



Greater Toronto Area High Rise Projects

New Homes Monthly Market
Report Data as of May 2022

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	May-22		May-21		Change
High Rise	2,058		3,002		-31.4%
Low Rise	491		1,281		-61.7%
Total	2,549		4,283		-40.5%
Year to Date Sales	Jan.-May. 2022		Jan.-May. 2021		Y/Y Change
High Rise	14,254		9,948		43.3%
Low Rise	3,203		6,369		-49.7%
Total	17,457		16,317		7.0%
Year to Date Supply	Jan.-May. 2022		Jan.-May. 2021		Y/Y Change
High Rise	11,505		11,348		1.4%
Low Rise	4,416		7,095		-37.8%
Total	15,921		18,443		-13.7%
Year to Date Completions	Jan.-May. 2022		Jan.-May. 2021		Y/Y Change
High Rise	3,575		7,643		-53.2%
Remaining Inventory	May-22	Mar-22	May-21	M/M Change	Y/Y Change
High Rise	8,050	7,969	10,582	1.0%	-23.9%
Low Rise	1,954	1,401	1,759	39.5%	11.1%
Total	10,004	9,370	12,341	6.8%	-18.9%
Benchmark Price	May-22	Mar-22	May-21	M/M Change	Y/Y Change
High Rise	\$1,176,080	\$1,189,134	\$1,063,973	-1.1%	10.5%
Low Rise	\$1,814,774	\$1,787,186	\$1,380,491	1.5%	31.5%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	7	315	326	169	
High Rise Units	2,151	82,362	90,879	41,083	
% Sold*	39%	90%	94%	85%	
Low Rise Projects	14	160			
Low Rise Units	595	19,149			
% Sold*	33%	90%			

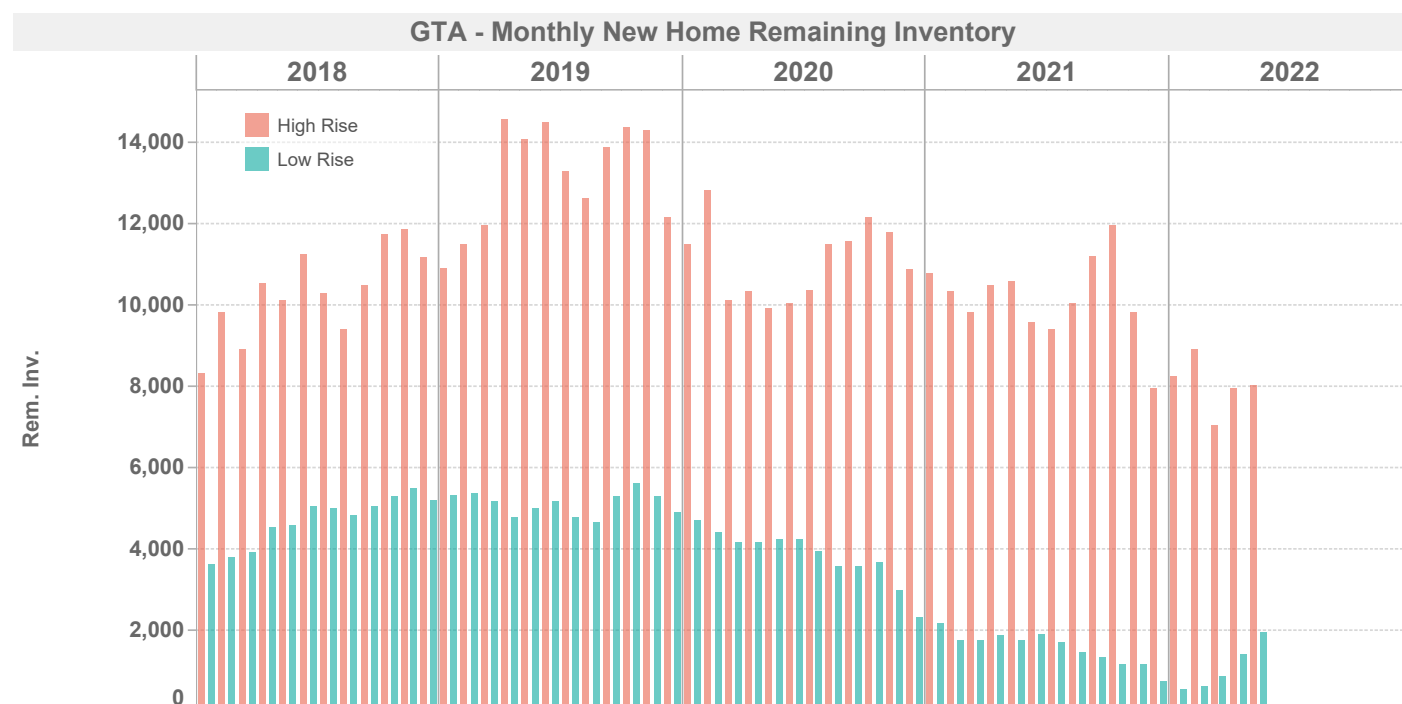
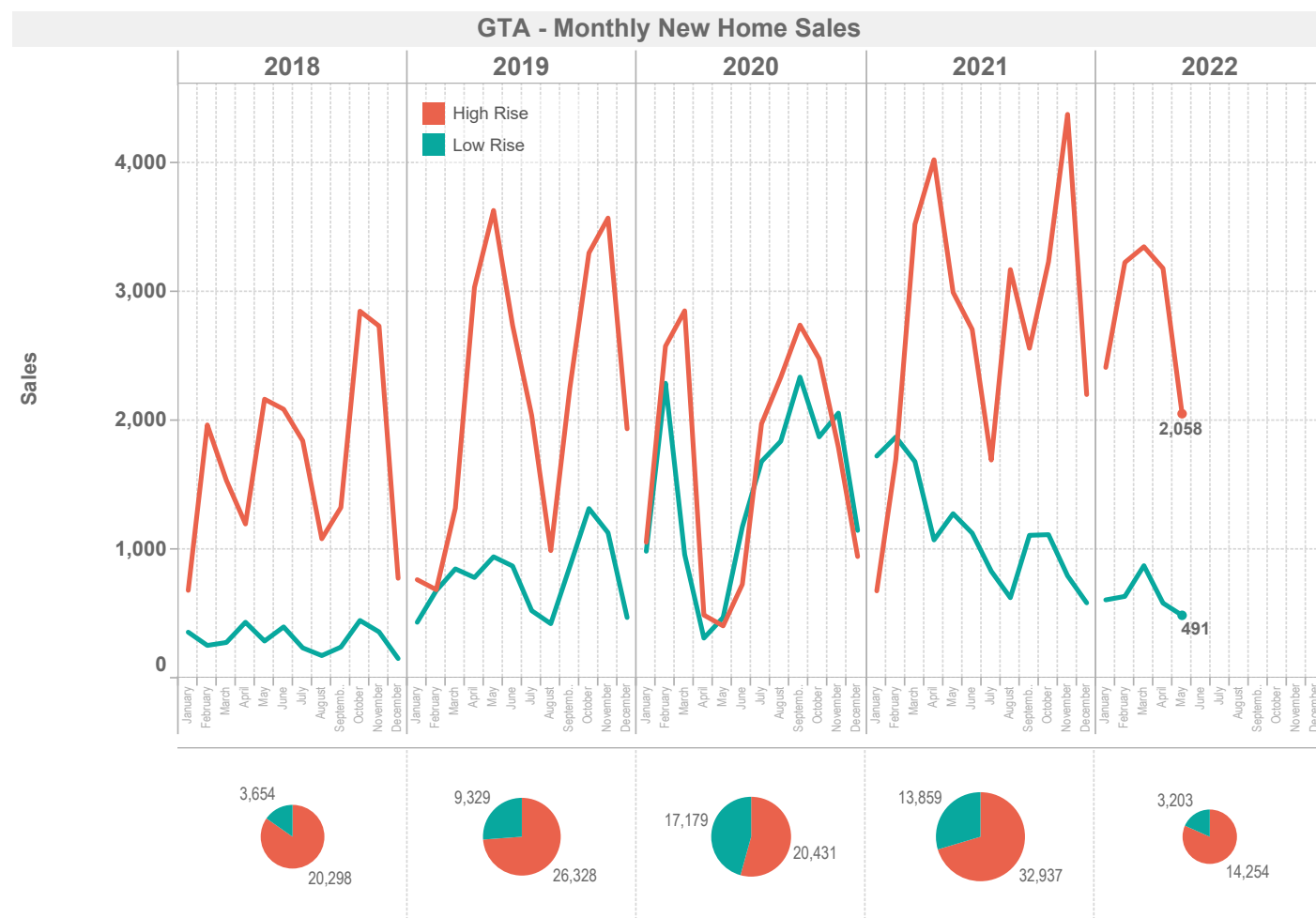
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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.

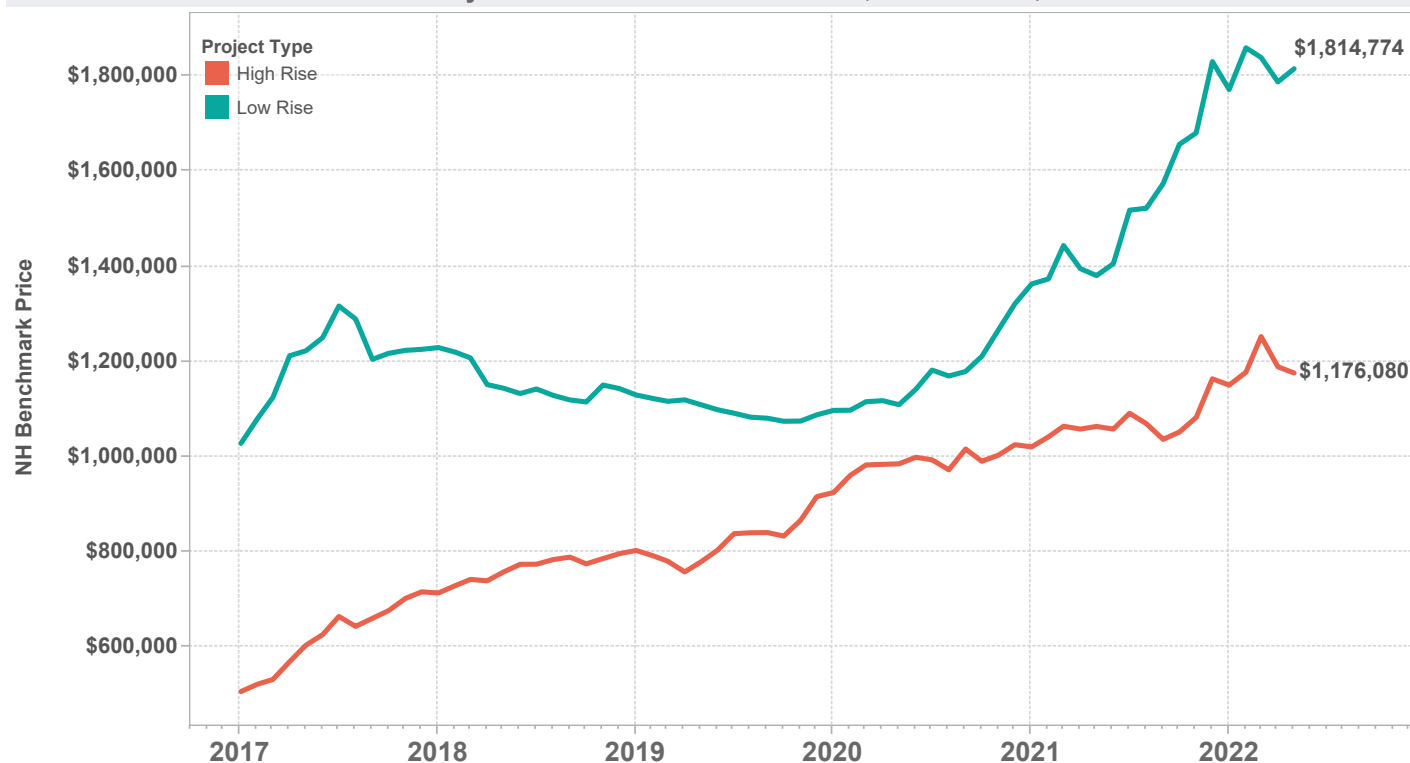
Pre-Construction: Includes all projects, regardless of whether sold out or not, that have not commenced construction.

Sales & Remaining Inventory

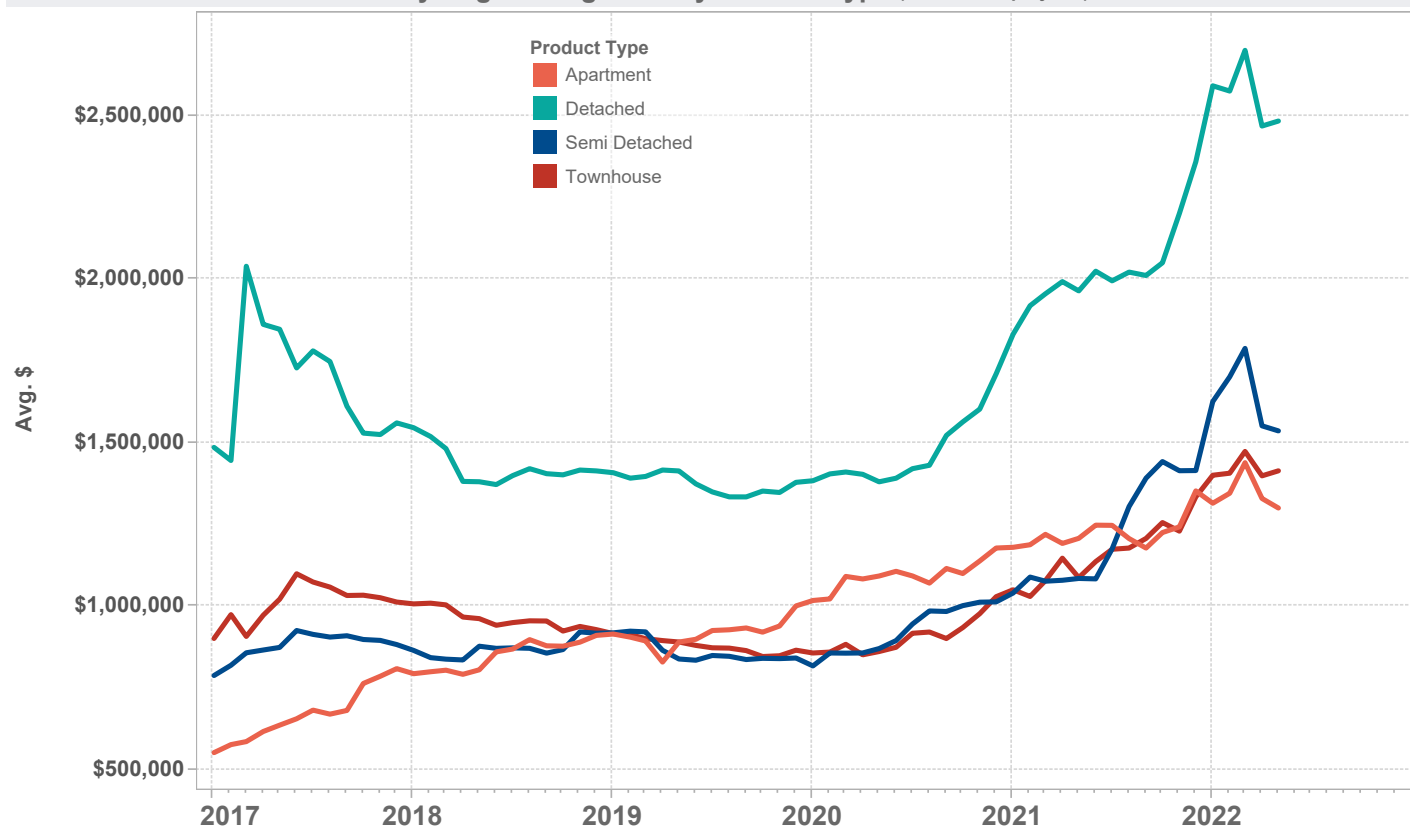


Pricing

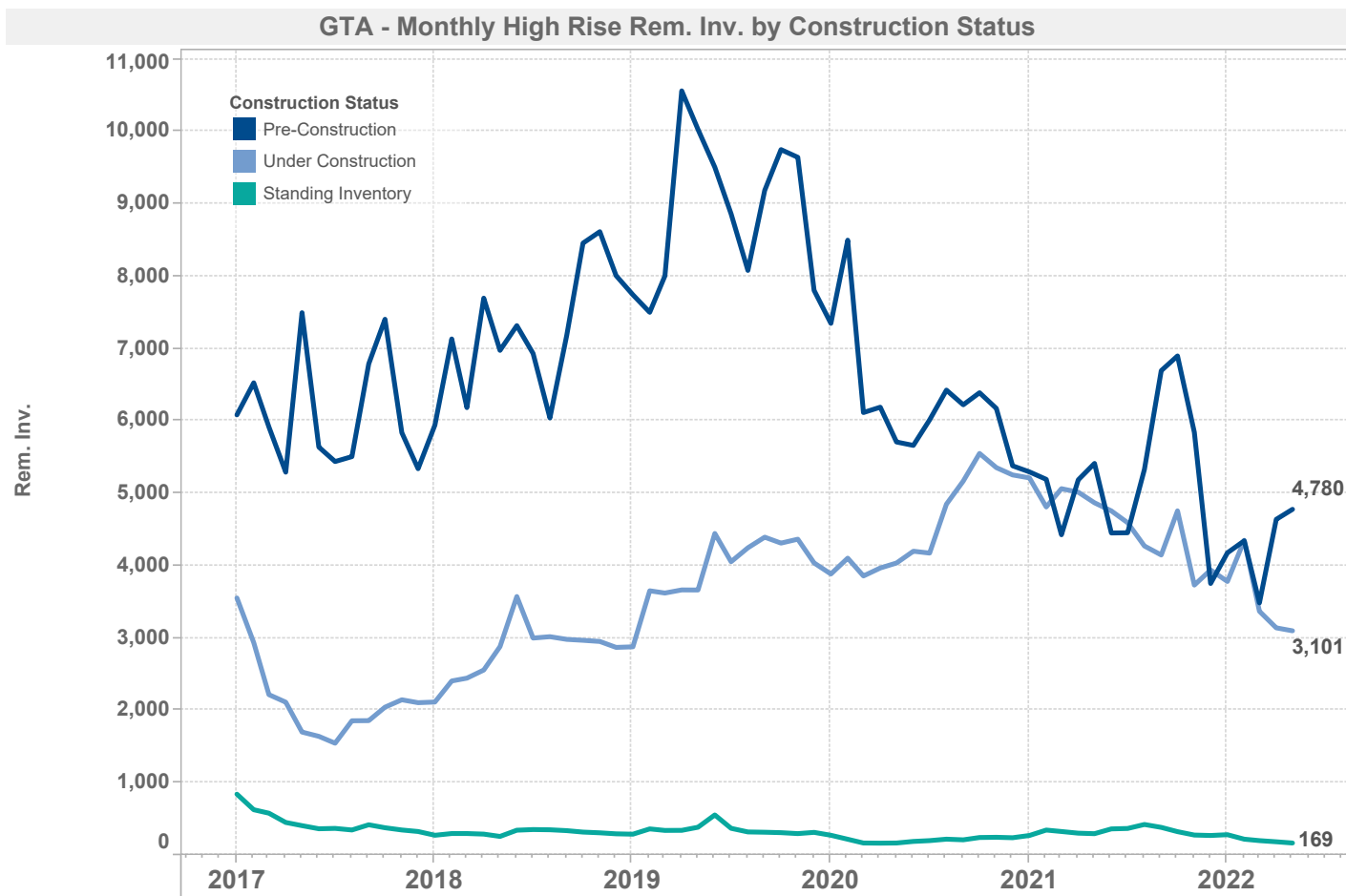
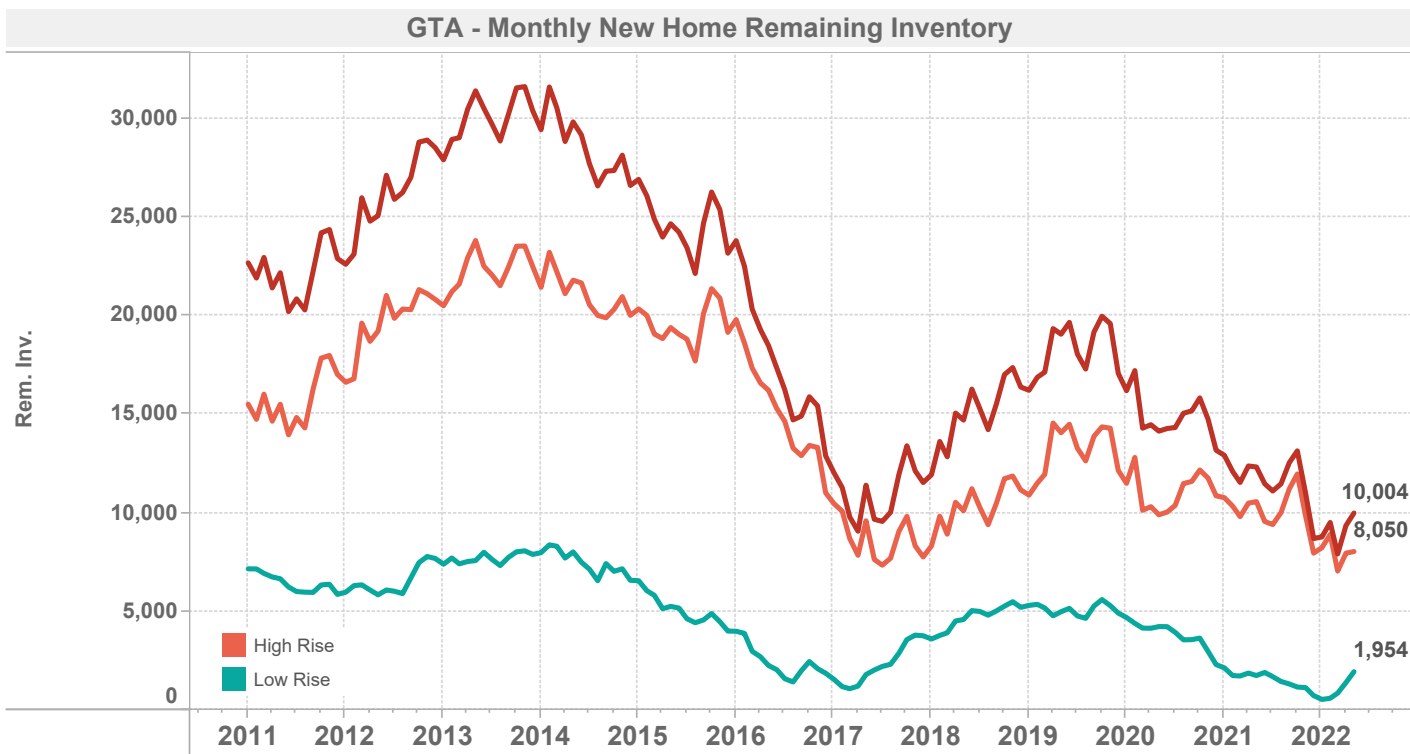
Monthly New Home Benchmark Price (excludes extremes)



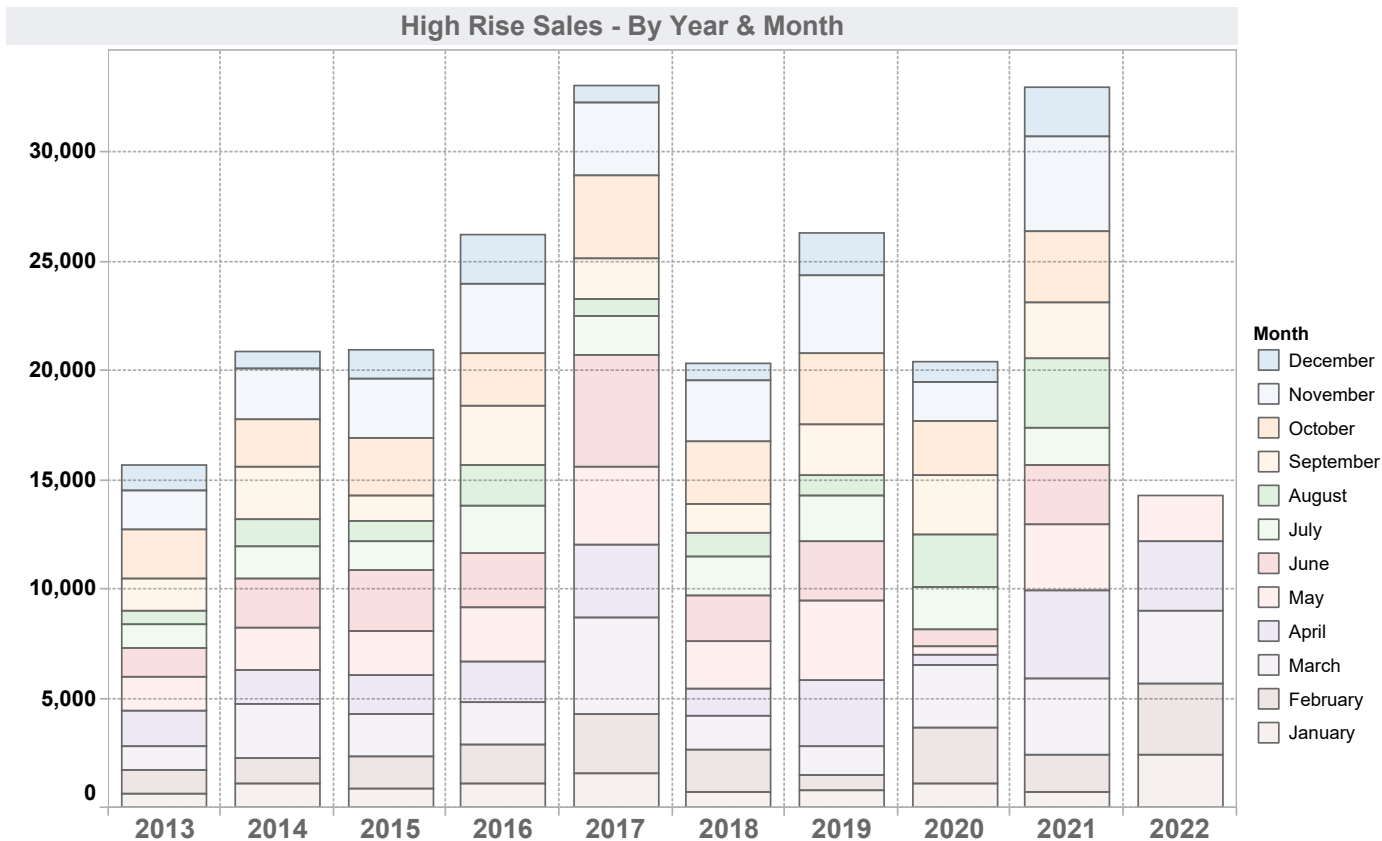
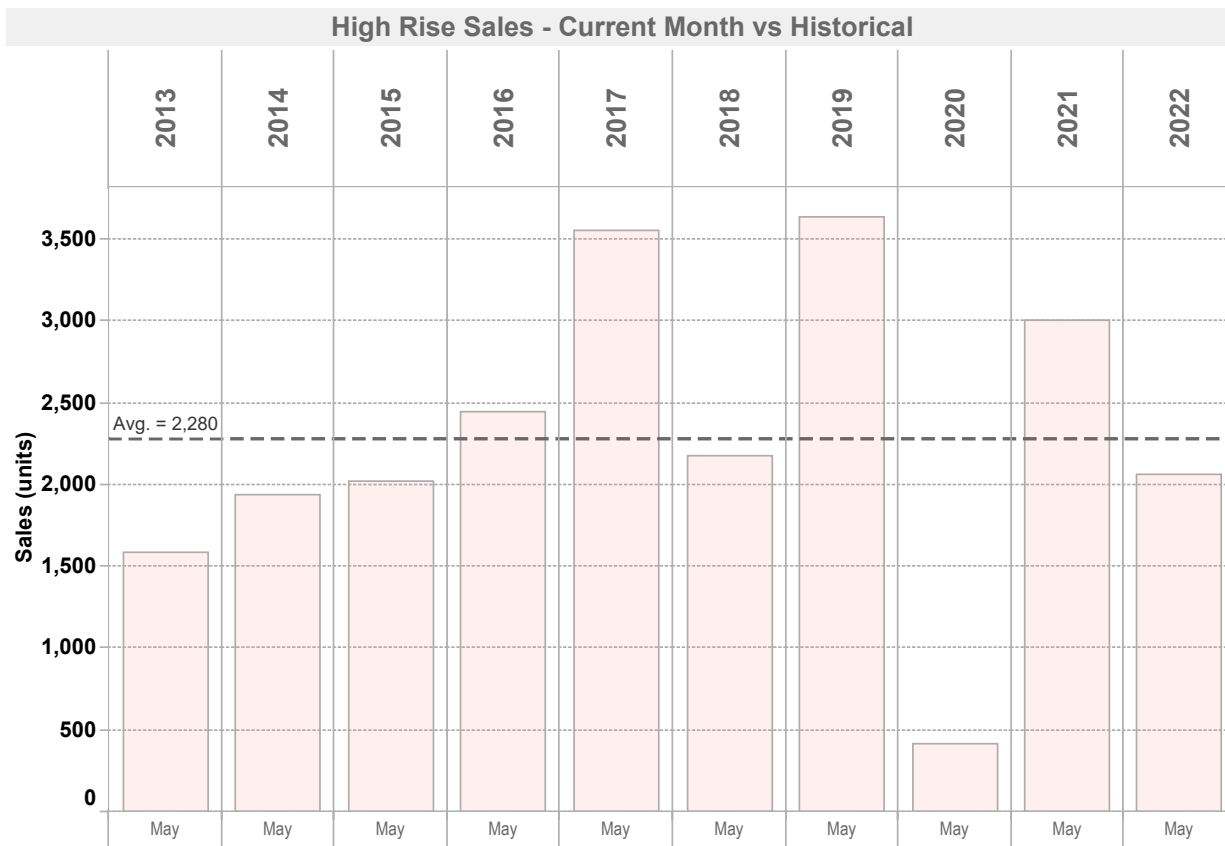
Monthly Avg. Asking Price by Product Type (includes all projects)



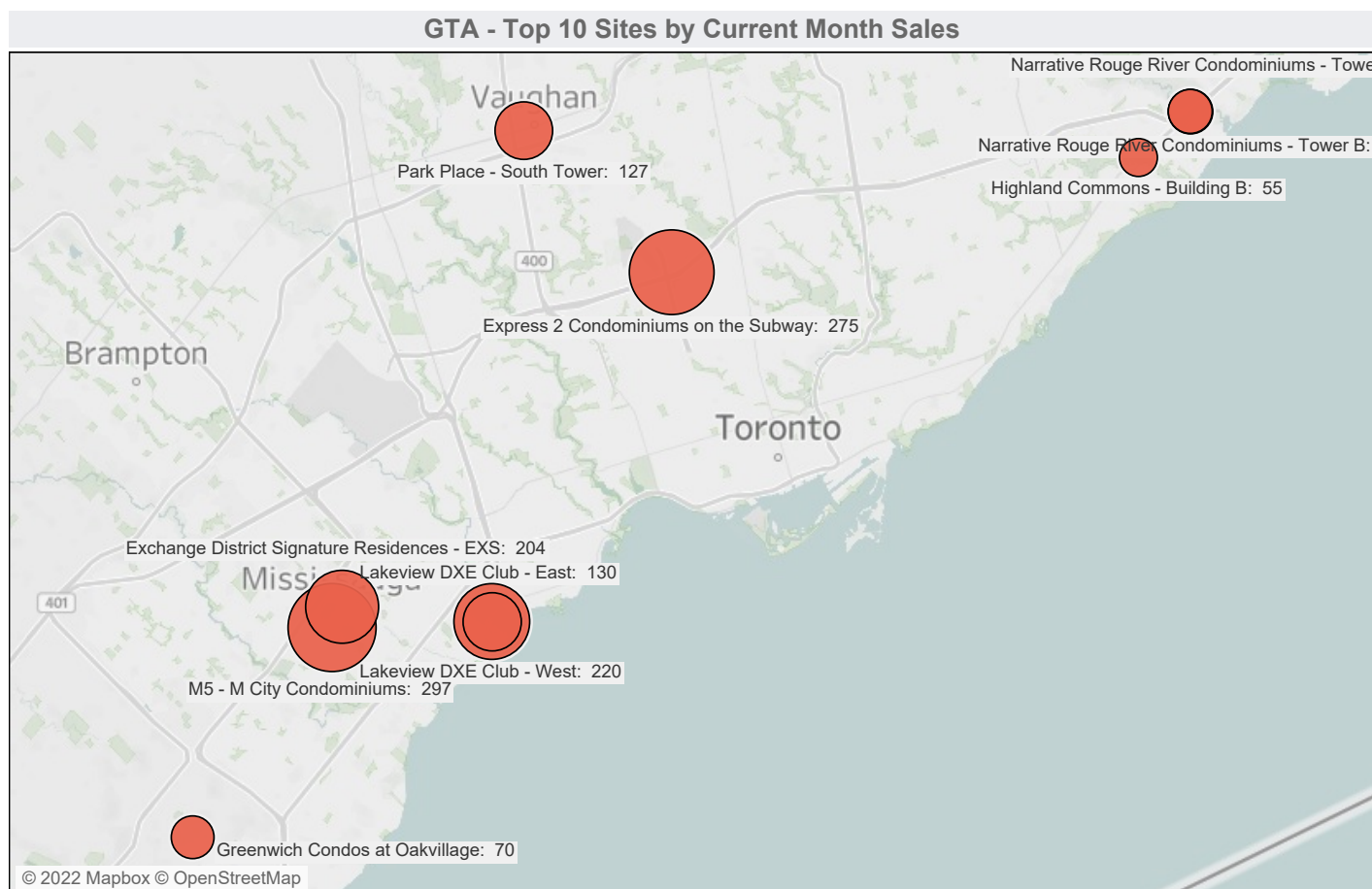
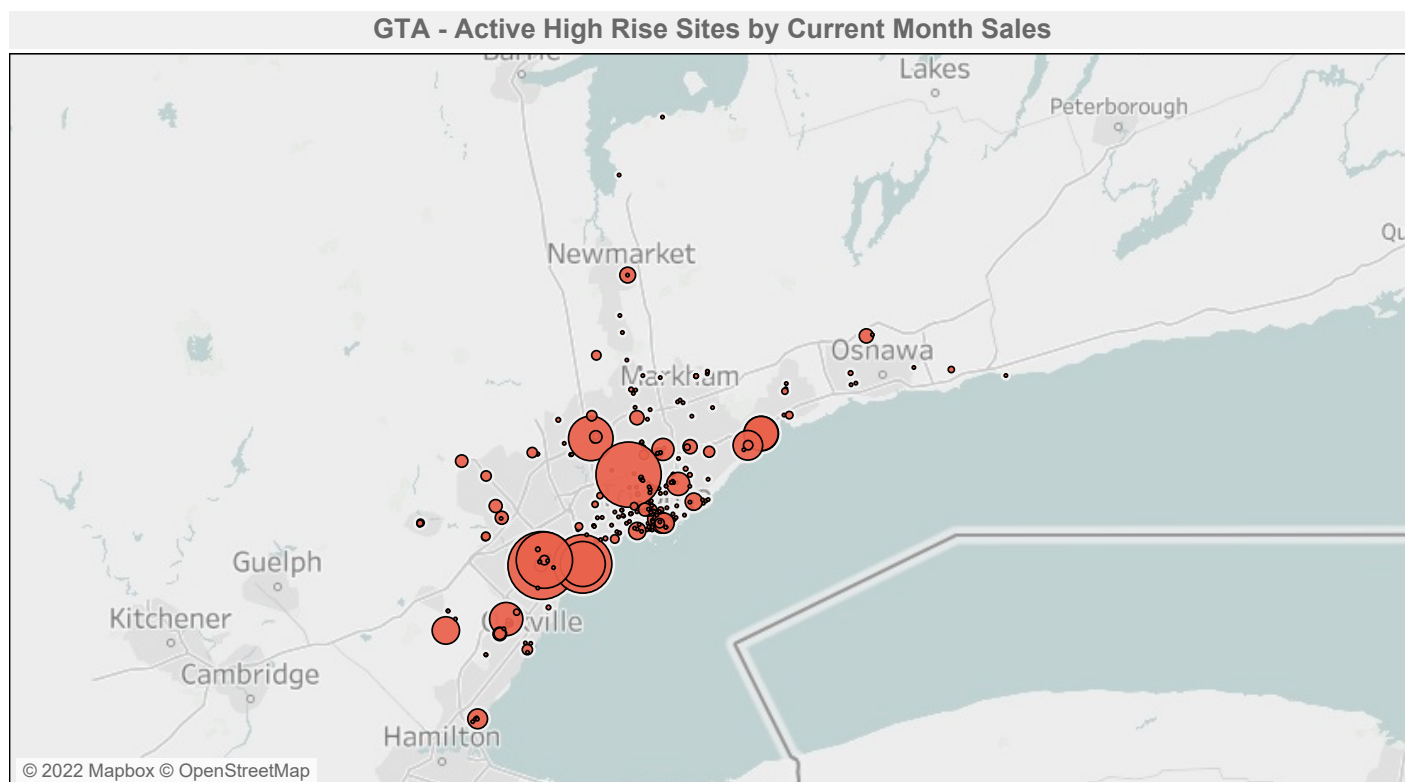
Remaining Inventory



Historical Sales Comparison



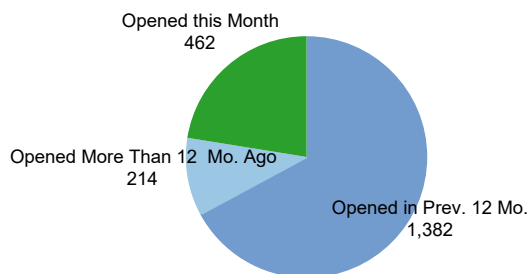
Current Sites



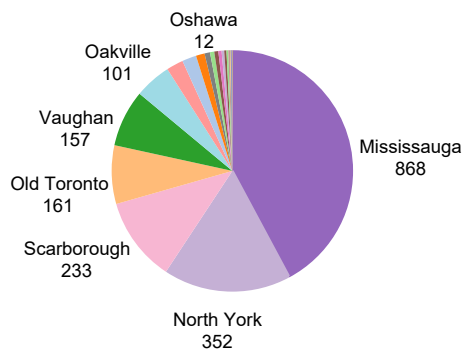
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

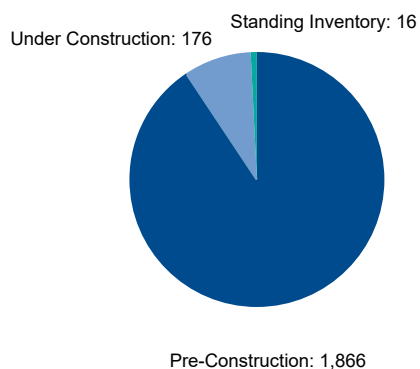
Sales by Opening Date



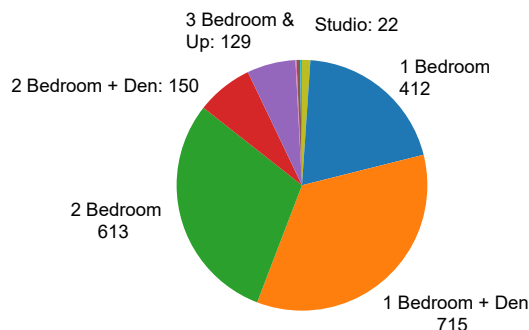
Sales by Municipality/Area



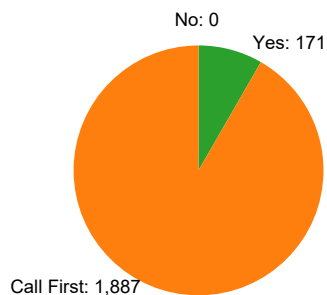
Sales by Const. Status



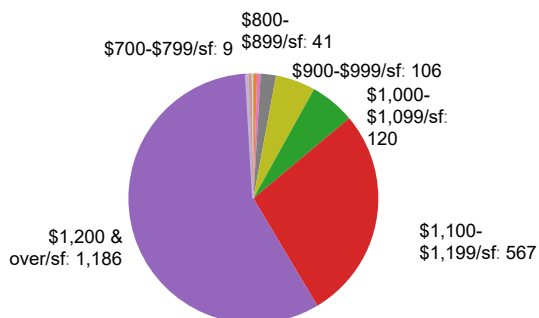
Sales by Unit Type



Sales by Sites with Broker Cooperation



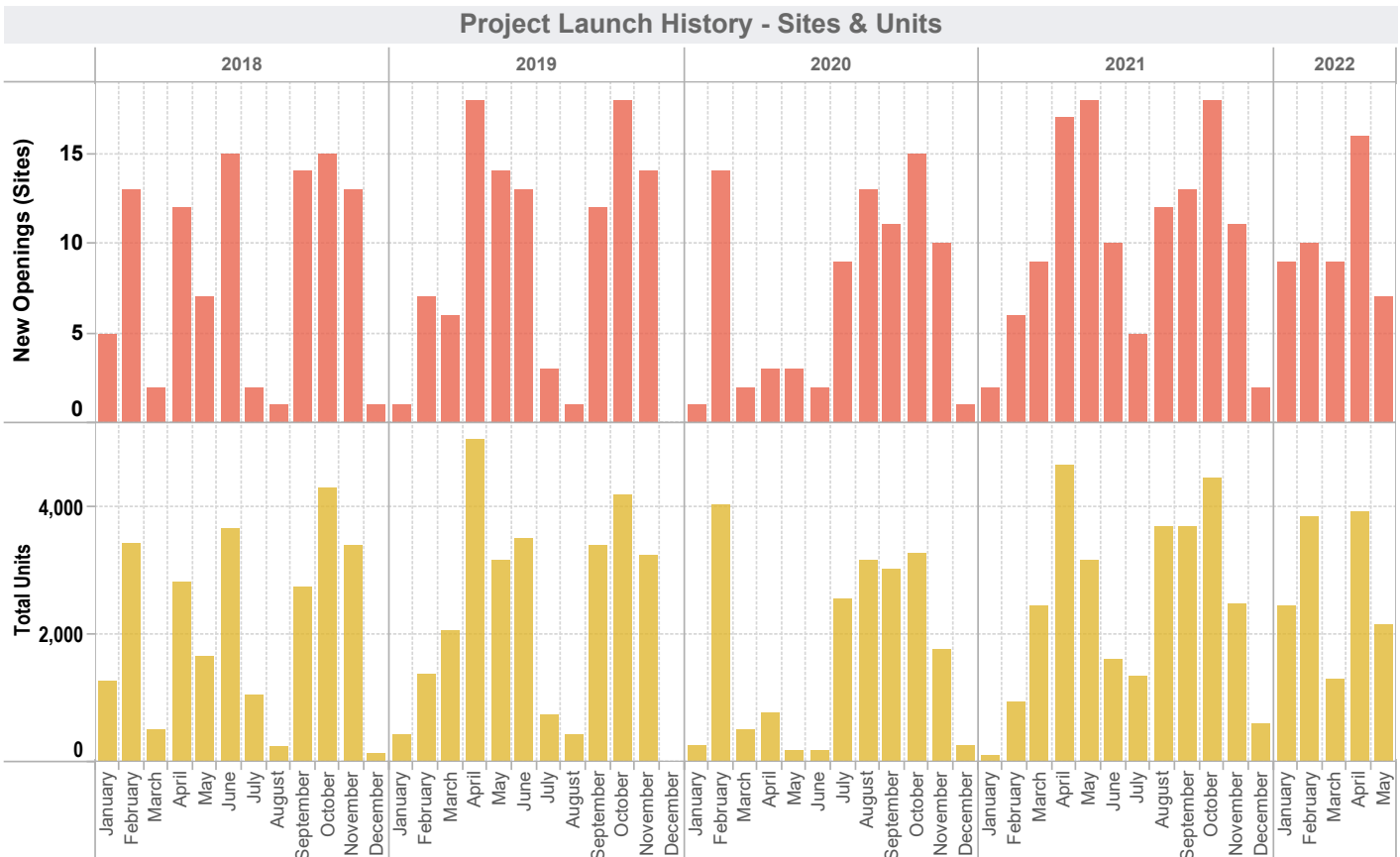
Sales by Price Range



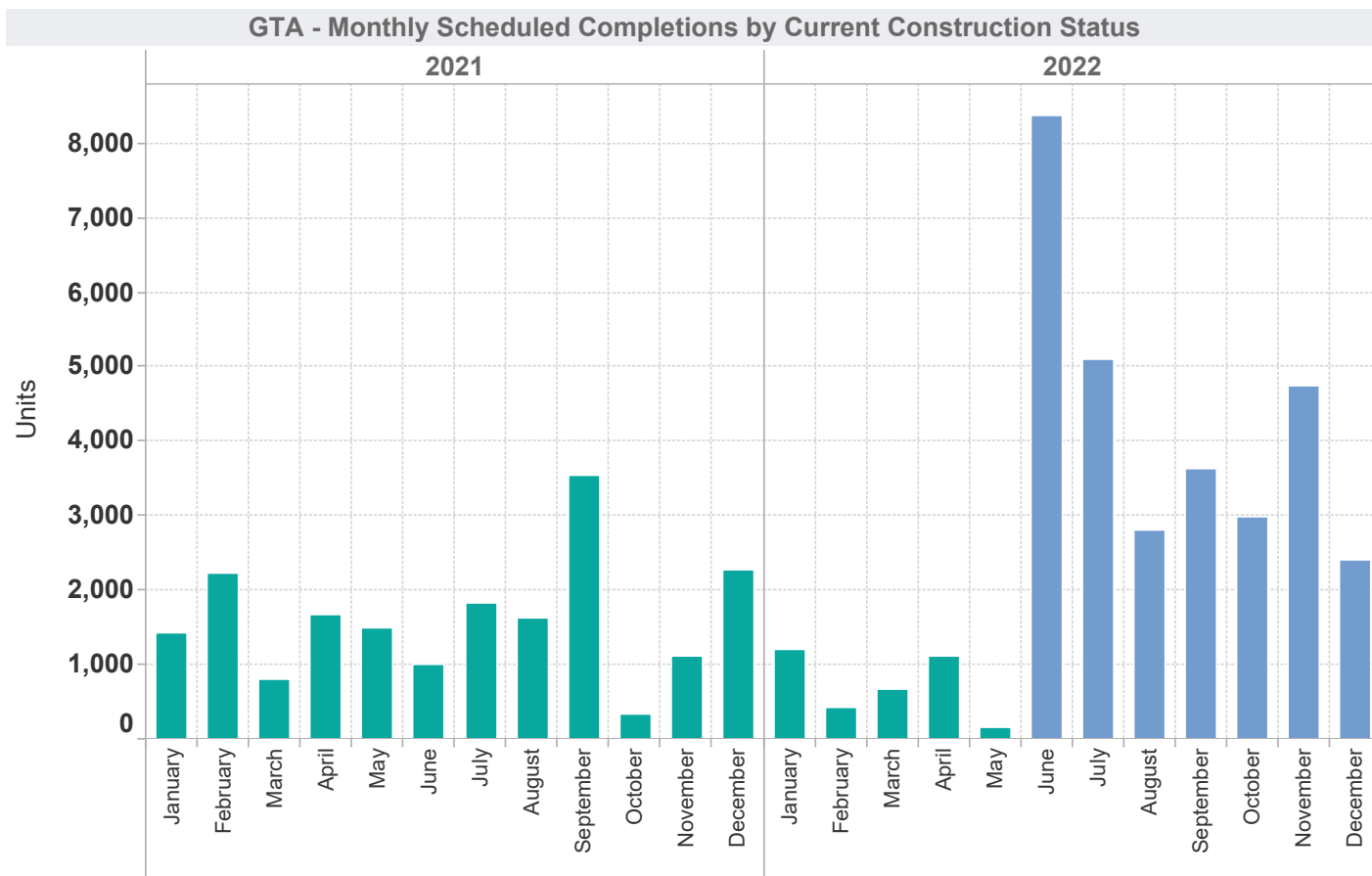
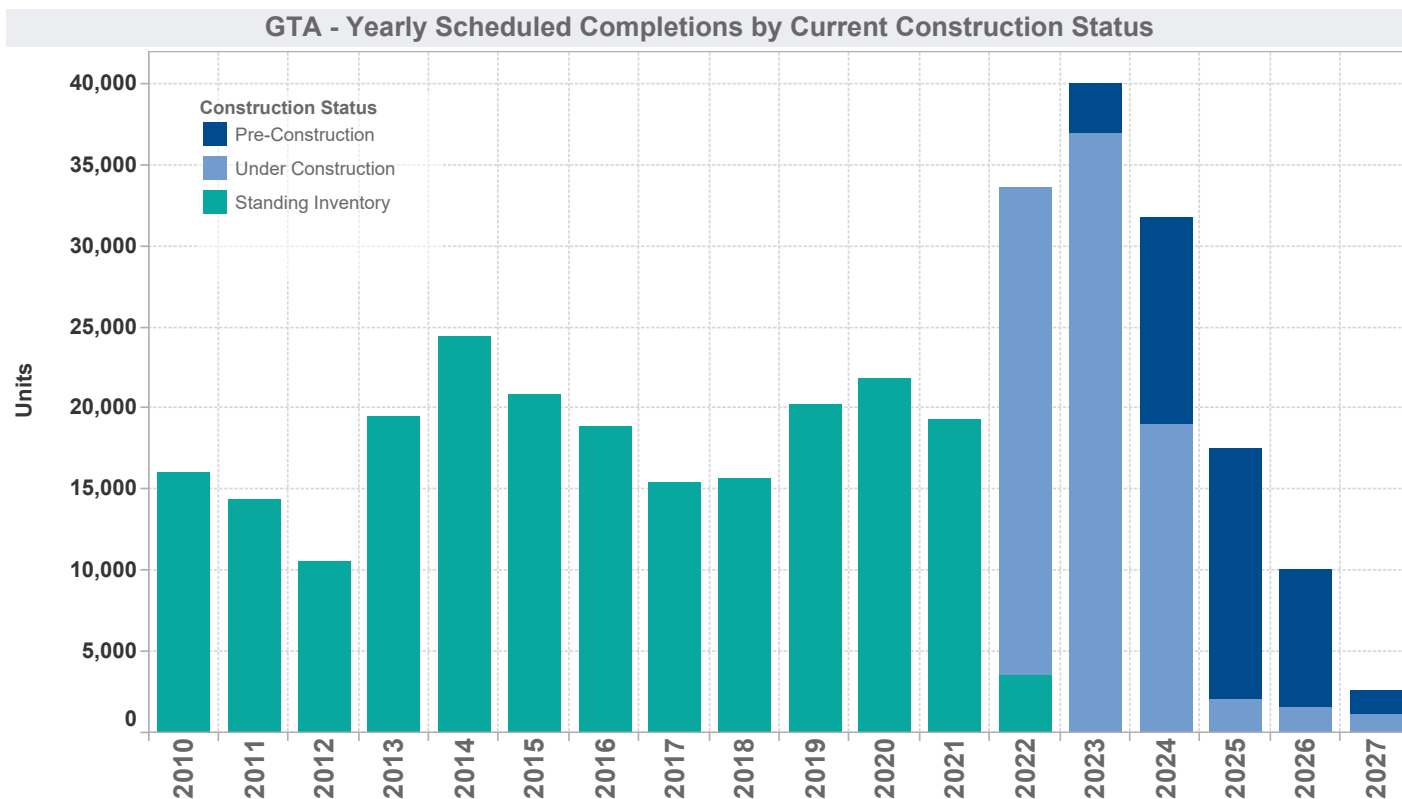
New Openings

May 2022 - New Project Launches						
Site Name	Municipality	Opening Date	No# of Units	Current Month Sales *	Rem Inv	Avg. Current PPF
Park Place - South Tower - SmartCentres	Vaughan	5/4/2022	462	127	335	\$1,201
Narrative Rouge River Condominiums - Tower B - Crown Communities	Scarborough	5/7/2022	192	76	116	\$1,111
Exchange District Signature Residences - EXS - Camrost Felcorp	Mississauga	5/11/2022	240	204	36	\$1,460
Highland Commons - Building B - Atree Developments	Scarborough	5/18/2022	276	55	221	\$1,122
Southport in Swansea - Phase 1 - State Building Group	Old Toronto	5/23/2022	324	0	324	\$1,344
Citypointe Heights - Building A - Poetry Living	Brampton	5/28/2022	329	0	329	\$939
Citypointe Heights - Building B - Poetry Living	Brampton	5/28/2022	328	0	328	\$960
Grand Total			2,151	462	1,689	\$1,152

* 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.		
Concord Adex	56	27	885	96	21								1,085	6.6%
Tribute Communities	100	440	40	216	12								808	4.9%
Centrecourt Developments Inc.	676	49	4										729	4.4%
Plaza	93	448	72	11	1								625	3.8%
Madison Group	13	11	469	30	5								528	3.2%
Camrost Felcorp	8	252	13	2	209								484	2.9%
Mattamy Homes	0	71	208	115	49								443	2.7%
Diamond Corp	0	0	1	387	26								414	2.5%
Alterra	0	0	0	387	26								413	2.5%
Urban Capital Property Group	29	28	15	24	308								404	2.5%
DBS Developments		154	128	81	33								396	2.4%
Rogers Real Estate Development Limit	22	25	14	24	307								392	2.4%
Vandyk Properties Inc.	0	0	0	12	351								363	2.2%
Amacon Developments	9	8	328	7	0								352	2.1%
Caivan			0	333									333	2.0%
Lifetime Developments	251	35	2	10	18								316	1.9%
Marlin Spring	4	8	19	264	18								313	1.9%
Pinedale Properties Ltd.	251	35	2	1	18								307	1.9%
Crown Communities	1			156	150								307	1.9%
Pinnacle International	109	127	35	12	4								287	1.7%
Malibu Investments Inc.				0	275								275	1.7%
i2 Developments Inc.	107	80	29	12	10								238	1.4%
Lanterra Developments	39	73	101	19	4								236	1.4%
RioCan Living	3	0	0	216	12								231	1.4%
Amexon				197	30								227	1.4%
Total (All 203 Builders)	2,931	3,715	3,539	3,819	2,442								16,446	

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 %
	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May.		
Tribute Communities	0	0	238	286	32	79	17	100	440	40	216	12	1,460	3.6%
Concord Adex	18	35	59	45	15	50	2	56	27	885	96	21	1,309	3.2%
Centrecourt Developments Inc.	28	29	29	208	126	30	14	676	49	4			1,193	2.9%
Daniels Corporation	255	26	28	23	359	193	49	17	26	10	127	7	1,120	2.7%
Camrost Felcorp	3	1	475	40	0	21	46	8	252	13	2	209	1,070	2.6%
Rosehaven Homes			463	36	44	238	53	27	35	28	2		926	2.3%
Pemberton Group	3	11	4	8	6	857	8	8	2	0	0	0	907	2.2%
Mattamy Homes	7	3	125	116	1	144	51	0	71	208	115	49	890	2.2%
Amacon Developments	398	50	16	9	9	8	6	9	8	328	7	0	848	2.1%
Diamond Corp	220	130	22	2	0	3	0	0	0	1	387	26	791	1.9%
Menkes	175	1	78	12	248	122	27	33	32	54	0	0	782	1.9%
Plaza	12	22	15	9	38	29	23	93	448	72	11	1	773	1.9%
Townwood Homes			463	36	44	90	41	27	35	28	2		766	1.9%
RioCan Living	5	3	210	3	262	42	0	3	0	0	216	12	756	1.9%
Tridel	35	34	36	51	47	323	47	43	41	47	16	0	720	1.8%
Pinnacle International	18	31	77	68	62	70	76	109	127	35	12	4	689	1.7%
Lanterra Developments	29	40	21	35	27	273	25	39	73	101	19	4	686	1.7%
Fernbrook Homes	337	49	54	13	3	72	150	0	0	0	0	0	678	1.7%
Graywood Developments	21	13	3	367	73	45	30	19	29	12	2	2	616	1.5%
RioCan			236	205	28	67	9	29	20				594	1.5%
Madison Group				0	36	8	13	13	11	469	30	5	585	1.4%
Urban Capital Property Group	42	28	25	15	14	22	12	29	28	15	24	308	562	1.4%
Rogers Real Estate Development Limited	33	24	16	13	12	19	4	22	25	14	24	307	513	1.3%
SmartCentres							303	38	19	12	8	127	507	1.2%
i2 Developments Inc.	10	14	8	2	3	118	112	107	80	29	12	10	505	1.2%
Total (All 222 Builders)	3,500	2,085	4,262	3,031	4,010	5,058	2,418	2,931	3,715	3,539	3,819	2,442	40,810	

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 May
M5 - M City Condominiums - Rogers Real Estate Development Limited and Urban Capital Property Group	Mississauga	Apartment	1 Bedroom	61
			1 Bedroom + Den	138
			2 Bedroom + Den	8
			3 Bedroom & Up	13
			2 Bedroom	77
			Studio	0
			Total	297
Express 2 Condominiums on the Subway - Malibu Investments Inc.	North York	Apartment	1 Bedroom	74
			1 Bedroom + Den	112
			3 Bedroom & Up	0
			2 Bedroom	89
			Studio	0
			Total	275
Lakeview DXE Club - West - Vandyk Properties Inc.	Mississauga	Apartment	1 Bedroom	36
			1 Bedroom + Den	131
			2 Bedroom + Den	17
			3 Bedroom & Up	2
			2 Bedroom	29
			Total	215
Exchange District Signature Residences - EXS - Camrost Felcorp	Mississauga	Apartment	1 Bedroom	35
			1 Bedroom + Den	40
			2 Bedroom	129
			Total	204
Lakeview DXE Club - East - Vandyk Properties Inc.	Mississauga	Apartment	1 Bedroom	32
			1 Bedroom + Den	74
			2 Bedroom + Den	10
			3 Bedroom & Up	9
			2 Bedroom	5
			Total	130
Park Place - South Tower - SmartCentres	Vaughan	Apartment	1 Bedroom	29
			1 Bedroom + Den	46
			2 Bedroom	52
			Total	127
Narrative Rouge River Condominiums - Tower B - Crown Communities	Scarborough	Apartment	1 Bedroom	21

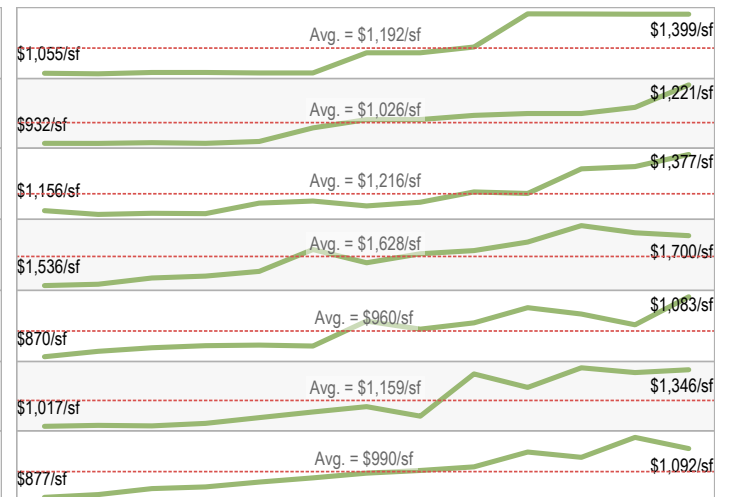
Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	\$1,399/sf
	Etobicoke	\$1,110/sf
	North York	\$1,330/sf
	Old Toronto	\$1,709/sf
	Scarborough	\$983/sf
	York	\$1,330/sf
905 Area	905 All Muni.	\$1,142/sf

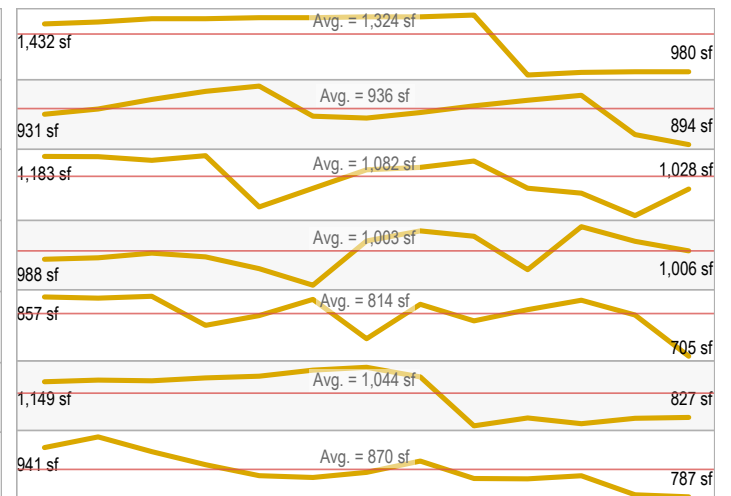
Last 13 Months



Avg. Remaining Unit Size (SF)

416 Area	East York	980 sf
	Etobicoke	906 sf
	North York	901 sf
	Old Toronto	1,027 sf
	Scarborough	811 sf
	York	819 sf
905 Area	905 All Muni.	793 sf

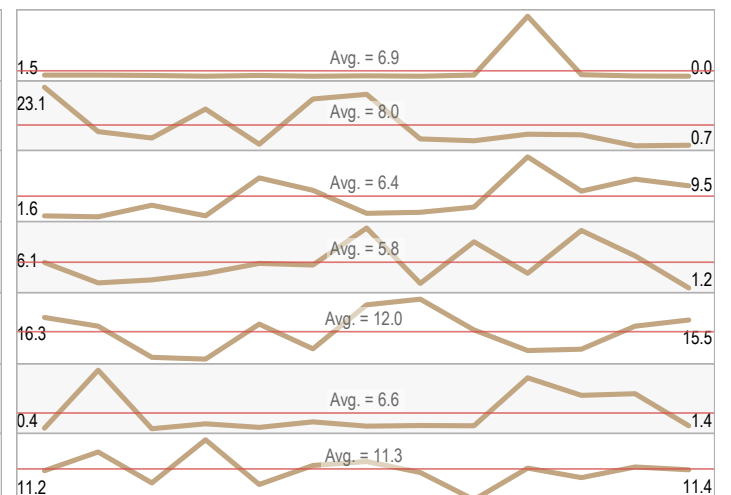
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.3
	Etobicoke	0.5
	North York	11.3
	Old Toronto	7.3
	Scarborough	13.7
	York	14.5
905 Area	905 All Muni.	11.9

Last 13 Months



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

SubMarket	Municipality	May 2021				May 2022		
		Apartment	Loft	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	42			42	12		12
Central Waterfront	Old Toronto	18			18	4		4
Don Mills - York Mills	North York	6		0	6	33	2	35
Downtown Core	Old Toronto	26			26	28		28
Downtown East	Old Toronto	125			125	66		66
Downtown West	Old Toronto	128			128	2		2
Etobicoke Waterfront	Etobicoke	10			10	4		4
Highway7 - Yonge	Markham	1			1	0		0
	Richmond Hill	0		0	0	0	0	0
Mississauga City Centre	Mississauga	206			206	516		516
North Toronto	Old Toronto	85		1	86	2	1	3
North Yonge Corridor	North York	5		1	6	5	0	5
North York East	North York	0		0	0	0		0
North York West	North York	11		0	11	276	0	276
Not Applicable	Ajax			52	52			
	Aurora					0	0	0
	Brampton	8		43	51	17	22	39
	Burlington	5			5	24		24
	Caledon	3		0	3		9	9
	Clarington	90			90	2		2
	East York	0		3	3	0	0	0
	Etobicoke	405		0	405	4	3	7
	Georgina	0			0	0		0
	Halton Hills	0			0	6		6
	King					5		5
	Markham	61		28	89	1	1	2
	Milton	99			99	47		47
	Mississauga	13		3	16	352	0	352
	Newmarket	5	0	42	47	15		15
	Oakville	7		0	7	101		101
	Old Toronto	0			0	0		0
	Oshawa	1			1	12		12
	Pickering			3	3	3	2	5
	Richmond Hill			15	15		1	1
	Scarborough	153		137	290	233	0	233
	Vaughan	264		0	264	144	1	145
	Whitby	150		188	338	1		1
	Whitchurch-Stouffville	4			4			
	York	3		0	3	7		7
Sheppard Corridor	North York	35		0	35	36	0	36
Thornhill	Markham	9			9	0		0
	Vaughan	96			96	12		12
Toronto East	Old Toronto	17		7	24	18		18
Toronto West	Old Toronto	157		0	157	18		18
Yonge - St. Clair	Old Toronto	231		0	231	10	0	10
Grand Total		2,479	0	523	3,002	2,016	42	2,058

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	Stacked	Total	
Bloor - Yorkville	Old Toronto	● 1,459			● 1,459	● 283		● 283	
Central Waterfront	Old Toronto	● 232			● 232	● 547		● 547	
Don Mills - York Mills	North York	● 619		● 264	● 883	● 141	● 33	● 174	
	Old Toronto								
Downtown Core	Old Toronto	● 2,337			● 2,337	● 405		● 405	
Downtown East	Old Toronto	● 2,244			● 2,244	● 427		● 427	
Downtown West	Old Toronto	● 1,031			● 1,031	● 603		● 603	
Etobicoke Waterfront	Etobicoke	● 53			● 53	● 2		● 2	
Highway7 - Yonge	Markham	● 18			● 18	● 1		● 1	
	Richmond Hill	● 404		● 182	● 586	● 0	● 24	● 24	
Mississauga City Centre	Mississauga	● 2,477			● 2,477	● 197		● 197	
North Toronto	North York								
	Old Toronto	● 526		● 9	● 535	● 308	● 5	● 313	
North Yonge Corridor	North York	● 647		● 6	● 653	● 70	● 2	● 72	
	Old Toronto								
North York East	North York	● 0		● 2	● 2	● 0		● 0	
North York West	North York	● 1,009		● 6	● 1,015	● 189	● 0	● 189	
	Old Toronto								
York	York								
	York								
Not Applicable	Ajax	● 0		● 38	● 38	● 20	● 0	● 20	
	Aurora			● 354	● 1,297	● 787	● 68	● 855	
Brampton	Brampton	● 943			● 823	● 136		● 136	
	Burlington	● 823			● 19			● 0	
Caledon	Caledon	● 10		● 9	● 19			● 16	
Clarington	Clarington	● 258			● 258	● 16		● 16	
East York	East York	● 254		● 4	● 258	● 81	● 0	● 81	
Etobicoke	Etobicoke	● 1,319		● 12	● 1,331	● 404	● 0	● 404	
Georgina	Georgina	● 12			● 12	● 3		● 3	
Halton Hills	Halton Hills	● 172			● 172	● 35		● 35	
King	King	● 217			● 217	● 67		● 67	
Markham	Markham	● 247		● 179	● 426	● 40	● 16	● 56	
Milton	Milton	● 1,406			● 1,406	● 121		● 121	
Mississauga	Mississauga	● 2,218		● 210	● 2,428	● 177	● 6	● 183	
Newmarket	Newmarket	● 296	● 3	● 202	● 501	● 33		● 33	
North York	North York								
Oakville	Oakville	● 1,724		● 4	● 1,728	● 380		● 380	
Old Toronto	Old Toronto	● 20			● 20	● 31		● 31	
Oshawa	Oshawa	● 860			● 860	● 108		● 108	
Pickering	Pickering	● 759		● 334	● 1,093	● 11	● 24	● 35	
Richmond Hill	Richmond Hill			● 46	● 46		● 10	● 10	
Scarborough	Scarborough	● 1,931		● 31	● 1,962	● 444	● 0	● 444	
Uxbridge	Uxbridge								
Vaughan	Vaughan	● 2,268		● 28	● 2,296	● 423	● 3	● 426	
Whitby	Whitby	● 257		● 5	● 262	● 18		● 18	
Whitchurch-Stouffville	Whitchurch-Stouffville	● 215			● 215				
York	York	● 500		● 44	● 544	● 70		● 70	
Scarborough City Centre	Scarborough								
Sheppard Corridor	North York	● 592		● 14	● 606	● 273	● 6	● 279	
Thornhill	Markham	● 52			● 52	● 29		● 29	
	Vaughan	● 178			● 178	● 9		● 9	
Toronto East	East York								
	Old Toronto	● 601			● 601	● 161		● 161	
Toronto West	Old Toronto	● 850		● 8	● 858	● 714		● 714	
Yonge - St. Clair	Old Toronto	● 202		● 7	● 209	● 82	● 7	● 89	
Grand Total		● 32,240	● 3	● 1,998	● 34,241	● 7,846	● 204	● 8,050	

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