



Greater Toronto Area Low 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		12,950		10.1%
Low Rise	3,203		7,650		-58.1%
Total	17,457		20,600		-15.3%
Year to Date Supply	Jan.-May. 2022		Jan.-May. 2021		Y/Y Change
High Rise	13,656		11,348		20.3%
Low Rise	4,416		7,095		-37.8%
Total	18,072		18,443		-2.0%
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	Apr-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	Apr-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%			

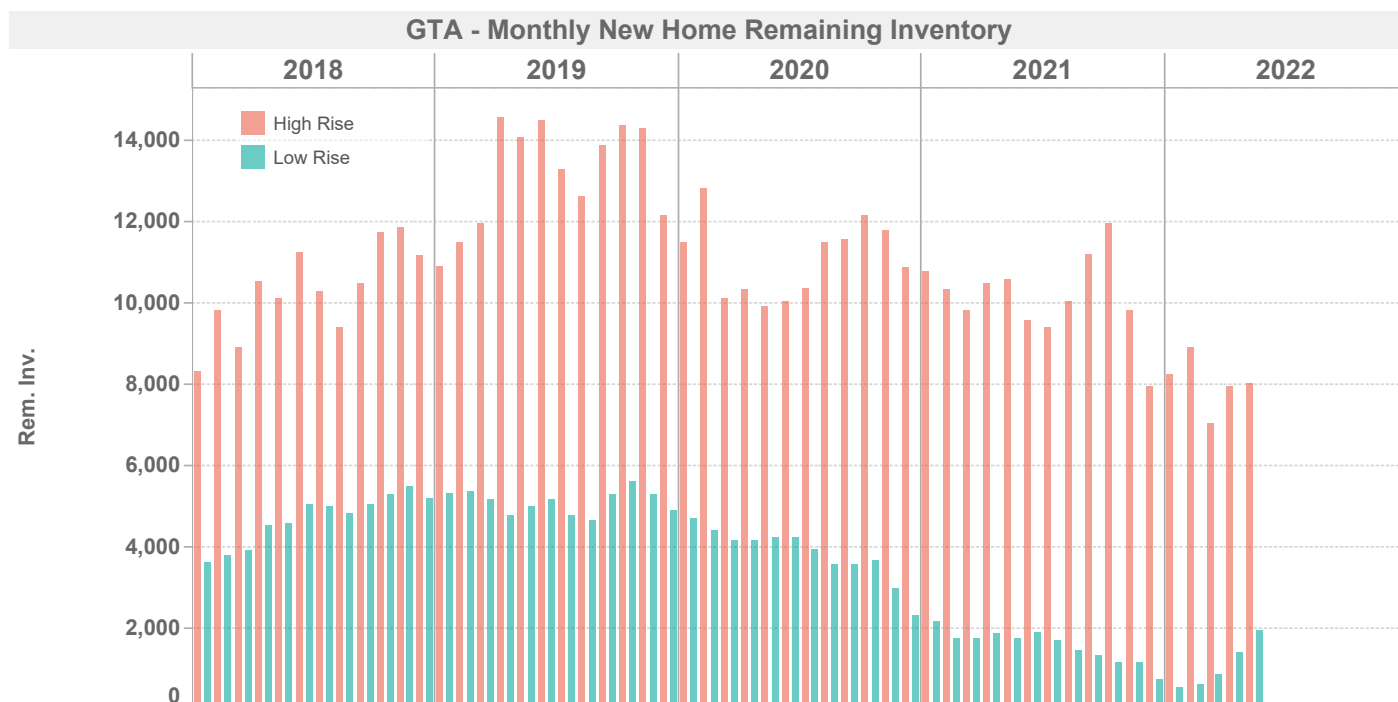
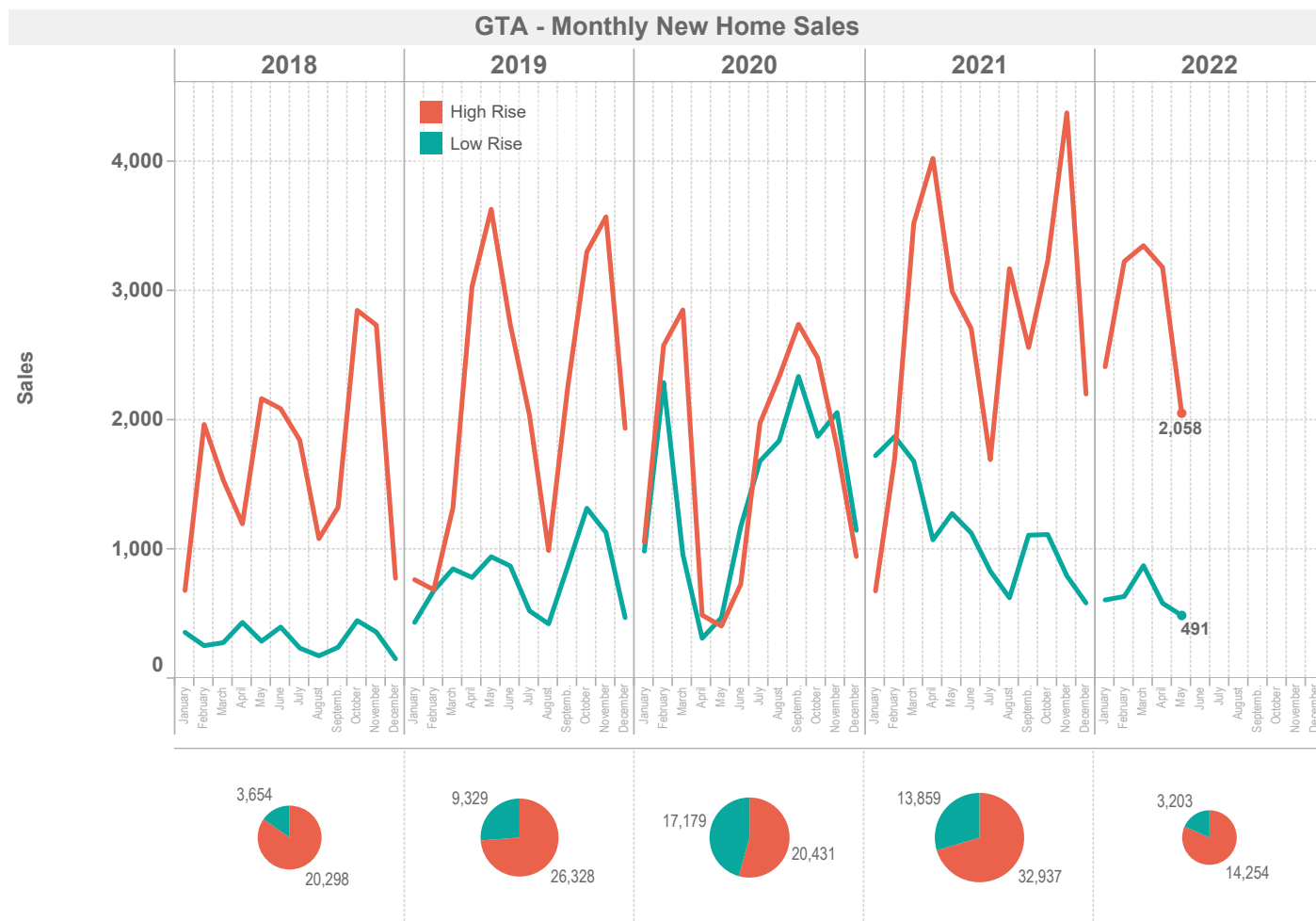
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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.

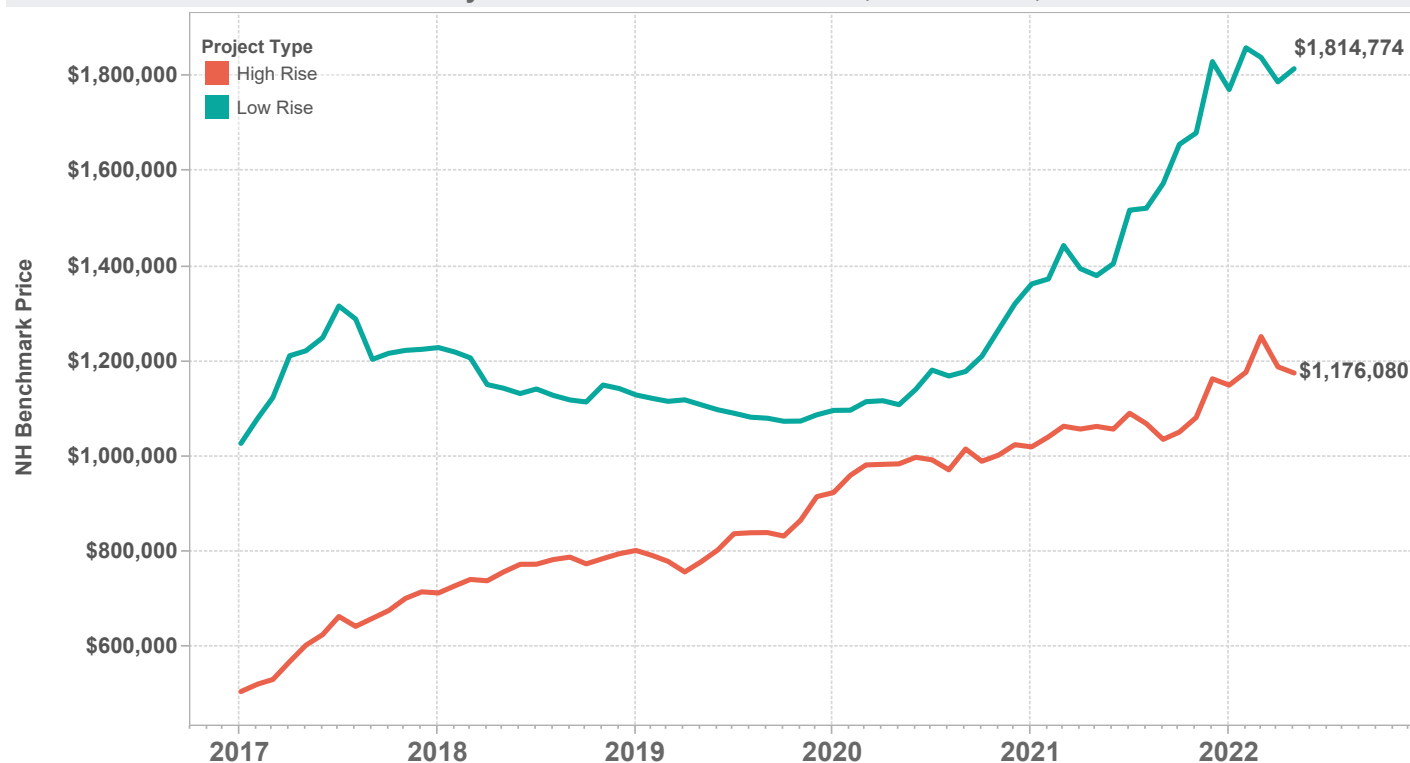
Pre-Construction: Includes all projects, regardless of whether sold out or not, that have not commenced construction.

Sales & Remaining Inventory

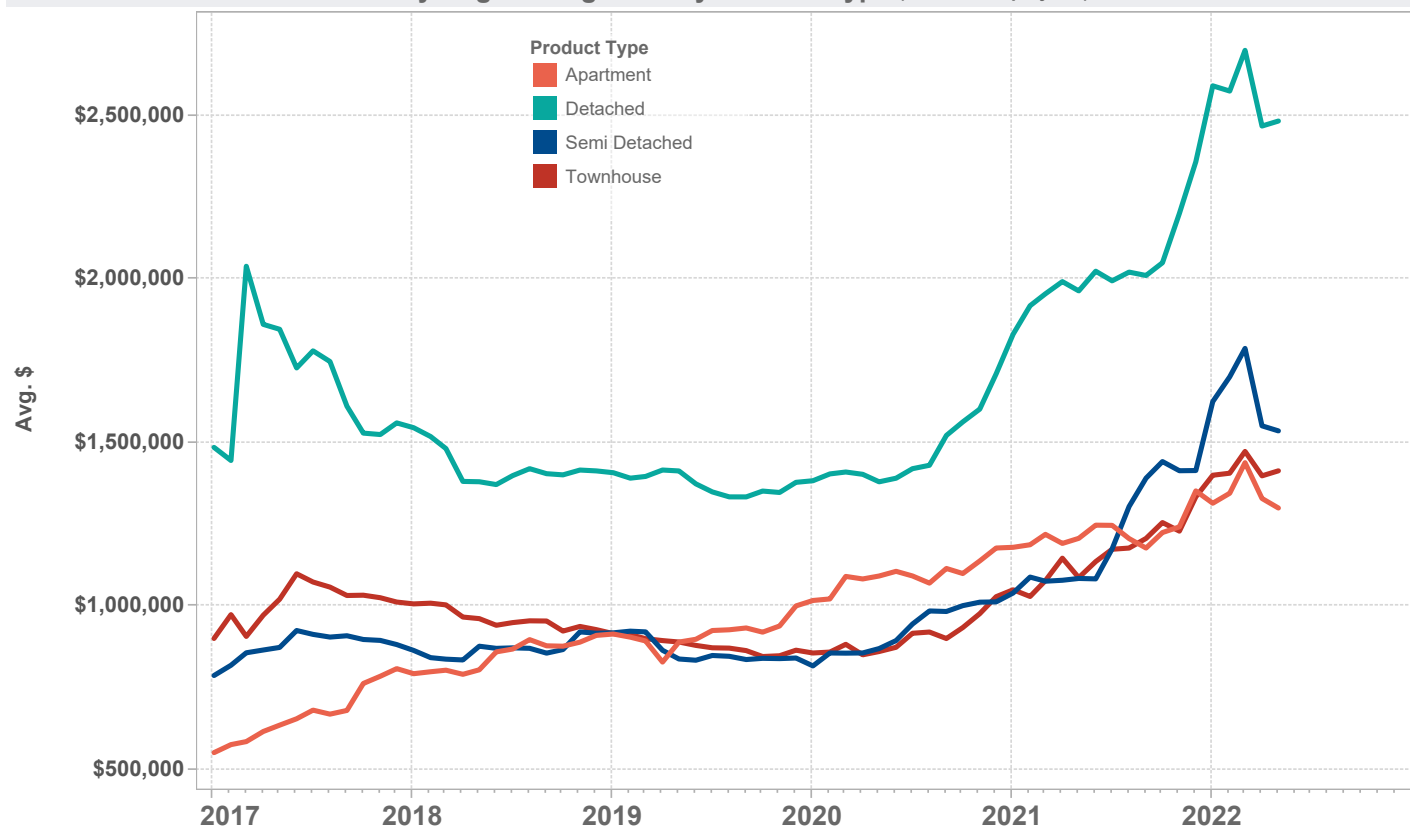


Pricing

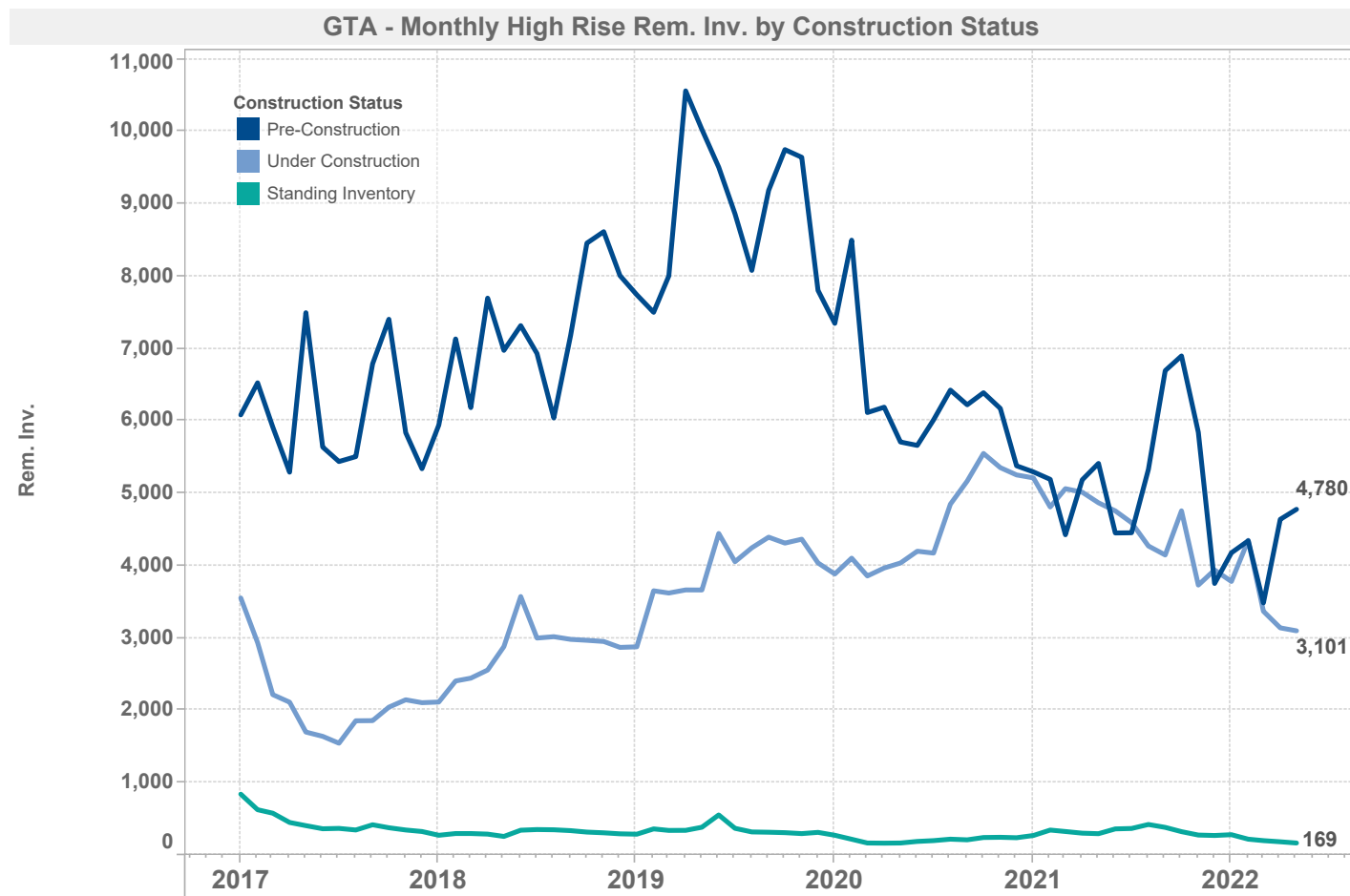
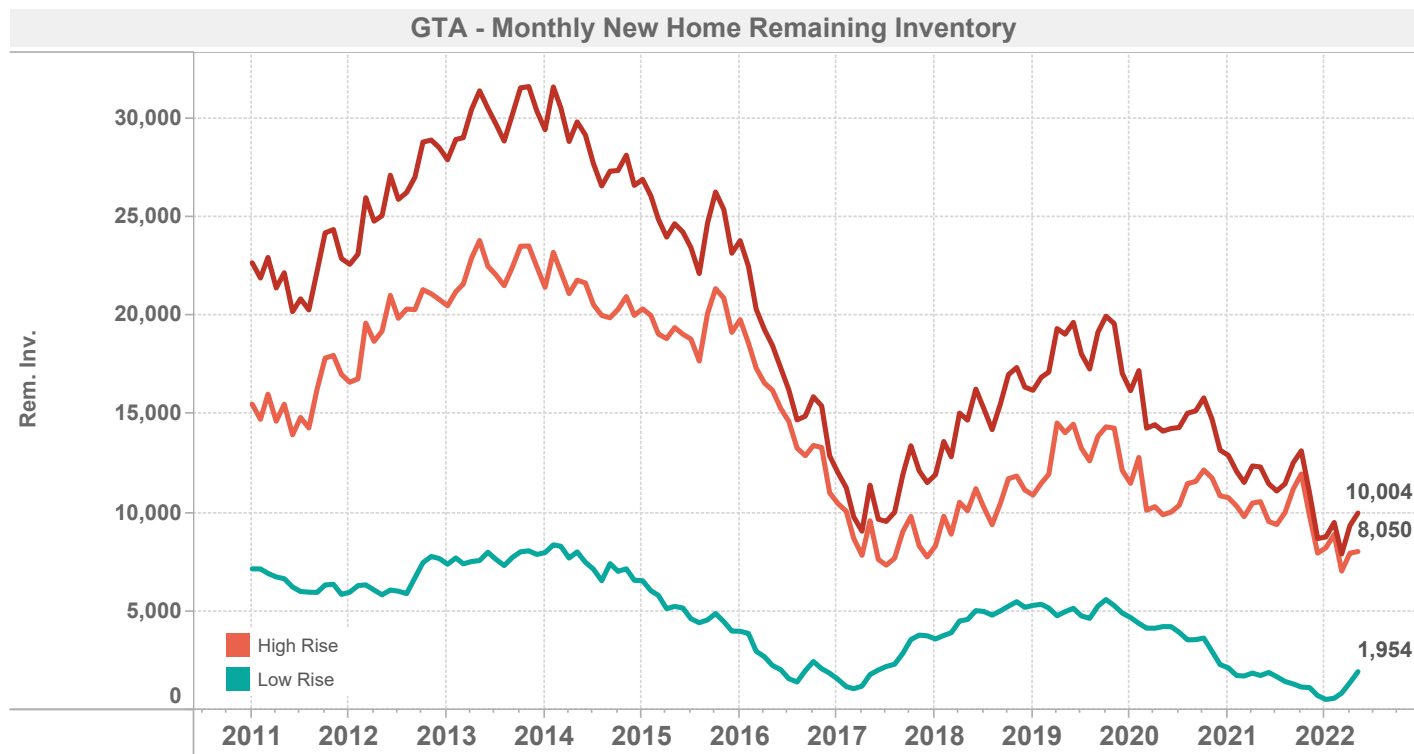
Monthly New Home Benchmark Price (excludes extremes)



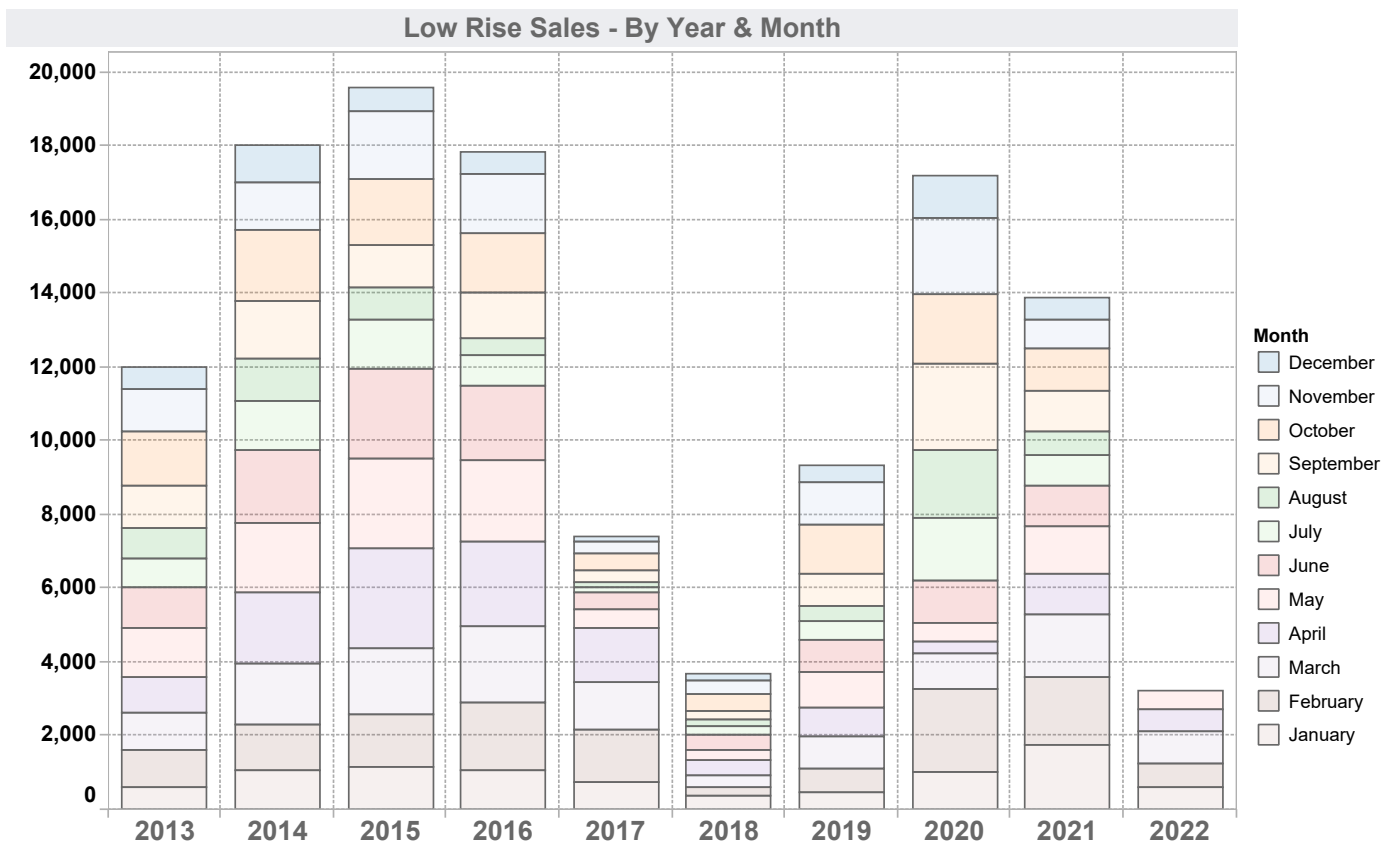
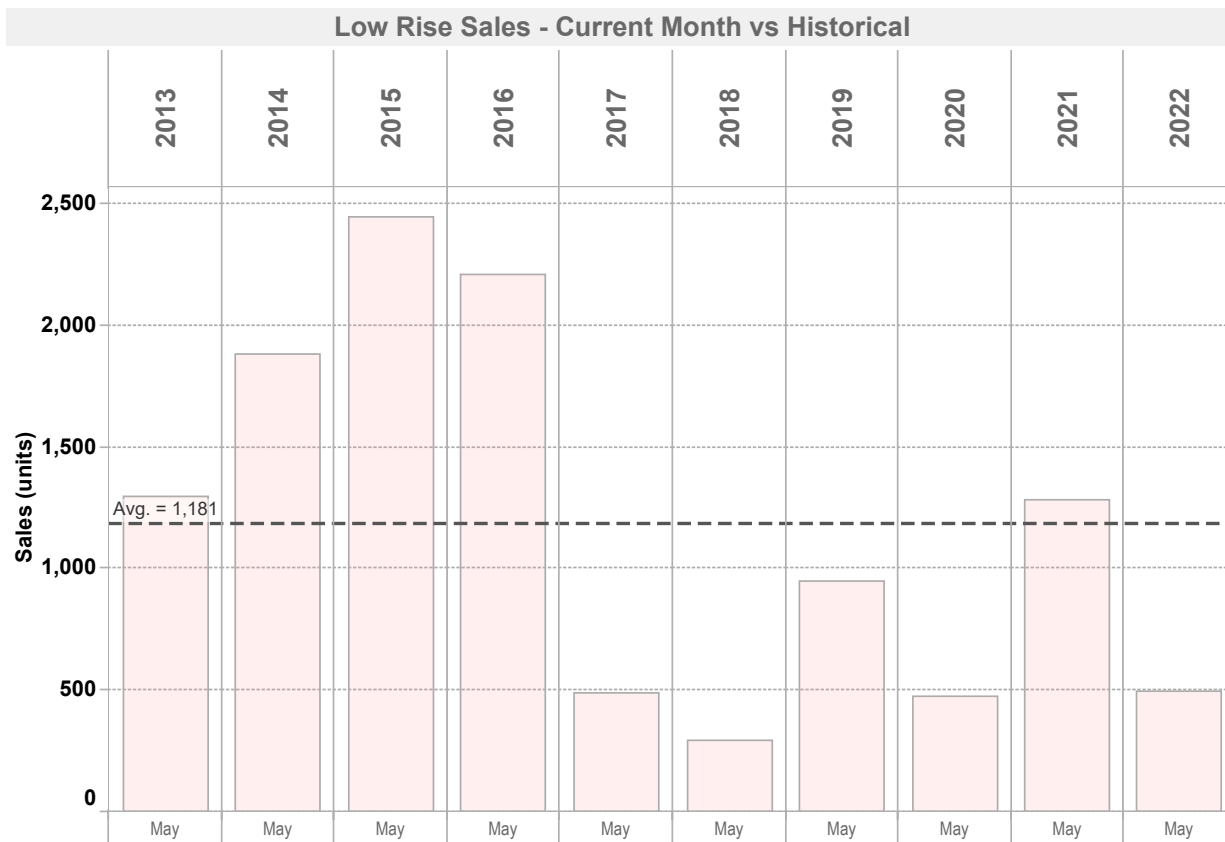
Monthly Avg. Asking Price by Product Type (includes all projects)



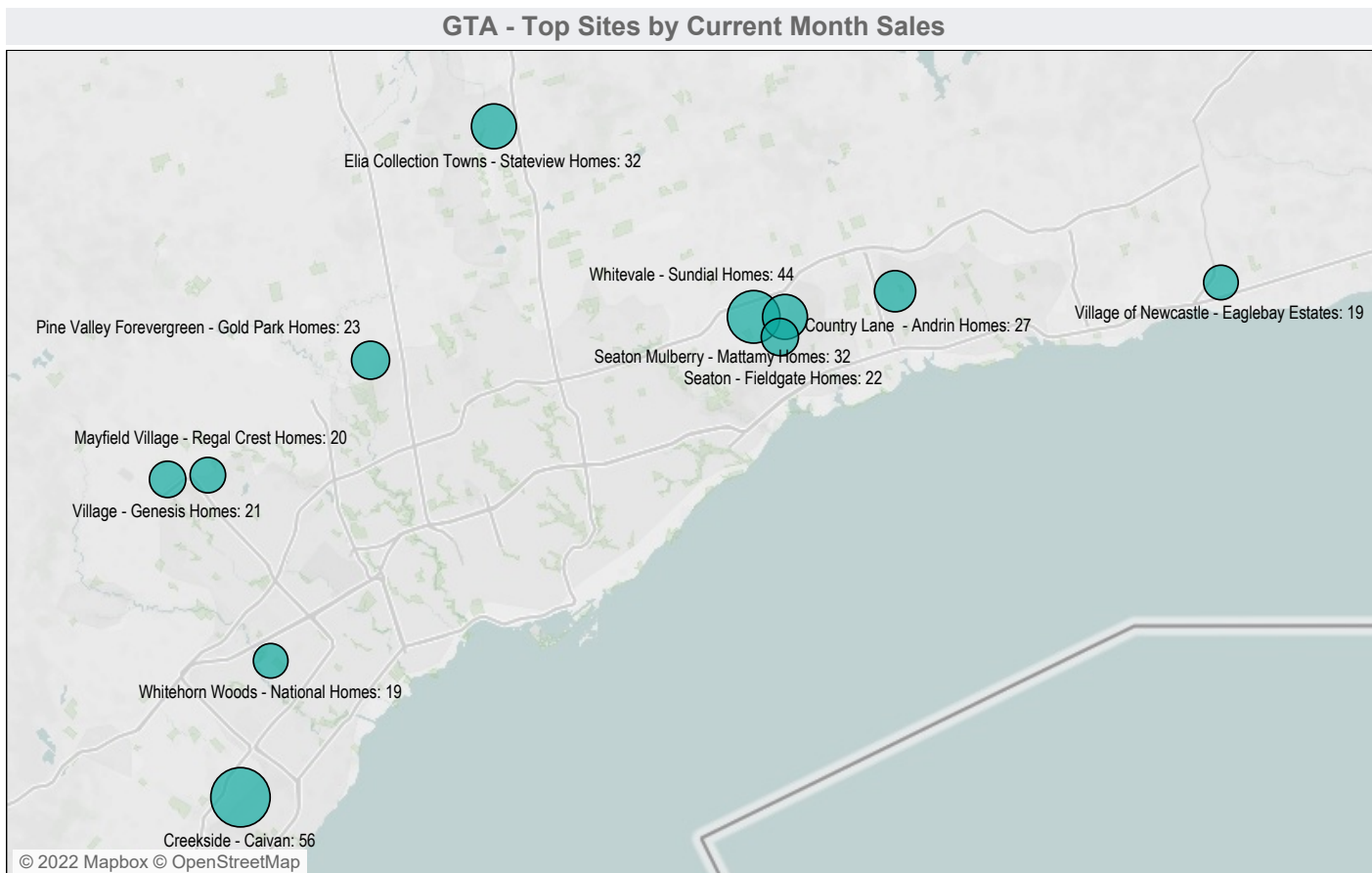
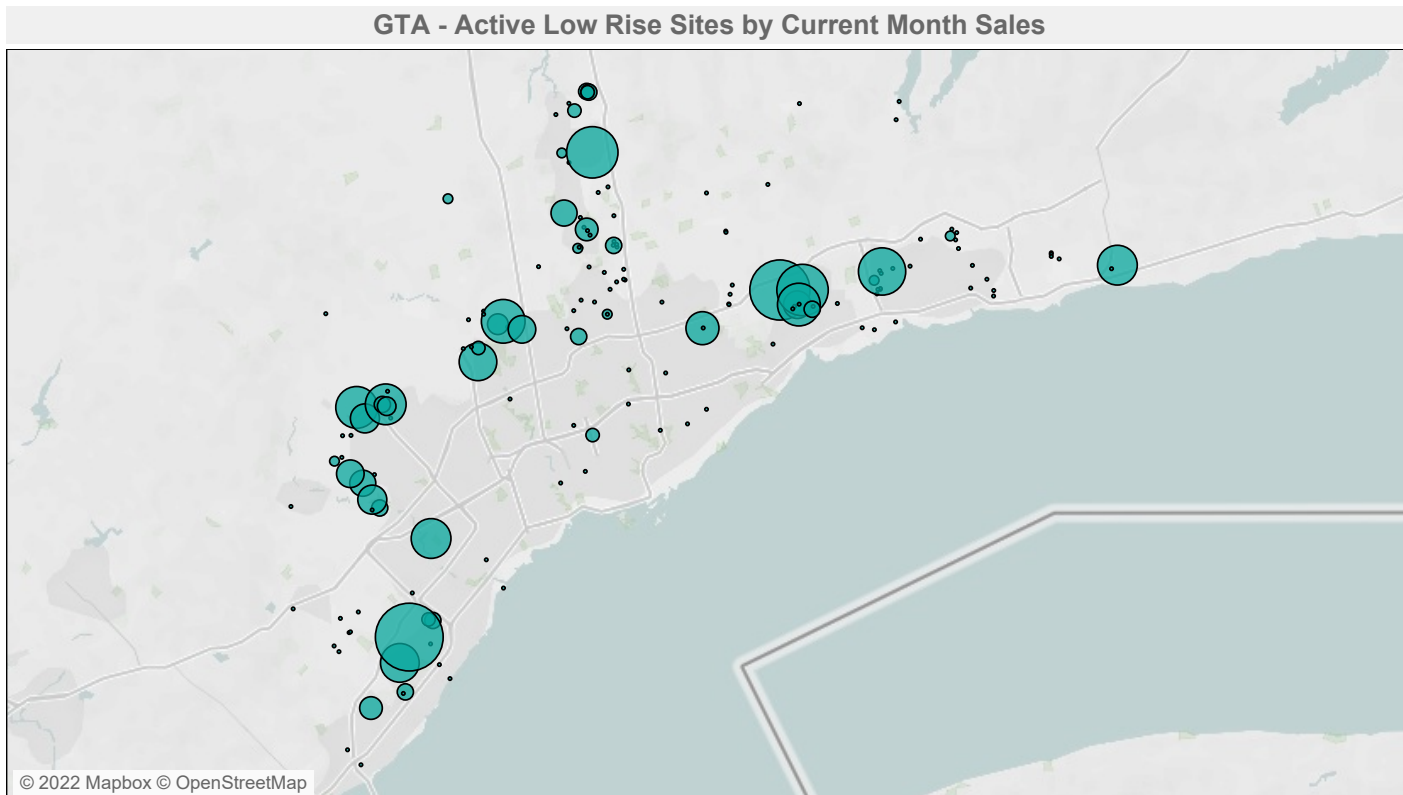
Remaining Inventory



Historical Sales Comparison



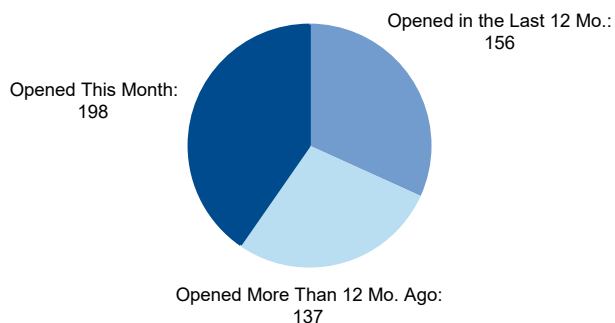
Current Sites



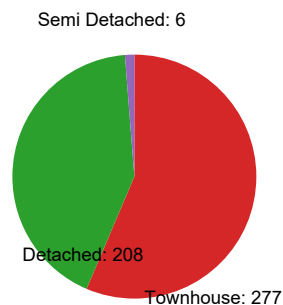
Monthly Sales Breakdown

Current Month Low Rise Sales Breakdown

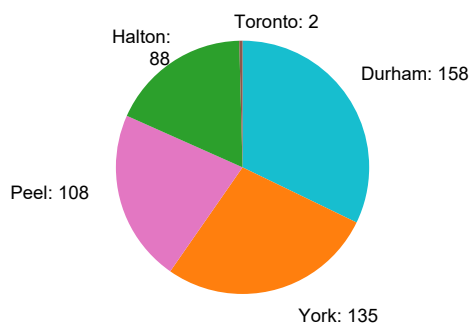
Sales by Opening Date



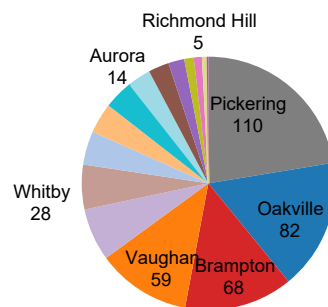
Sales by Product Type



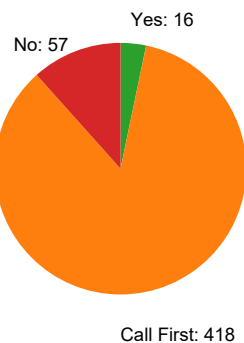
Sales by Region



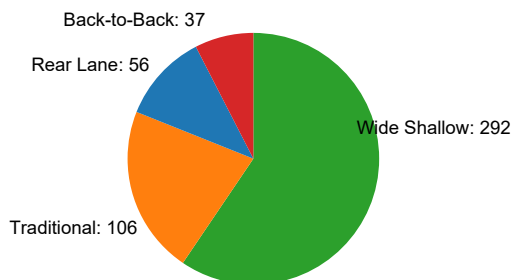
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



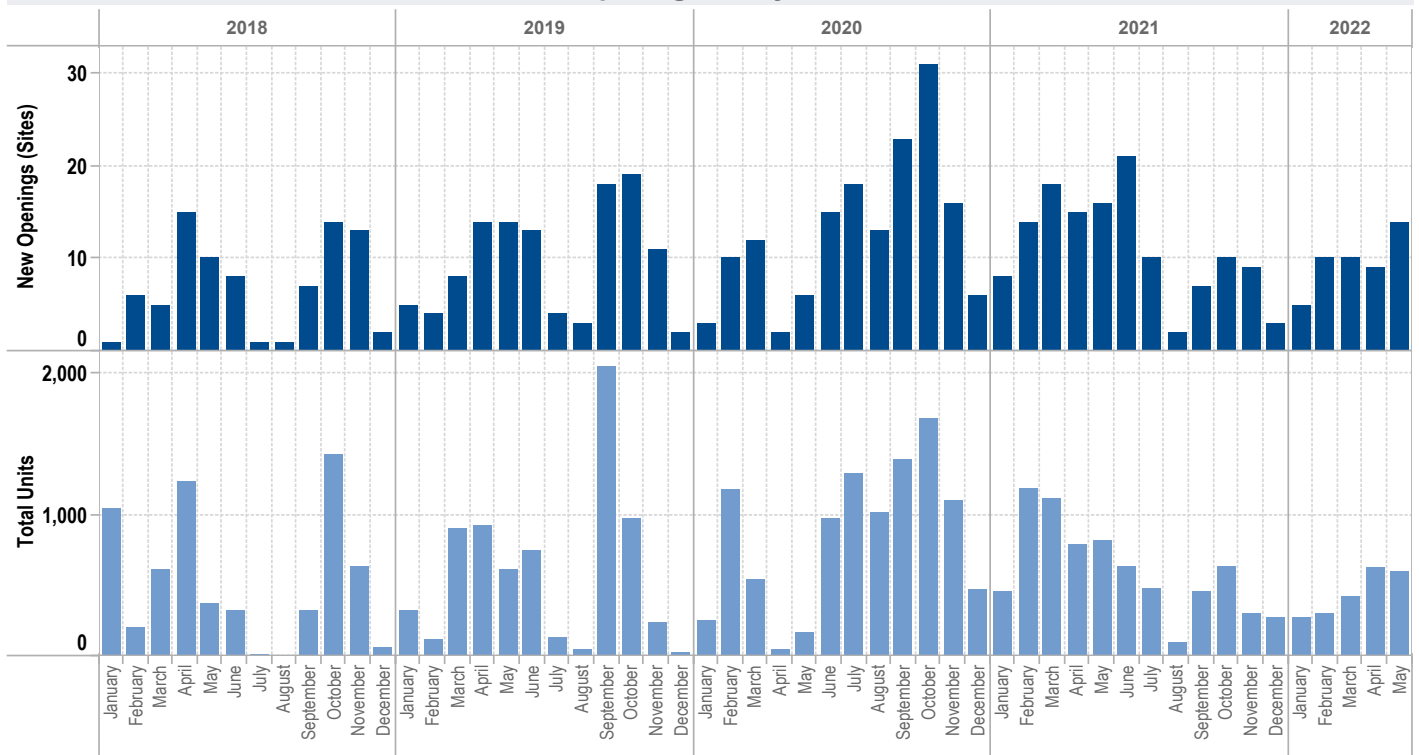
New Openings

May 2022 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	opening date	No# of Units	Current Month Sales *	Rem Inv	Avg. \$/SF
Queens Lane - Branthaven Homes	Freehold Common Element	Brampton	5/7/2022	54	10	44	\$771
Seaton - Fieldgate Homes	Freehold	Pickering	5/9/2022	43	22	21	\$582
Anchor Woods - CountryWide Homes	Freehold	East Gwillimbury	5/14/2022	7	2	5	\$561
Joshua Creek Montage - Primont Homes	Freehold	Oakville	5/14/2022	7	0	7	
Parkside Heights - Paradise Developments	Freehold	Brampton	5/14/2022	48	6	42	\$532
Westfield - Great Gulf	Freehold	Brampton	5/14/2022	4	3	1	\$644
Whitevale - Sundial Homes	Freehold	Pickering	5/14/2022	44	44	0	
Elia Collection Towns - Stateview Homes	Freehold Common Element	Newmarket	5/15/2022	72	32	40	\$607
Creekside - Caivan	Freehold	Oakville	5/17/2022	172	56	116	\$634
Whitehorn Woods - National Homes	Freehold Common Element	Mississauga	5/20/2022	105	19	86	\$676
Oakridge Meadows - CountryWide Homes	Freehold	Richmond Hill	5/28/2022	1	0	1	\$804
Queensville - Aspen Ridge Homes	Freehold	East Gwillimbury	5/28/2022	14	2	12	\$572
Queensville - CountryWide Homes	Freehold	East Gwillimbury	5/28/2022	9	2	7	\$572
Dufferin Vista - Uniq Communities	Freehold	Vaughan	5/31/2022	15	0	15	\$731
Grand Total				595	198	397	\$637

* 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	62								602	18.8%		18.8%	
Paradise Developments	42	38	57	140	13								290	9.1%		27.8%	
Sundial Homes		69	30	10	45								154	4.8%		32.7%	
Great Gulf	39	32	31	9	4								115	3.6%		36.2%	
Fieldgate Homes and SmartCentres	30	22	17	29	9								107	3.3%		39.6%	
Gold Park Homes			45	39	23								107	3.3%		42.9%	
Arya Corporation	39	25	14										78	2.4%		45.4%	
Fieldgate Homes	6	1	16	33	22								78	2.4%		47.8%	
Profile Developments			77	1	0								78	2.4%		50.2%	
Stanford Homes	0	1	0	64	8								73	2.3%		52.5%	
Branthaven Homes		47	3	0	16								66	2.1%		54.6%	
Remington Homes	0	0	30	18	13								61	1.9%		56.5%	
Starlane Home Corporation		50	9										59	1.8%		58.3%	
Lindvest	0	16	42	0	0								58	1.8%		60.1%	
CountryWide Homes	15	15	8	6	13								57	1.8%		61.9%	
Caivan					56								56	1.7%		63.7%	
Dunpar Homes	9	39	6	0	0								54	1.7%		65.3%	
Andrin Homes	0	0	0	25	27								52	1.6%		67.0%	
Pemberton Group			31	18	0								49	1.5%		68.5%	
Aspen Ridge Homes	4	35	0	0	9								48	1.5%		70.0%	
Conservatory Group	7	30	9	0	1								47	1.5%		71.5%	
Deco Homes			38	0	9								47	1.5%		72.9%	
	611	638	877	586	491								3,203				

Top Builders - Last 12 Months

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

Builder	2021							2022					Total	Market Share		Cum. Mkt. Share	
	June	July	August	September	October	November	December	January	February	March	April	May		%		%	
Mattamy Homes	123	33	36	118	140	127	21	72	100	248	120	62	1,200	12.7%		12.7%	
Paradise Developments	8	3	5	101	219	9	3	42	38	57	140	13	638	6.8%		19.5%	
Fieldgate Homes	146	89	53	18	14	1	4	6	1	16	33	22	403	4.3%		23.8%	
Great Gulf	40	27	13	11	35	48	29	39	32	31	9	4	318	3.4%		27.2%	
Sorbara	50	49	25	21	58	64	8	16	11	1	0	1	304	3.2%		30.4%	
Primont Homes	5	56	12	5	59	45	50	32	9	0	0	2	275	2.9%		33.3%	
Gold Park Homes	1	117	0	1						45	39	23	226	2.4%		35.7%	
Medallion Developments	0	7	24	34	14	46	46	38	8				217	2.3%		38.0%	
CountryWide Homes	30	3	12	31	17	43	22	15	15	8	6	13	215	2.3%		40.3%	
Remington Homes	21	38	19	52	9	0	0	0	0	30	18	13	200	2.1%		42.5%	
Regal Crest Homes	51	16	16	10	9	11	47	17	0	0	1	20	198	2.1%		44.6%	
Conservatory Group	16	11	25	29	22	20	15	7	30	9	0	1	185	2.0%		46.5%	
Stateview Homes				147	1	1						32	181	1.9%		48.4%	
Brookfield Residential	15	37	38	23	15	17	11	10	6	1	3	0	176	1.9%		50.3%	
Sundial Homes	5	3	2						69	30	10	45	164	1.7%		52.1%	
Madison Group	20	16	2	64	23	0	0	21	0	0	14	0	160	1.7%		53.8%	
Delpark Homes	0	0	0	0	113	16	2	0	20	0	0	0	151	1.6%		55.4%	
Dunpar Homes	19	26	26	14	4	2	3	9	39	6	0	0	148	1.6%		56.9%	
Aspen Ridge Homes	21	8	9	23	20	10	3	4	35	0	0	9	142	1.5%		58.4%	
Fieldgate Homes and SmartCentres							25	30	22	17	29	9	132	1.4%		59.8%	
Starlane Home Corporation			25	27	18				50	9			129	1.4%		61.2%	
National Homes	96	0	9	1	0	0	0	0	0	0	0	19	125	1.3%		62.5%	
	1,130	834	628	1,113	1,118	798	588	611	638	877	586	491	9,412				

Top Sites

GTA - Top Low Rise Sites by Current Month Sales				
Site Name	Municipality	Product Type	Lot Size	2022 May
Creekside - Caivan	Oakville	Detached	31'	10
			40'	8
			42'	17
			50'	7
		Townhouse	20'	6
			24'	8
		Total		56
Whitevale - Sundial Homes	Pickering	Townhouse	17'	20
			20'	24
		Total		44
Elia Collection Towns - Stateview Homes	Newmarket	Townhouse	20'	22
			21'	10
		Total		32
Seaton Mulberry - Mattamy Homes	Pickering	Detached	30'	10
			36'	14
			43'	8
		Total		32
Country Lane - Andrin Homes	Whitby	Detached	26'	10
			36'	10
			45'	3
		Townhouse	20'	4
			Total	27
Pine Valley Forevergreen - Gold Park Homes	Vaughan	Detached	40'	0
			42'	4
			50'	19
			60'	0
		Total		23
Seaton - Fieldgate Homes	Pickering	Detached	30'	0
		Townhouse	21'	22
		Total		22
Village - Genesis Homes	Caledon	Townhouse	20'	21
		Total		21
Mayfield Village - Regal Crest Homes	Brampton	Detached	38'	8
			45'	7
		Townhouse	15'	5
			25'	0
		Total		20
Village of Newcastle - Eaglebay Estates	Clarington	Townhouse	16'	19
		Total		19
Whitehorn Woods - National Homes	Mississauga	Semi Detached	18'	2
		Townhouse	16'	17
		Total		19
Preserve West - Mattamy Homes	Oakville	Detached	34'	8
			38'	9

Yr. Over Yr. Sales Comparison

Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	May 2021					May 2022				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	2			146	148	0			0	0
	Brock	12			0	12					
	Clarington	31			5	36	0			19	19
	Oshawa	6	5		33	44	0	0		1	1
	Pickering	17		10	72	99	33		0	77	110
	Scugog	1			1	2	0				0
	Uxbridge	0			12	12	0			0	0
	Whitby	16		7	21	44	23		0	5	28
	Total	85	5	17	290	397	56	0	0	102	158
Halton	Burlington			0	2	2			0	6	6
	Halton Hills	0				0				0	0
	Milton	35		12	26	73	0			0	0
	Oakville	15			41	56	66			16	82
	Total	50		12	69	131	66		0	22	88
Peel	Brampton	120		10	133	263	31		0	37	68
	Caledon	17			64	81	0			21	21
	Mississauga			1	127	128			2	17	19
	Total	137		11	324	472	31		2	75	108
Toronto	East York										
	Etobicoke										
	North York	0		0	13	13	0			2	2
	Old Toronto			0	1	1			0		0
	Scarborough	1				1	0			0	0
	York									0	0
	Total	1		0	14	15	0		0	2	2
York	Aurora	9				9	14			0	14
	East Gwillimbury	54		9	0	63	7		2	1	10
	Georgina	42			0	42					
	King	0				0	0			1	1
	Markham	25			28	53	0			13	13
	Newmarket	0	0			0		0	1	32	33
	Richmond Hill	13	0	0	37	50	3	0	1	1	5
	Vaughan	23		0	19	42	31			28	59
	Whitchurch-Stouffville	1			6	7	0				0
	Total	167	0	9	90	266	55	0	4	76	135
Grand Total		440	5	49	787	1,281	208	0	6	277	491

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	42			215	257	8	0		0	3	11
	Brock	36			9	45	0				0	0
	Clarington	49			142	191	1	0		0	16	17
	Oshawa	423	2		271	696	2	0		0	1	3
	Pickering	280		18	344	642	3	0	0	0	38	41
	Scugog	94	26		35	155	0	0		0	0	0
	Uxbridge	6			131	137	18	0		0	17	35
	Whitby	166	20	103	292	581	25	0		15	59	99
	Total	1,096	48	121	1,439	2,704	57	0	0	15	134	206
Halton	Burlington	89		1	59	149	0	0		1	11	12
	Halton Hills	1			36	37	0	0		0	3	3
	Milton	278		15	149	442	4	0		0	0	4
	Oakville	323			424	747	158			0	210	368
	Total	691		16	668	1,375	162	0		1	224	387
Peel	Brampton	768		26	280	1,074	159	0		0	221	380
	Caledon	178			69	247	12	0		0	19	31
	Mississauga			9	208	217	0	0		0	86	86
	Total	946		35	557	1,538	171	0		0	326	497
Toronto	East York						0			0	0	0
	Etobicoke						0			0	0	0
	North York	2		4	56	62	19	0		0	23	42
	Old Toronto			0	12	12	0	0		0	0	0
	Scarborough	11		8	172	191	3	0		0	3	6
	York				59	59	0			0	5	5
	Total	13		12	299	324	22	0		0	31	53
York	Aurora	127			89	216	33	0	0	0	72	105
	East Gwillimbury	264		31	50	345	83			8	35	126
	Georgina	156			3	159	0	0		0	0	0
	King	0			24	24	0	0		0	0	0
	Markham	245			385	630	14	0		0	29	43
	Newmarket	1	2	7	46	56	0	0		7	50	57
	Richmond Hill	274	0	30	381	685	137	0		7	120	264
	Vaughan	456		11	354	821	126	0		0	88	214
	Whitchurch-Stouffville	414			121	535	2			0	0	2
	Total	1,937	2	79	1,453	3,471	395	0	0	22	394	811
Grand Total		4,683	50	263	4,416	9,412	807	0	0	38	1,109	1,954

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