



Greater Toronto Area Low Rise Projects

New Homes Monthly Market
Report Data as of June 2022

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Jun-22		Jun-21		Change
High Rise	1,519		2,713		-44.0%
Low Rise	175		1,130		-84.5%
Total	1,694		3,843		-55.9%
Year to Date Sales	Jan.-Jun. 2022		Jan.-Jun. 2021		Y/Y Change
High Rise	15,722		15,663		0.4%
Low Rise	3,430		8,780		-60.9%
Total	19,152		24,443		-21.6%
Year to Date Supply	Jan.-Jun. 2022		Jan.-Jun. 2021		Y/Y Change
High Rise	16,978		12,947		31.1%
Low Rise	4,593		8,381		-45.2%
Total	21,571		21,328		1.1%
Year to Date Completions	Jan.-Jun. 2022		Jan.-Jun. 2021		Y/Y Change
High Rise	5,154		8,646		-40.4%
Remaining Inventory	Jun-22	May-22	Jun-21	M/M Change	Y/Y Change
High Rise	9,717	8,097	9,592	20.0%	1.3%
Low Rise	1,922	1,973	1,915	-2.6%	0.4%
Total	11,639	10,070	11,507	15.6%	1.1%
Benchmark Price	Jun-22	May-22	Jun-21	M/M Change	Y/Y Change
High Rise	\$1,189,894	\$1,176,080	\$1,058,366	1.2%	12.4%
Low Rise	\$1,843,595	\$1,814,774	\$1,405,597	1.6%	31.2%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	14	329	323	178	
High Rise Units	3,245	85,434	90,259	43,680	
% Sold*	35%	89%	94%	81%	
Low Rise Projects	4	161			
Low Rise Units	57	19,366			
% Sold*	67%	90%			

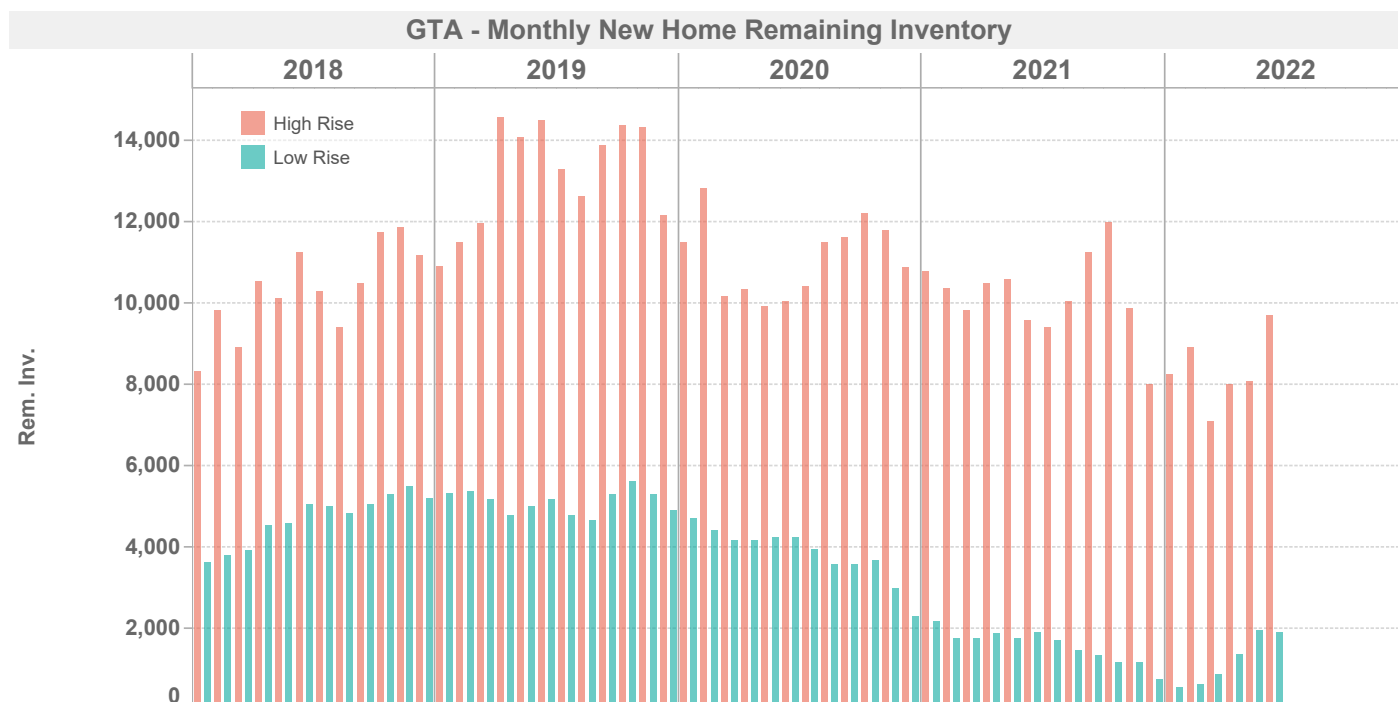
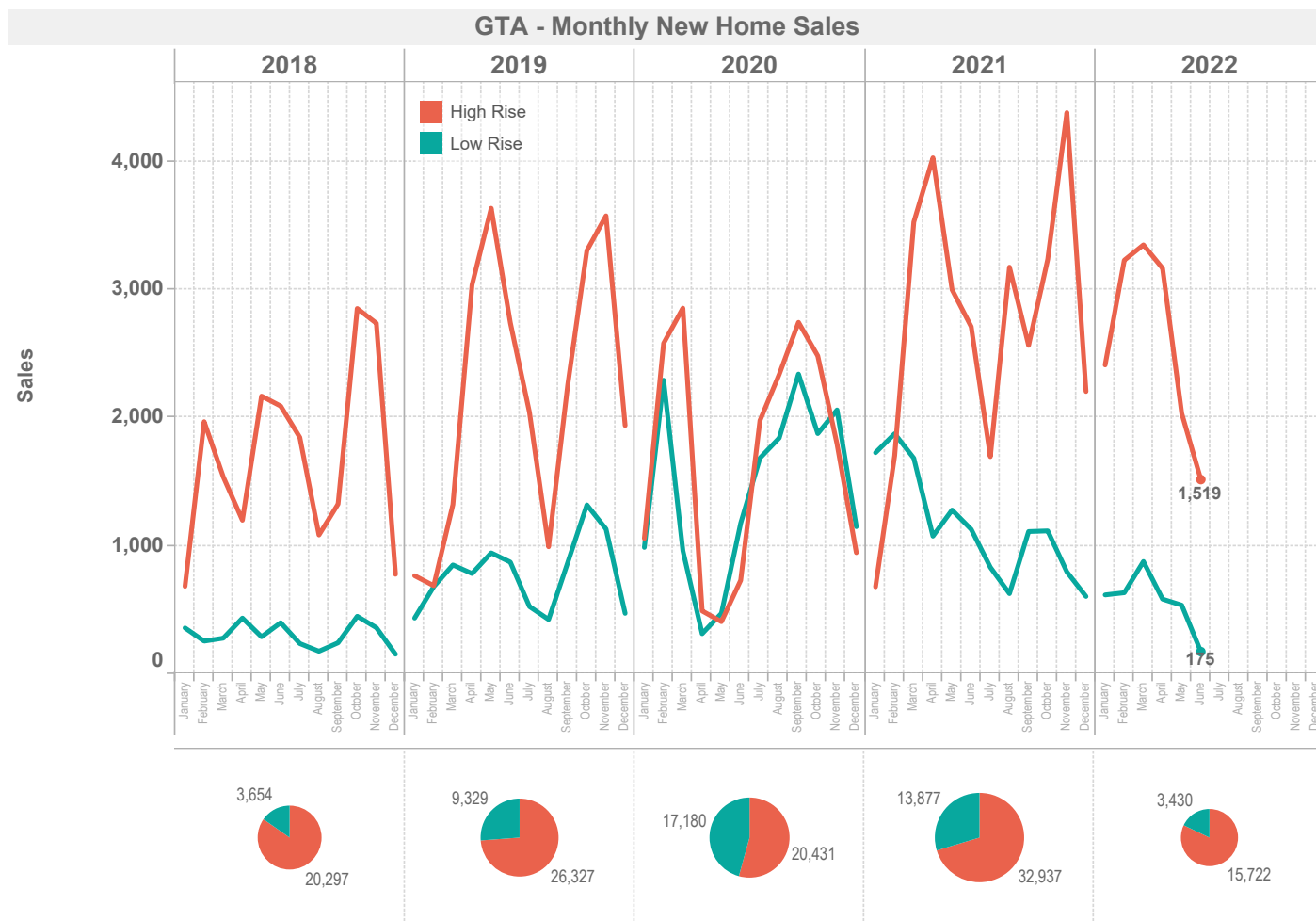
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

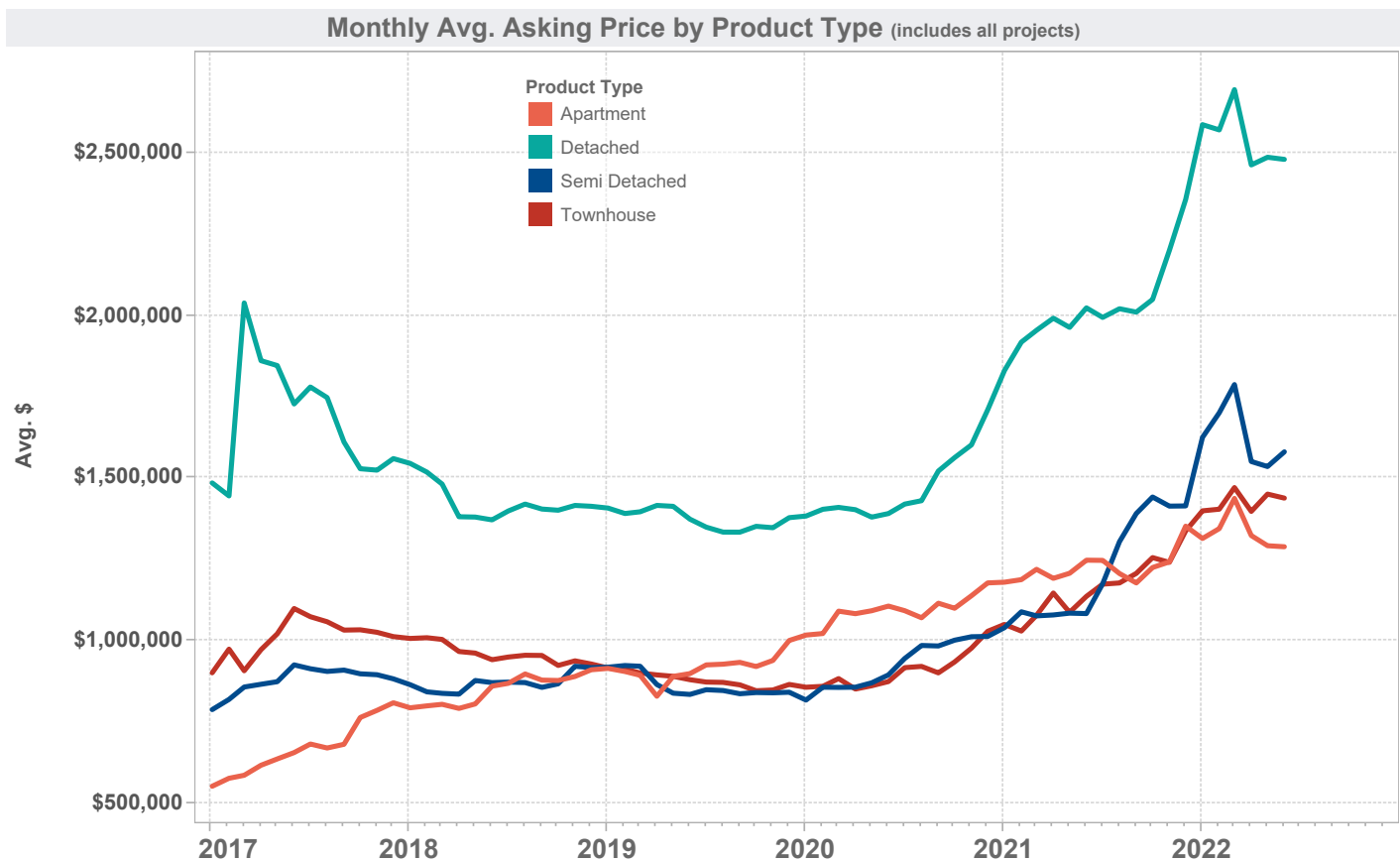
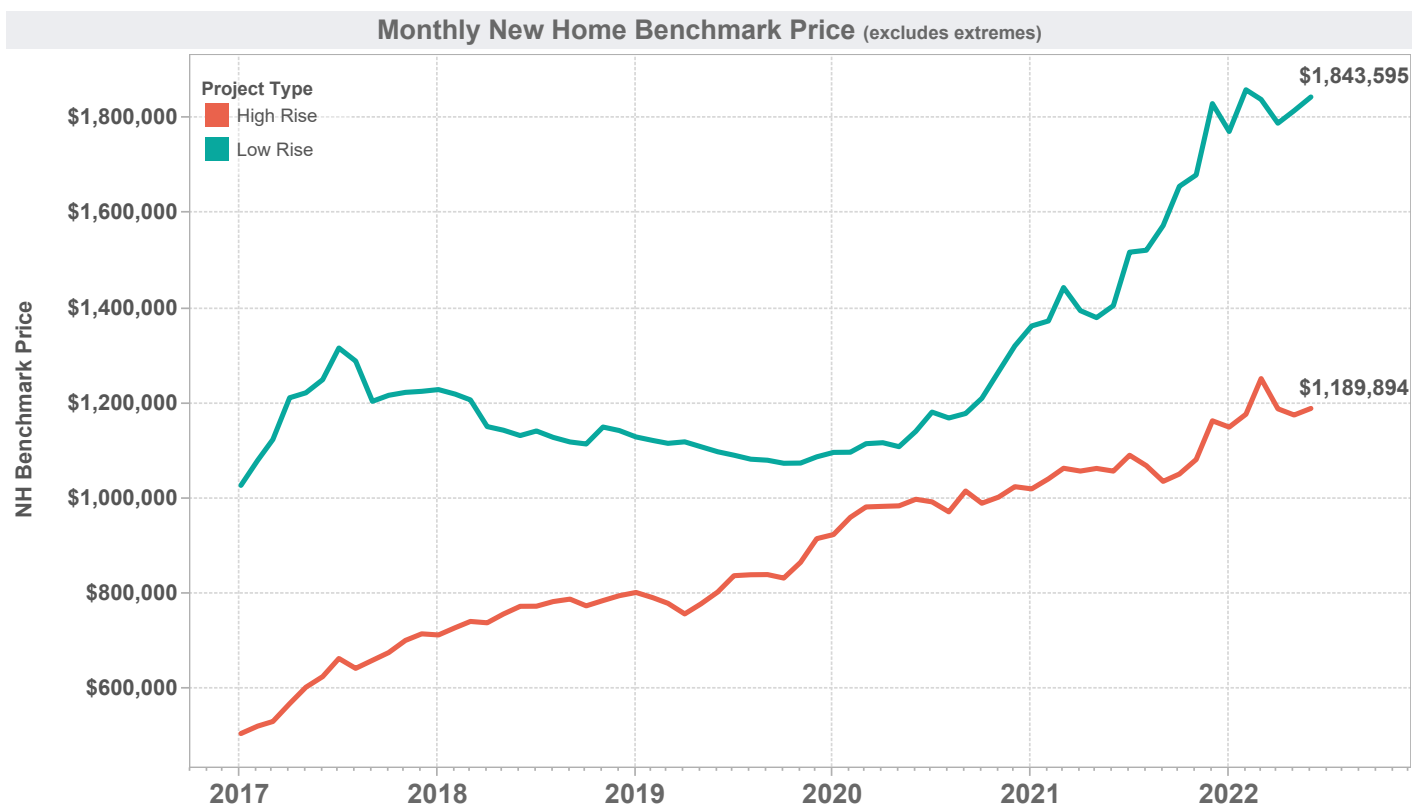
Under Construction: Includes all projects, regardless of whether sold out or not, that are currently under construction.

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

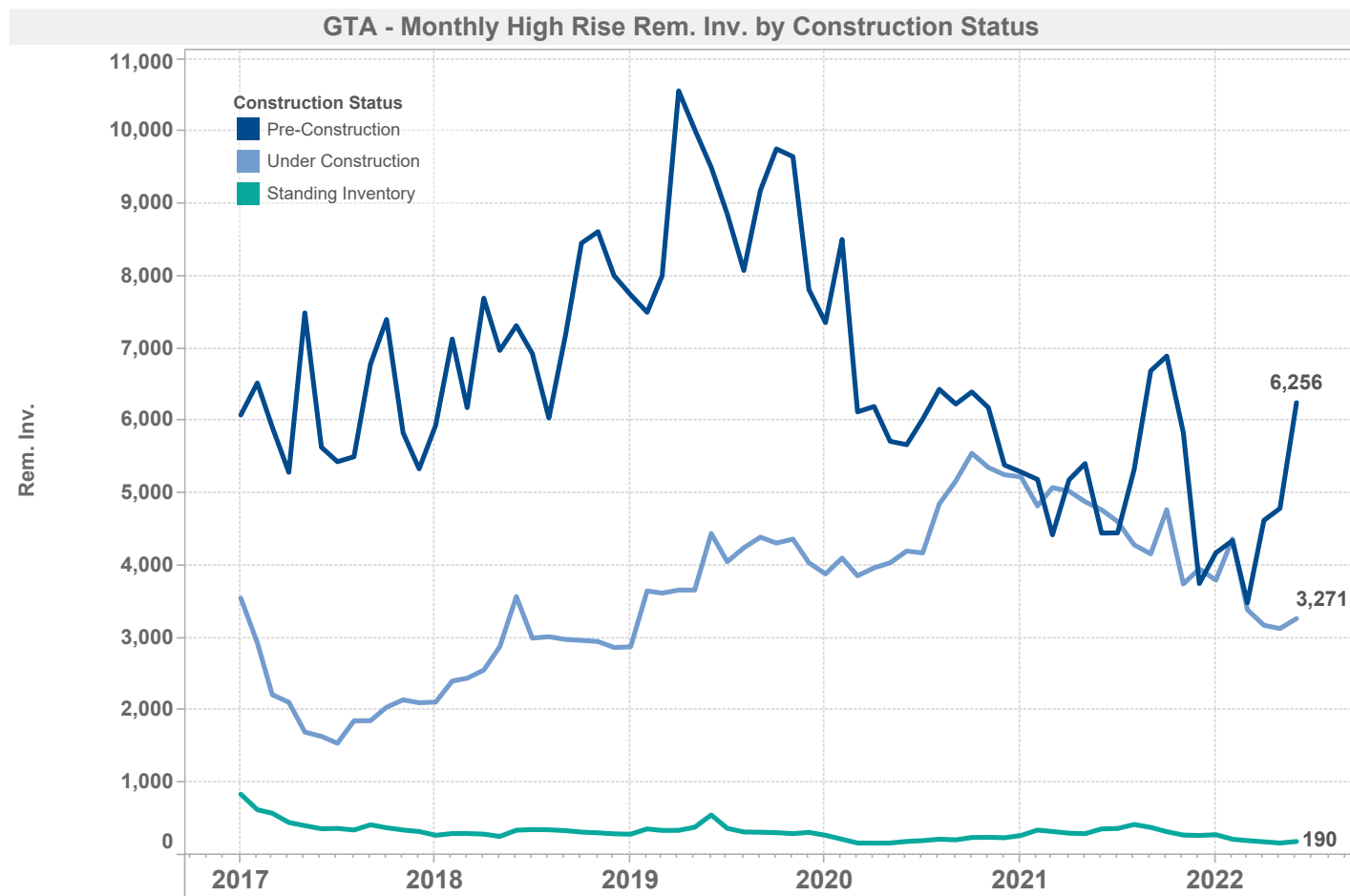
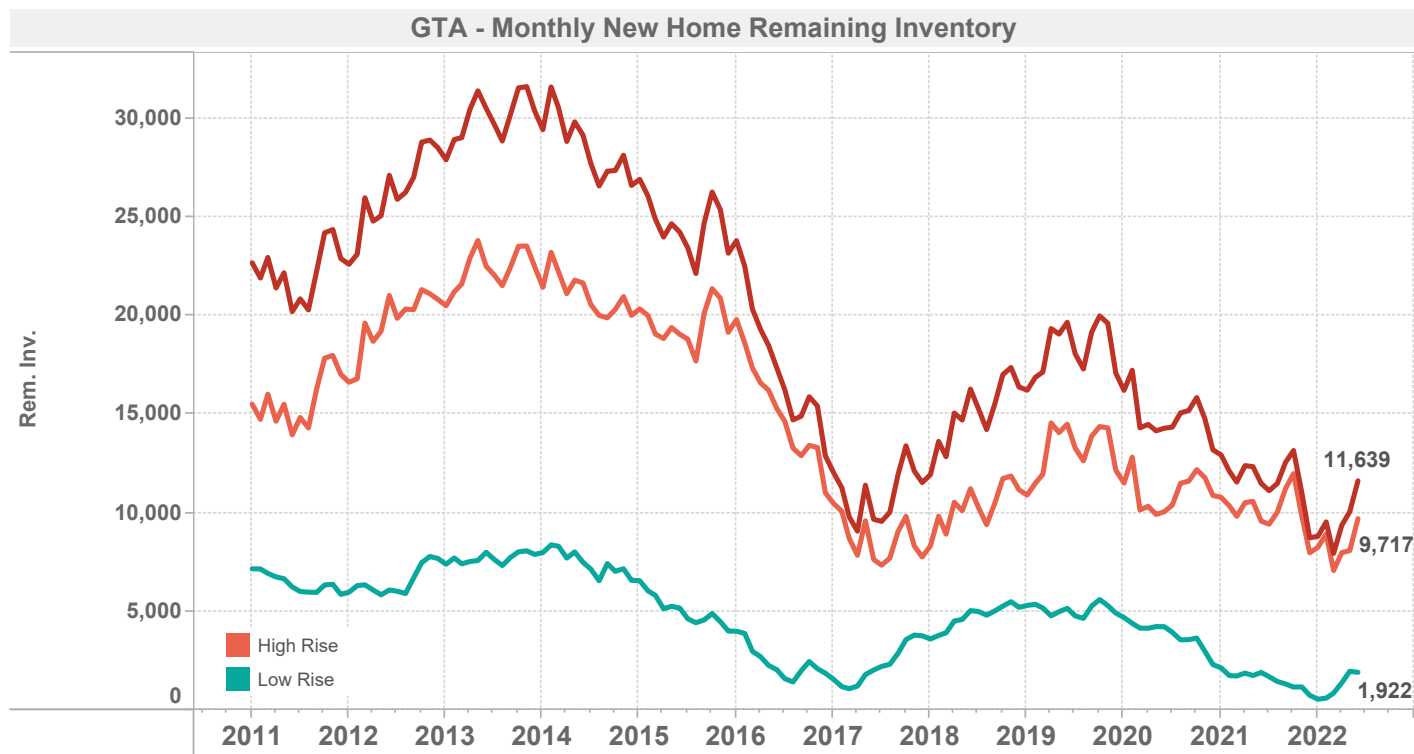
Sales & Remaining Inventory



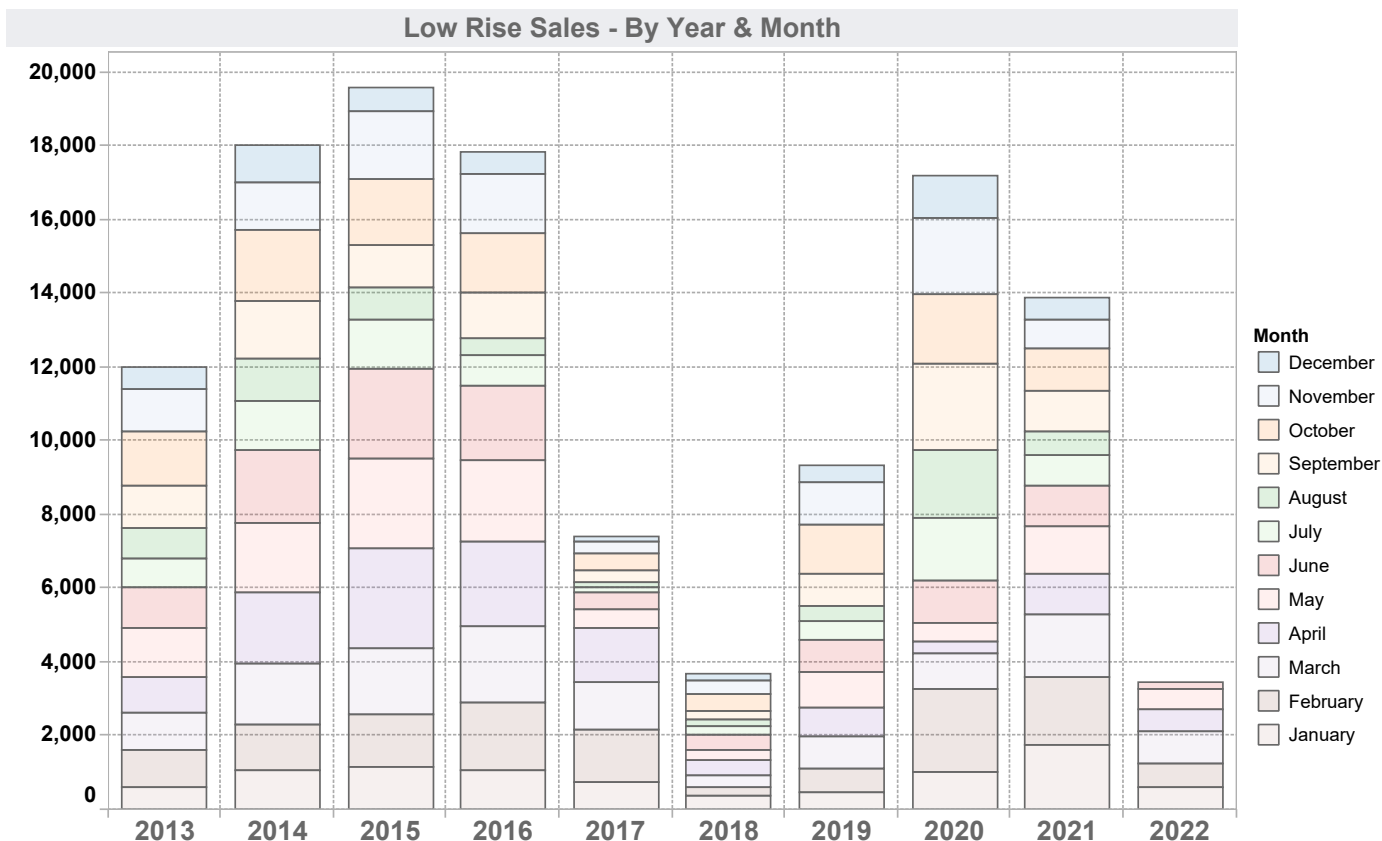
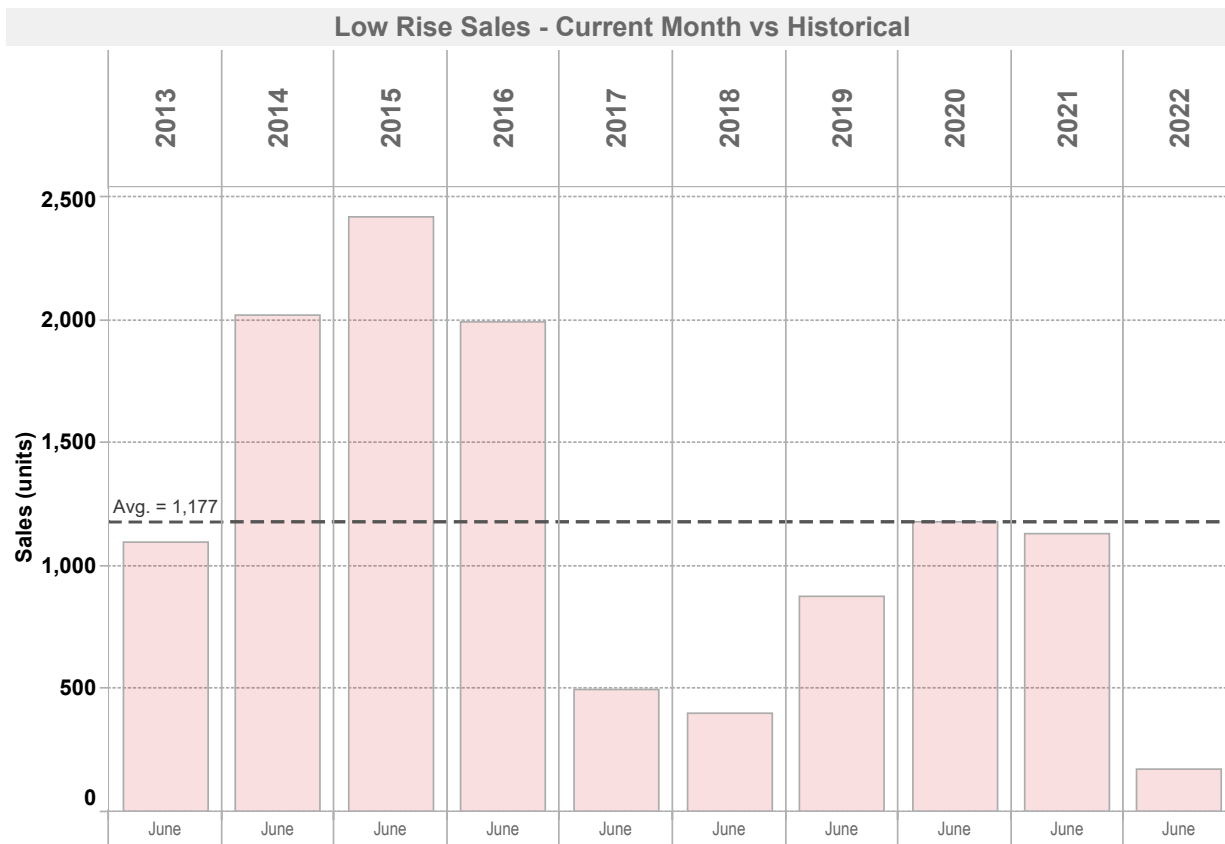
Pricing



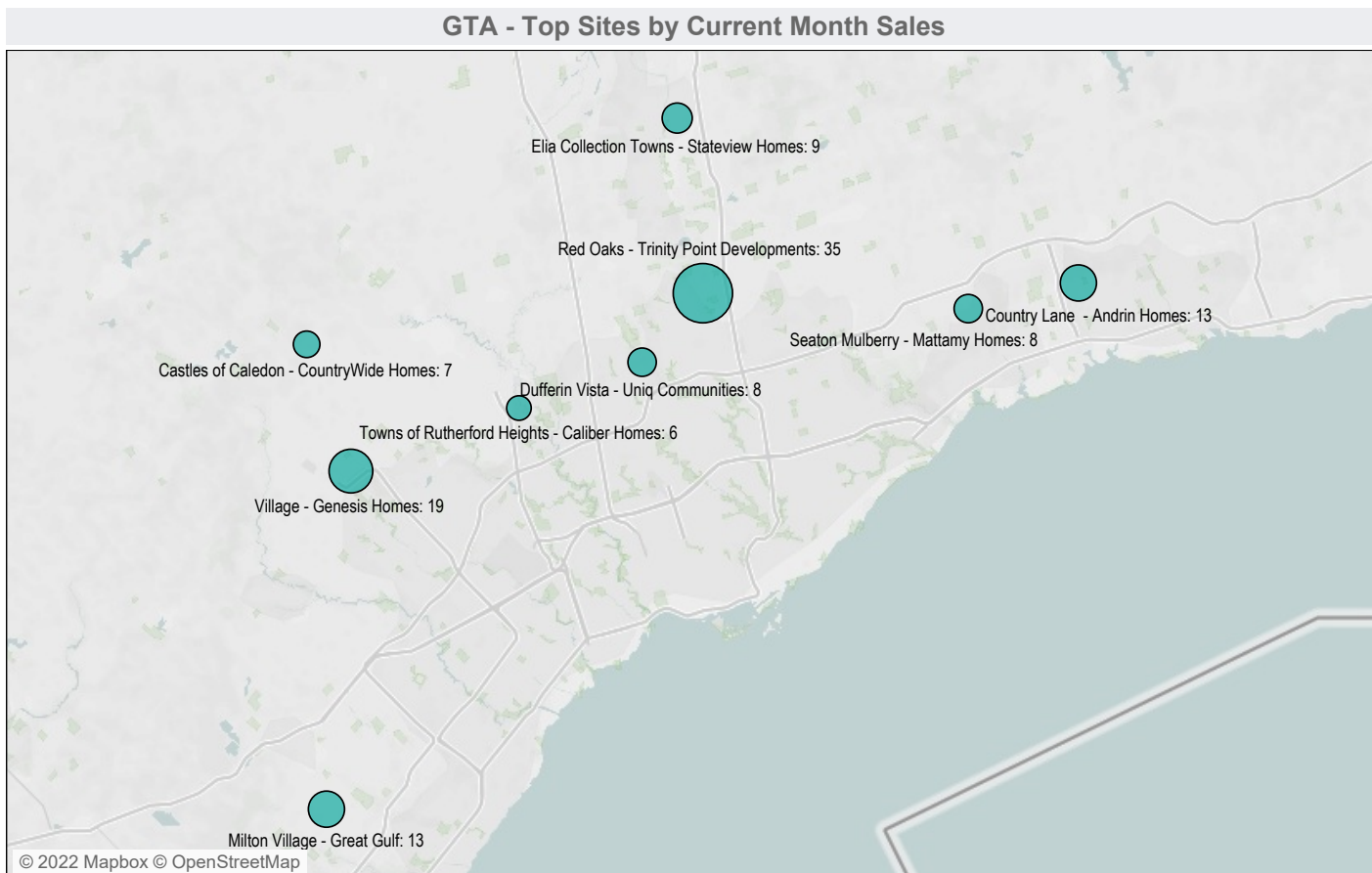
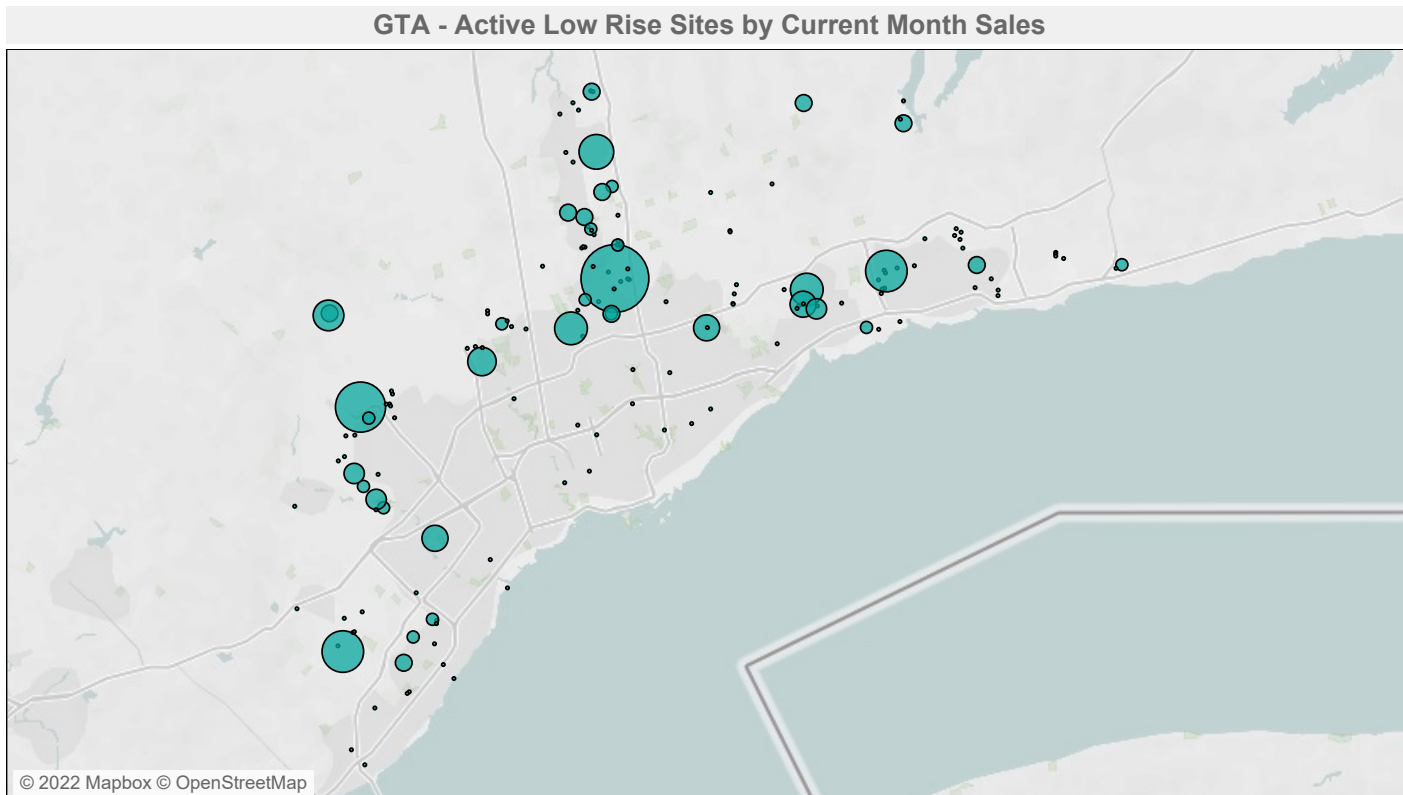
Remaining Inventory



Historical Sales Comparison



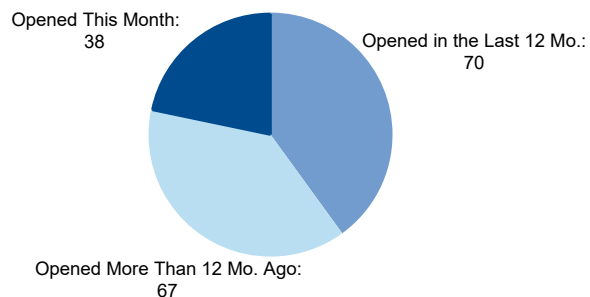
Current Sites



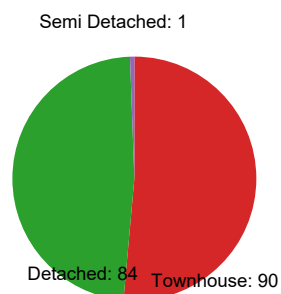
Monthly Sales Breakdown

Current Month Low Rise Sales Breakdown

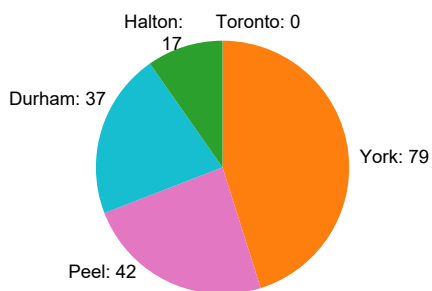
Sales by Opening Date



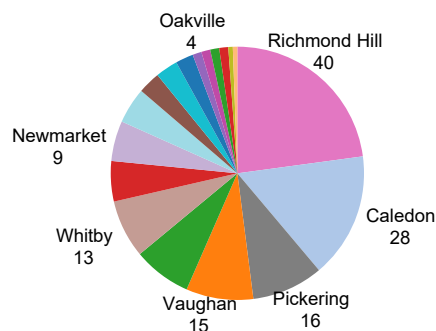
Sales by Product Type



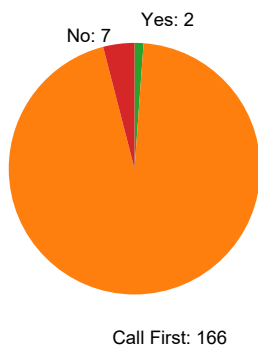
Sales by Region



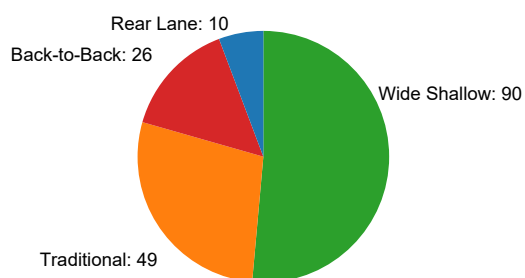
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



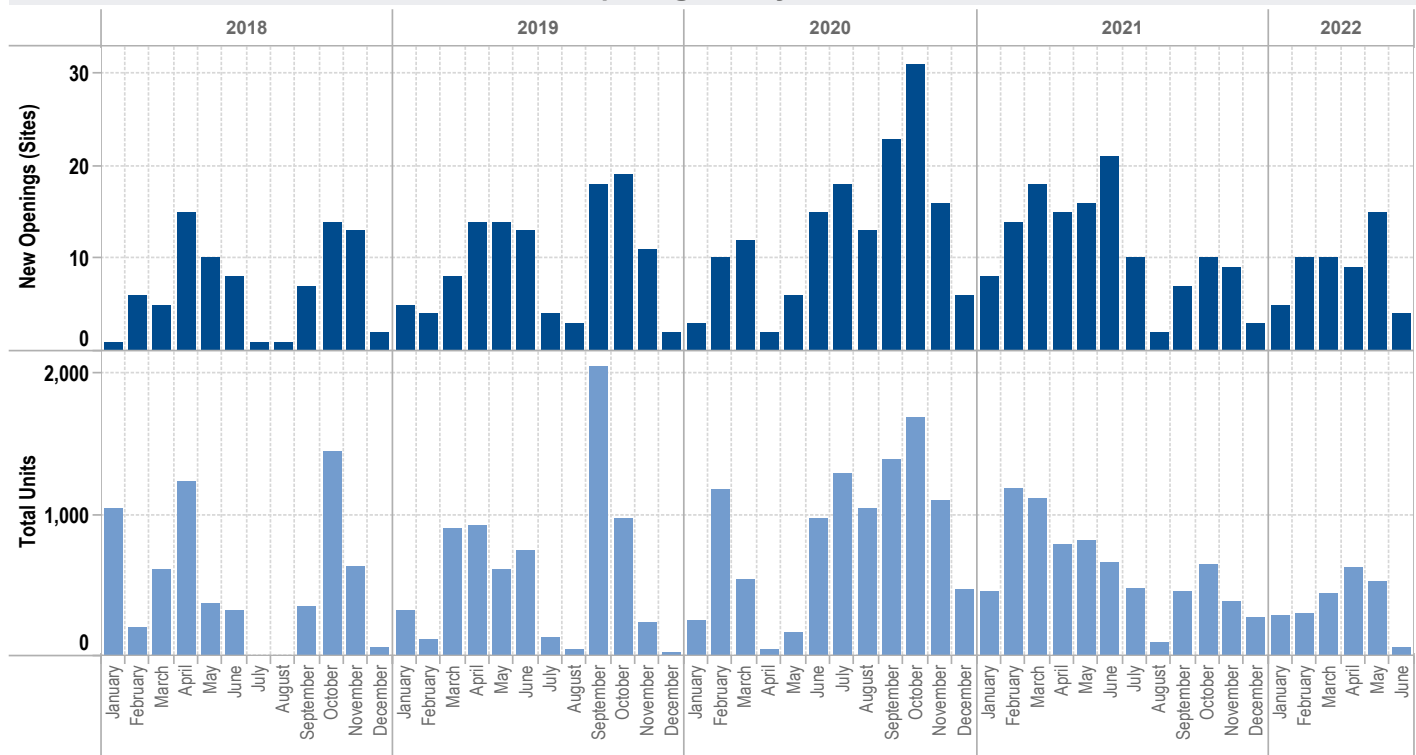
New Openings

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

Site Name	Tenure	Municipality	opening date	No# of Units	Current Month Sales *	Rem Inv	Avg. \$/SF
Wyldwood Trail - Oxford Developments	Freehold Common Element	Uxbridge	6/2/2022	10	2	8	\$526
Seaton Mulberry - Mattamy Homes	Freehold	Pickering	6/17/2022	1	1	0	
Red Oaks - Trinity Point Developments	Freehold	Richmond Hill	6/18/2022	38	35	3	\$755
Maya Urban Towns - LIV Communities	Freehold Common Element	Brampton	6/20/2022	8	0	8	\$707
Grand Total				57	38	19	\$638

* 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	13							615	17.9%		17.9%	
Paradise Developments	42	38	56	140	13	3							292	8.5%		26.4%	
Sundial Homes		69	30	0	45	0							144	4.2%		30.6%	
Great Gulf	39	32	31	9	4	14							129	3.8%		34.4%	
Fieldgate Homes and SmartCentres	30	22	17	29	9	0							107	3.1%		37.5%	
Gold Park Homes			45	39	23	0							107	3.1%		40.6%	
Fieldgate Homes	6	1	16	33	22	6							84	2.4%		43.1%	
Arya Corporation	39	25	14										78	2.3%		45.4%	
Profile Developments			77	1	0	0							78	2.3%		47.6%	
Stanford Homes	0	1	0	64	8	1							74	2.2%		49.8%	
Branthaven Homes		45	7	6	12	3							73	2.1%		51.9%	
Andrin Homes	0	0	0	27	32	13							72	2.1%		54.0%	
Remington Homes	0	0	30	18	13	5							66	1.9%		55.9%	
CountryWide Homes	15	15	8	6	13	8							65	1.9%		57.8%	
Starlane Home Corporation		50	9										59	1.7%		59.6%	
Lindvest	0	16	42	0	0	0							58	1.7%		61.3%	
Caivan					56	1							57	1.7%		62.9%	
Aspen Ridge Homes	4	35	0	0	12	5							56	1.6%		64.5%	
Dunpar Homes	9	39	6	0	0	0							54	1.6%		66.1%	
Conservatory Group	7	29	9	0	1	3							49	1.4%		67.6%	
Pemberton Group			31	18	0	0							49	1.4%		69.0%	
Deco Homes			38	0	10	0							48	1.4%		70.4%	
	618	635	879	585	538	175							3,430				

Top Builders - Last 12 Months

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

Builder	2021						2022						Total	Market Share		Cum. Mkt. Share	
	July	August	September	October	November	December	January	February	March	April	May	June		%		%	
Mattamy Homes	33	36	118	140	127	21	72	100	248	120	62	13	1,090	12.8%		12.8%	
Paradise Developments	3	5	101	219	9	3	42	38	56	140	13	3	632	7.4%		20.2%	
Great Gulf	27	13	11	35	48	29	39	32	31	9	4	14	292	3.4%		23.6%	
Primont Homes	56	12	5	59	45	50	32	9	0	0	2	1	271	3.2%		26.8%	
Fieldgate Homes	89	53	18	14	1	4	6	1	16	33	22	6	263	3.1%		29.9%	
Sorbara	49	25	21	58	64	8	16	11	1	0	1	0	254	3.0%		32.9%	
Gold Park Homes	117	0	1						45	39	23	0	225	2.6%		35.5%	
Medallion Developments	7	24	34	14	46	46	38	8					217	2.5%		38.0%	
CountryWide Homes	3	12	31	17	43	22	15	15	8	6	13	8	193	2.3%		40.3%	
Stateview Homes			147	1	1						32	9	190	2.2%		42.5%	
Remington Homes	38	19	52	9	0	0	0	0	30	18	13	5	184	2.2%		44.7%	
Conservatory Group	11	25	29	22	20	15	7	29	9	0	1	3	171	2.0%		46.7%	
Brookfield Residential	37	38	23	15	17	10	10	6	1	3	0	2	162	1.9%		48.6%	
Delpark Homes	0	0	0	113	16	2	0	20	0	0	0	2	153	1.8%		50.4%	
Sundial Homes	3	2						69	30	0	45	0	149	1.7%		52.1%	
Regal Crest Homes	16	16	10	9	11	47	17	0	0	1	20	0	147	1.7%		53.9%	
Madison Group	16	2	64	23	0	0	21	0	0	14	0	0	140	1.6%		55.5%	
Fieldgate Homes and SmartCentres						25	30	22	17	29	9	0	132	1.5%		57.1%	
Aspen Ridge Homes	8	9	23	20	10	3	4	35	0	0	12	5	129	1.5%		58.6%	
Dunpar Homes	26	26	14	4	2	3	9	39	6	0	0	0	129	1.5%		60.1%	
Starlane Home Corporation		25	27	18				50	9				129	1.5%		61.6%	
Deco Homes	24	0	0	26	21				38	0	10	0	119	1.4%		63.0%	
	834	628	1,113	1,118	798	606	618	635	879	585	538	175	8,527				

Top Sites

GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2022 June
Red Oaks - Trinity Point Developments	Richmond Hill	Detached	41'	15
			45'	16
			60'	4
			Total	35
Village - Genesis Homes	Caledon	Townhouse	20'	19
			Total	19
Country Lane - Andrin Homes	Whitby	Detached	26'	3
			36'	5
			45'	2
		Townhouse	20'	3
			Total	13
Milton Village - Great Gulf	Milton	Detached	31'	0
			36'	0
		Townhouse	21'	13
			Total	13
Elia Collection Towns - Stateview Homes	Newmarket	Townhouse	20'	4
			21'	5
			Total	9
Dufferin Vista - Uniq Communities	Vaughan	Townhouse	20'	8
			Total	8
Seaton Mulberry - Mattamy Homes	Pickering	Detached	30'	3
			36'	2
			43'	2
			66'	1
			Total	8
Castles of Caledon - CountryWide Homes	Caledon	Detached	44'	4
			50'	3
			Total	7
Towns of Rutherford Heights - Caliber Homes	Vaughan	Townhouse	18'	6
			Total	6
Seaton - Fieldgate Homes	Pickering	Detached	30'	0
		Townhouse	21'	5
		Total		5
Victory Green - Remington Homes	Markham	Townhouse	20'	5
			Total	5
Whitehorn Woods - National Homes	Mississauga	Townhouse	16'	5
			Total	5
DeerView Heights - Stonepay	Pickering	Townhouse	18'	3
			Total	3
Mount Pleasant North - Mattamy Homes	Brampton	Townhouse	21'	1
			23'	2
			Total	3
Queens Lane - Branthaven Homes	Brampton	Townhouse	20'	3
			Total	3

Yr. Over Yr. Sales Comparison

Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	June 2021					June 2022				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	• 2			• 40	• 42	• 0			• 1	• 1
	Brock	• 7			• 0	• 7					
	Clarington	• 2			• 97	• 99	• 0			• 1	• 1
	Oshawa	• 87	• 2		• 37	• 126	• 2	• 0		• 0	• 2
	Pickering	• 7		• 11	• 39	• 57	• 8		• 0	• 8	• 16
	Scugog	• 0			• 0	• 0	• 2				• 2
	Uxbridge	• 0			• 20	• 20	• 0			• 2	• 2
	Whitby	• 3	• 0	• 7	• 64	• 74	• 10		• 0	• 3	• 13
	Total	• 108	• 2	• 18	• 297	• 425	• 22	• 0	• 0	• 15	• 37
Halton	Burlington			• 0	• 0	• 0			• 0	• 0	• 0
	Halton Hills	• 1				• 1				• 0	• 0
	Milton	• 43		• 6	• 41	• 90	• 0			• 13	• 13
	Oakville	• 33			• 17	• 50	• 4			• 0	• 4
	Total	• 77		• 6	• 58	• 141	• 4		• 0	• 13	• 17
Peel	Brampton	• 21		• 0	• 17	• 38	• 2		• 0	• 7	• 9
	Caledon	• 53			• 14	• 67	• 9			• 19	• 28
	Mississauga			• 2	• 16	• 18				• 5	• 5
	Total	• 74		• 2	• 47	• 123	• 11		• 0	• 31	• 42
Toronto	East York										
	Etobicoke										
	North York	• 0		• 0	• 8	• 8	• 0			• 0	• 0
	Old Toronto			• 0	• 0	• 0			• 0		• 0
	Scarborough	• 0				• 0	• 0			• 0	• 0
	York				• 5	• 5				• 0	• 0
	Total	• 0		• 0	• 13	• 13	• 0		• 0	• 0	• 0
York	Aurora	• 8				• 8	• 5			• 3	• 8
	East Gwillimbury	• 57		• 6	• 20	• 83	• 2		• 0	• 0	• 2
	Georgina	• 77			• 0	• 77					
	King	• 0				• 0	• 0				• 0
	Markham	• 14			• 27	• 41	• 0			• 5	• 5
	Newmarket	• 0	• 1			• 1		• 0	• 0	• 9	• 9
	Richmond Hill	• 11	• 0	• 0	• 48	• 59	• 39	• 0	• 1	• 0	• 40
	Vaughan	• 53		• 4	• 18	• 75	• 1			• 14	• 15
	Whitchurch-Stouffville	• 80			• 4	• 84	• 0				• 0
	Total	• 300	• 1	• 10	• 117	• 428	• 47	• 0	• 1	• 31	• 79
Grand Total		• 559	• 3	• 36	• 532	• 1,130	• 84	• 0	• 1	• 90	• 175

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	40			176	216	8	0		0	2	10	
	Brock	29			9	38	0				0	0	
	Clarington	47			46	93	1	0		0	15	16	
	Oshawa	338	0		233	571	0	0		0	2	2	
	Pickering	282		7	313	602	2	0	0	0	30	32	
	Scugog	96	26		35	157	9	0		0	0	9	
	Uxbridge	6			113	119	18	0		0	25	43	
	Whitby	176	20	96	234	526	12	0		15	53	80	
	Total	1,014	46	103	1,159	2,322	50	0	0	15	127	192	
Halton	Burlington	89		1	63	153	0	0		0	7	7	
	Halton Hills				36	36	0	0		0	3	3	
	Milton	235		9	121	365	4	0		0	0	4	
	Oakville	336			412	748	172			0	199	371	
	Total	660		10	632	1,302	176	0		0	209	385	
Peel	Brampton	749		26	270	1,045	157	0		0	248	405	
	Caledon	134			74	208	26	0		0	0	26	
	Mississauga			7	197	204	0	0		0	81	81	
	Total	883		33	541	1,457	183	0		0	329	512	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York	2		4	48	54	19	0		0	0	19	
	Old Toronto			0	12	12	0	0		3	0	3	
	Scarborough	11		8	172	191	3	0		0	0	3	
	York				54	54	0			0	5	5	
	Total	13		12	286	311	22	0		3	5	30	
York	Aurora	117			92	209	35	0	0	0	69	104	
	East Gwillimbury	209		25	30	264	81			8	35	124	
	Georgina	79			3	82	0	0		0	0	0	
	King	0			24	24	0	0		0	0	0	
	Markham	231			363	594	36	0		0	24	60	
	Newmarket	1	1	7	45	54	0	0		7	4	11	
	Richmond Hill	306	0	31	359	696	151	0		8	121	280	
	Vaughan	402		7	352	761	138	0		0	84	222	
	Whitchurch-Stouffville	334			117	451	2			0	0	2	
	Total	1,679	1	70	1,385	3,135	443	0	0	23	337	803	
Grand Total	4,249	47	228	4,003	8,527	874	0	0	41	1,007	1,922		

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