



Greater Toronto Area High Rise Projects

New Homes Monthly Market
Report Data as of February 2022

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Feb-22		Feb-21		Change
High Rise	3,048		1,711		78.1%
Low Rise	582		1,874		-68.9%
Total	3,630		3,585		1.3%
Year to Date Sales	Jan.-Feb. 2022		Jan.-Feb. 2021		Y/Y Change
High Rise	3,048		1,711		78.1%
Low Rise	582		1,874		-68.9%
Total	3,630		3,585		1.3%
Year to Date Supply	Jan.-Feb. 2022		Jan.-Feb. 2021		Y/Y Change
High Rise	5,507		27,799		-80.2%
Low Rise	12,158		14,613		-16.8%
Total	17,665		42,412		-58.3%
Year to Date Completions	Jan.-Feb. 2022		Jan.-Feb. 2021		Y/Y Change
High Rise	1,794		3,672		-51.1%
Remaining Inventory	Feb-22	Jan-22	Feb-21	M/M Change	Y/Y Change
High Rise	8,619	8,317	10,357	3.6%	-16.8%
Low Rise	546	546	1,822	0.0%	-70.0%
Total	9,165	8,863	12,179	3.4%	-24.7%
Benchmark Price	Feb-22	Jan-22	Feb-21	M/M Change	Y/Y Change
High Rise	\$1,177,739	\$1,150,685	\$1,042,064	2.4%	13.0%
Low Rise	\$1,858,713	\$1,771,162	\$1,373,473	4.9%	35.3%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	9	328	319	151	
High Rise Units	3,173	87,845	85,877	35,941	
% Sold*	62%	90%	95%	88%	
Low Rise Projects	10	153			
Low Rise Units	209	13,926			
% Sold*	56%	96%			

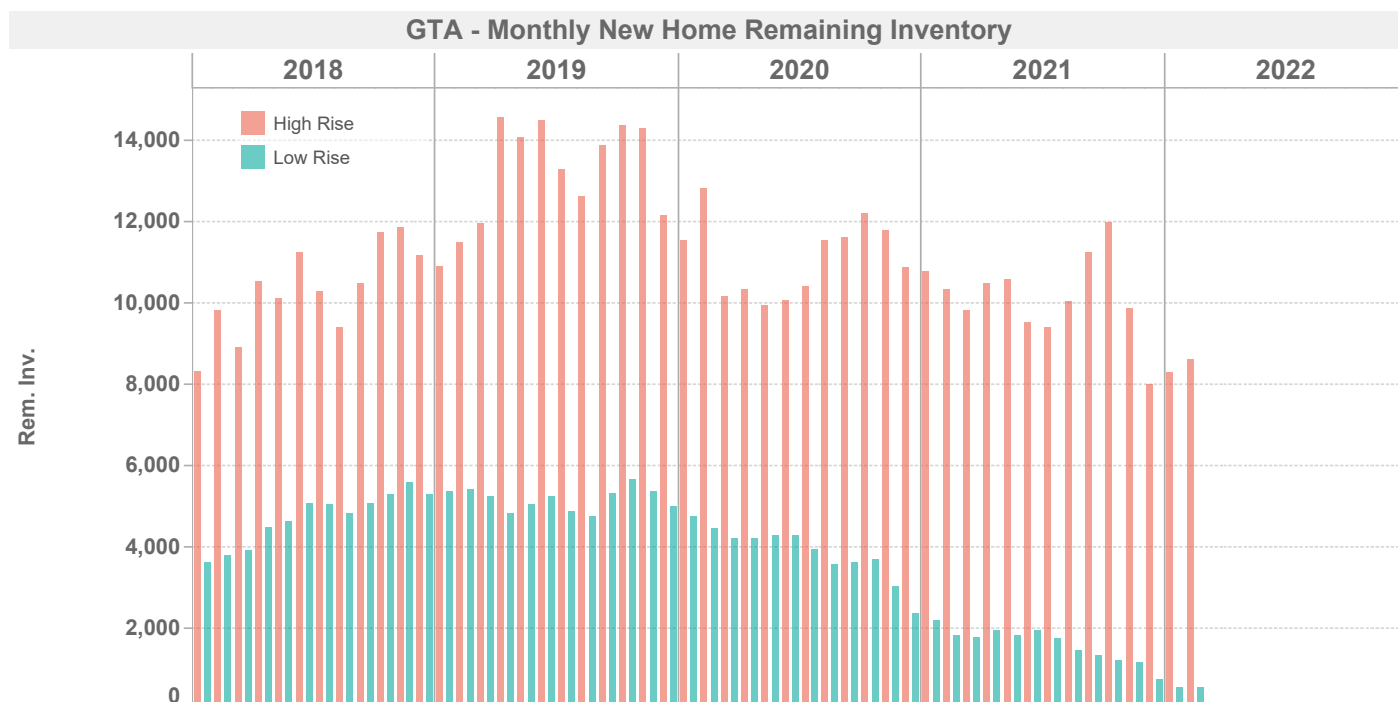
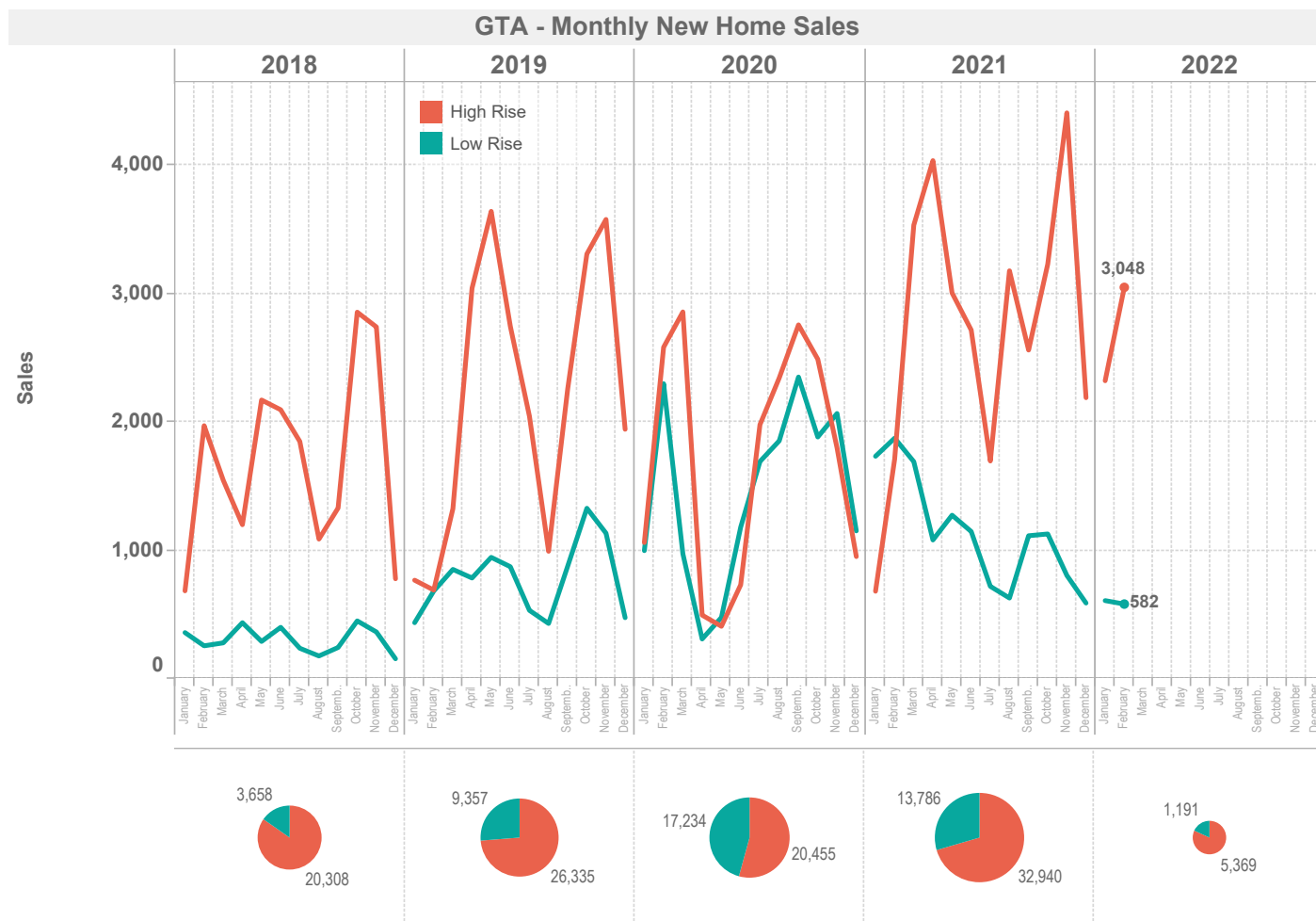
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

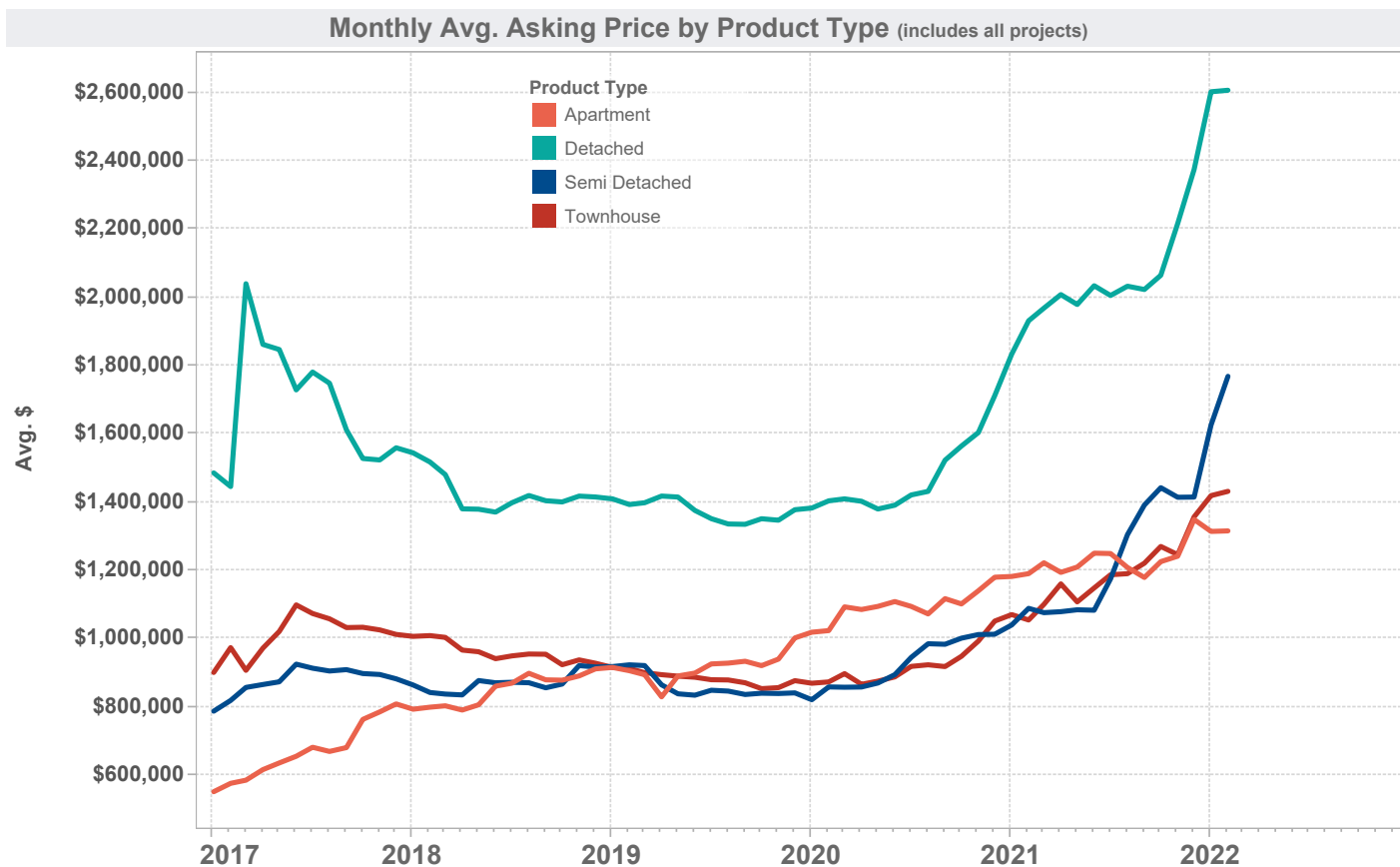
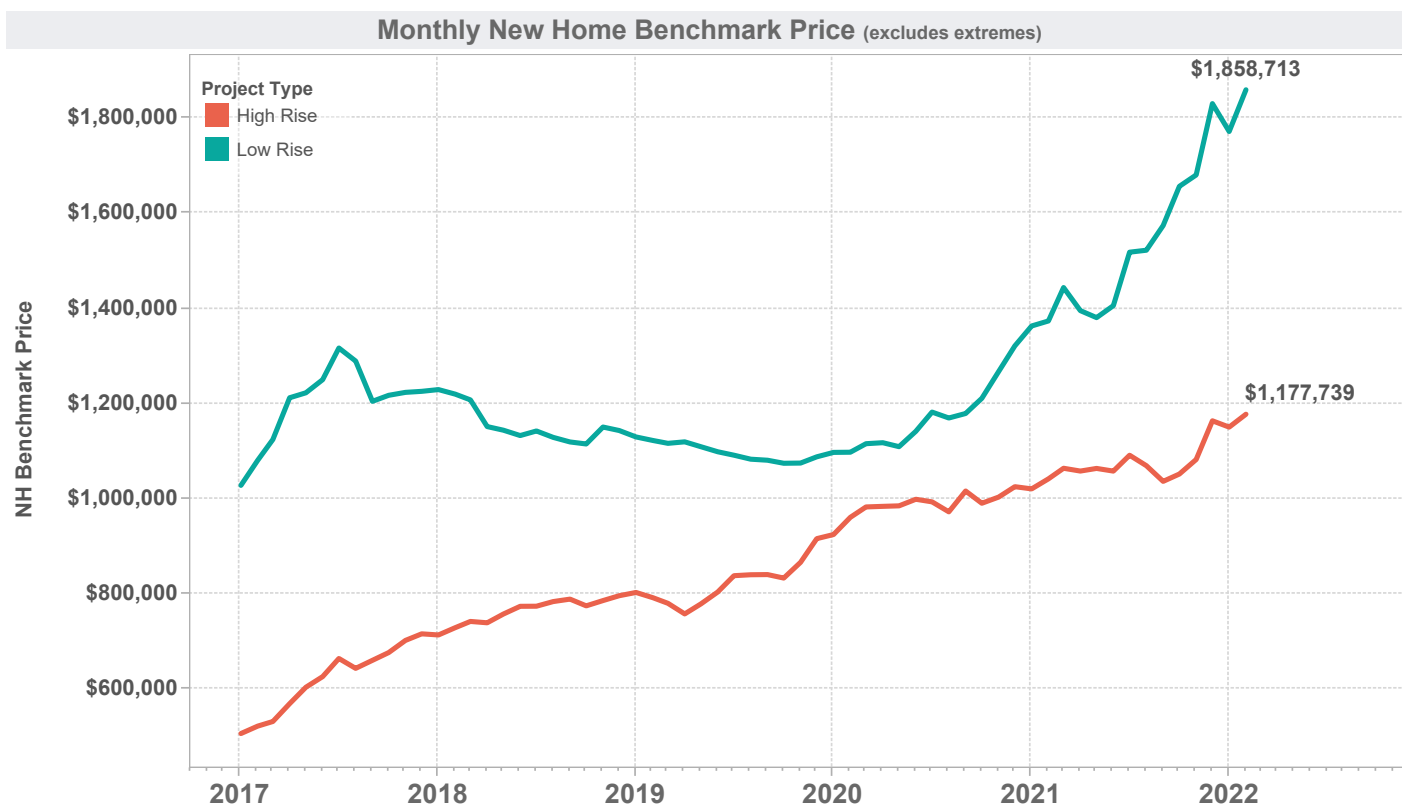
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

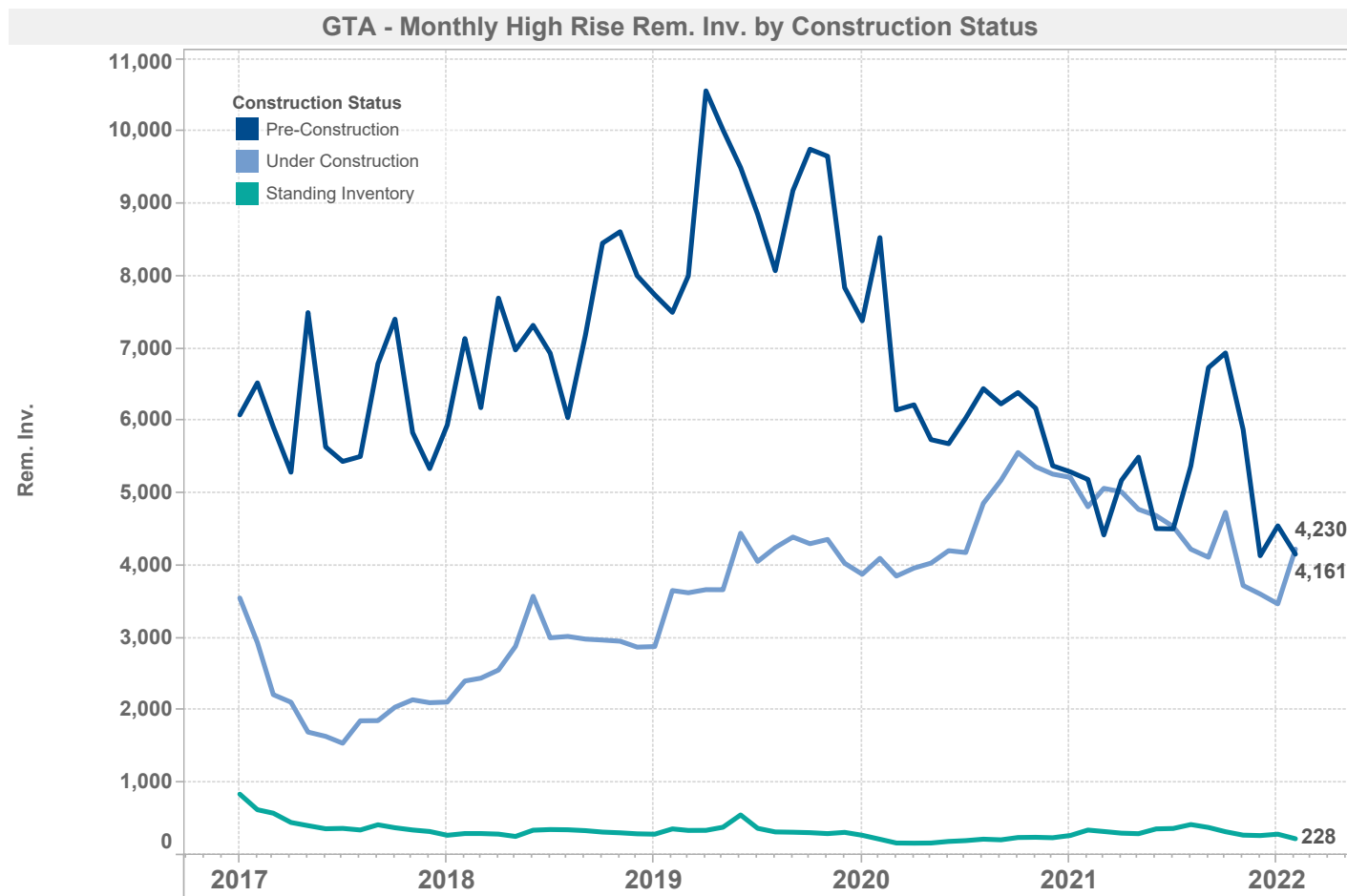
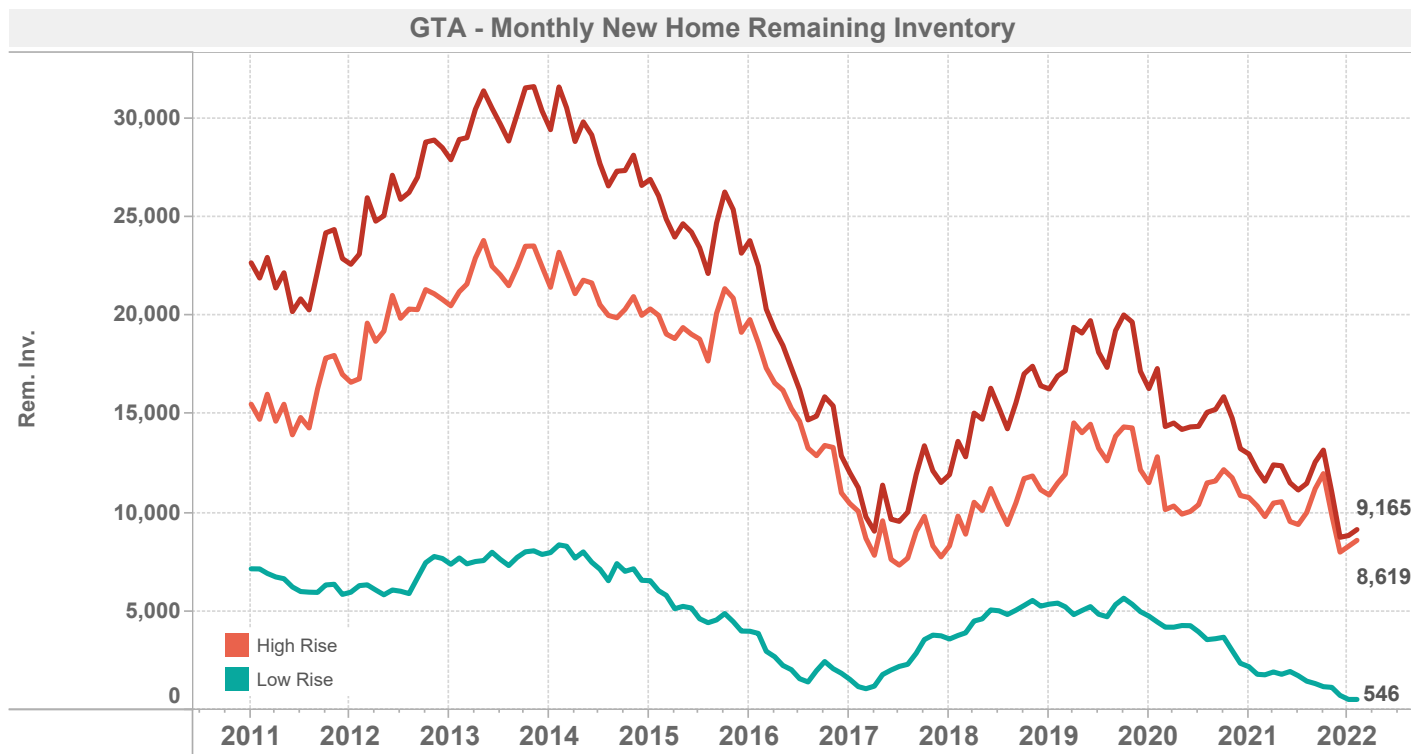
Sales & Remaining Inventory



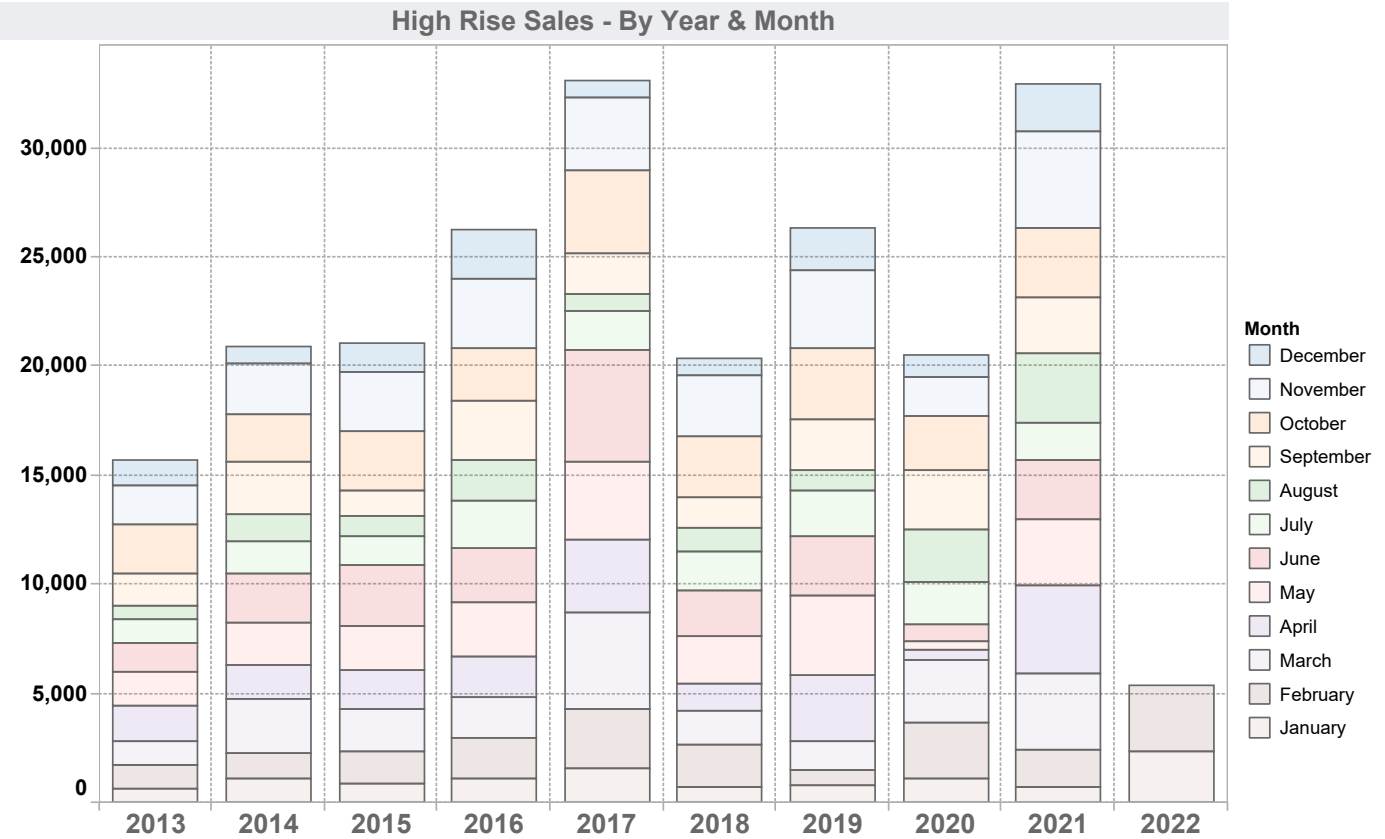
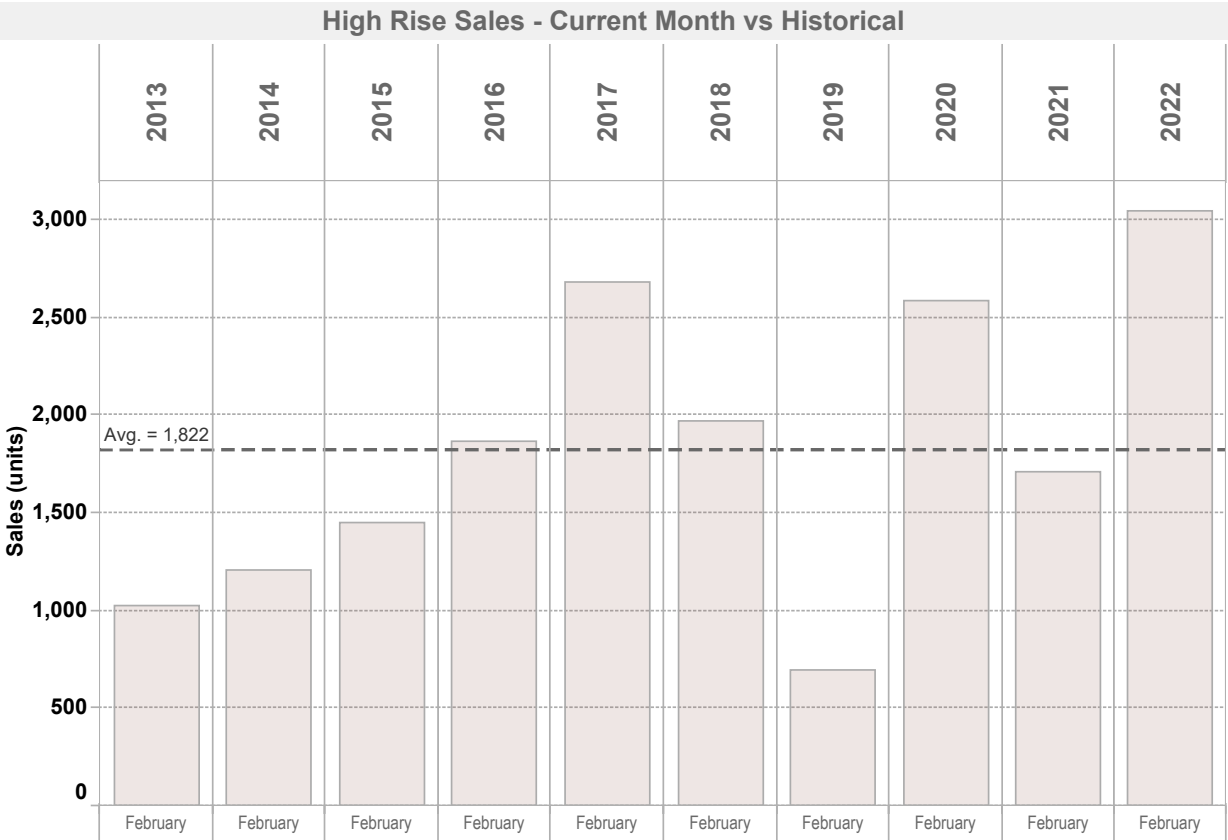
Pricing



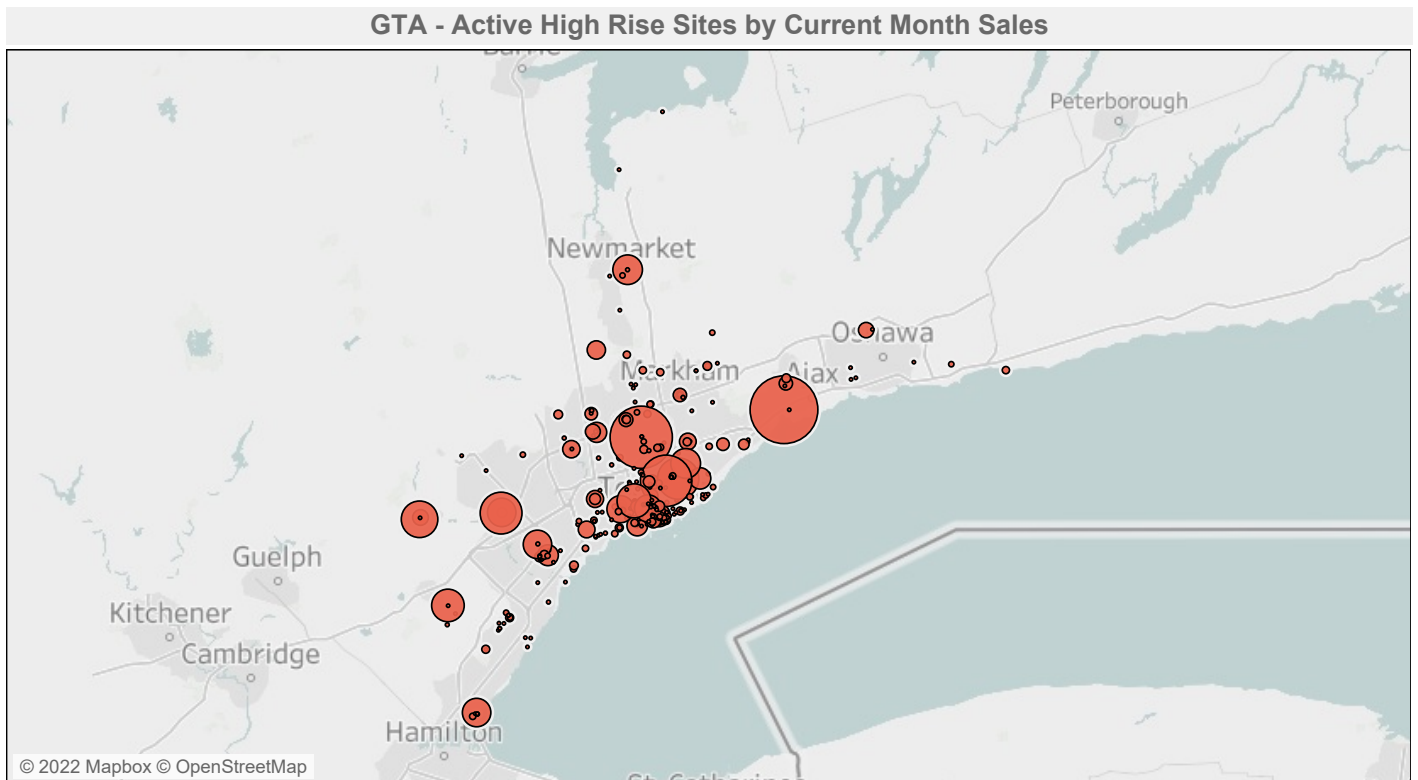
Remaining Inventory



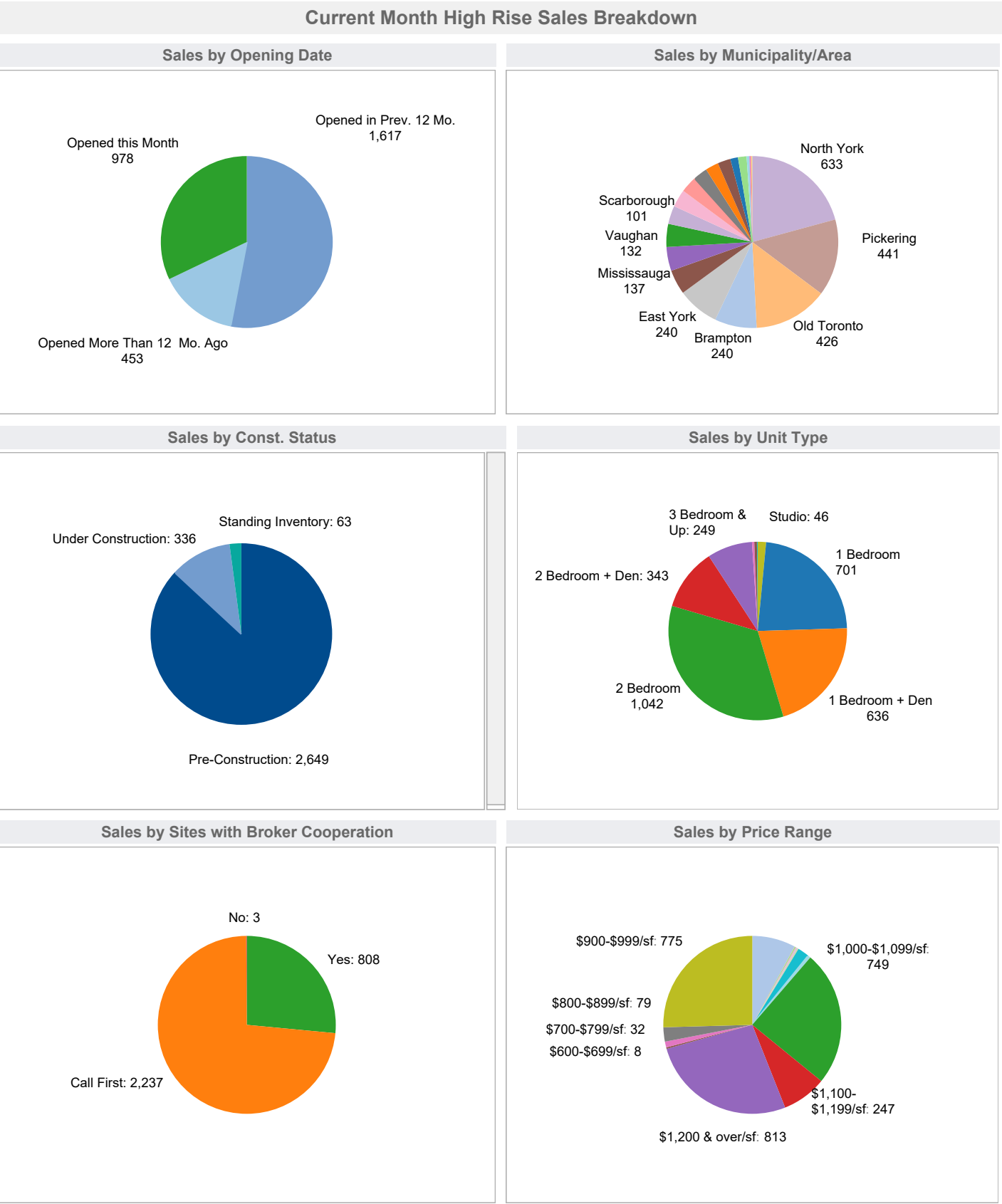
Historical Sales Comparison



Current Sites



Monthly Sales Breakdown



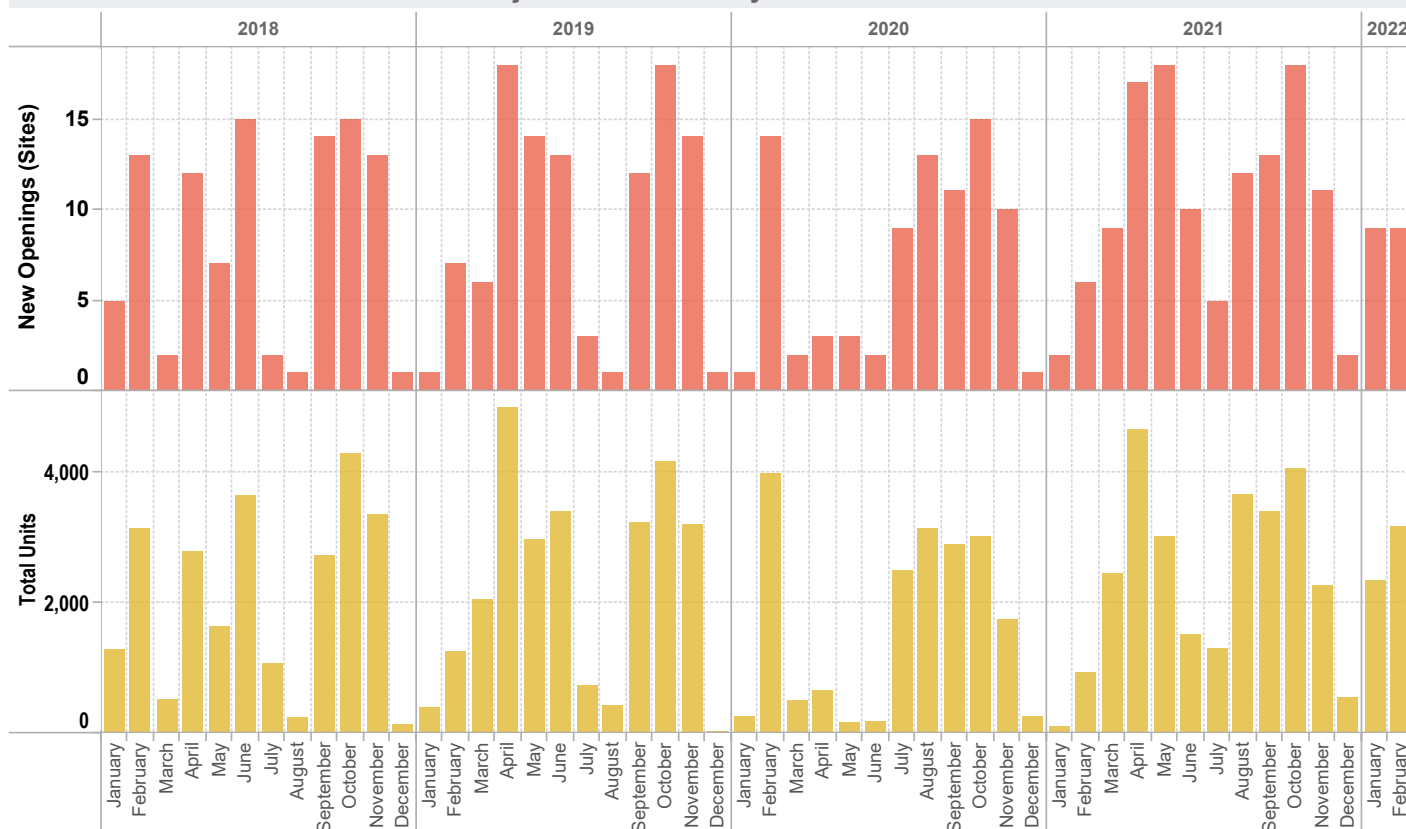
New Openings

February 2022 - New Project Launches

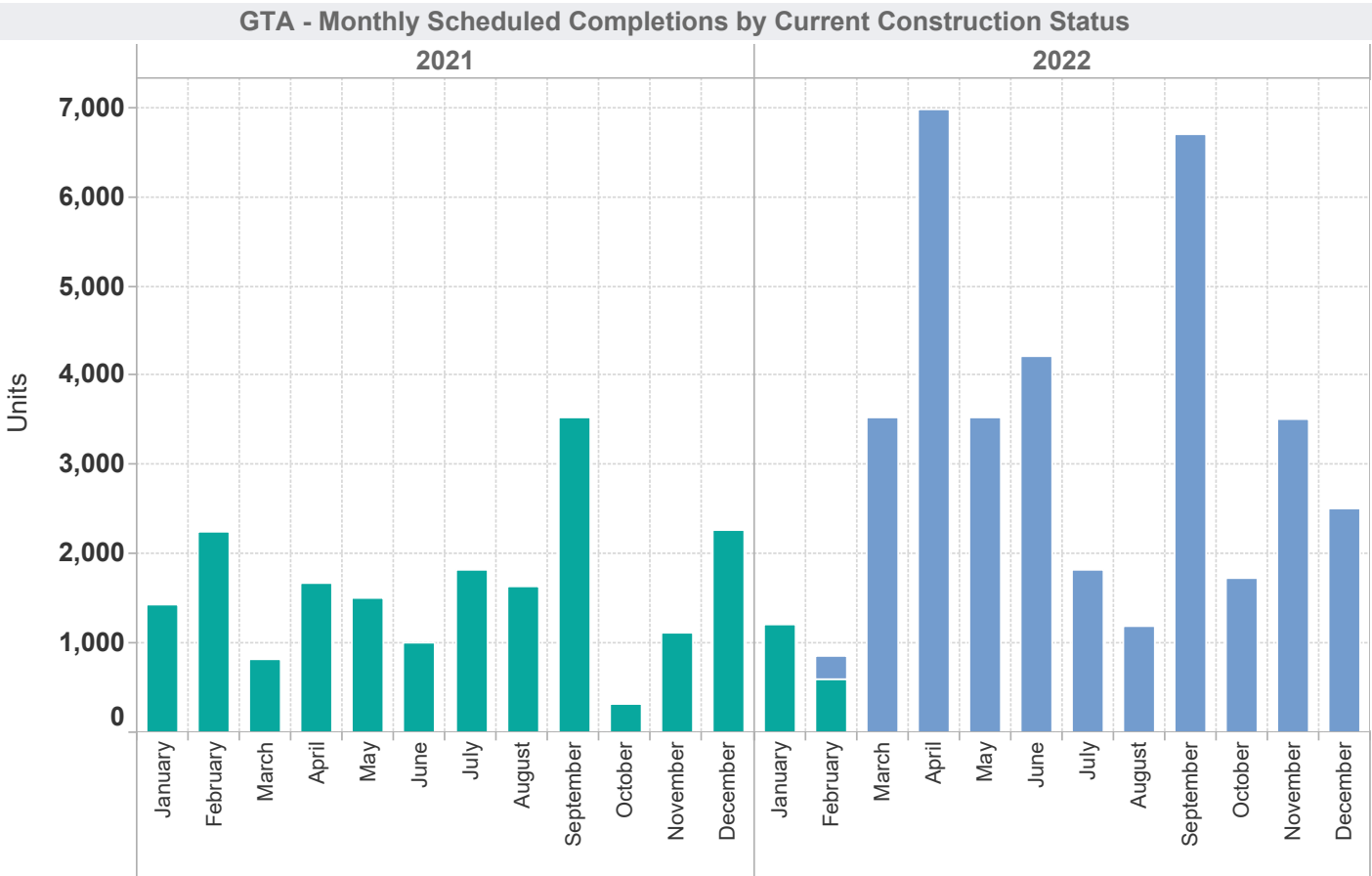
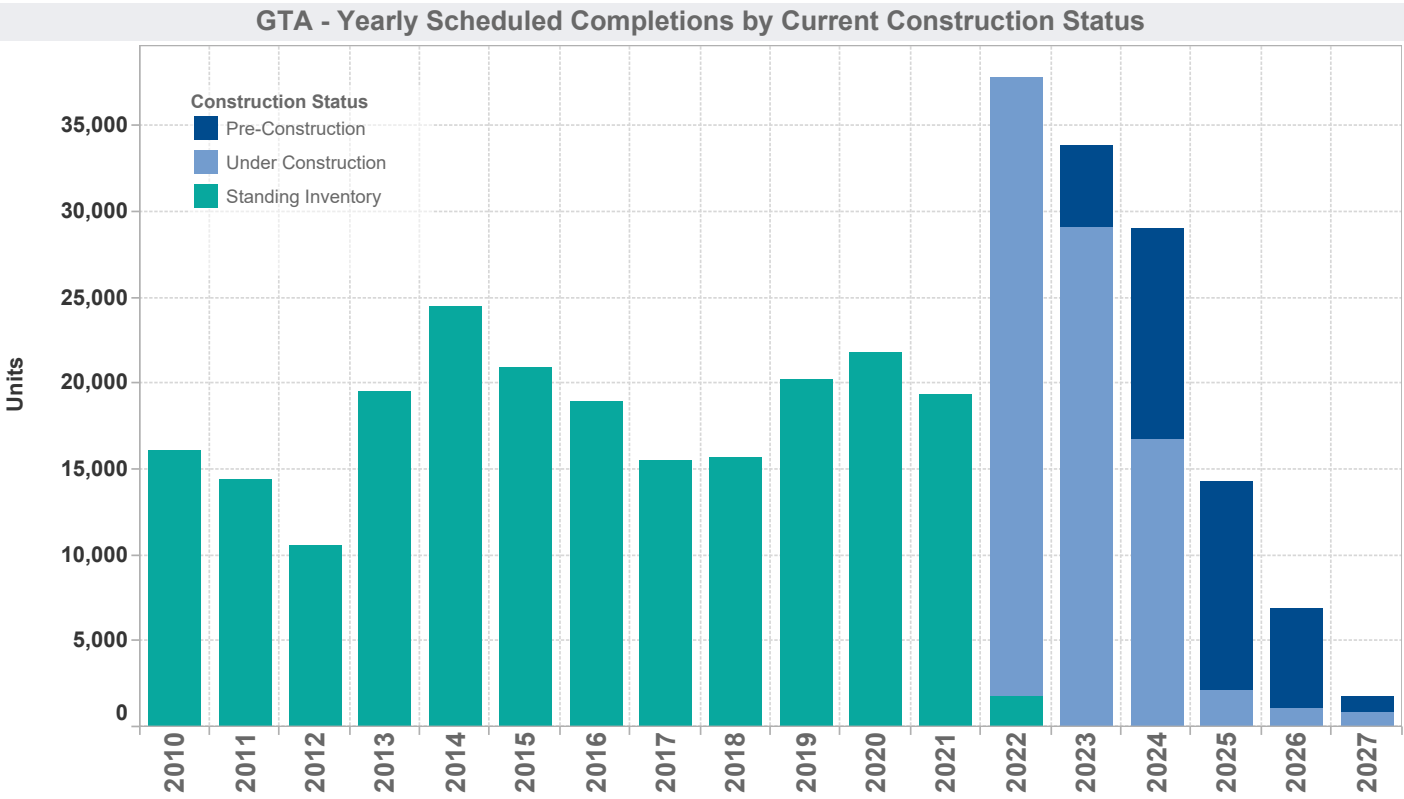
Site Name	Municipality	Opening Date	No# of Units	Current Month Sales *	Rem Inv	Avg. Current PPF
Grove - Presidential Group	Old Toronto	1/15/2022	28	0	12	\$1,322
Linea - Stafford Homes	Scarborough	1/15/2022	206	40	47	\$1,069
XO 2 Condos at King and Dufferin - Lifetime Developments and Pinedale Properties Ltd.	Old Toronto	1/20/2022	408	37	120	\$1,331
VuPoint - Tribute Communities	Pickering	1/22/2022	450	420	30	\$988
McGibbon on Main - Amico	Halton Hills	1/26/2022	169	120	49	\$1,058
908 St. Clair - Canderel Residential and KingSett Capital	York	1/29/2022	173	104	69	\$1,404
Kingsley Square - Tower B - Briarwood Homes	Newmarket	1/29/2022	154	78	76	\$1,041
Junction Sq. Condos - Block Developments	Old Toronto	1/31/2022	65	65	0	\$1,110
Grand Total			1,653	864	403	\$1,171

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	2022												Total	Market Share %
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.		
CentreCourt Developments Inc.	676	49											725	13.5%
Tribute Communities	100	440											540	10.1%
Plaza	87	350											437	8.1%
Lifetime Developments	251	37											288	5.4%
Pinedale Properties Ltd.	251	37											288	5.4%
Camroost Felcorp	8	246											254	4.7%
Pinnacle International	109	127											236	4.4%
i2 Developments Inc.	103	72											175	3.3%
Stafford Homes	119	41											160	3.0%
National Homes		158											158	2.9%
Brixen Developments Inc.	0	158											158	2.9%
DBS Developments		154											154	2.9%
Amico	5	141											146	2.7%
Canderel Residential	9	109											118	2.2%
KingSett Capital	0	104											104	1.9%
Kingdom Developments Inc.	22	79											101	1.9%
Briarwood Homes	21	79											100	1.9%
Lanterra Developments	33	63											96	1.8%
Lindvest	0	95											95	1.8%
Tridel	43	40											83	1.5%
Mattamy Homes	0	73											73	1.4%
Greybrook Realty Partners	71	0											71	1.3%
Block Developments	0	69											69	1.3%
Collecdev	0	65											65	1.2%
Townwood Homes	27	35											62	1.2%
Total (All 192 Builders)	2,321	3,048											5,369	

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 %
	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.		
CentreCourt Developments Inc.	8	447	66	28	29	29	208	126	30	14	676	49	1,710	4.8%
Menkes	0	737	235	175	1	78	12	248	122	27	2	0	1,637	4.6%
Tribute Communities	7	1	11	0	0	238	286	32	79	17	100	440	1,211	3.4%
QuadReal Property Group	0	737	233	175	0	0	0	0	0	0	0	0	1,145	3.2%
Daniels Corporation	33	112	97	255	21	22	15	341	181	20	17	26	1,140	3.2%
Rogers Real Estate Development Limited	7	642	194	33	24	16	13	12	19	4	19	0	983	2.7%
Urban Capital Property Group	7	642	194	33	24	16	13	12	19	4	19	0	983	2.7%
Plaza	363	10	20	12	22	15	9	39	29	26	87	350	982	2.7%
Pemberton Group	6	8	5	3	11	4	8	6	857	8	8	2	926	2.6%
Tridel	65	140	59	35	34	36	50	47	325	46	43	40	920	2.6%
Canrost Felcorp	7	6	6	3	1	475	40	0	21	46	8	246	859	2.4%
Mattamy Homes	30	186	99	7	3	125	116	1	144	51	0	73	835	2.3%
Concord Adex	388	72	73	18	35	59	45	15	49	12	10	9	785	2.2%
RioCan	149	18	4	5	3	243	206	30	67	9	29	20	783	2.2%
Vandyk Properties Inc.	0	370	381	0	0	0	0	0	0	0	0	0	751	2.1%
Townwood Homes						463	36	44	90	41	27	35	736	2.0%
Rosehaven Homes						463	36	44	90	41	27	35	736	2.0%
Fernbrook Homes	29	0	6	337	49	54	13	3	72	150	0	0	713	2.0%
Pinnacle International	29	20	19	18	31	77	68	62	70	76	109	127	706	2.0%
Graywood Developments	41	16	54	22	13	3	367	73	45	30	7	22	693	1.9%
Lanterra Developments	6	37	26	29	40	21	35	27	273	23	33	63	613	1.7%
Basis International Inc.	599	0	0	0	0	0	0	0	0	0	1	0	600	1.7%
CentreCourt Developments Inc.	599												599	1.7%
Liberty Development Corporation	382	39	21	10	24	32	22	17	18	11	13	9	598	1.7%
Centrestone Urban Developments Inc.		440	66	28	29	29	3						595	1.7%
Total (All 222 Builders)	3,533	4,035	3,005	2,716	1,696	3,177	2,560	3,229	4,407	2,189	2,321	3,048	35,916	

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.

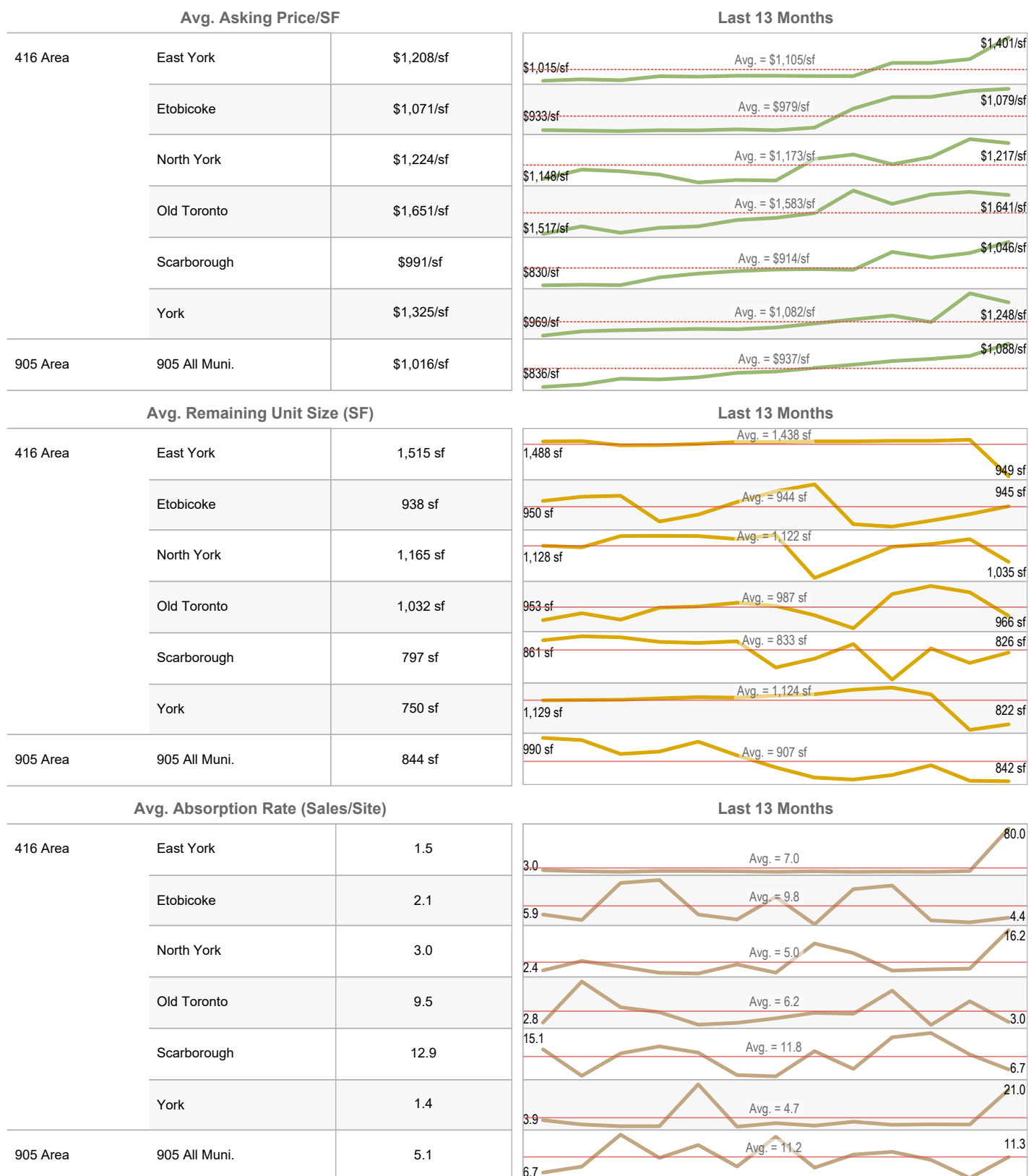
Top Sites

GTA - Top High Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Unit Type	2022 February
VuPoint - Tribute Communities	Pickering	Apartment	1 Bedroom	210
			1 Bedroom + Den	62
			2 Bedroom + Den	12
			3 Bedroom & Up	24
			2 Bedroom	112
			Total	420
Plaza on Yonge - Plaza	North York	Apartment	1 Bedroom	78
			1 Bedroom + Den	59
			2 Bedroom + Den	4
			3 Bedroom & Up	23
			2 Bedroom	186
			Total	350
Frederick Condominiums - Camrost Felcorp	East York	Apartment	1 Bedroom	41
			1 Bedroom + Den	89
			2 Bedroom	107
			Studio	3
			Total	240
Duo Condos - National Homes and Brixen Developments Inc.	Brampton	Apartment	1 Bedroom	59
			1 Bedroom + Den	54
			2 Bedroom + Den	7
			2 Bedroom	32
			Studio	6
			Total	158
Metro Park - DBS Developments	North York	Apartment	1 Bedroom	0
			1 Bedroom + Den	79
			2 Bedroom + Den	1
			3 Bedroom & Up	8
			2 Bedroom	66
			Total	154
McGibbon on Main - Amico	Halton Hills	Apartment	1 Bedroom	21
			1 Bedroom + Den	15
			2 Bedroom + Den	39
			3 Bedroom & Up	3
			2 Bedroom	38
			Penthouse	4
			Total	120

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	February 2021				February 2022			
		Apartment	Loft	Stacked	Total	Apartment	Loft	Stacked	Total
Bloor - Yorkville	Old Toronto	● 146			● 146	● 78			● 78
Central Waterfront	Old Toronto	● 19			● 19	● 2			● 2
Don Mills - York Mills	North York	● 29		● 0	● 29	● 159		● 90	● 249
Downtown Core	Old Toronto	● 12			● 12	● 50			● 50
Downtown East	Old Toronto	● 65			● 65	● 47			● 47
Downtown West	Old Toronto	● 34			● 34	● 43			● 43
Etobicoke Waterfront	Etobicoke	● 3			● 3	● 3			● 3
Highway7 - Yonge	Markham	● 1			● 1	● 6			● 6
	Richmond Hill	● 2		● 51	● 53	● 0		● 4	● 4
Mississauga City Centre	Mississauga	● 24			● 24	● 54			● 54
North Toronto	Old Toronto	● 4		● 0	● 4	● 36		● 0	● 36
North Yonge Corridor	North York	● 13		● 0	● 13	● 359		● 2	● 361
North York East	North York	● 0		● 1	● 1	● 0			● 0
North York West	North York	● 14		● 6	● 20	● 8		● 0	● 8
Not Applicable	Aurora							● 0	● 0
	Brampton	● 12		● 40	● 52	● 238		● 2	● 240
	Burlington	● 10			● 10	● 76			● 76
	Caledon	● 2		● 0	● 2			● 0	● 0
	Clarington	● 22			● 22	● 6			● 6
	East York	● 0		● 6	● 6	● 240		● 0	● 240
	Etobicoke	● 98		● 0	● 98	● 69		● 2	● 71
	Georgina	● 5			● 5	● 0			● 0
	Halton Hills	● 6			● 6	● 141			● 141
	King					● 29			● 29
	Markham	● 11			● 11	● 34		● 0	● 34
	Milton	● 0		● 156	● 156	● 96			● 96
	Mississauga	● 42		● 2	● 44	● 77		● 6	● 83
	Newmarket	● 2	● 0		● 2	● 79	● 2	● 0	● 81
	Oakville	● 225		● 0	● 225	● 16		● 0	● 16
	Old Toronto	● 0			● 0	● 0			● 0
	Oshawa	● 28			● 28	● 20			● 20
	Pickering			● 2	● 2	● 420		● 21	● 441
	Richmond Hill			● 45	● 45			● 4	● 4
	Scarborough	● 58		● 198	● 256	● 101		● 0	● 101
	Vaughan	● 35		● 100	● 135	● 98		● 6	● 104
	Whitby	● 2		● 2	● 4	● 0			● 0
	Whitchurch-Stouffville	● 8			● 8	● 2			● 2
	York	● 23		● 5	● 28	● 105			● 105
Sheppard Corridor	North York	● 32		● 0	● 32	● 14		● 1	● 15
Thornhill	Markham	● 2			● 2	● 4			● 4
	Vaughan	● 22			● 22	● 28			● 28
Toronto East	Old Toronto	● 12		● 0	● 12	● 10			● 10
Toronto West	Old Toronto	● 72		● 0	● 72	● 135		● 8	● 143
Yonge - St. Clair	Old Toronto	● 2		● 0	● 2	● 17		● 0	● 17
Grand Total		● 1,097	● 0	● 614	● 1,711	● 2,900	● 2	● 146	● 3,048

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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