



Greater Toronto Area Low Rise Projects

New Homes Monthly Market
Report Data as of April 2022

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Apr-22		Apr-21		Change
High Rise	3,074		4,034		-23.8%
Low Rise	571		1,080		-47.1%
Total	3,645		5,114		-28.7%
Year to Date Sales	Jan.-Apr. 2022		Jan.-Apr. 2021		Y/Y Change
High Rise	12,119		9,950		21.8%
Low Rise	2,665		6,376		-58.2%
Total	14,784		16,326		-9.4%
Year to Date Supply	Jan.-Apr. 2022		Jan.-Apr. 2021		Y/Y Change
High Rise	11,525		8,175		41.0%
Low Rise	3,316		5,939		-44.2%
Total	14,841		14,114		5.2%
Year to Date Completions	Jan.-Apr. 2022		Jan.-Apr. 2021		Y/Y Change
High Rise	2,858		6,143		-53.5%
Remaining Inventory	Apr-22	Mar-22	Apr-21	M/M Change	Y/Y Change
High Rise	7,936	7,059	10,513	12.4%	-24.5%
Low Rise	1,391	865	1,884	60.8%	-26.2%
Total	9,327	7,924	12,397	17.7%	-24.8%
Benchmark Price	Apr-22	Mar-22	Apr-21	M/M Change	Y/Y Change
High Rise	\$1,189,134	\$1,252,515	\$1,058,432	-5.1%	12.3%
Low Rise	\$1,787,186	\$1,838,396	\$1,395,190	-2.8%	28.1%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	16	318	325	165	
High Rise Units	3,940	83,143	90,572	39,941	
% Sold*	66%	90%	94%	85%	
Low Rise Projects	9	157			
Low Rise Units	598	17,933			
% Sold*	25%	92%			

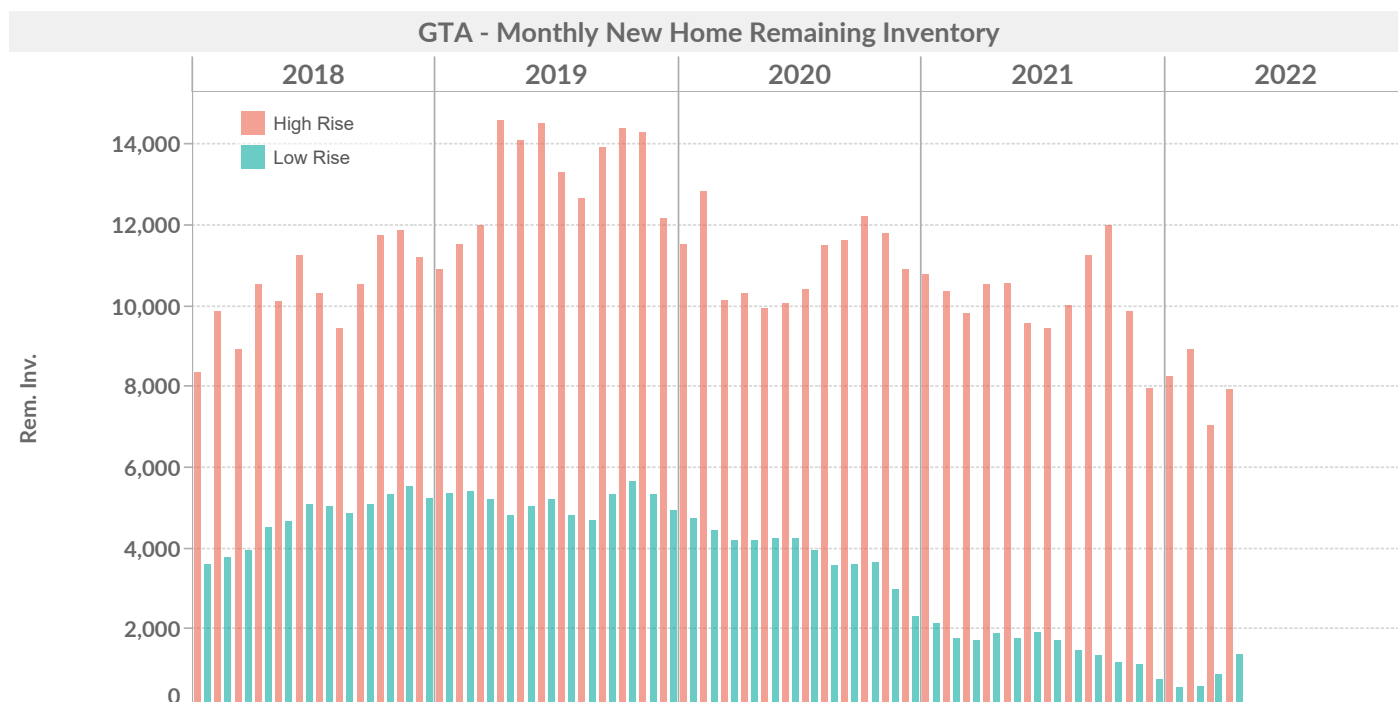
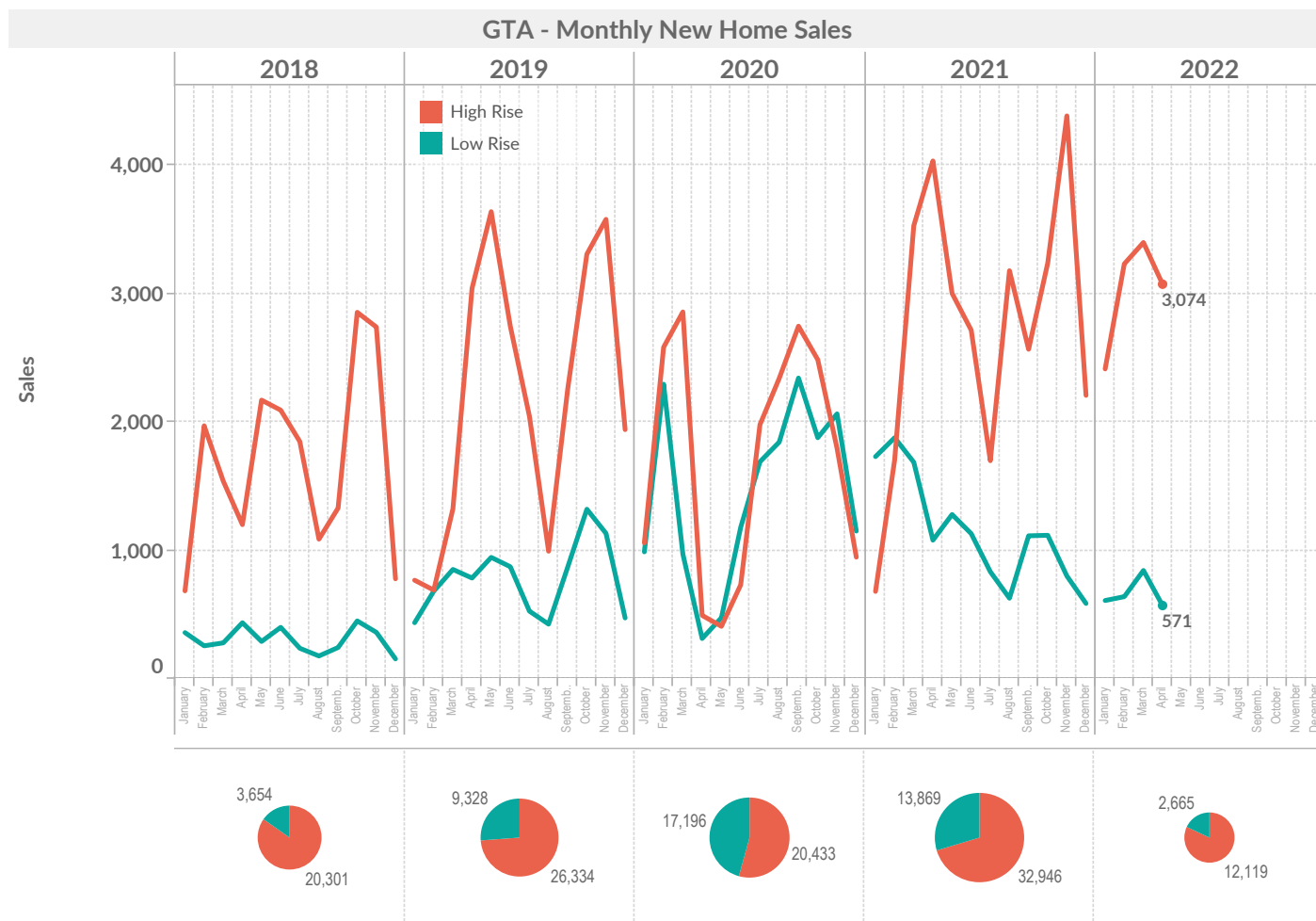
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

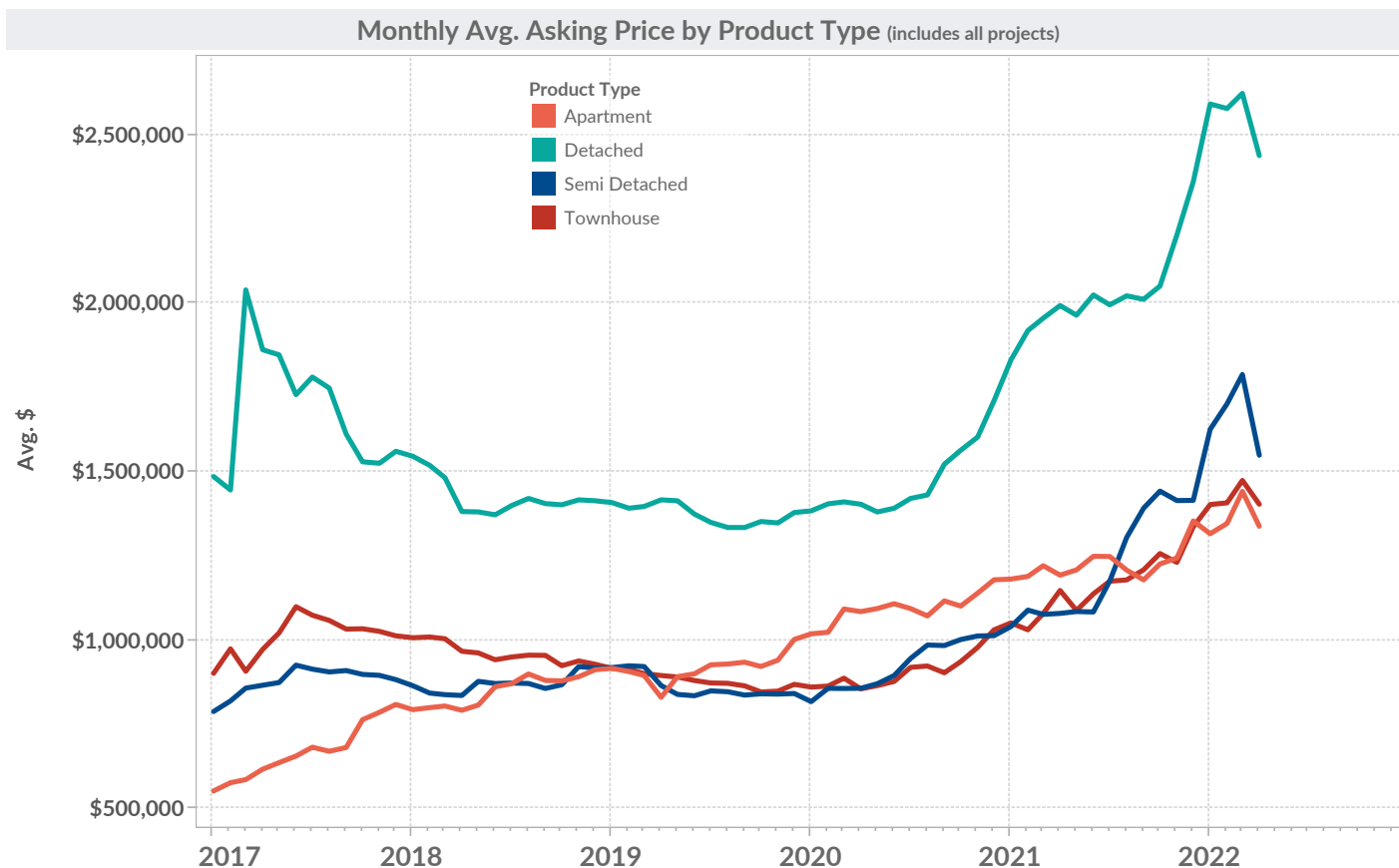
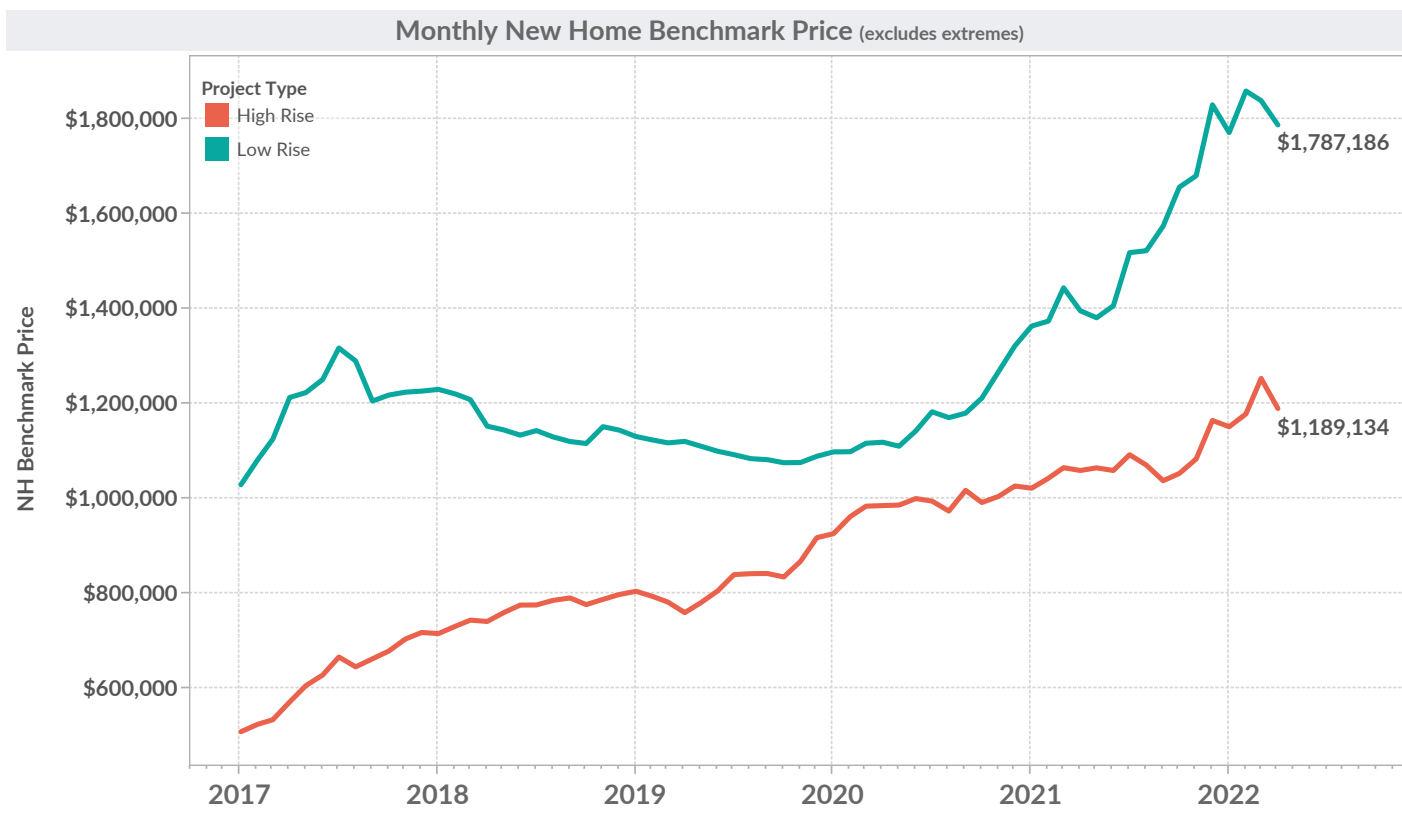
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

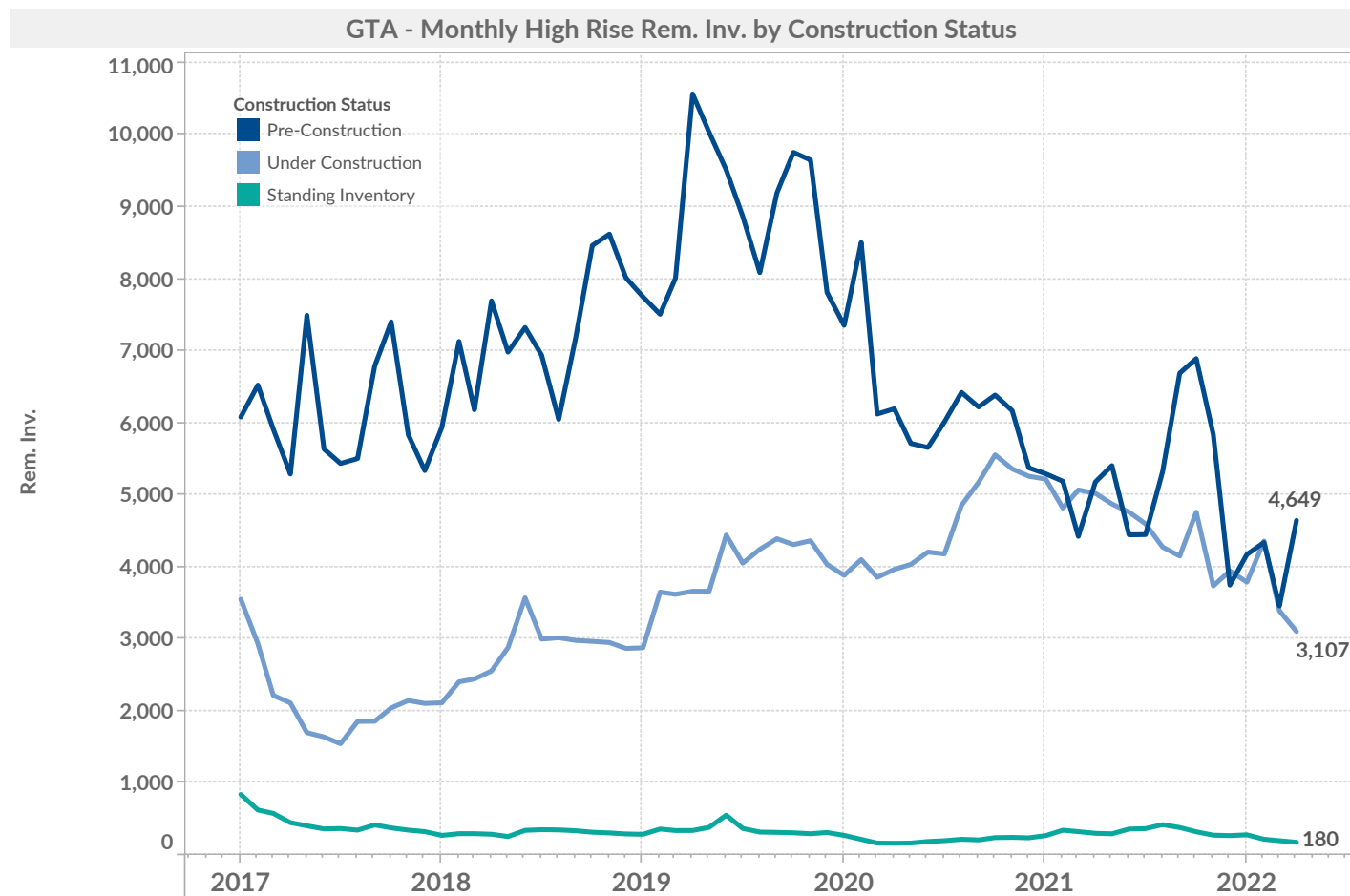
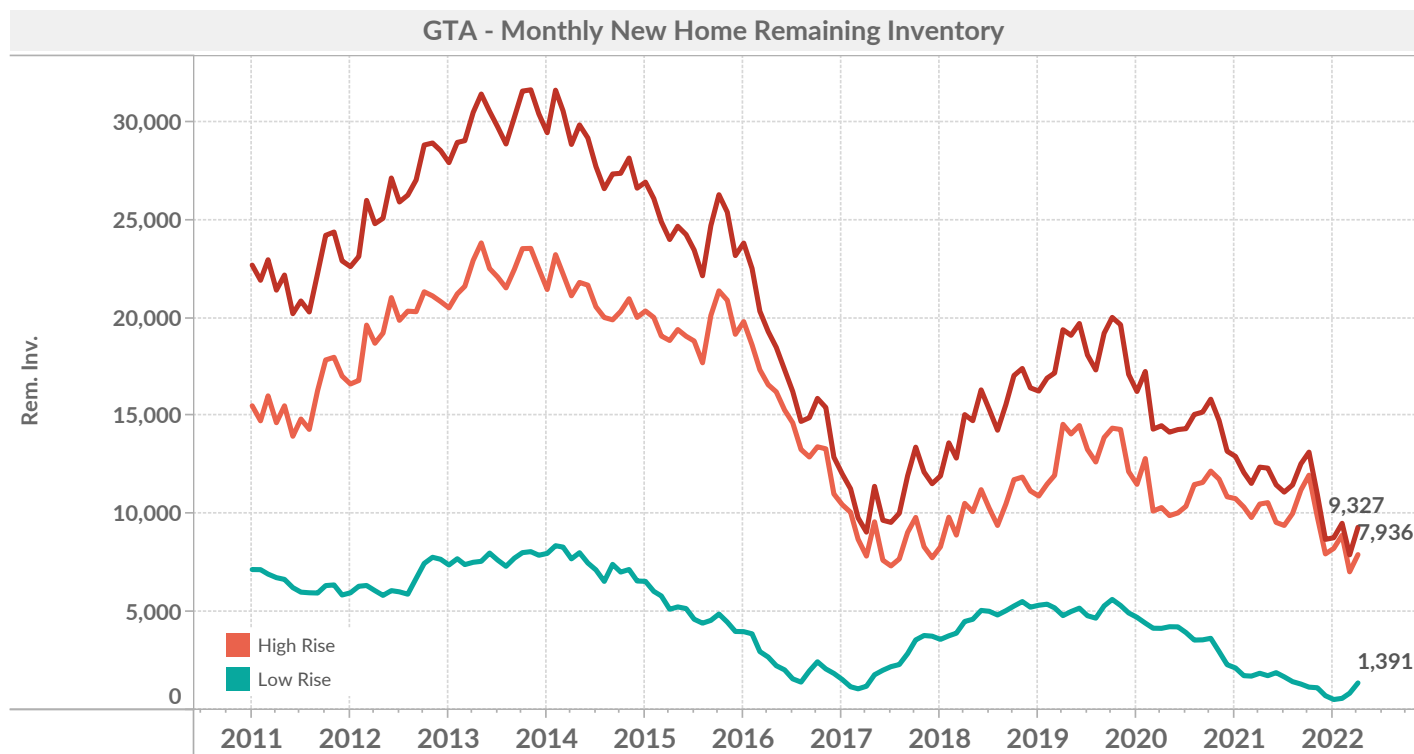
Sales & Remaining Inventory



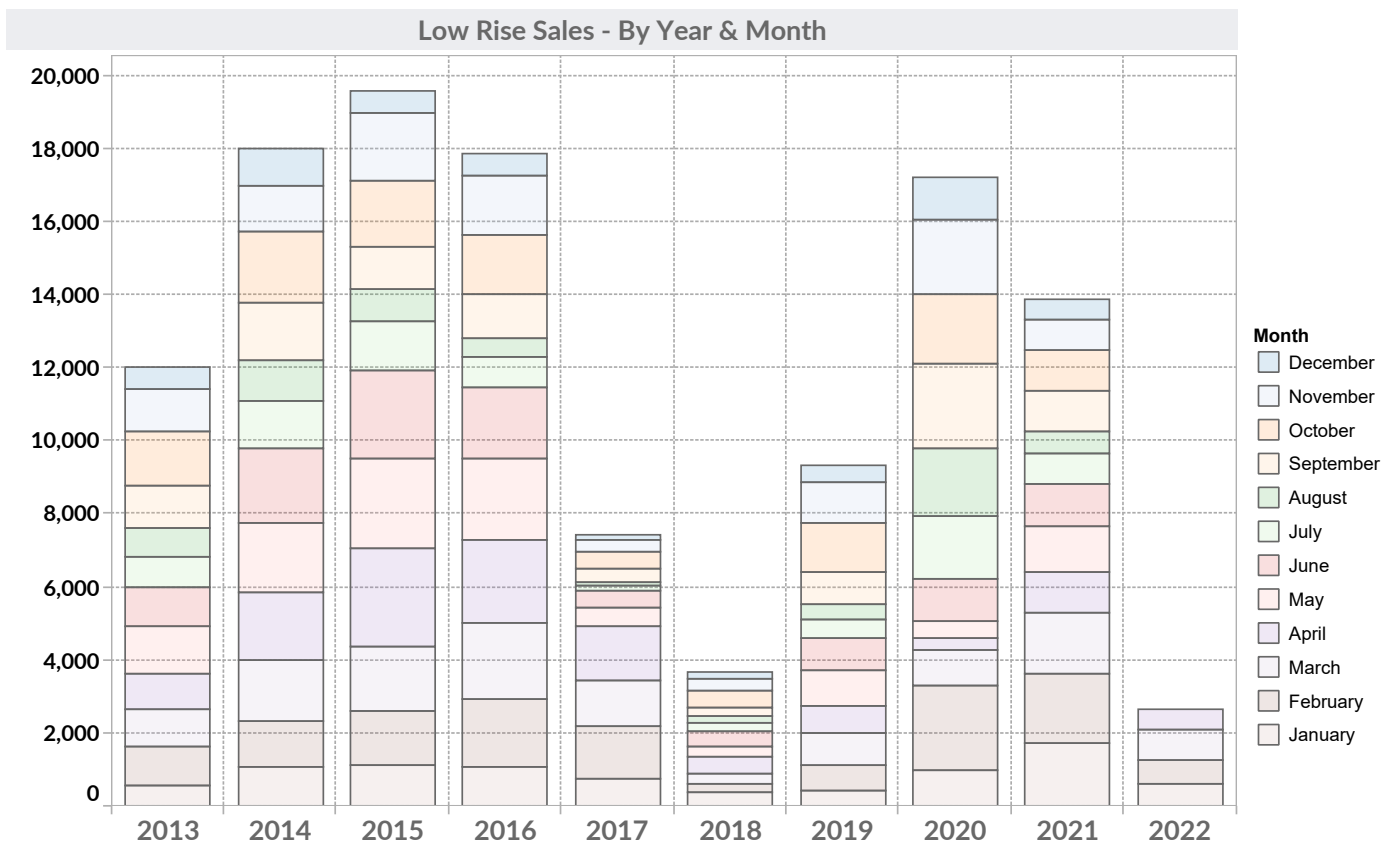
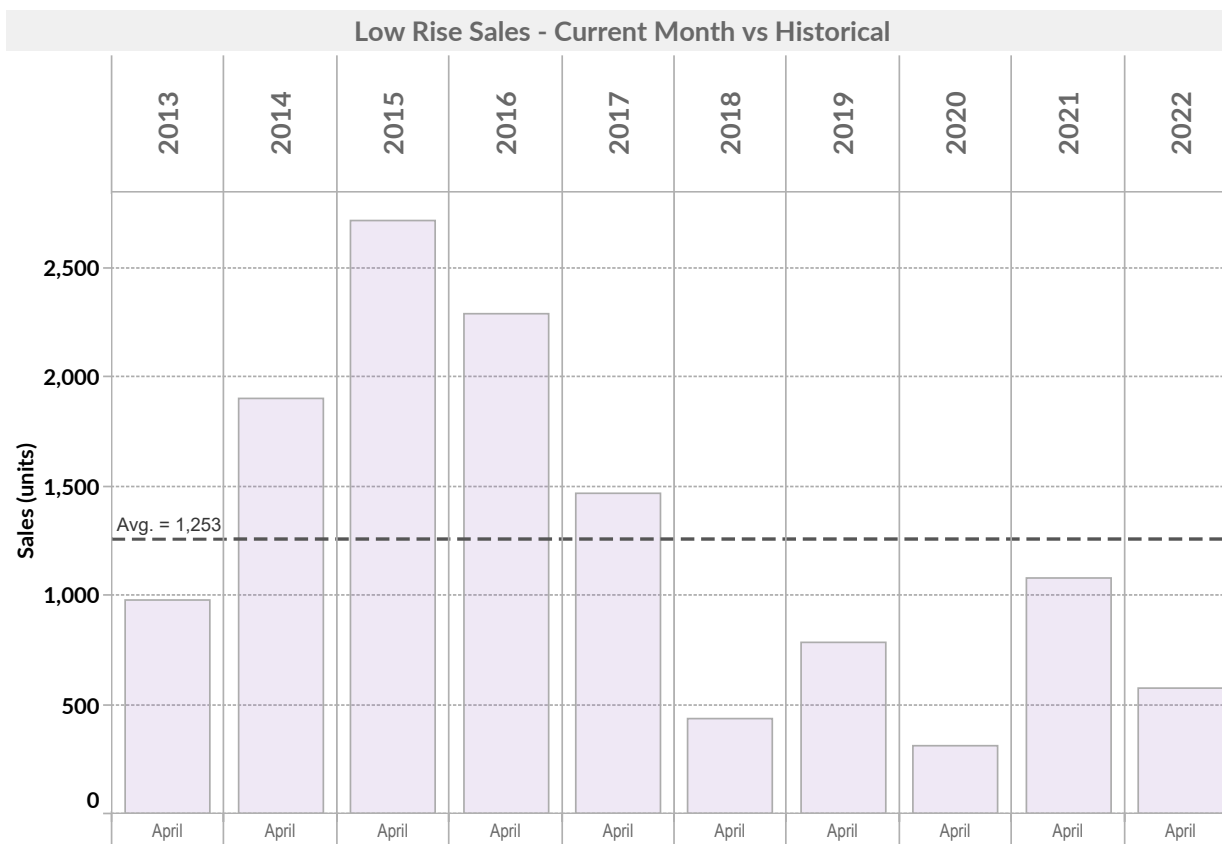
Pricing



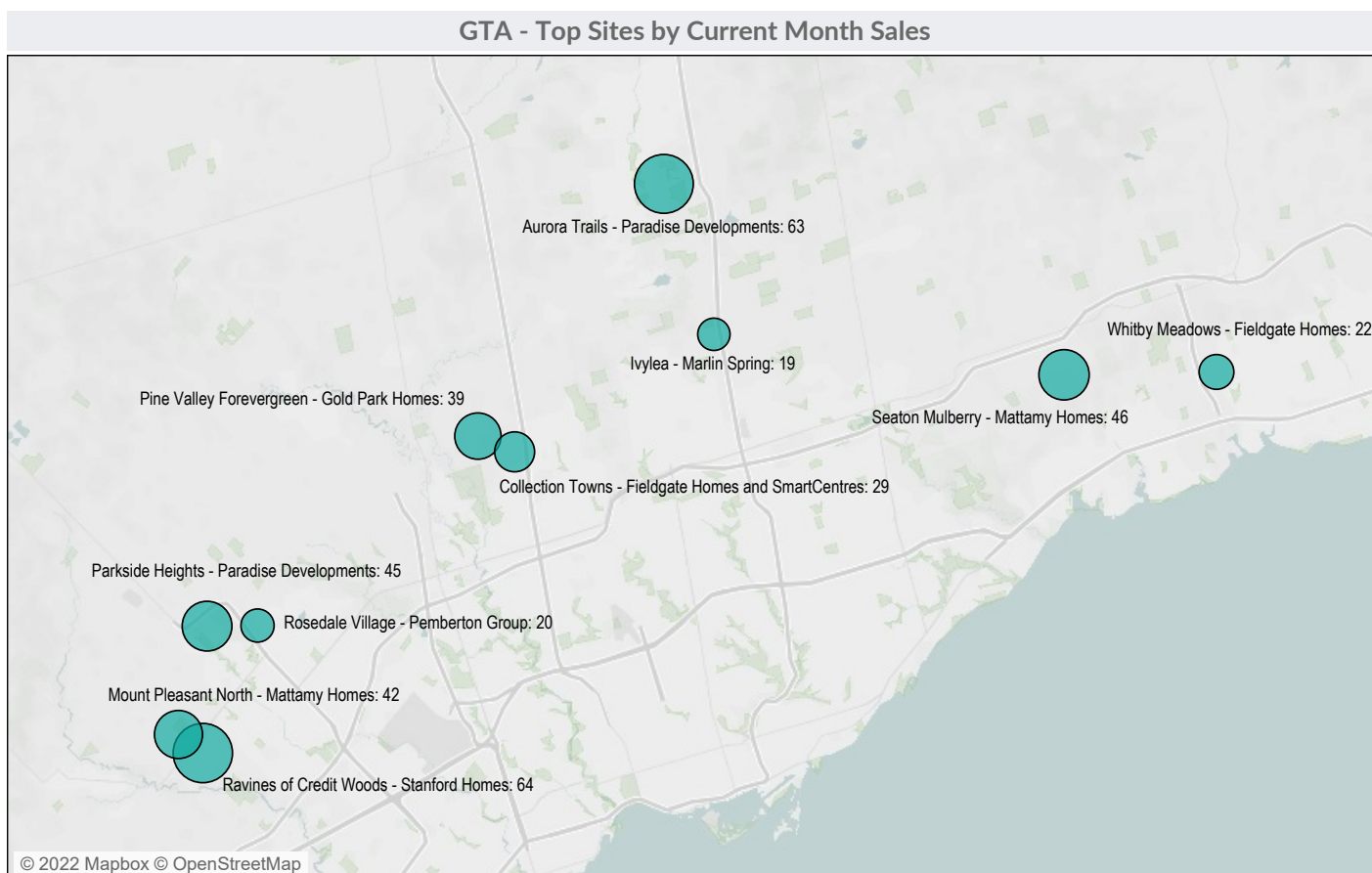
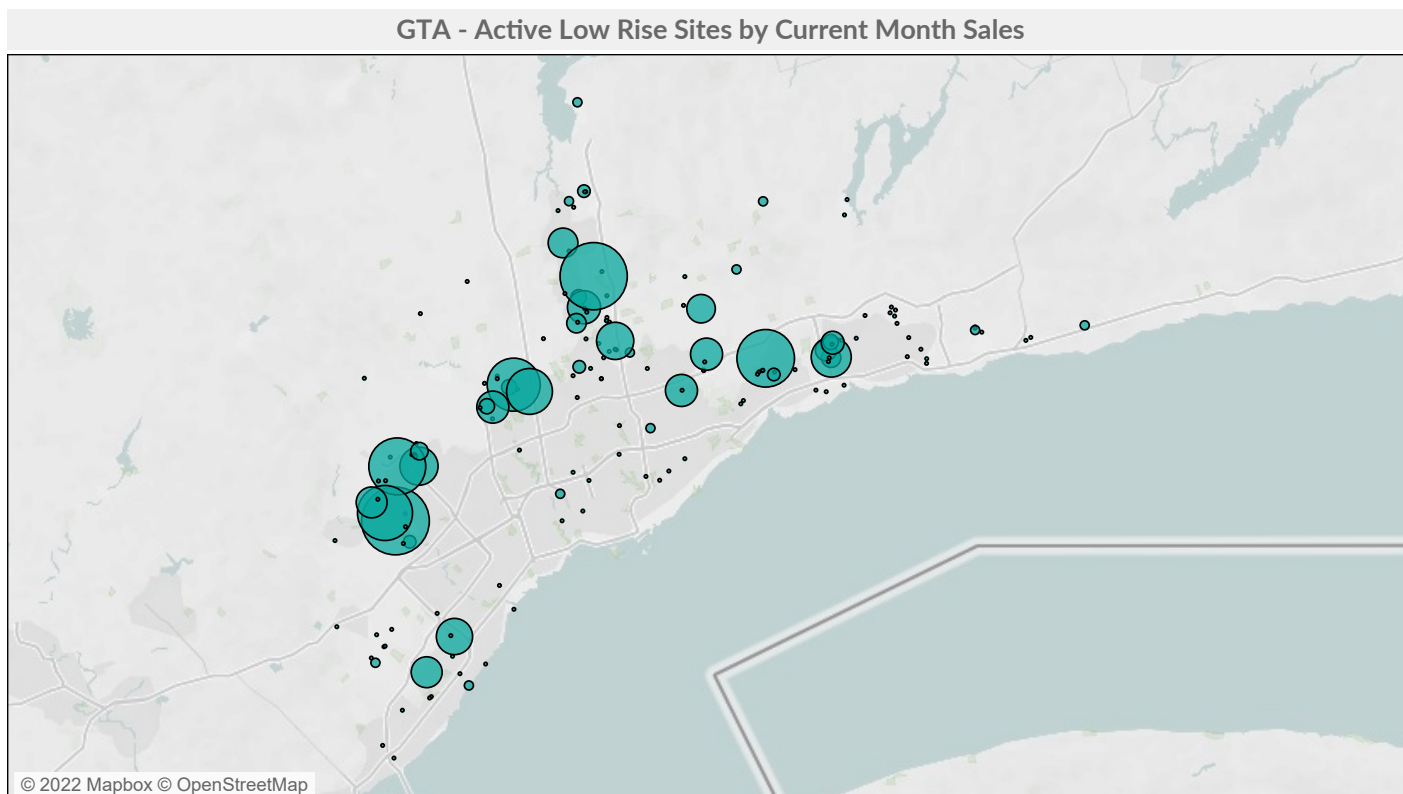
Remaining Inventory



Historical Sales Comparison



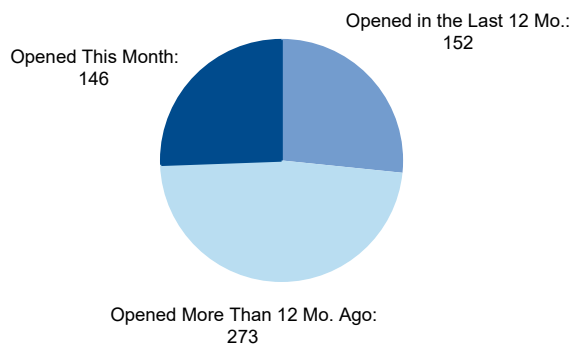
Current Sites



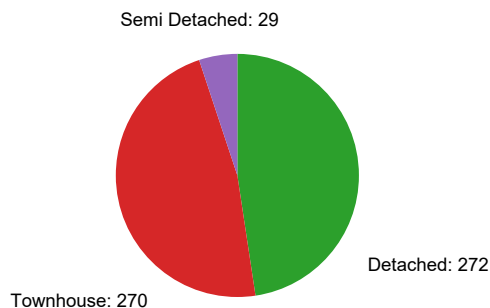
Monthly Sales Breakdown

Current Month Low Rise Sales Breakdown

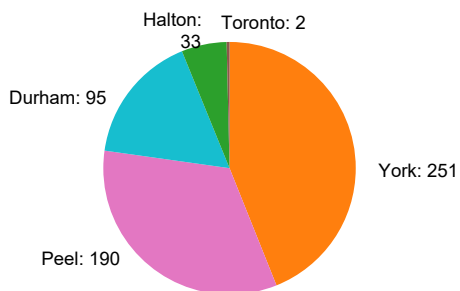
Sales by Opening Date



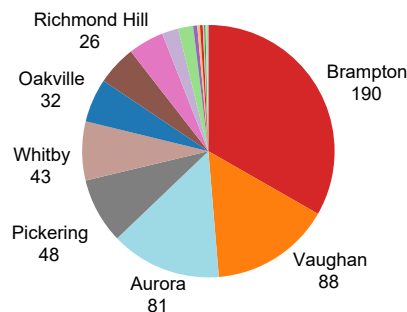
Sales by Product Type



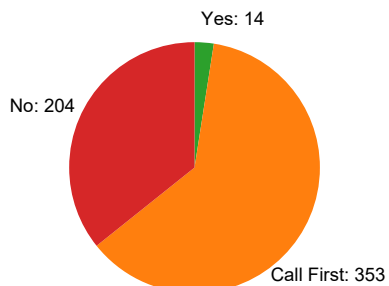
Sales by Region



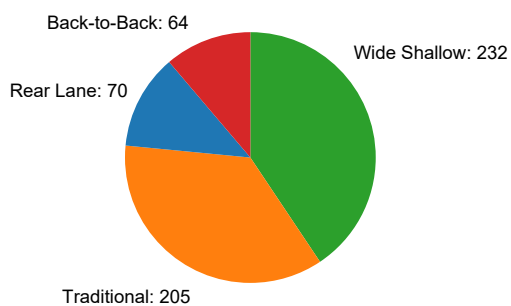
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



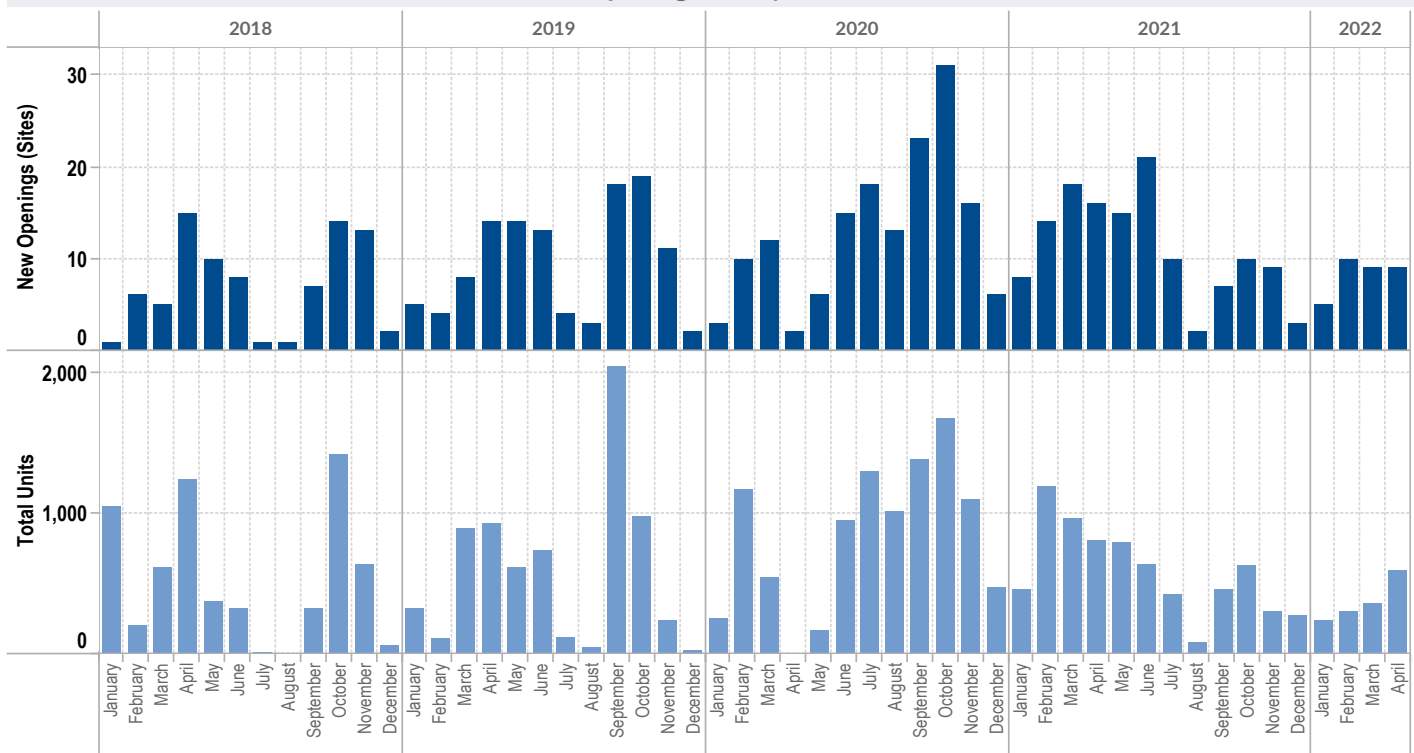
New Openings

April 2021 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	opening date	No# of Units	Current Month Sales *	Rem Inv	Avg. \$/SF
Aurora Trails - Paradise Developments	Freehold Common Element	Aurora	2022-04-04	129	63	66	\$755
Parkside Heights - Paradise Developments	Freehold	Brampton	2022-04-11	235	45	190	\$823
Sora Vista - CountryWide Homes	Freehold	Vaughan	2022-04-16	43	3	40	
New Kleinburg - Paradise Developments	Freehold	Vaughan	2022-04-20	61	14	47	\$799
Victory Green - Remington Homes	Freehold	Markham	2022-04-23	34	14	20	\$882
High Point - Paradise Developments	Freehold	Brampton	2022-04-27	16	7	9	\$614
T.H Woods - Vogue Development Group	Freehold	Vaughan	2022-04-30	25	0	25	\$608
Towns of Rutherford Heights - Caliber Homes	Freehold Common Element	Vaughan	2022-04-30	21	0	21	\$703
Village of Newcastle - Eaglebay Estates	Freehold Common Element	Clarington	2022-04-30	29	0	29	\$457
Grand Total				593	146	447	\$752

* Condominium project openings within 10 days of month end are not able to record firm sales until the following month due to rescission period.

Low Rise Opening History - Sites & Lots



Top Builders - YTD

GTA - Top Low Rise Builders by YTD Sales

Builder	2022												Total	Market Share %		Cum. Mkt. Share %	
	January	February	March	April	May	June	July	August	September	October	November	December					
Mattamy Homes	72	100	248	120									540	20.3%		20.3%	
Paradise Developments	42	38	57	140									277	10.4%		30.7%	
Sundial Homes		69	31	12									112	4.2%		34.9%	
Great Gulf	39	32	31	9									111	4.2%		39.0%	
Fieldgate Homes and SmartCentres	30	22	17	29									98	3.7%		42.7%	
Gold Park Homes			45	39									84	3.2%		45.9%	
Arya Corporation	39	25	14										78	2.9%		48.8%	
Profile Developments			77	1									78	2.9%		51.7%	
Stanford Homes	0	1	0	64									65	2.4%		54.1%	
Starlane Home Corporation		50	9										59	2.2%		56.4%	
Linvest	0	16	42	0									58	2.2%		58.5%	
Fieldgate Homes	6	1	16	33									56	2.1%		60.6%	
Dunpar Homes	9	39	6	0									54	2.0%		62.7%	
Pemberton Group			31	20									51	1.9%		64.6%	
Branthaven Homes		47	3	0									50	1.9%		66.5%	
Remington Homes	0	0	30	18									48	1.8%		68.3%	
Conservatory Group	7	30	9	0									46	1.7%		70.0%	
Medallion Developments	38	8											46	1.7%		71.7%	
CountryWide Homes	15	15	8	6									44	1.7%		73.4%	
Primont Homes	31	9	0	0									40	1.5%		74.9%	
Aspen Ridge Homes	4	35	0	0									39	1.5%		76.3%	
Deco Homes			38	0									38	1.4%		77.7%	
	610	640	844	571									2,665				

Top Builders - Last 12 Months

GTA - Top Low Rise Builders by Last 12 Months' Sales

Builder	2021								2022				Total	Market Share		Cum. Mkt. Share	
	May	June	July	August	September	October	November	December	January	February	March	April		%		%	
Mattamy Homes	144	123	33	36	118	140	127	21	72	100	248	120	1,282	12.6%		12.6%	
Paradise Developments	75	8	3	5	101	219	9	3	42	38	57	140	700	6.9%		19.5%	
Fieldgate Homes	34	146	89	53	18	14	1	4	6	1	16	33	415	4.1%		23.6%	
Great Gulf	28	40	27	13	11	35	48	29	39	32	31	9	342	3.4%		27.0%	
Sorbara	23	50	49	25	21	58	64	8	16	11	1	0	326	3.2%		30.2%	
Primont Homes	16	5	56	12	5	60	45	49	31	9	0	0	288	2.8%		33.0%	
Conservatory Group	34	16	11	25	29	22	20	15	7	30	9	0	218	2.1%		35.2%	
Medallion Developments		0	7	24	34	14	46	46	38	8			217	2.1%		37.3%	
CountryWide Homes	5	30	3	12	31	17	43	22	15	15	8	6	207	2.0%		39.3%	
Brookfield Residential	28	15	37	38	23	15	17	11	10	6	1	3	204	2.0%		41.3%	
Gold Park Homes	0	1	117	0	1						45	39	203	2.0%		43.3%	
Remington Homes	13	21	38	19	52	9	0	0	0	0	30	18	200	2.0%		45.3%	
Regal Crest Homes	8	51	16	16	10	9	11	47	17	0	0	1	186	1.8%		47.1%	
Dunpar Homes	22	19	26	26	14	4	2	3	9	39	6	0	170	1.7%		48.8%	
Aspen Ridge Homes	31	21	8	9	23	20	10	3	4	35	0	0	164	1.6%		50.4%	
Madison Group	0	20	16	2	64	23	0	0	21	0	0	14	160	1.6%		52.0%	
Delpark Homes	0	0	0	0	0	113	16	2	0	20	0	0	151	1.5%		53.5%	
Stateview Homes					147	1	1						149	1.5%		55.0%	
Townwood Homes	38	2	1	0	108								149	1.5%		56.4%	
Rosehaven Homes	147												147	1.4%		57.9%	
Lindvest	28	3	10	0	19	25	0	0	0	16	42	0	143	1.4%		59.3%	
Starlane Home Corporation				25	27	18				50	9		129	1.3%		60.5%	
	1,280	1,131	834	628	1,114	1,118	801	587	610	640	844	571	10,158				

Top Sites

GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2022 April
Ravines of Credit Woods - Stanford Homes	Brampton	Detached	38'	4
			40'	5
			45'	37
		Semi Detached	26'	4
			28'	14
		Total		64
Aurora Trails - Paradise Developments	Aurora	Detached	42'	0
		Townhouse	21'	33
			22'	30
		Total		63
Seaton Mulberry - Mattamy Homes	Pickering	Detached	30'	15
			36'	19
			43'	12
		Total		46
Parkside Heights - Paradise Developments	Brampton	Detached	30'	13
			38'	3
			45'	15
		Townhouse	20'	14
			Total	45
Mount Pleasant North - Mattamy Homes	Brampton	Townhouse	21'	30
			23'	12
		Total		42
Pine Valley Forevergreen - Gold Park Homes	Vaughan	Detached	40'	0
			42'	11
			50'	25
			60'	3
		Total		39
Collection Towns - Fieldgate Homes and SmartCentres	Vaughan	Townhouse	18'	25
			20'	4
		Total		29
Whitby Meadows - Fieldgate Homes	Whitby	Detached	30'	2
			36'	3
			42'	10
		Semi Detached	25'	3
			21'	0
		Townhouse	22'	4
			Total	22
Rosedale Village - Pemberton Group	Brampton	Detached	42'	2
			47'	10
			55'	4
		Townhouse	40'	4
			Total	20
Ivylea - Marlin Spring	Richmond Hill	Townhouse	20'	19
			Total	19

Yr. Over Yr. Sales Comparison

Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	April-2021					April-2022				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	7			18	25	0			0	0
	Brock	15			0	15					
	Clarington	7			3	10	2			0	2
	Oshawa	20	17		34	71	0	0		0	0
	Pickering	41		15	36	92	46		0	2	48
	Scugog	9	6		2	17	0				0
	Uxbridge	0			0	0	1			1	2
	Whitby	18		4	36	58	23		3	17	43
	Total	117	23	19	129	288	72	0	3	20	95
Halton	Burlington			0	11	11			0	0	0
	Halton Hills	5				5				0	0
	Milton	53		6	6	65	0			1	1
	Oakville	23			0	23	18			14	32
	Total	81		6	17	104	18		0	15	33
Peel	Brampton	89		3	37	129	98		18	74	190
	Caledon	75		4	49	128	0			0	0
	Mississauga			0	4	4				0	0
	Total	164		7	90	261	98		18	74	190
Toronto	East York										
	Etobicoke										
	North York	1		0	11	12	0		1	0	1
	Old Toronto			1	1	2			0		0
	Scarborough	1		1		2	0			1	1
	York									0	0
	Total	2		2	12	16	0		1	1	2
York	Aurora	3			2	5	18			63	81
	East Gwillimbury	22		8	12	42	2		0	1	3
	Georgina	0			0	0	1				1
	King	2				2	0			0	0
	Markham	65			133	198	5			24	29
	Newmarket	0	3		1	4		0	2	10	12
	Richmond Hill	30	0	2	62	94	2	0	5	19	26
	Vaughan	28		1	19	48	45			43	88
	Whitchurch-Stouffville	12			6	18	11			0	11
	Total	162	3	11	235	411	84	0	7	160	251
Grand Total		526	26	45	483	1,080	272	0	29	270	571

Sales & Remaining Inventory

Last 12 Months' Sales & Remaining Inventory by Municipality

Last 12 Months - Sales							Remaining Inventory						
Region	Municipality	Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Quadraplex	Semi Detached	Townhouse	Total	
Durham	Ajax	44			361	405	8	0		0	3	11	
	Brock	48			9	57	0				0	0	
	Clarington	80			128	208	1	0		0	35	36	
	Oshawa	429	7		303	739	2	0		0	1	3	
	Pickering	264		27	339	630	4	0	0	0	18	22	
	Scugog	95	26		36	157	0	0		0	0	0	
	Uxbridge	6			147	153	18	0		0	13	31	
	Whitby	146	20	110	303	579	23	0		15	55	93	
	Total	1,112	53	137	1,626	2,928	56	0	0	15	125	196	
Halton	Burlington	89		1	55	145	0	0		1	17	18	
	Halton Hills	1			36	37	0	0		0	3	3	
	Milton	311		27	175	513	1	0		0	0	1	
	Oakville	265			445	710	97			0	97	194	
	Total	666		28	711	1,405	98	0		1	117	216	
Peel	Brampton	859		36	376	1,271	184	0		0	147	331	
	Caledon	195			112	307	12	0		0	0	12	
	Mississauga			8	318	326	0	0		0	0	0	
	Total	1,054		44	806	1,904	196	0		0	147	343	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York	2		4	69	75	19	0		0	26	45	
	Old Toronto			0	13	13	0	0		0	0	0	
	Scarborough	12		8	172	192	3	0		0	3	6	
	York				59	59	0			0	5	5	
	Total	14		12	313	339	22	0		0	34	56	
York	Aurora	123			92	215	21	0	0	0	66	87	
	East Gwillimbury	312		38	50	400	62			6	24	92	
	Georgina	198			3	201	0	0		0	0	0	
	King	0			23	23	0	0		0	1	1	
	Markham	270			400	670	14	0		0	24	38	
	Newmarket	1	2	9	14	26	0	0		3	10	13	
	Richmond Hill	284	0	29	390	703	41	0		8	50	99	
	Vaughan	448		11	345	804	157	0		0	91	248	
	Whitchurch-Stouffville	415			125	540	0			0	2	2	
	Total	2,051	2	87	1,442	3,582	295	0	0	17	268	580	
Grand Total		4,897	55	308	4,898	10,158	667	0	0	33	691	1,391	

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