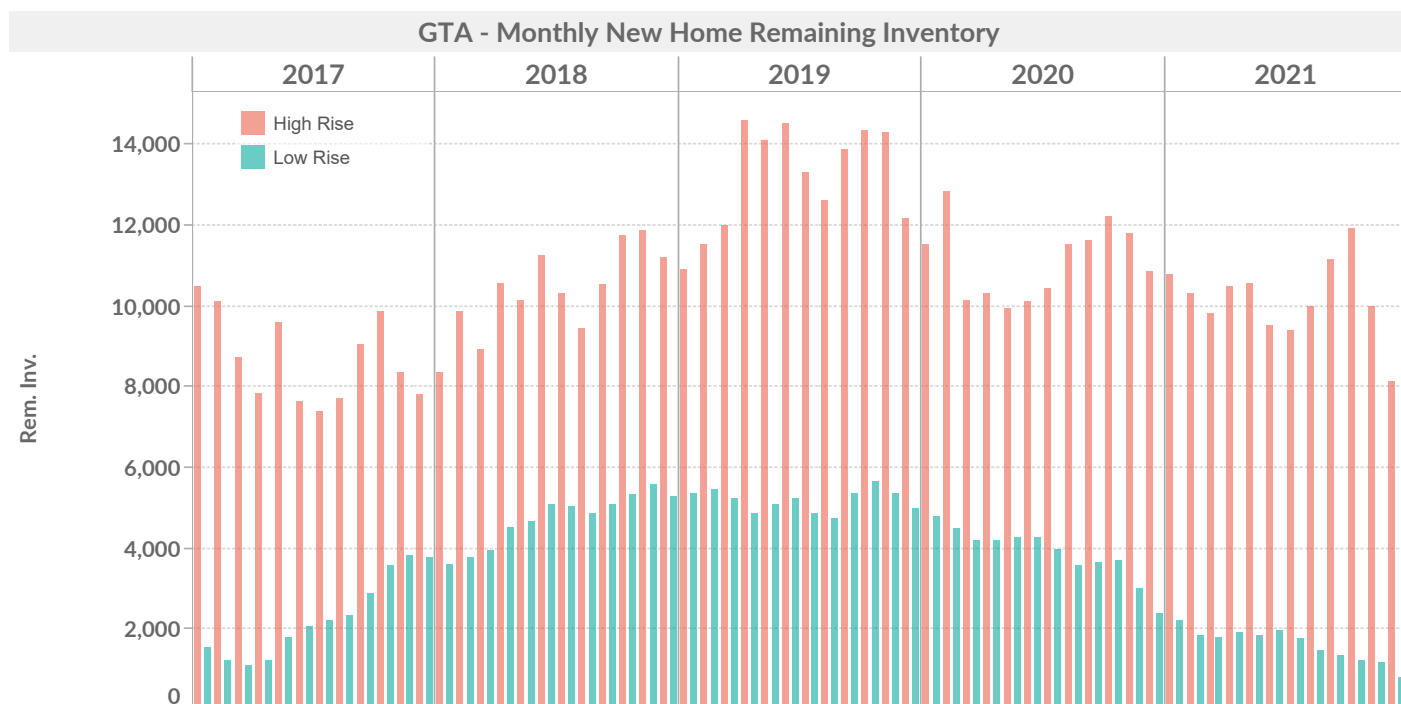
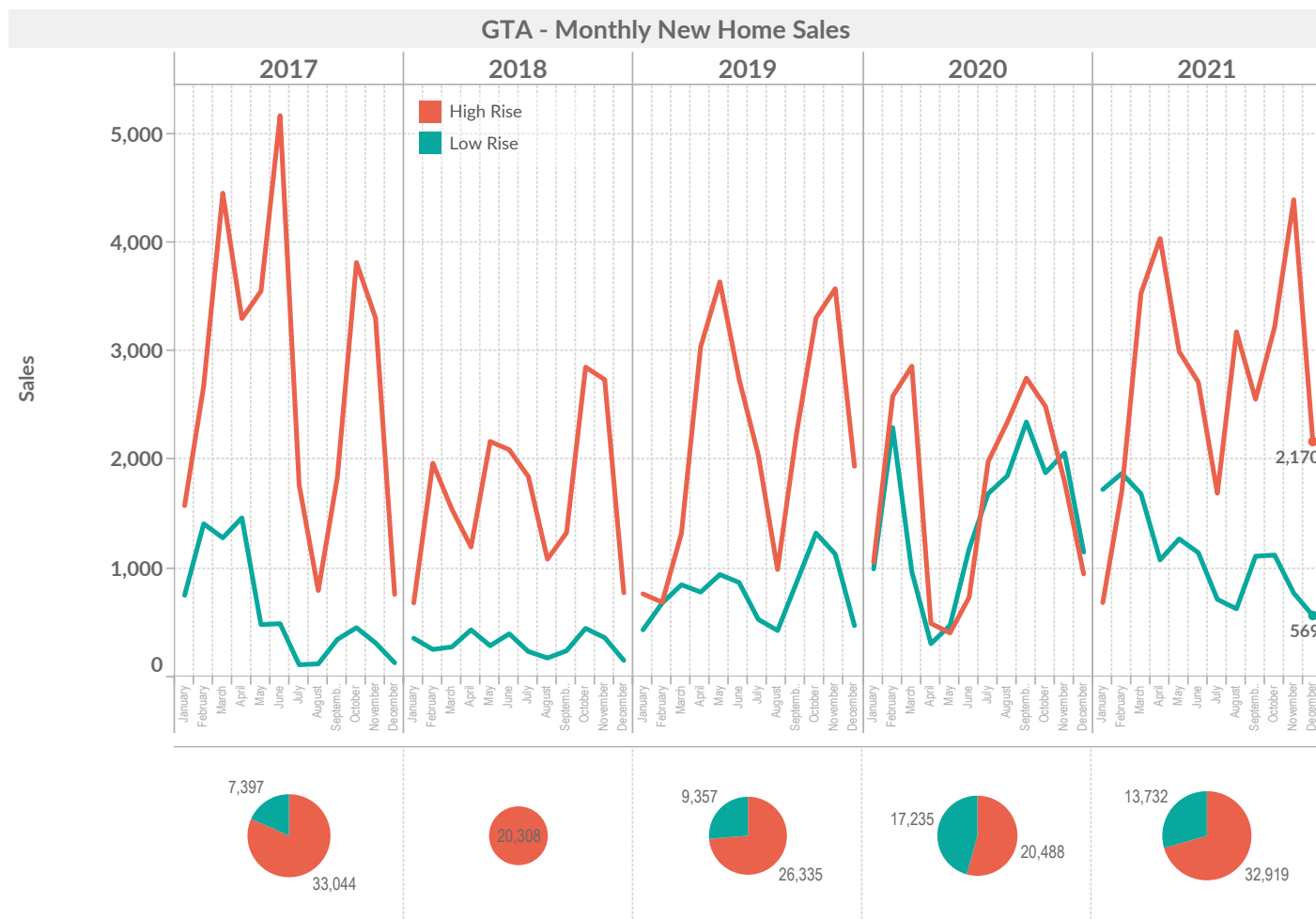
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

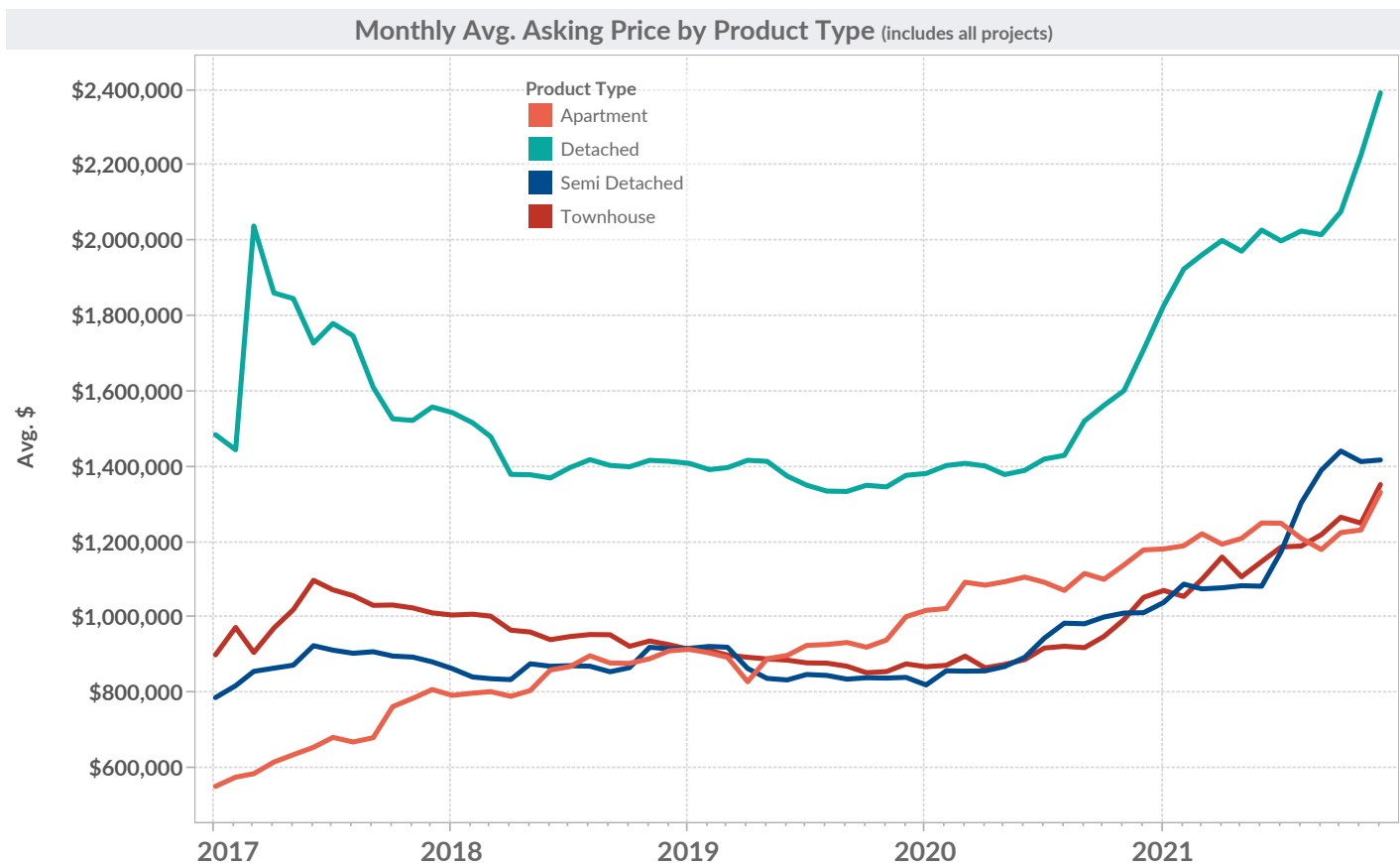
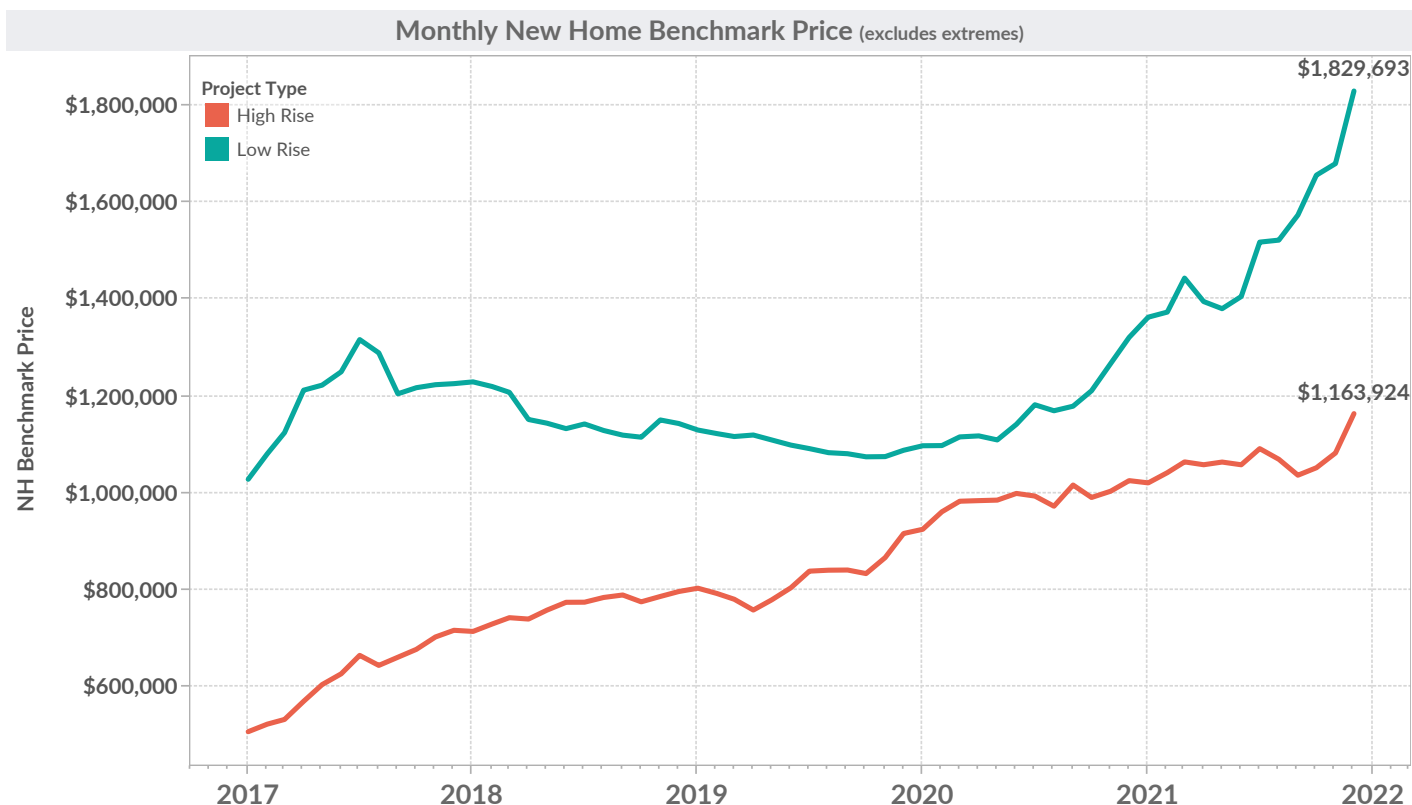
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

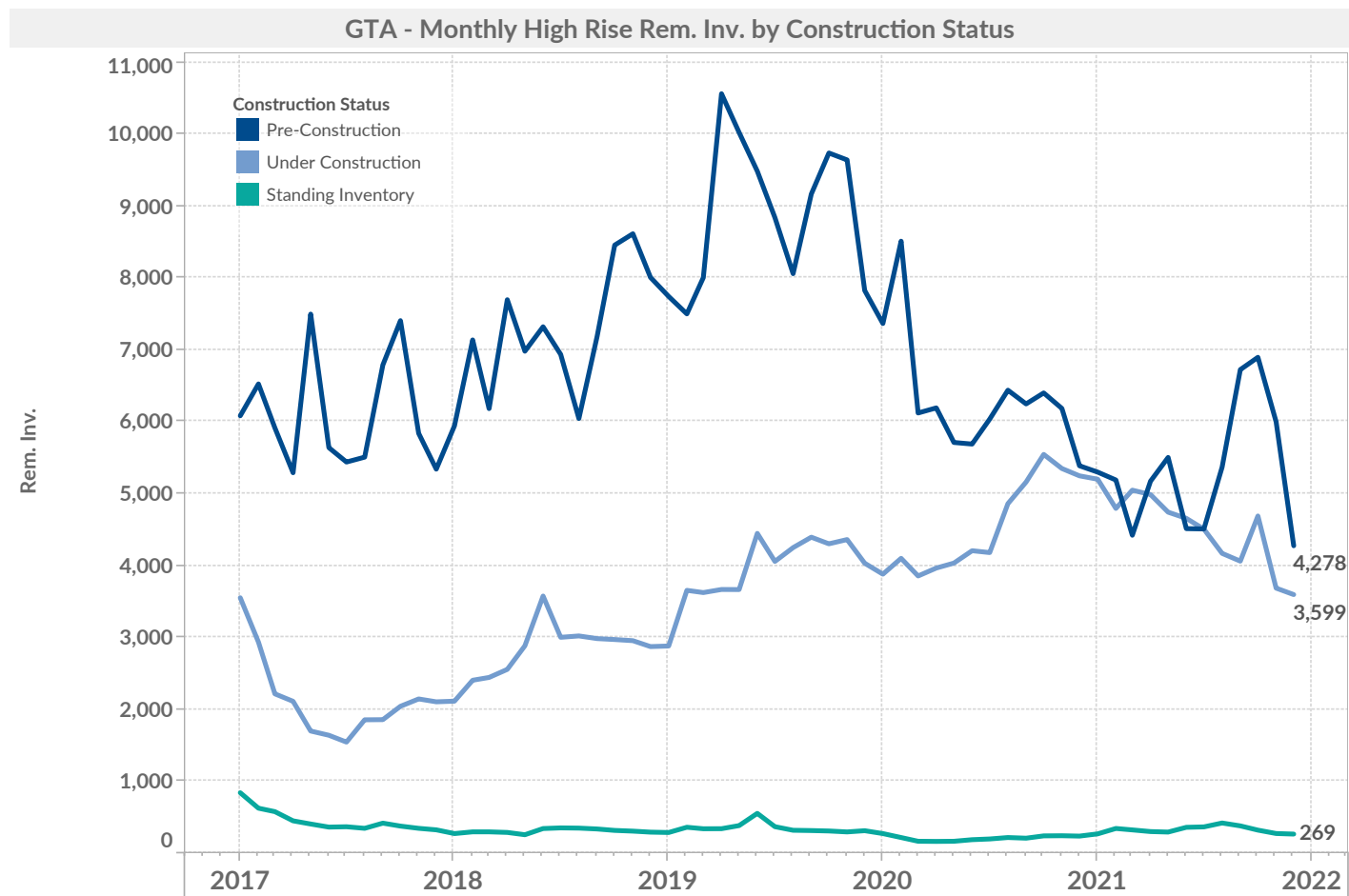
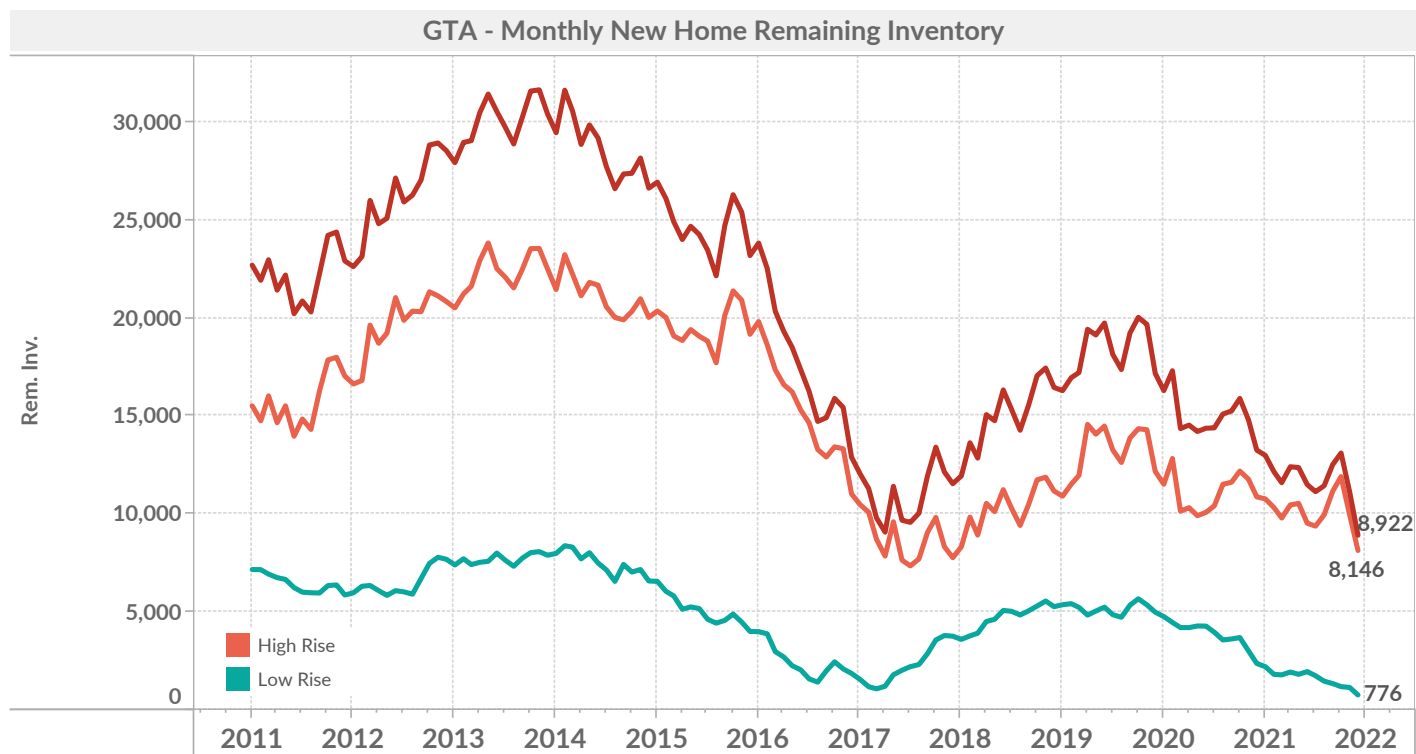
Sales & Remaining Inventory



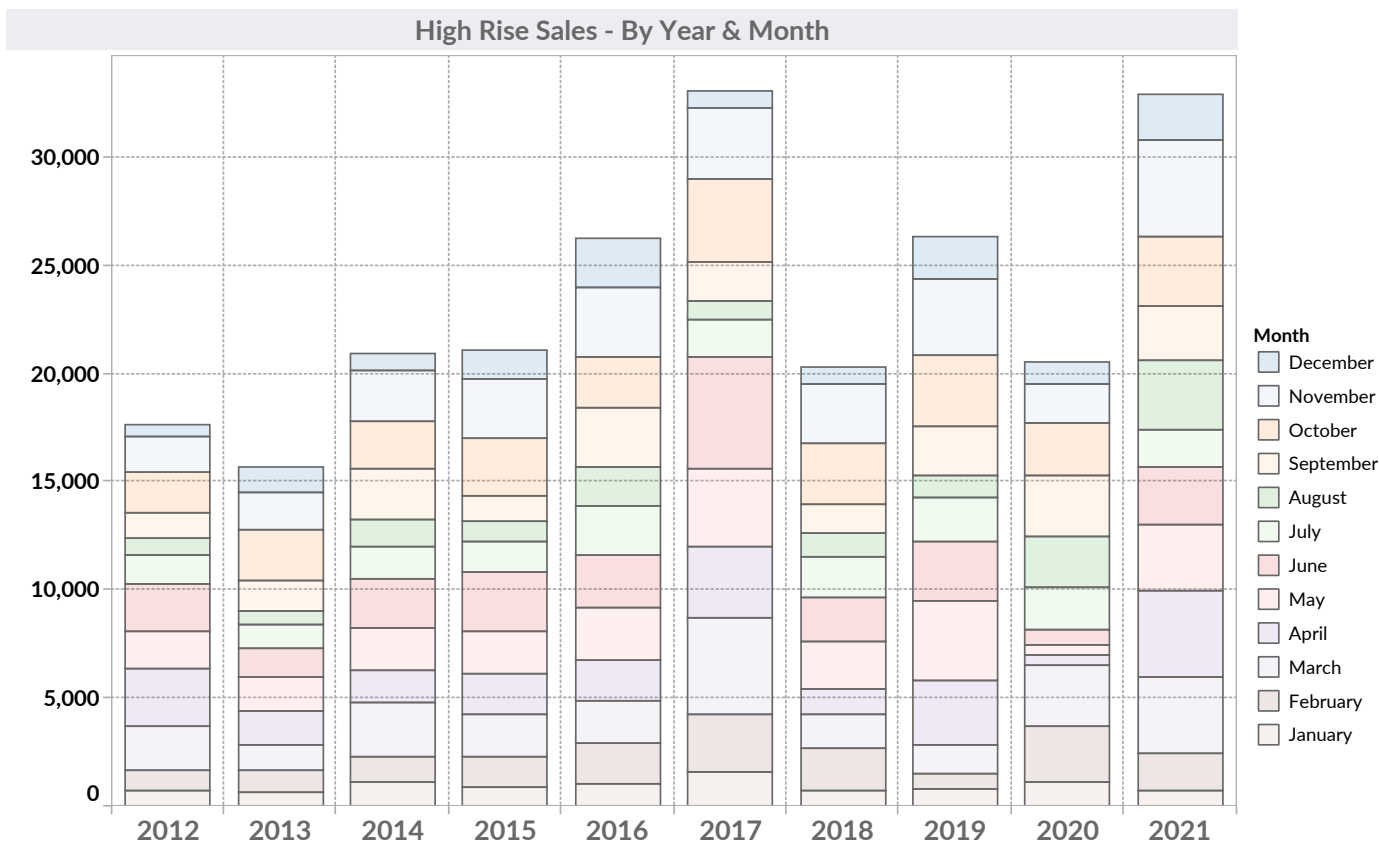
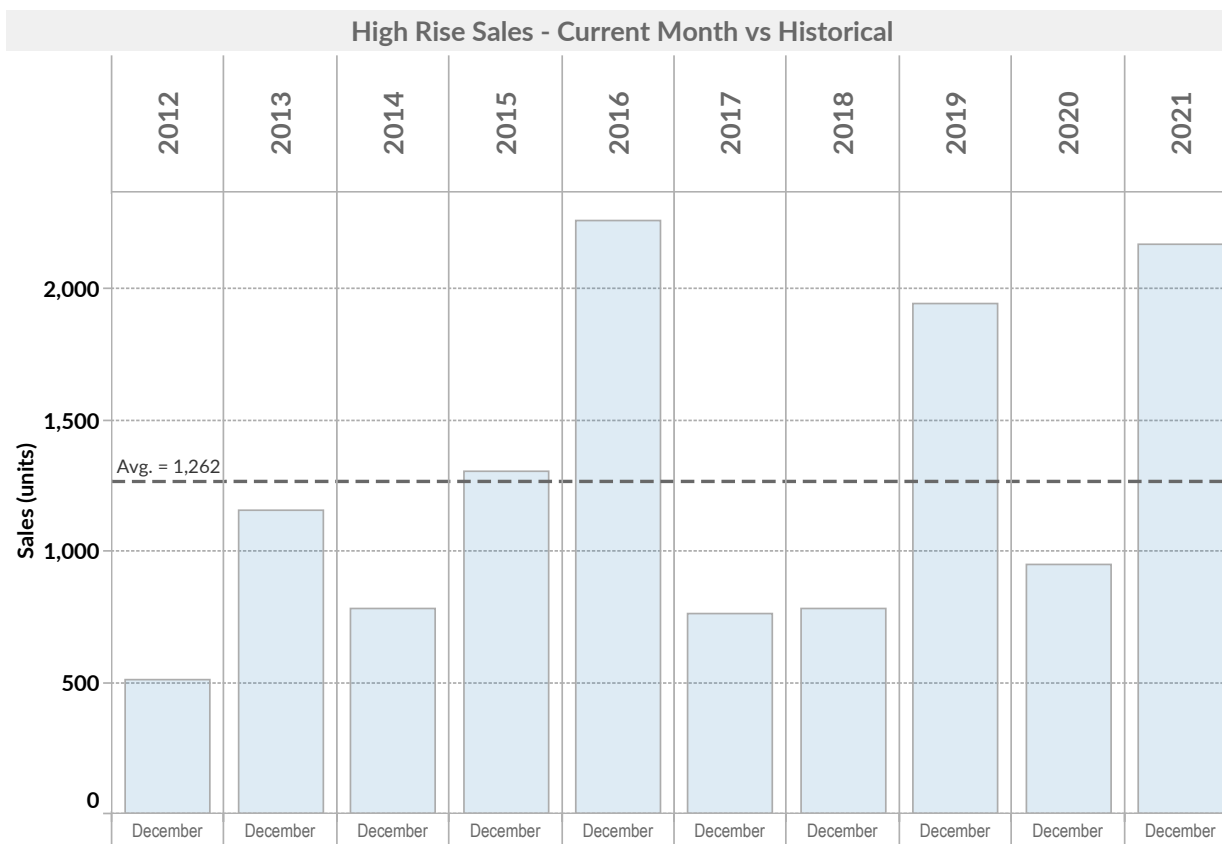
Pricing



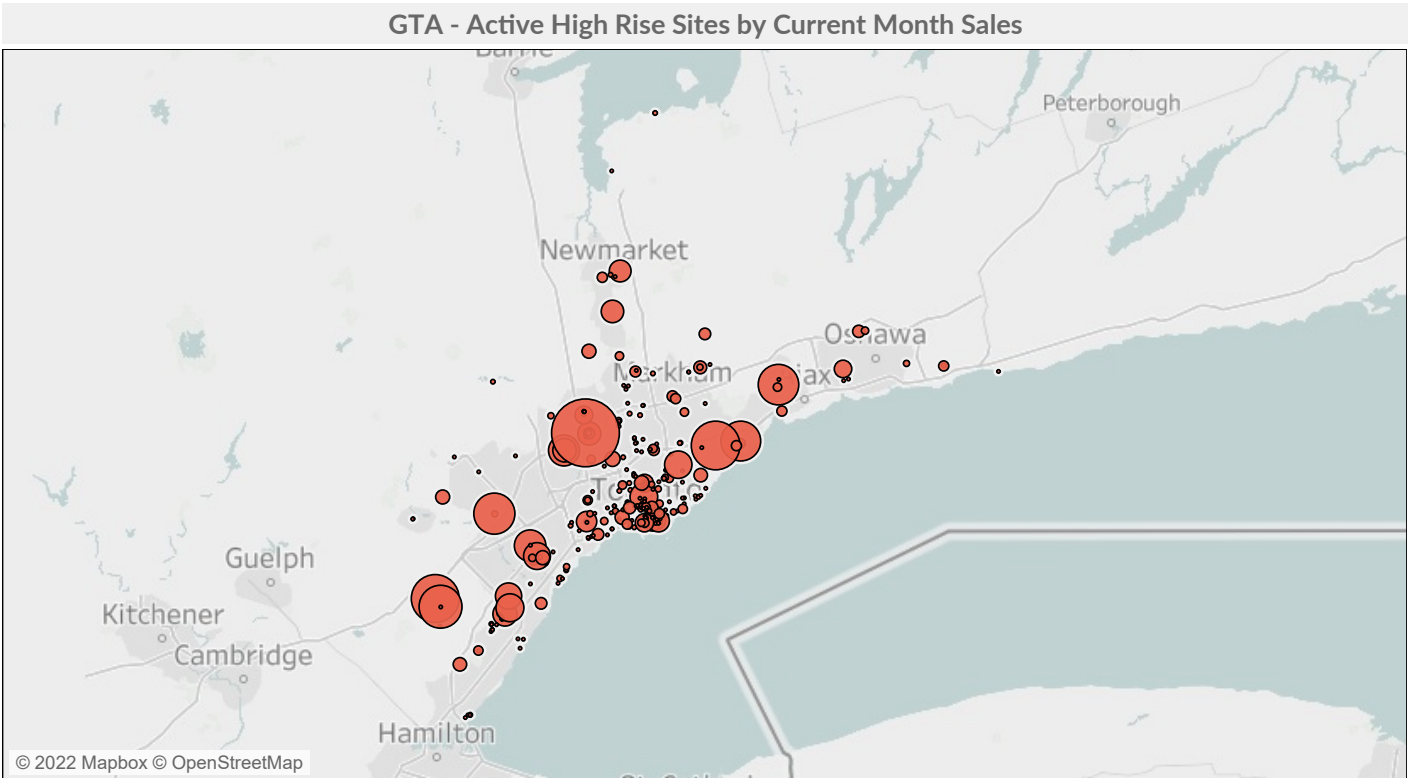
Remaining Inventory



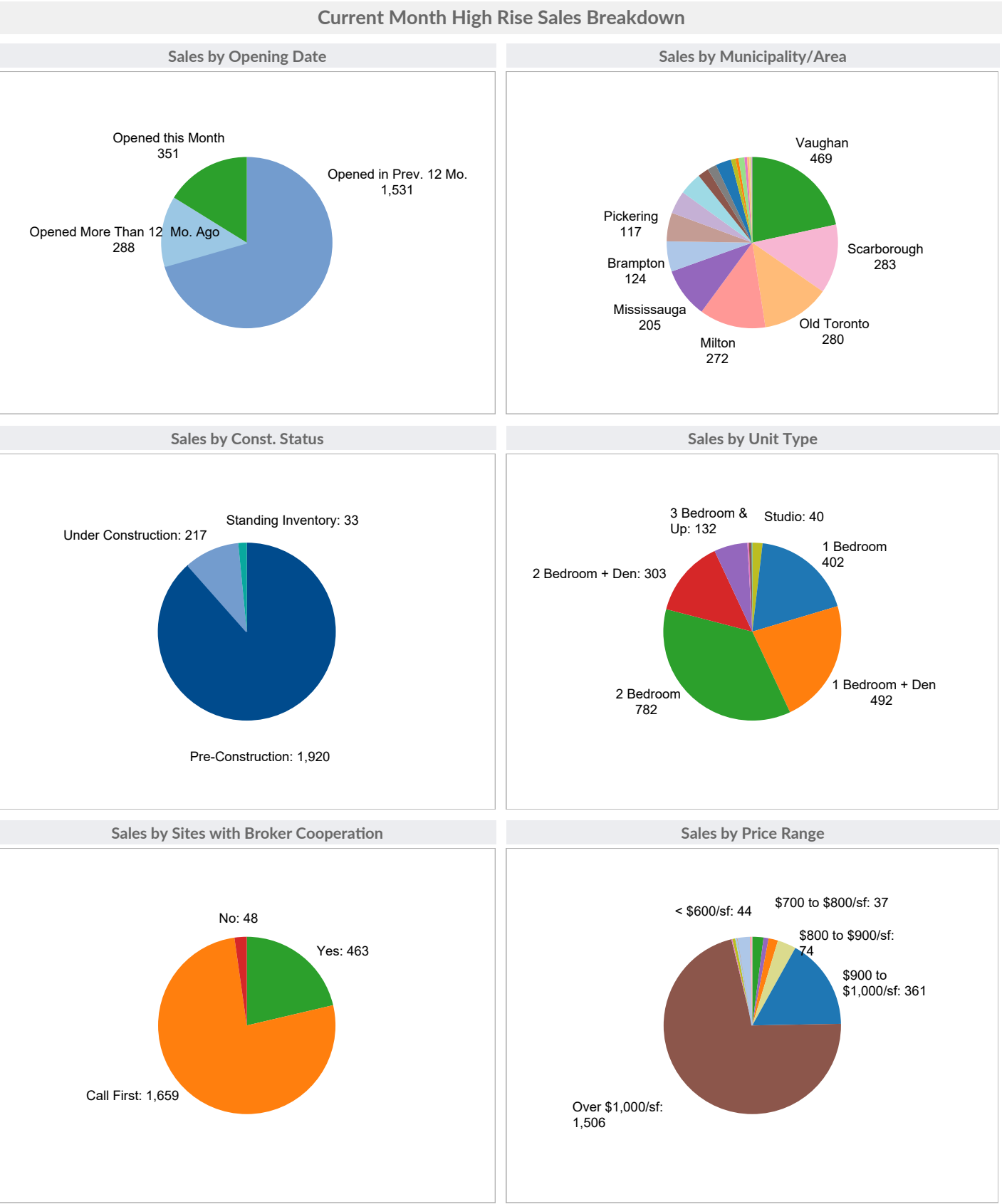
Historical Sales Comparison



Current Sites



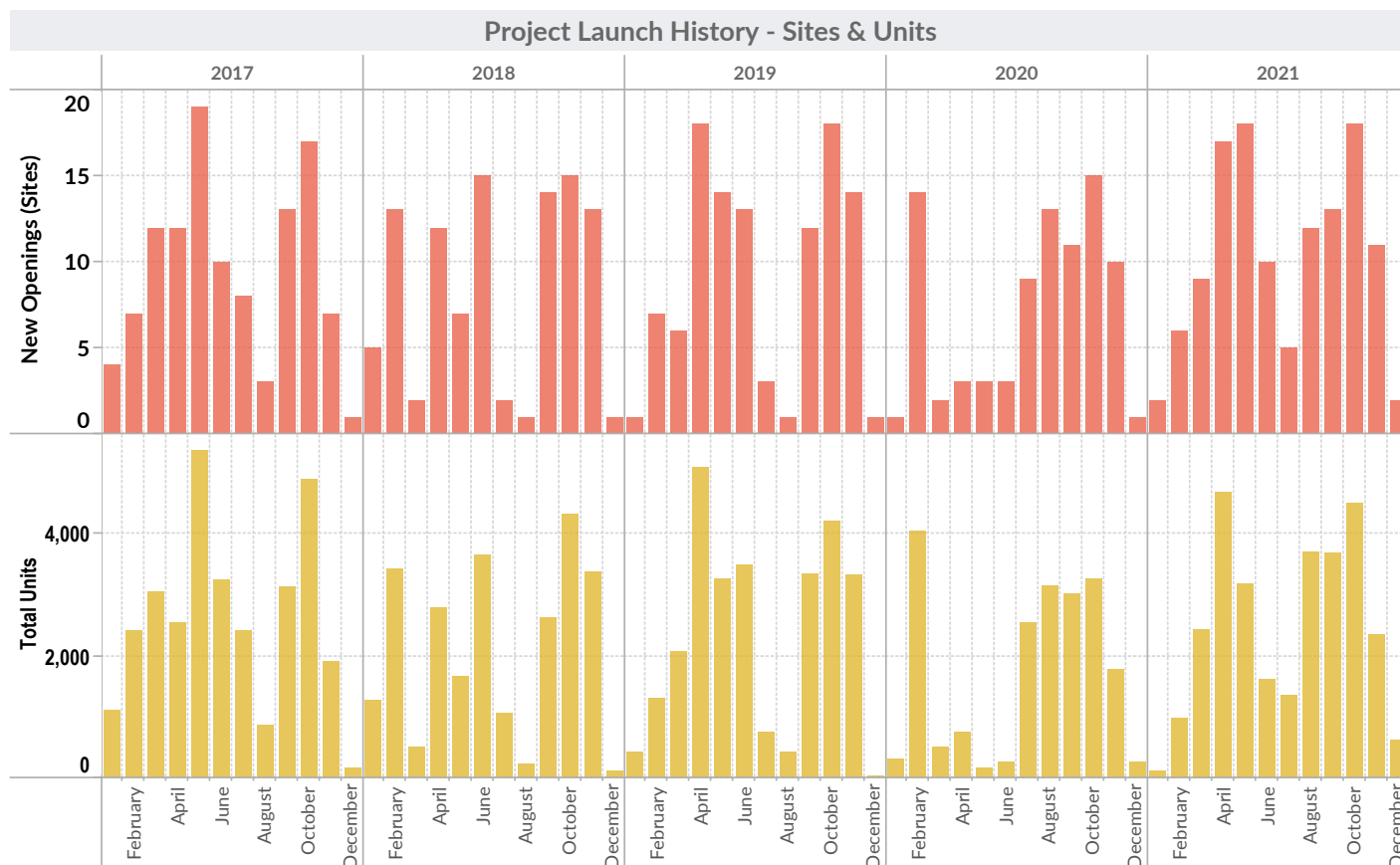
Monthly Sales Breakdown



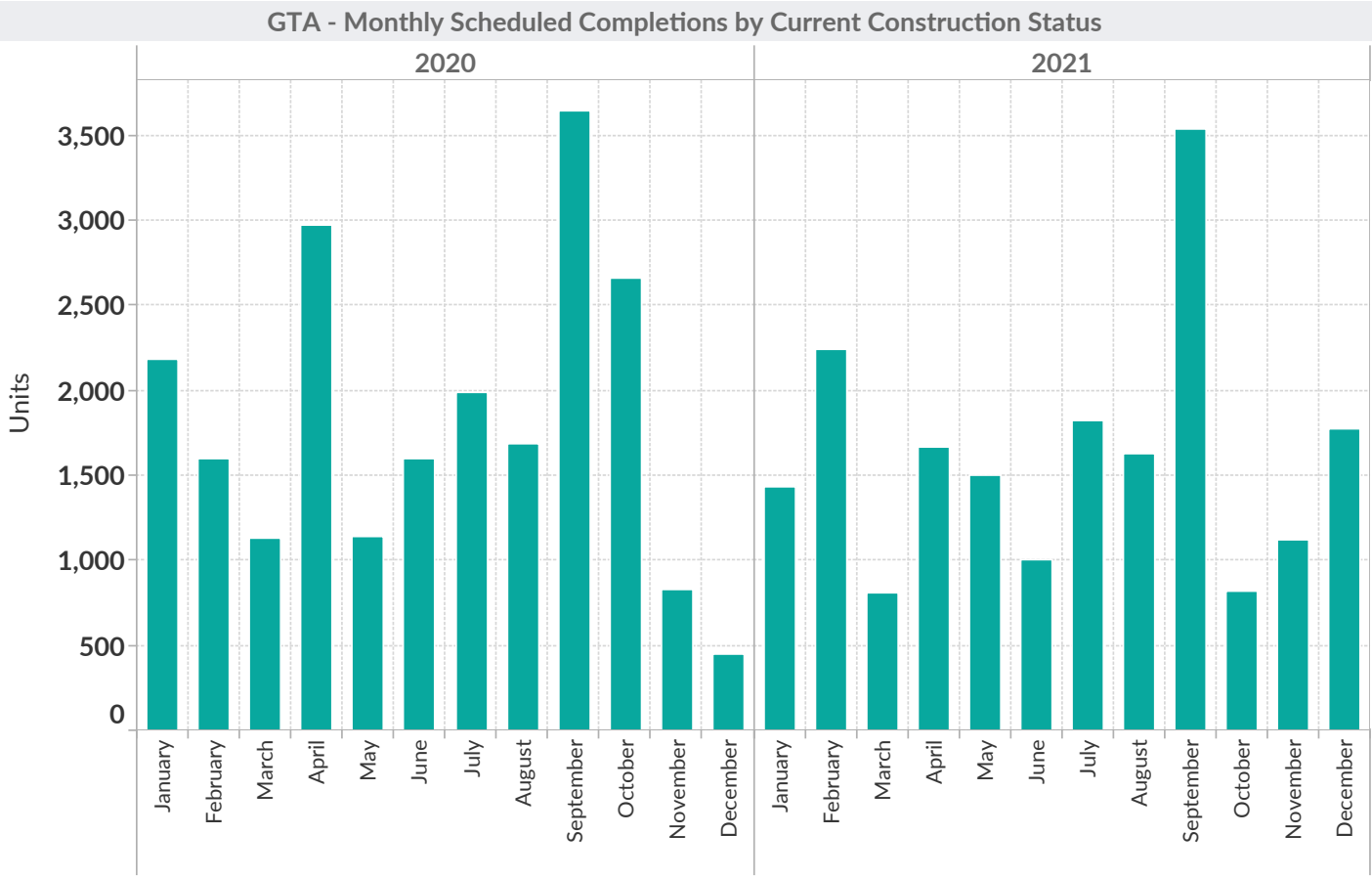
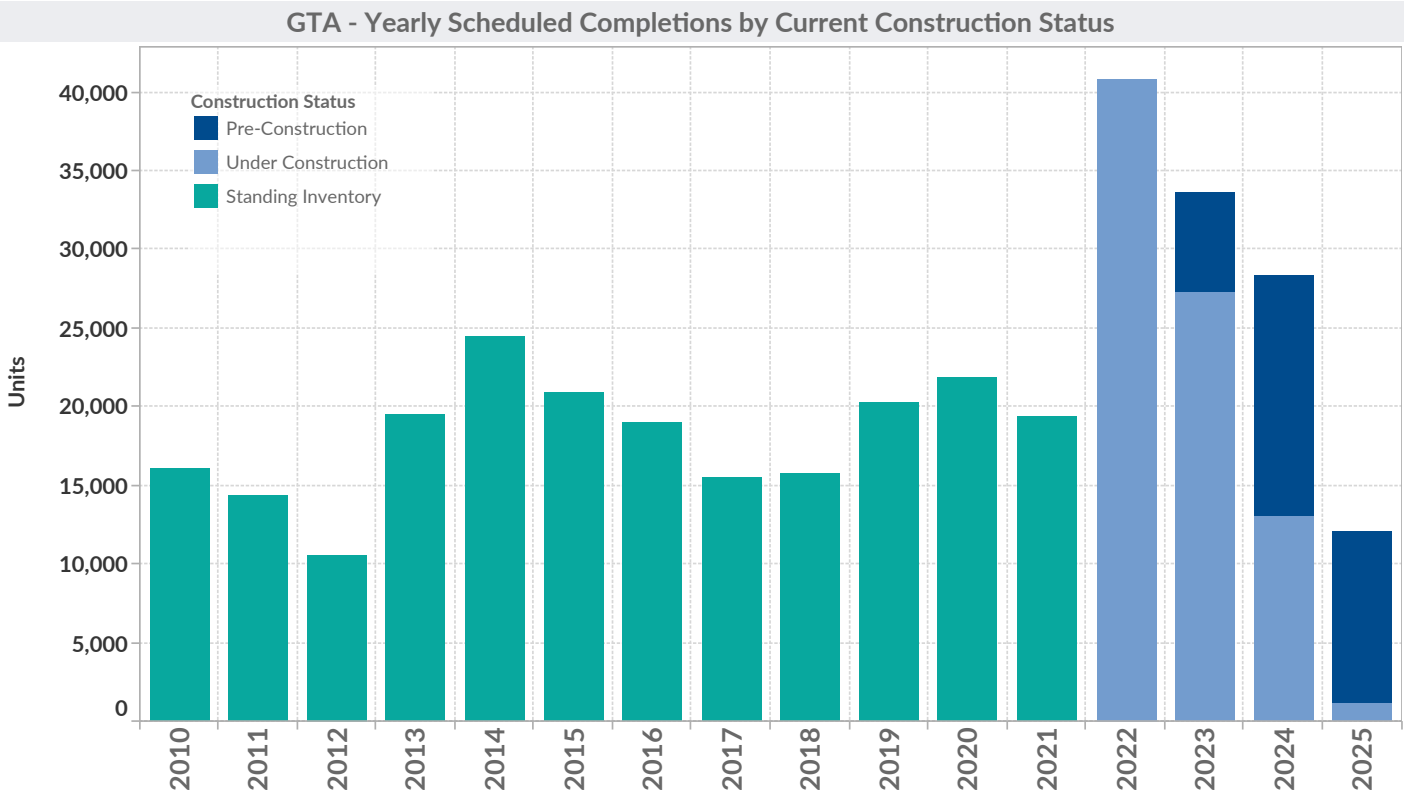
New Openings

December 2021 - New Project Launches						
Site Name	Municipality	Opening Date	No# of Units	Current Month Sales *	Rem Inv	Avg. Current PPF
Artwalk at SmartVMC - SmartCentres	Vaughan	2021-12-03	380	303	77	\$1,121
Lawrence Hill Urban Towns - Kingdom Developments Inc.	North York	2021-12-10	80	48	32	\$1,108
Grand Total			460	351	109	\$1,117

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



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	737	235	175	1	78	12	248	122	27	1,736	5.3%
CentreCourt Developments Inc.	11	10	607	447	66	28	29	29	208	127	30	14	1,606	4.9%
RioCan	15	21	149	18	6	5	3	446	208	290	109	9	1,279	3.9%
QuadReal Property Group				737	233	175							1,145	3.5%
Daniels Corporation	16	36	33	112	97	255	21	22	15	341	181	10	1,139	3.5%
Fernbrook Homes	48	326	45	1	6	337	49	54	13	3	72	150	1,104	3.4%
Urban Capital Property Group	18	13	19	646	204	42	28	25	15	14	22	12	1,058	3.2%
Tridel	52	94	65	139	58	34	34	36	51	46	326	45	980	3.0%
Rogers Real Estate Development Limit	5	7	7	642	194	33	24	16	13	12	19	4	976	3.0%
Pemberlon Group	3	3	6	8	5	3	11	4	8	6	857	8	922	2.8%
Rosehaven Homes	0	1	0	2				463	36	44	238	53	837	2.5%
Concord Adex	0	13	388	72	73	18	35	59	45	15	49	12	779	2.4%
Mallory Homes	1	14	30	186	99	7	3	125	116	1	144	51	777	2.4%
Vandyk Properties Inc.	0	0	0	370	381	0	0	0	0	0	0	0	751	2.3%
Graywood Developments	16	35	41	16	54	22	13	3	367	73	45	30	715	2.2%
Tribute Communities	6	12	7	1	11	0	0	238	286	32	79	17	689	2.1%
Townwood Homes								463	36	44	90	41	674	2.0%
Liberty Development Corporation	24	33	382	39	21	10	24	32	22	17	16	12	632	1.9%
CanrostFelcorp	5	5	7	6	6	3	1	475	40	0	21	46	615	1.9%
Basis International Inc.	0	0	599	0	0	0	0	0	0	0	0	0	599	1.8%
Centrestone Urban Developments Inc.				440	66	28	29	29	3				595	1.8%
Kilmer Group	5	16	149	11	9	221	130	23	3	3	5	0	575	1.7%
Lanterra Developments	21	31	6	37	26	29	40	21	35	27	271	19	563	1.7%
Plaza	1	5	363	10	20	12	22	15	9	39	29	26	551	1.7%
Pinnacle International	37	40	29	20	19	18	31	77	68	62	70	78	549	1.7%
Total (All 220 Builders)	688	1,716	3,534	4,039	2,998	2,718	1,695	3,180	2,560	3,225	4,396	2,170	32,919	

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.

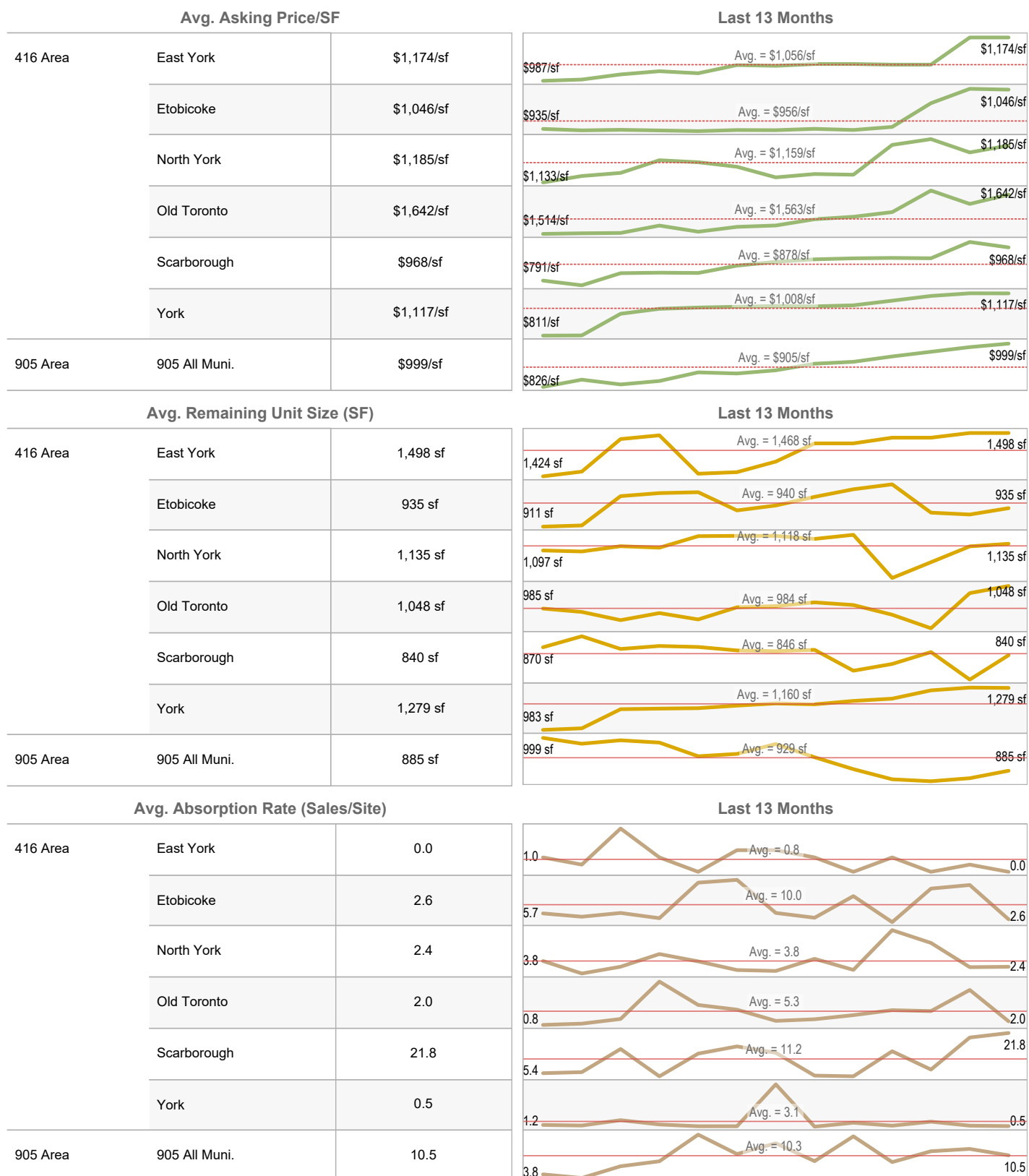
Top Sites

GTA - Top High Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Unit Type	2021 December
Artwalk at SmartVMC - SmartCentres	Vaughan	Apartment	1 Bedroom	105
			1 Bedroom + Den	34
			2 Bedroom + Den	99
			2 Bedroom	65
			Total	303
four me - Lash Development Corporation	Scarborough	Apartment	1 Bedroom	56
			1 Bedroom + Den	48
			2 Bedroom + Den	21
			3 Bedroom & Up	8
			2 Bedroom	22
			Total	155
Millhouse Condominiums - Building C - Fernbrook Homes	Milton	Apartment	1 Bedroom	43
			1 Bedroom + Den	57
			2 Bedroom	50
			Total	150
Connectt - Building B - Lindvest	Milton	Apartment	1 Bedroom	13
			1 Bedroom + Den	65
			2 Bedroom + Den	9
			2 Bedroom	33
			Studio	0
			Total	120
Stella 2 - i2 Developments Inc.	Brampton	Apartment	1 Bedroom	46
			1 Bedroom + Den	0
			2 Bedroom + Den	2
			2 Bedroom	62
			Total	110
Park District Towns - ICON Homes	Pickering	Stacked	1 Bedroom	4
			3 Bedroom & Up	8
			2 Bedroom	95
			Total	107
Highland Commons - Building A - Altree Developments	Scarborough	Apartment	1 Bedroom	4
			1 Bedroom + Den	41
			2 Bedroom + Den	13
			3 Bedroom & Up	9
			2 Bedroom	23
			Studio	13
			Total	103

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	December-2020				December-2021			
		Apartment	Loft	Stacked	Total	Apartment	Loft	Stacked	Total
Bloor - Yorkville	Old Toronto	● 27			● 27	● 22			● 22
Central Waterfront	Old Toronto	● 5			● 5	● 12			● 12
Don Mills - York Mills	North York	● 20		● 0	● 20	● 9		● 48	● 57
Downtown Core	Old Toronto	● 2			● 2	● 6			● 6
Downtown East	Old Toronto	● 25			● 25	● 76			● 76
Downtown West	Old Toronto	● 11			● 11	● 36			● 36
Etobicoke Waterfront	Etobicoke	● 0			● 0	● 0			● 0
Highway7 - Yonge	Markham	● 0			● 0	● 0			● 0
	Richmond Hill	● 3		● 2	● 5	● 0		● 7	● 7
Mississauga City Centre	Mississauga	● 15			● 15	● 72			● 72
North Toronto	Old Toronto	● 3			● 3	● 35		● 0	● 35
North Yonge Corridor	North York	● 0		● 0	● 0	● 0		● 0	● 0
North York East	North York	● 0		● 0	● 0	● 0		● 0	● 0
North York West	North York	● 116		● 0	● 116	● 25		● 0	● 25
Not Applicable	Aurora							● 32	● 32
	Brampton	● 19		● 18	● 37	● 112		● 12	● 124
	Burlington	● 1			● 1	● 12			● 12
	Caledon	● 0		● 0	● 0	● 1		● 0	● 1
	Clarington	● 2			● 2	● 9			● 9
	East York	● 0		● 2	● 2	● 0		● 0	● 0
	Etobicoke	● 97		● 0	● 97	● 45		● 0	● 45
	Georgina	● 0			● 0	● 1			● 1
	Halton Hills	● 3			● 3	● 0			● 0
	King					● 12			● 12
	Markham	● 8			● 8	● 27		● 4	● 31
	Milton	● 0		● 46	● 46	● 272			● 272
	Mississauga	● 50		● 7	● 57	● 86		● 47	● 133
	Newmarket	● 1	● 0		● 1	● 31	● 0	● 6	● 37
	Oakville	● 114		● 0	● 114	● 93		● 0	● 93
	Old Toronto	● 0			● 0	● 2			● 2
	Oshawa	● 6			● 6	● 12			● 12
	Pickering	● 0		● 5	● 5	● 6		● 111	● 117
	Richmond Hill			● 16	● 16			● 4	● 4
	Scarborough	● 75		● 16	● 91	● 283		● 0	● 283
	Vaughan	● 132		● 0	● 132	● 463		● 2	● 465
	Whitby	● 2		● 4	● 6	● 19			● 19
	Whitchurch-Stouffville	● 2			● 2	● 8			● 8
	York	● 5		● 2	● 7	● 2			● 2
Sheppard Corridor	North York	● 22		● 0	● 22	● 12		● 0	● 12
Thornhill	Markham	● 3			● 3	● 1			● 1
	Vaughan	● 35			● 35	● 4			● 4
Toronto East	Old Toronto	● 2		● 2	● 4	● 10			● 10
Toronto West	Old Toronto	● 13		● 0	● 13	● 32		● 0	● 32
Yonge - St. Clair	Old Toronto	● 10		● 3	● 13	● 49		● 0	● 49
Grand Total		● 829	● 0	● 123	● 952	● 1,897	● 0	● 273	● 2,170

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	<							

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