



Greater Toronto Area High Rise Projects

New Homes Monthly Market
Report Data as of January 2022

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Jan-22		Jan-21		Change
High Rise	2,274		951		139.1%
Low Rise	579		1,152		-49.7%
Total	2,853		2,108		35.7%
Year to Date Sales	Jan.-Jan. 2022		Jan.-Jan. 2021		Y/Y Change
High Rise	2,274		685		232.0%
Low Rise	579		1,733		-66.6%
Total	2,853		2,418		18.0%
Year to Date Supply	Jan.-Jan. 2022		Jan.-Jan. 2021		Y/Y Change
High Rise	2,427		29,148		-91.7%
Low Rise	12,123		14,613		-17.0%
Total	14,550		43,761		-66.8%
Year to Date Completions	Jan.-Jan. 2022		Jan.-Jan. 2021		Y/Y Change
High Rise	15,629		17,933		-12.8%
Remaining Inventory	Jan-22	Dec-21	Jan-21	M/M Change	Y/Y Change
High Rise	8,333	8,125	10,881	2.6%	-23.4%
Low Rise	550	751	2,379	-26.8%	-76.9%
Total	8,883	8,876	13,260	0.1%	-33.0%
Benchmark Price	Jan-22	Dec-21	Jan-21	M/M Change	Y/Y Change
High Rise	\$1,150,685	\$1,163,924	\$1,021,017	-1.1%	12.7%
Low Rise	\$1,771,162	\$1,829,693	\$1,362,952	-3.2%	30.0%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	9	341	318	147	
High Rise Units	2,427	89,623	85,989	37,133	
% Sold*	75%	91%	93%	83%	
Low Rise Projects	4	155			
Low Rise Units	97	13,852			
% Sold*	98%	96%			

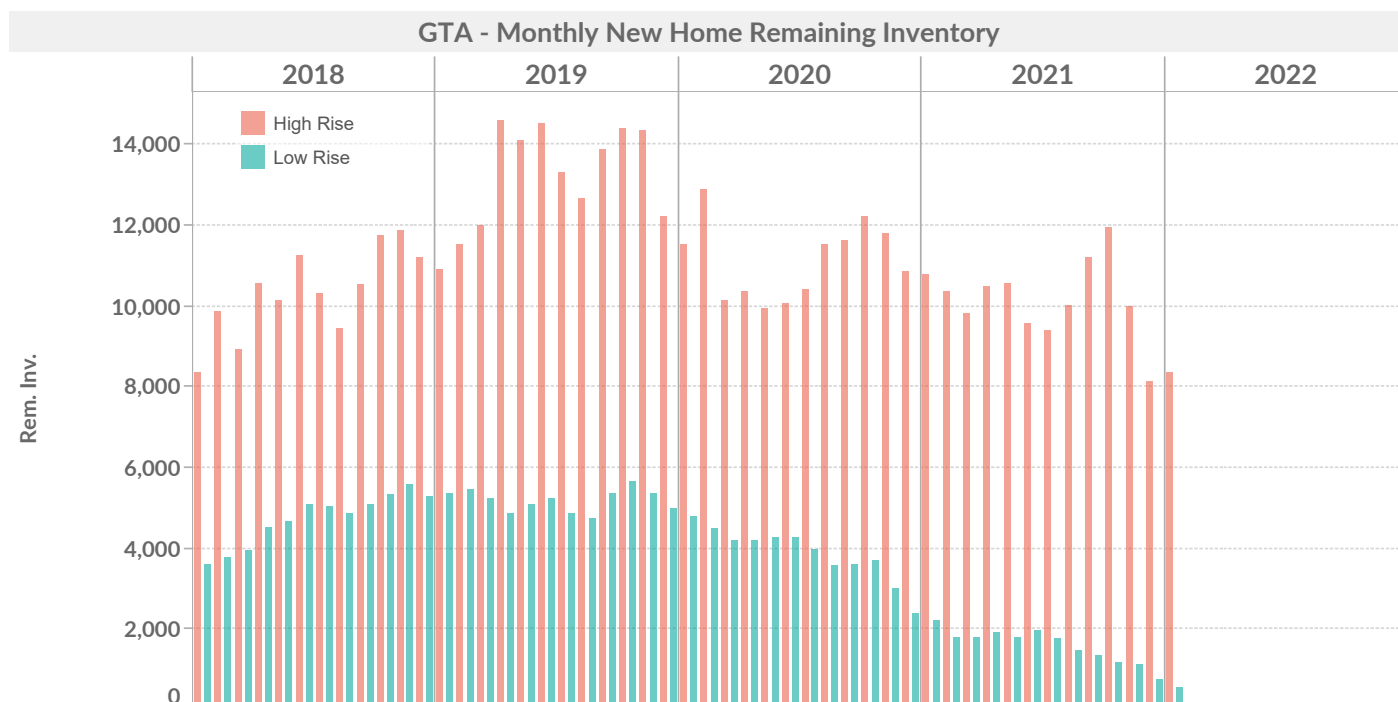
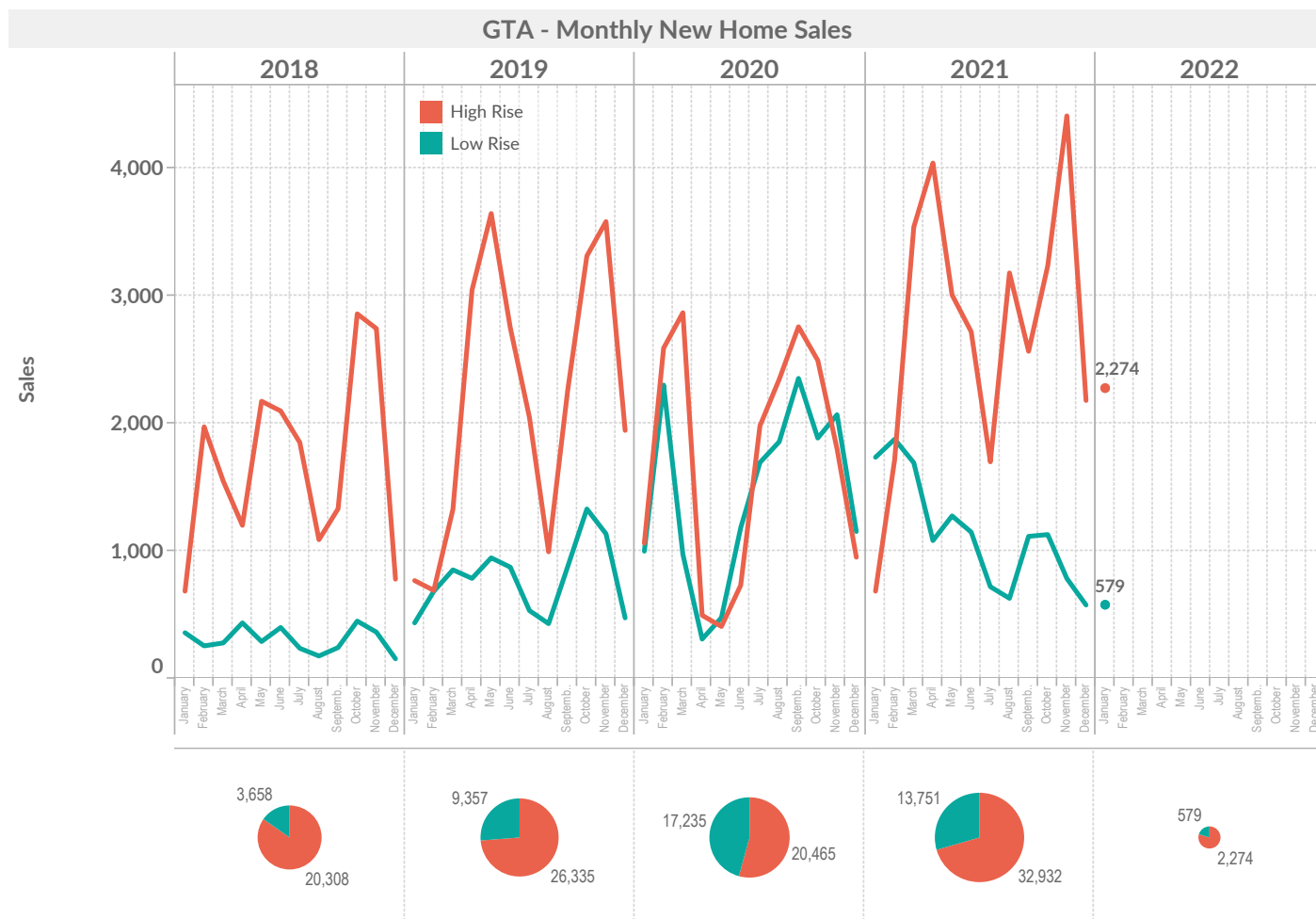
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

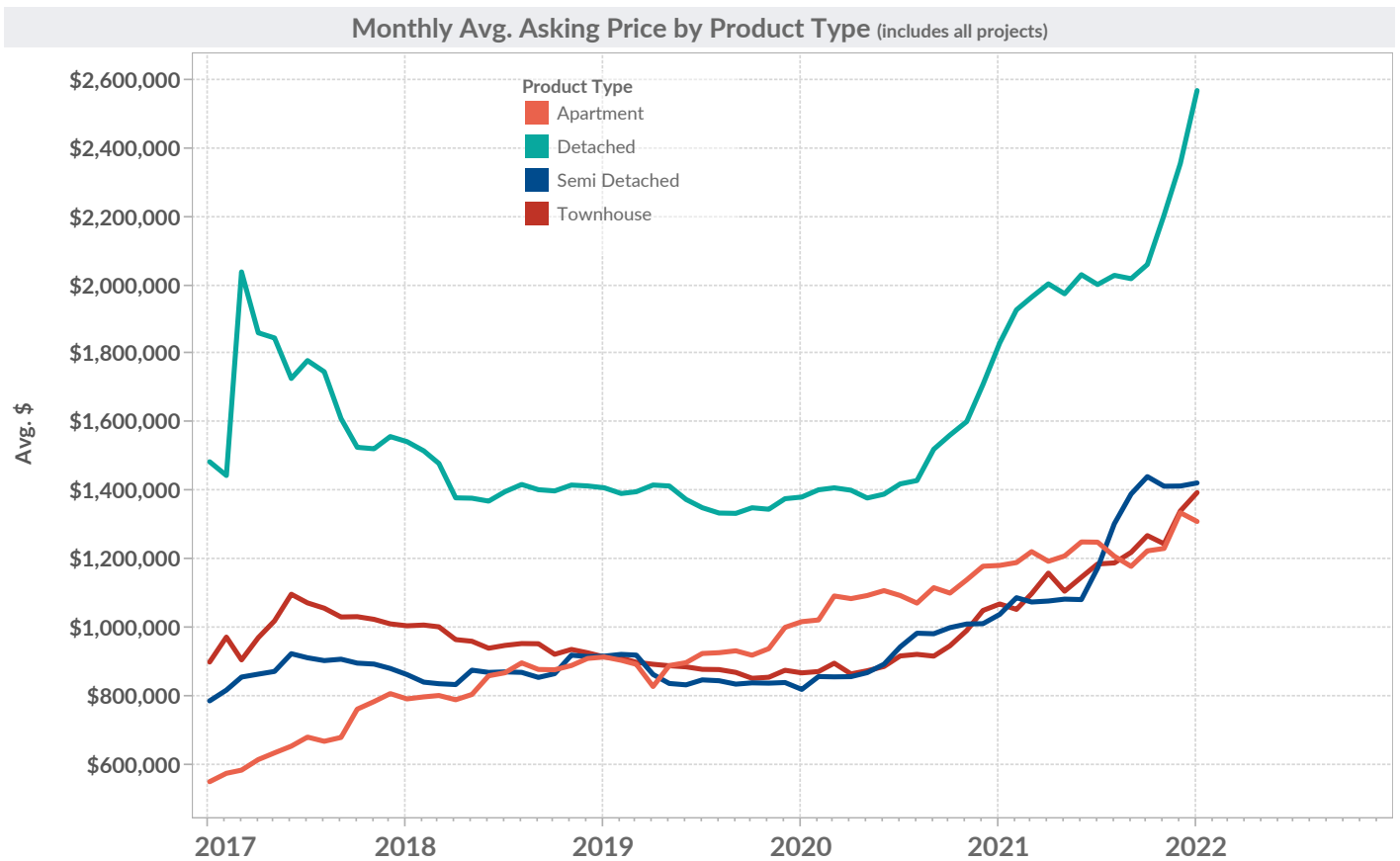
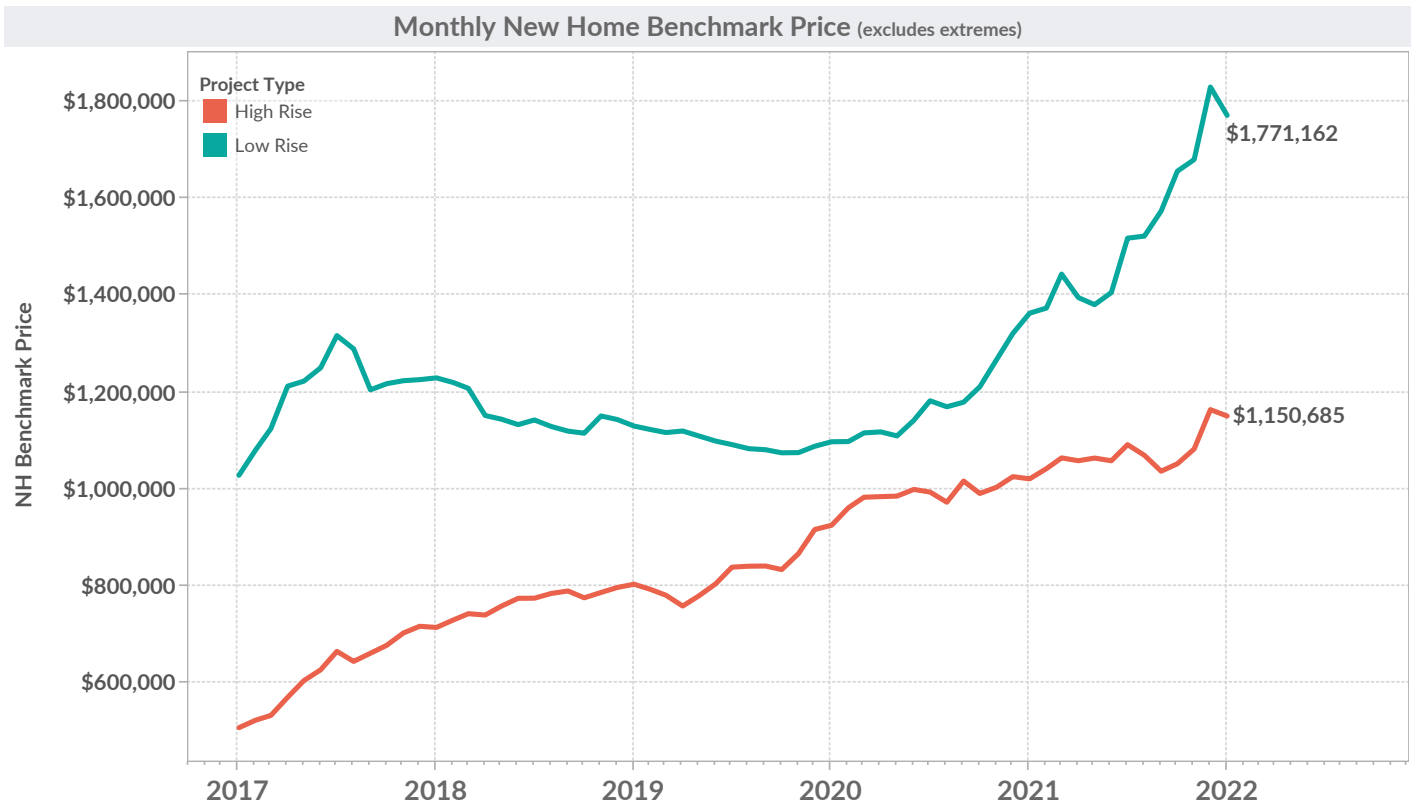
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

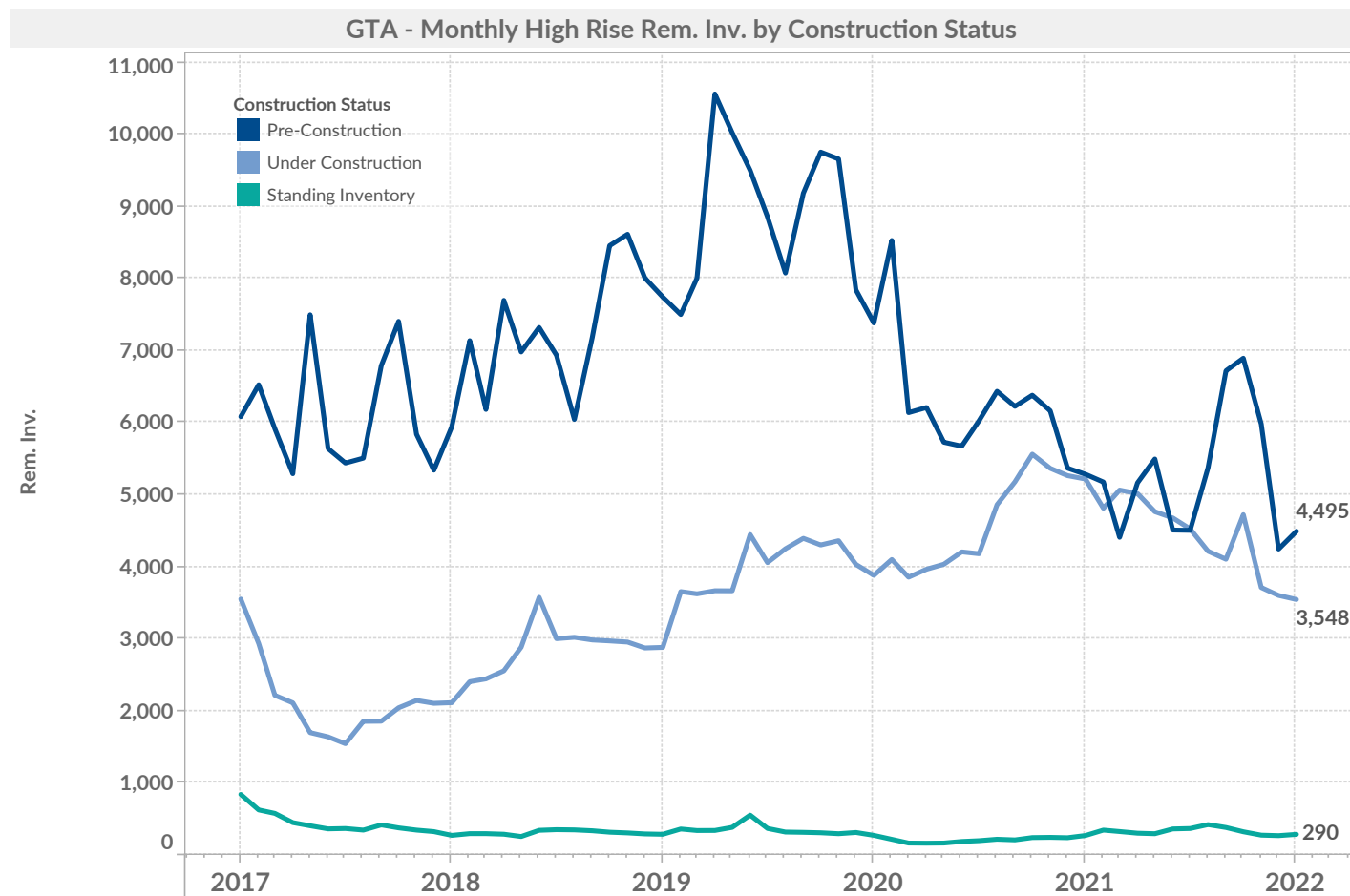
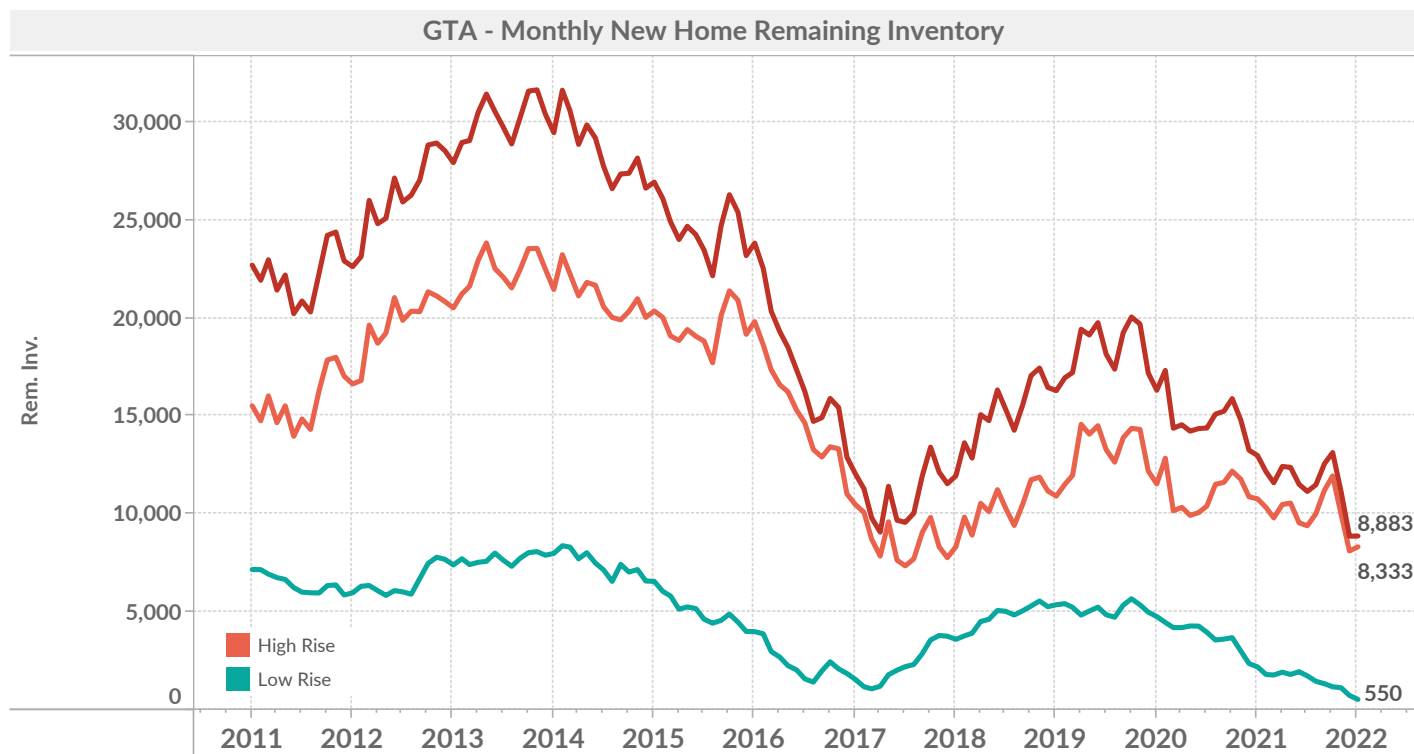
Sales & Remaining Inventory



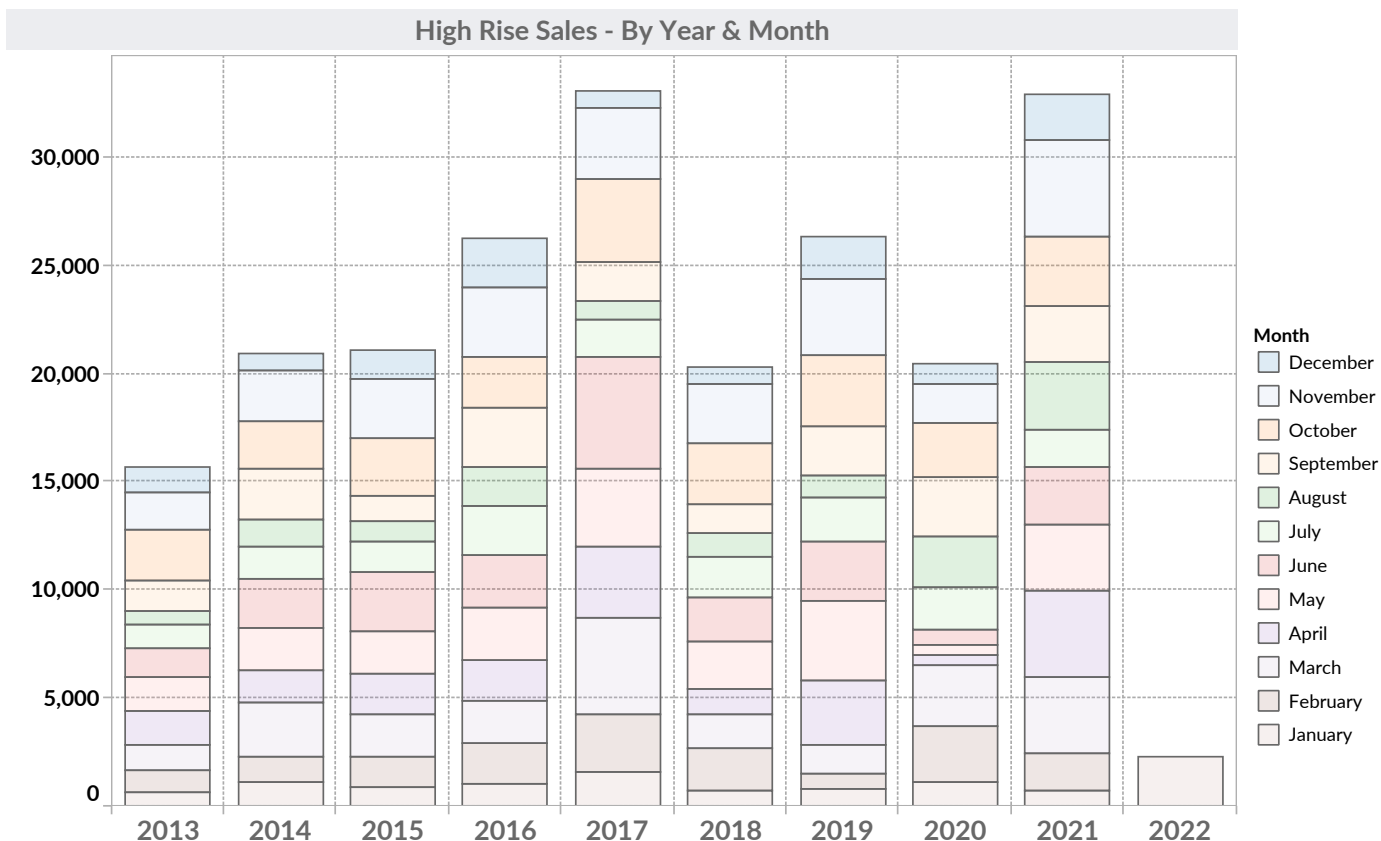
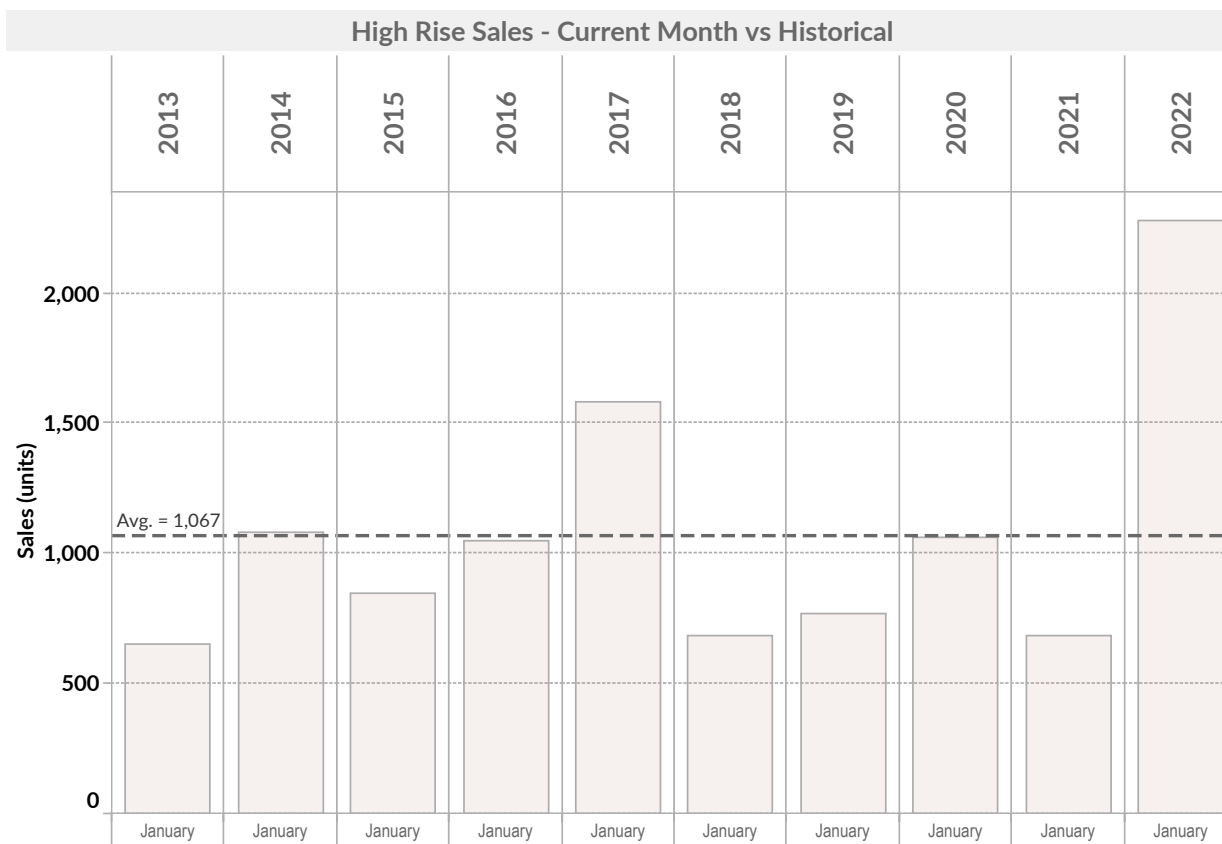
Pricing



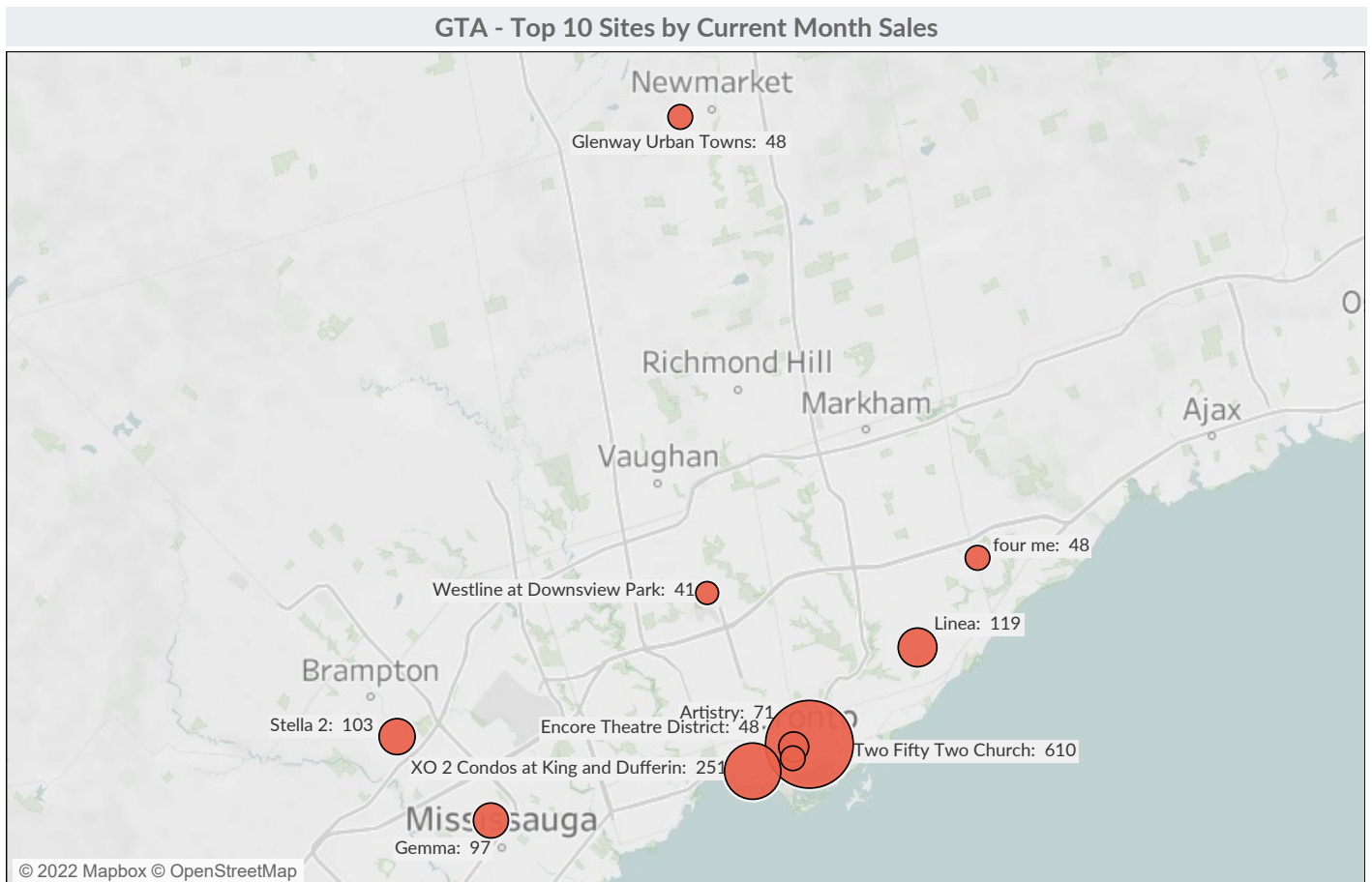
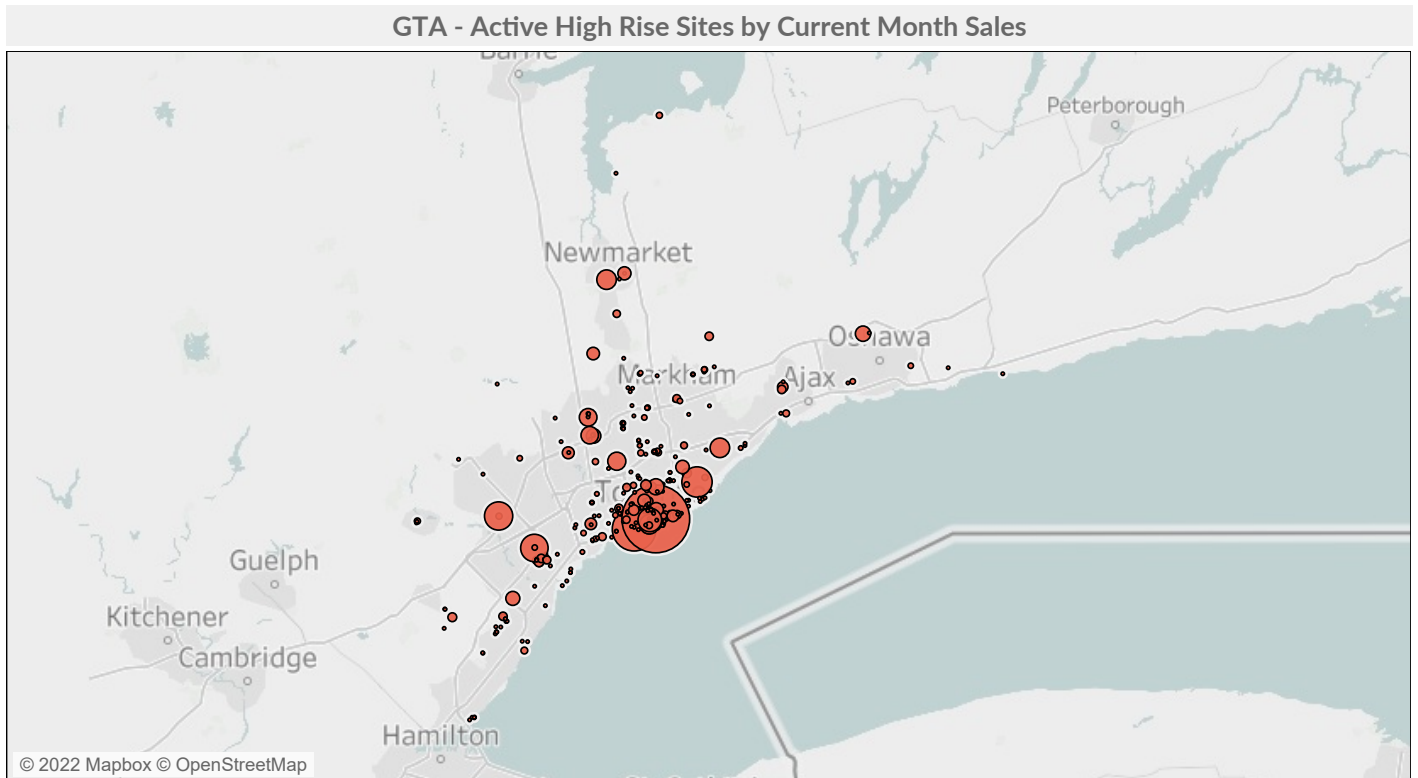
Remaining Inventory



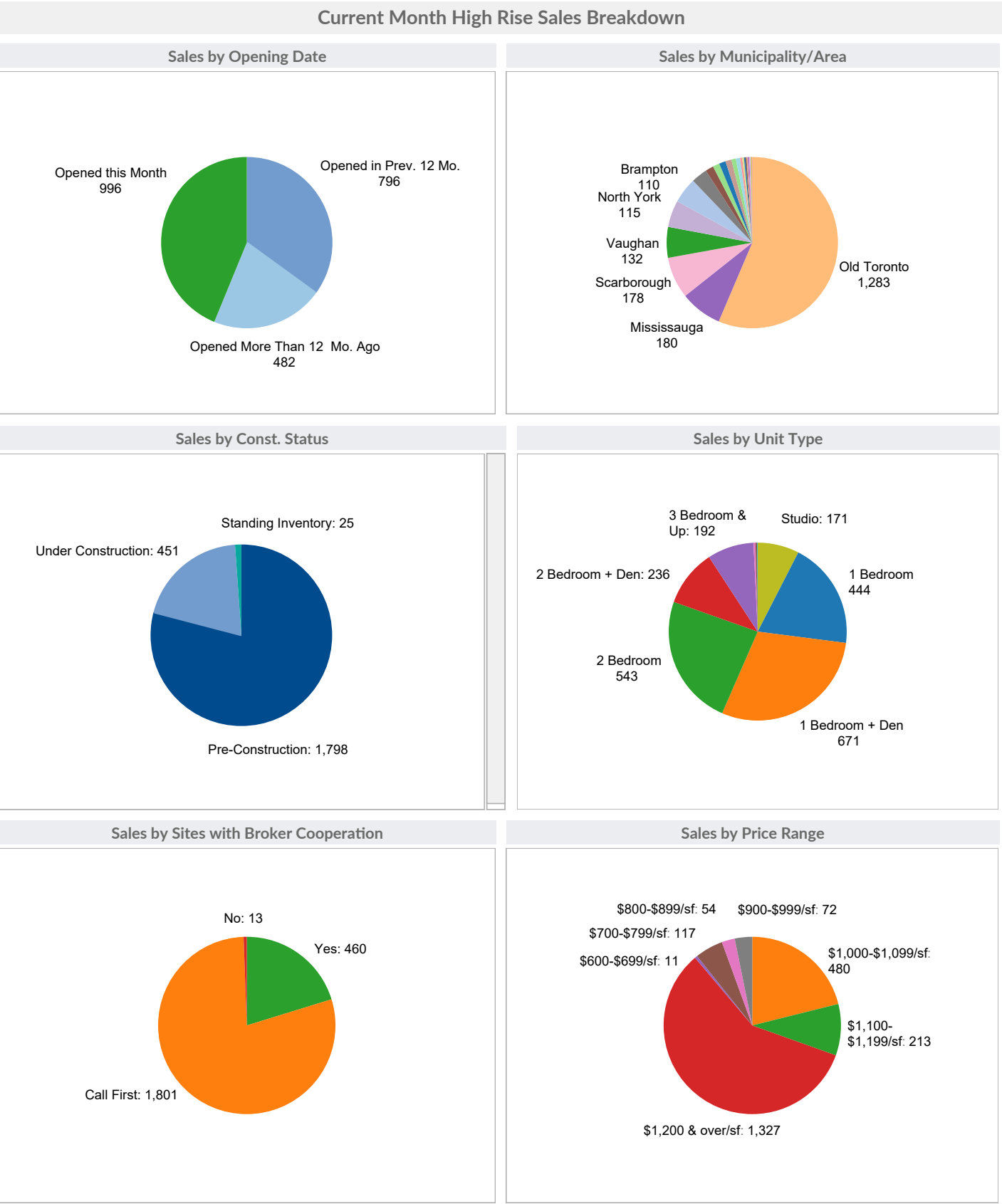
Historical Sales Comparison



Current Sites



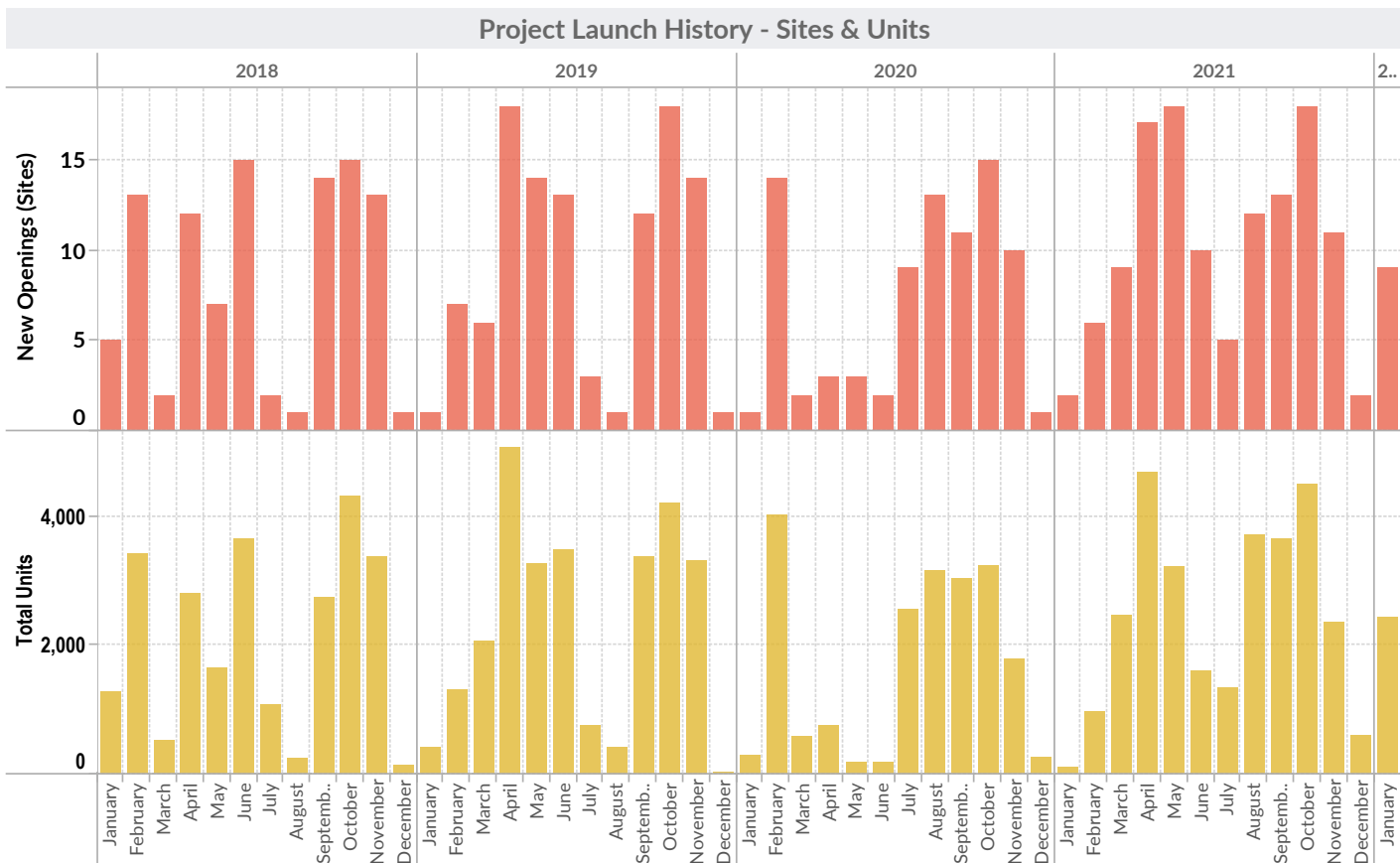
Monthly Sales Breakdown



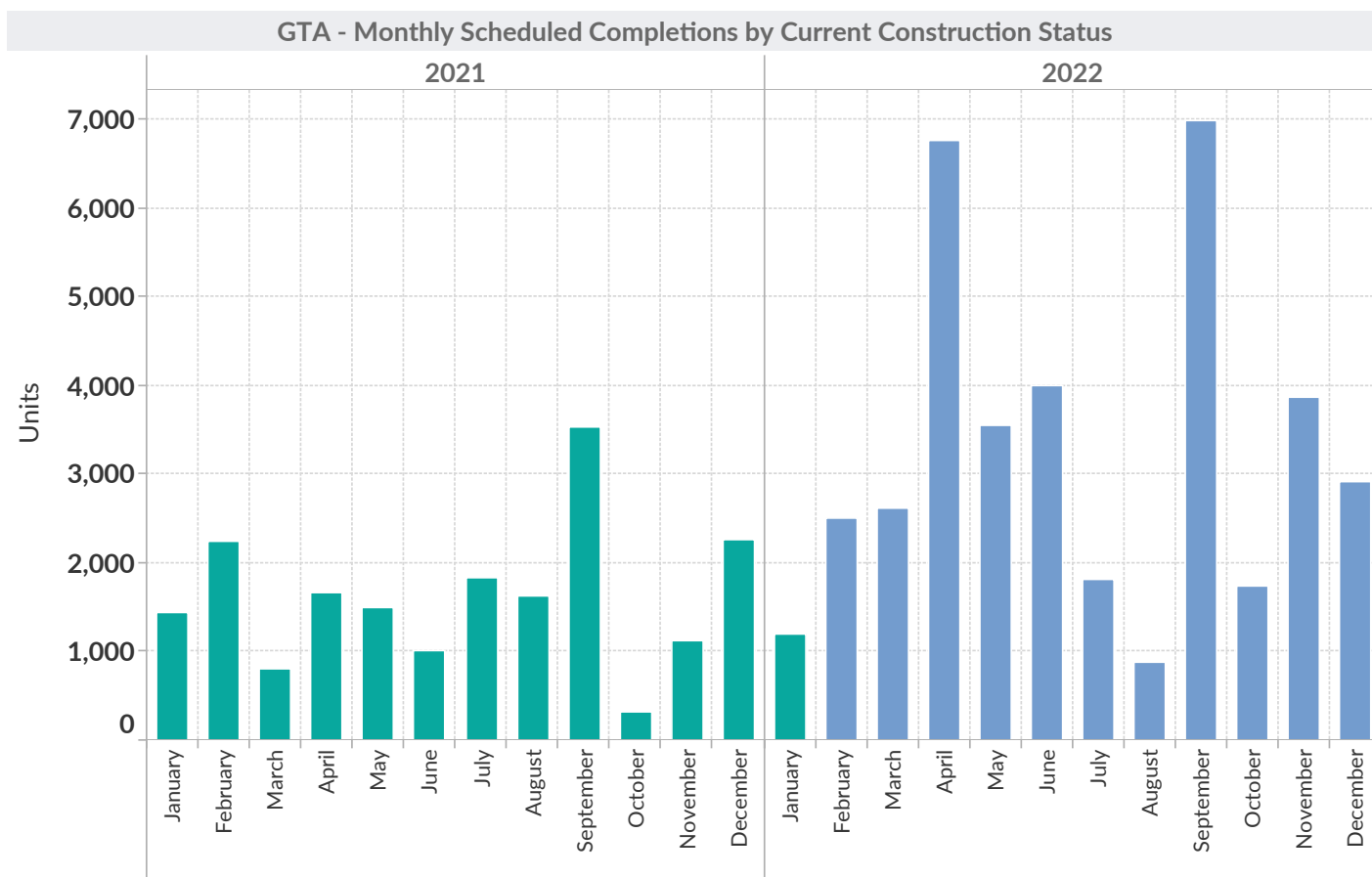
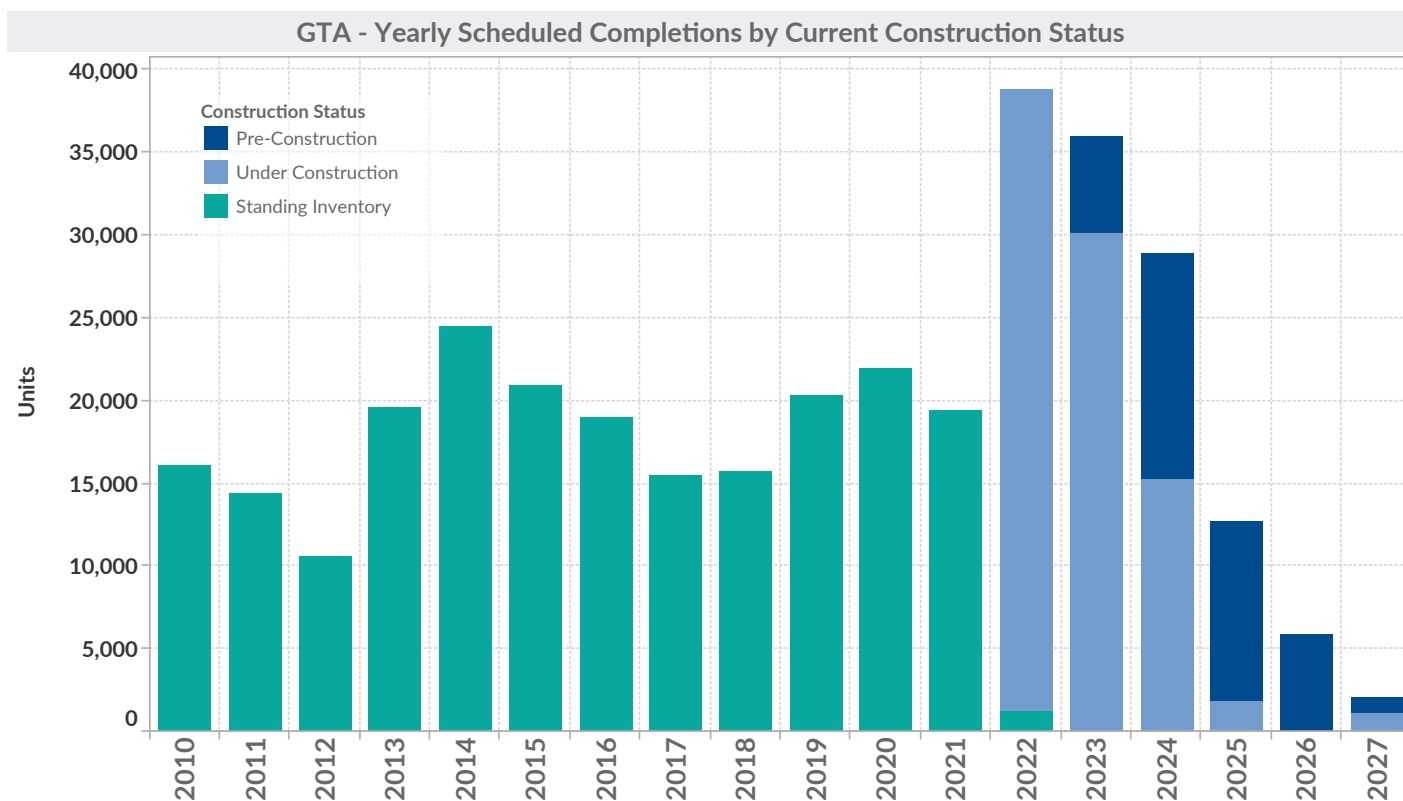
New Openings

January 2022 - New Project Launches						
Site Name	Municipality	Opening Date	No# of Units	Current Month Sales *	Rem Inv	Avg. Current PPF
Grove - Presidential Group	Old Toronto	2022-01-15	28	16	12	\$1,292
Linea - Stafford Homes	Scarborough	2022-01-15	206	119	87	\$1,078
Two Fifty Two Church - Centrecourt Developments Inc.	Old Toronto	2022-01-20	681	610	71	\$1,397
XO 2 Condos at King and Dufferin - Lifetime Developments and Pinedale Properties Ltd.	Old Toronto	2022-01-20	408	251	157	\$1,331
VuPoint - Tribute Communities	Pickering	2022-01-22	498	0	498	\$991
McGibbon on Main - Amico	Halton Hills	2022-01-26	101	0	101	\$1,049
908 St. Clair - Canderel Residential and KingSett Capital	York	2022-01-29	169	0	169	\$1,396
Kingsley Square - Tower B - Briarwood Homes	Newmarket	2022-01-29	158	0	158	\$1,041
Junction Sq. Condos - Block Developments	Old Toronto	2022-01-31	65	0	65	\$1,110
Grand Total			2,314	996	1,318	\$1,192

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	2022												Total	Market Share %
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.		
Centrecourt Developments Inc.	651												651	28.6%
Lifetime Developments	251												251	11.0%
Pinedale Properties Ltd.	251												251	11.0%
Stafford Homes	119												119	5.2%
Pinnacle International	109												109	4.8%
i2 Developments Inc.	103												103	4.5%
Tribute Communities	100												100	4.4%
Plaza	88												88	3.9%
Greybrook Realty Partners	71												71	3.1%
Andrin Homes	48												48	2.1%
Lash Development Corporation	48												48	2.1%
Greenpark Group	39												39	1.7%
Tridel	39												39	1.7%
SmartCentres	38												38	1.7%
Lanterra Developments	33												33	1.5%
Gairloch	32												32	1.4%
Harlo Capital	32												32	1.4%
RioCan	32												32	1.4%
Rosehaven Homes	27												27	1.2%
Townwood Homes	27												27	1.2%
Times Group Corporation	26												26	1.1%
Urban Capital Property Group	26												26	1.1%
Concert Properties	25												25	1.1%
Sorbara	24												24	1.1%
Kingdom Developments Inc.	22												22	1.0%
Total (All 192 Builders)	2,274												2,274	

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	2021												2022	Total	Market Share %
	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.			
CentreCourt Developments Inc.	10	607	447	66	28	29	29	208	127	30	14	651	2,246	6.5%	
Menkes	100	0	737	235	175	1	78	12	248	122	27	2	1,737	5.0%	
RioCan	21	149	18	6	5	3	446	208	290	109	9	32	1,296	3.8%	
QuadReal Property Group	100	0	737	233	175	0	0	0	0	0	0	0	1,245	3.6%	
Daniels Corporation	36	33	112	97	255	21	22	15	341	181	10	9	1,132	3.3%	
Urban Capital Property Group	13	19	646	204	42	28	25	15	14	22	12	26	1,066	3.1%	
Fernbrook Homes	326	45	1	6	337	49	54	13	3	72	150	0	1,056	3.1%	
Rogers Real Estate Development Limited	7	7	642	194	33	24	16	13	12	19	4	19	990	2.9%	
Tridel	94	65	139	58	34	34	36	51	46	326	45	39	967	2.8%	
Pemberton Group	3	6	8	5	3	11	4	8	6	857	8	8	927	2.7%	
Rosehaven Homes	1	0	2				463	36	44	238	53	27	864	2.5%	
Concord Adex	13	388	72	73	18	35	59	45	15	49	12	10	789	2.3%	
Tribute Communities	12	7	1	11	0	0	238	286	32	79	17	100	783	2.3%	
Mattamy Homes	14	30	186	99	7	3	125	116	1	144	51	0	776	2.2%	
Vandyk Properties Inc.	0	0	370	381	0	0	0	0	0	0	0	0	751	2.2%	
Graywood Developments	35	41	16	54	22	13	3	367	73	45	30	8	707	2.0%	
Townwood Homes							463	36	44	90	41	27	701	2.0%	
Plaza	5	363	10	20	12	22	15	9	39	29	26	88	638	1.8%	
Liberty Development Corporation	33	382	39	21	10	24	32	22	17	16	12	13	621	1.8%	
Pinnacle International	40	29	20	19	18	31	77	68	62	70	76	109	619	1.8%	
Canrosl Felcorp	5	7	6	6	3	1	475	40	0	21	46	8	618	1.8%	
Basis International Inc.	0	599	0	0	0	0	0	0	0	0	0	1	600	1.7%	
Centrestone Urban Developments Inc.			440	66	28	29	29	3					595	1.7%	
Lanterra Developments	31	6	37	26	29	40	21	35	27	271	19	33	575	1.7%	
Kilmer Group	16	149	11	9	221	130	23	3	3	5	0	0	570	1.7%	
Total (All 222 Builders)	1,714	3,534	4,035	3,003	2,715	1,697	3,175	2,562	3,231	4,404	2,177	2,274	34,521		

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.

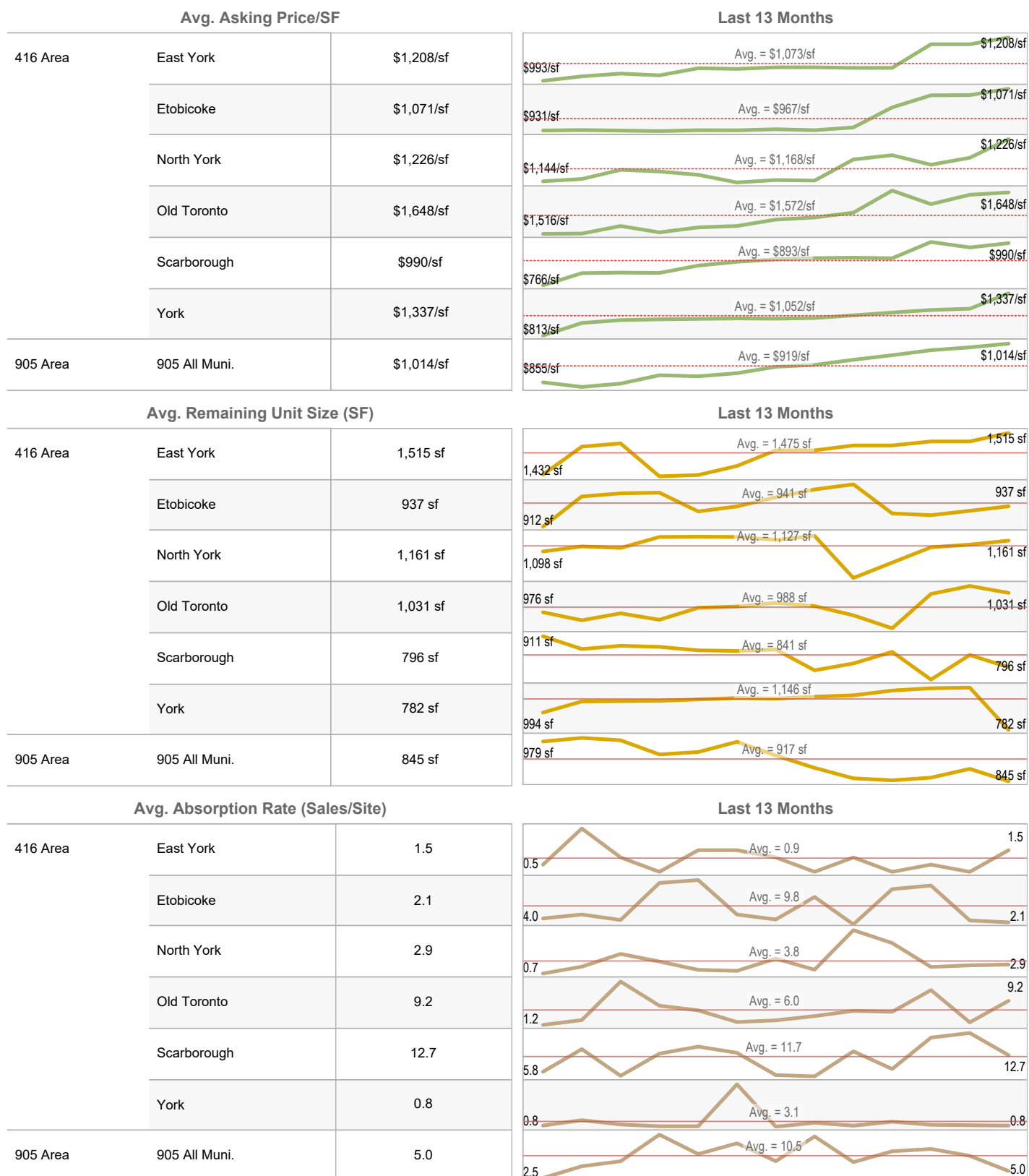
Top Sites

GTA - Top High Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Unit Type	2022 January
Two Fifty Two Church - Centrecourt Developments Inc.	Old Toronto	Apartment	1 Bedroom	178
			1 Bedroom + Den	295
			2 Bedroom + Den	0
			2 Bedroom	37
			Studio	100
			Total	610
XO 2 Condos at King and Dufferin - Lifetime Developments and Pinedale Properties Ltd.	Old Toronto	Apartment	1 Bedroom	39
			1 Bedroom + Den	96
			2 Bedroom + Den	39
			3 Bedroom & Up	38
			2 Bedroom	32
			Studio	7
			Total	251
Linea - Stafford Homes	Scarborough	Apartment	1 Bedroom	25
			1 Bedroom + Den	54
			3 Bedroom & Up	11
			2 Bedroom	21
			Studio	8
			Total	119
Stella 2 - i2 Developments Inc.	Brampton	Apartment	1 Bedroom	32
			1 Bedroom + Den	0
			2 Bedroom + Den	0
			2 Bedroom	71
			Total	103
Gemma - Pinnacle International	Mississauga	Apartment	1 Bedroom	13
			1 Bedroom + Den	54
			2 Bedroom + Den	30
			3 Bedroom & Up	0
			2 Bedroom	0
			Total	97
Artistry - Tribute Communities and Greybrook Realty Partners	Old Toronto	Apartment	1 Bedroom	18
			1 Bedroom + Den	15
			3 Bedroom & Up	18
			2 Bedroom	16
			Studio	4
			Total	71

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	January-2021				January-2022			
		Apartment	Loft	Stacked	Total	Apartment	Loft	Stacked	Total
Bloor - Yorkville	Old Toronto	14			14	30			30
Central Waterfront	Old Toronto	8			8	5			5
Don Mills - York Mills	North York	8		0	8	4		32	36
Downtown Core	Old Toronto	16			16	614			614
Downtown East	Old Toronto	21			21	34			34
Downtown West	Old Toronto	24			24	193			193
Etobicoke Waterfront	Etobicoke	1			1	0			0
Highway7 - Yonge	Markham	2			2	5			5
	Richmond Hill	1		22	23	2		2	4
Mississauga City Centre	Mississauga	21			21	46			46
North Toronto	Old Toronto	15			15	62		7	69
North Yonge Corridor	North York	3		0	3	6		1	7
North York East	North York	0		0	0	0		1	1
North York West	North York	8		0	8	58		0	58
Not Applicable	Aurora							6	6
	Brampton	13		8	21	107		3	110
	Burlington	3			3	1			1
	Caledon	8		0	8	1		0	1
	Clarington	6			6	4			4
	East York	0		1	1	0		3	3
	Etobicoke	67		0	67	35		0	35
	Georgina	6			6	4			4
	Halton Hills	6			6	5			5
	King					19			19
	Markham	2			2	18		2	20
	Milton	8		27	35	9			9
	Mississauga	26		4	30	109		25	134
	Newmarket	1	0		1	21	0	48	69
	Oakville	47		0	47	18		0	18
	Old Toronto	0			0	2			2
	Oshawa	24			24	29			29
	Pickering	4		4	8	5		21	26
	Richmond Hill			3	3			0	0
	Scarborough	61		43	104	178		0	178
	Vaughan	25		0	25	123		1	124
	Whitby	3		3	6	3			3
	Whitchurch-Stouffville	5			5	8			8
	York	3		2	5	4			4
Sheppard Corridor	North York	7		0	7	10		3	13
Thornhill	Markham	2			2	3			3
	Vaughan	37			37	8			8
Toronto East	Old Toronto	15		0	15	25			25
Toronto West	Old Toronto	45		0	45	283		0	283
Yonge - St. Clair	Old Toronto	2		0	2	28		0	28
Grand Total		568	0	117	685	2,119	0	155	2,274

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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