



Greater Toronto Area High 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%			

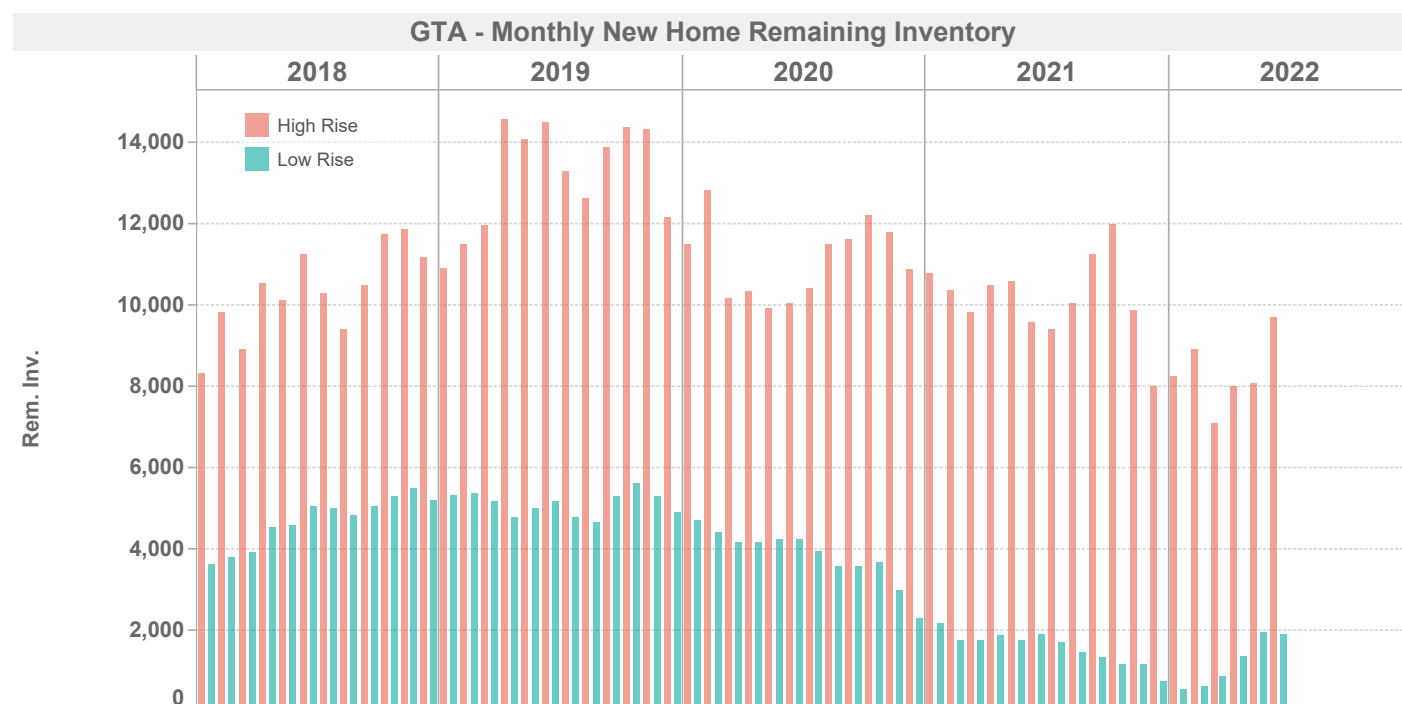
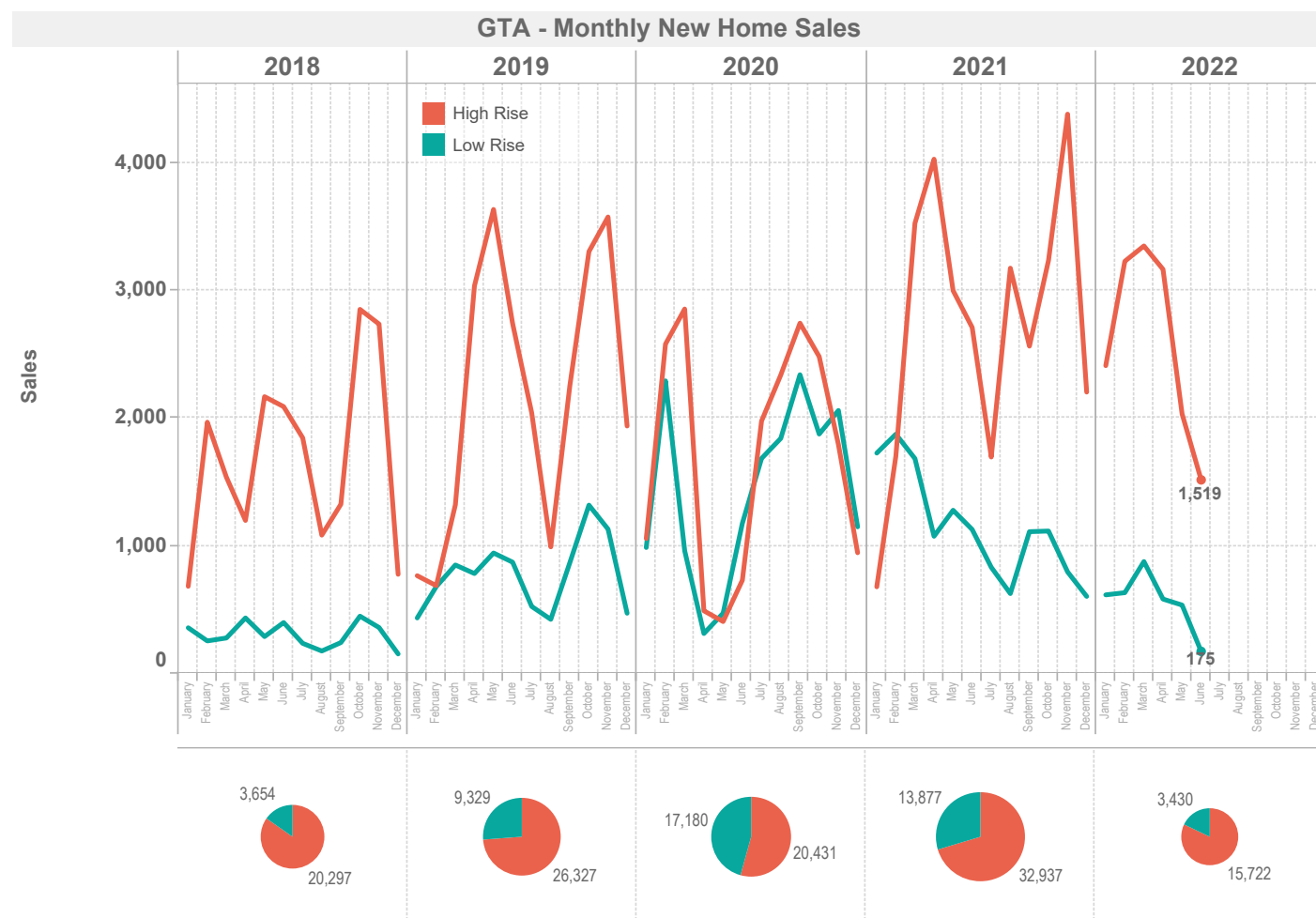
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

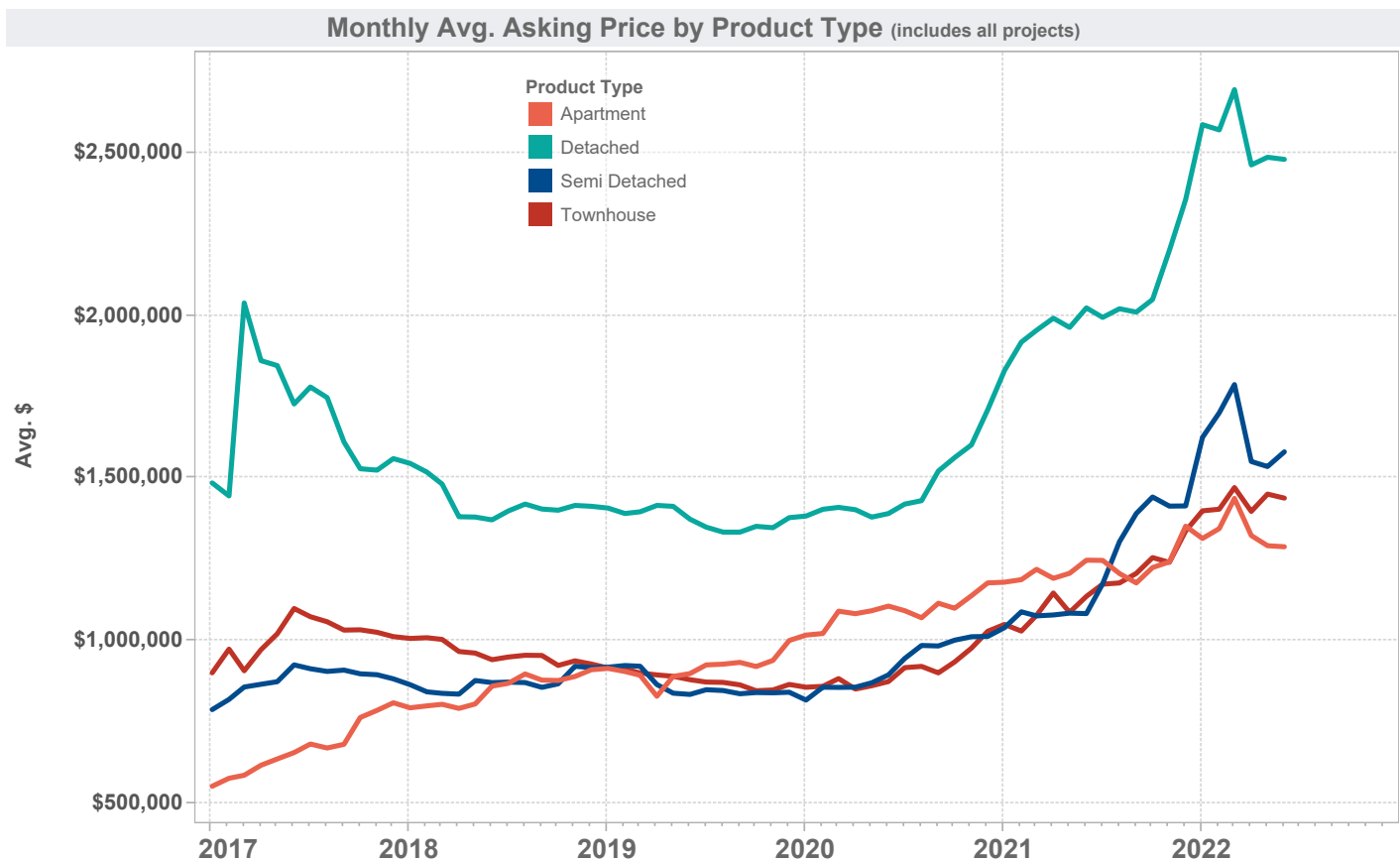
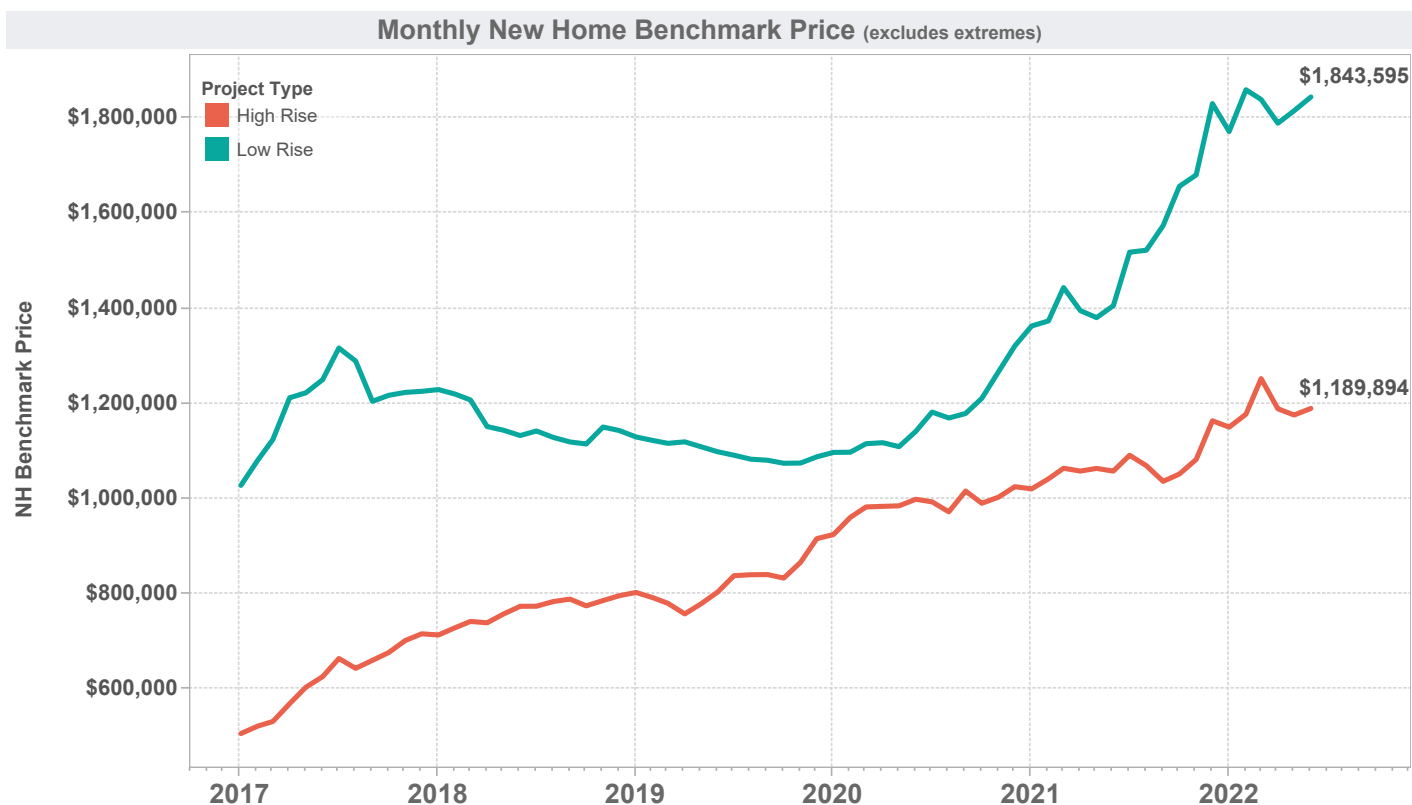
Under Construction: Includes all projects, regardless of whether sold out or not, that are currently under construction.

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

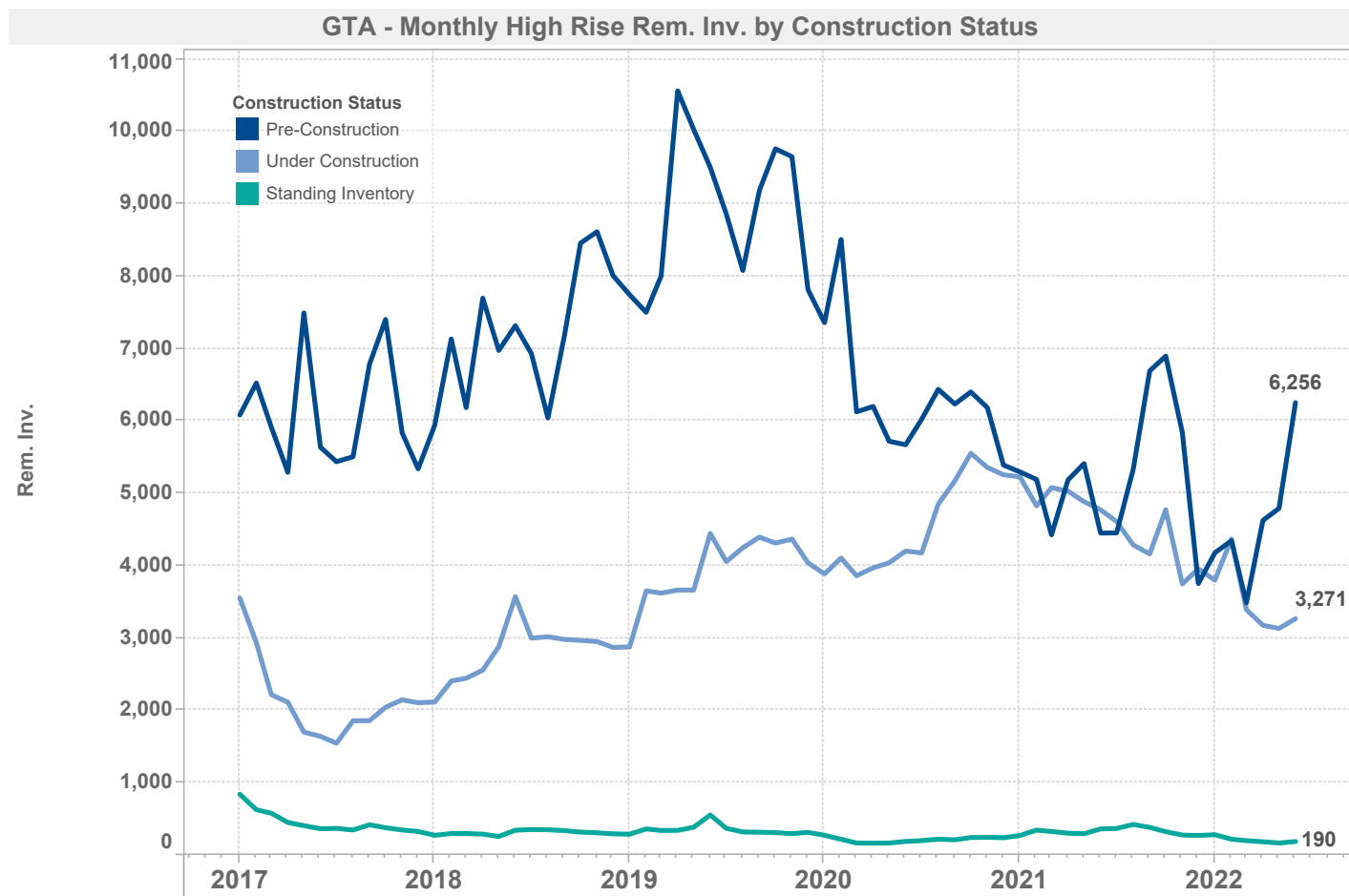
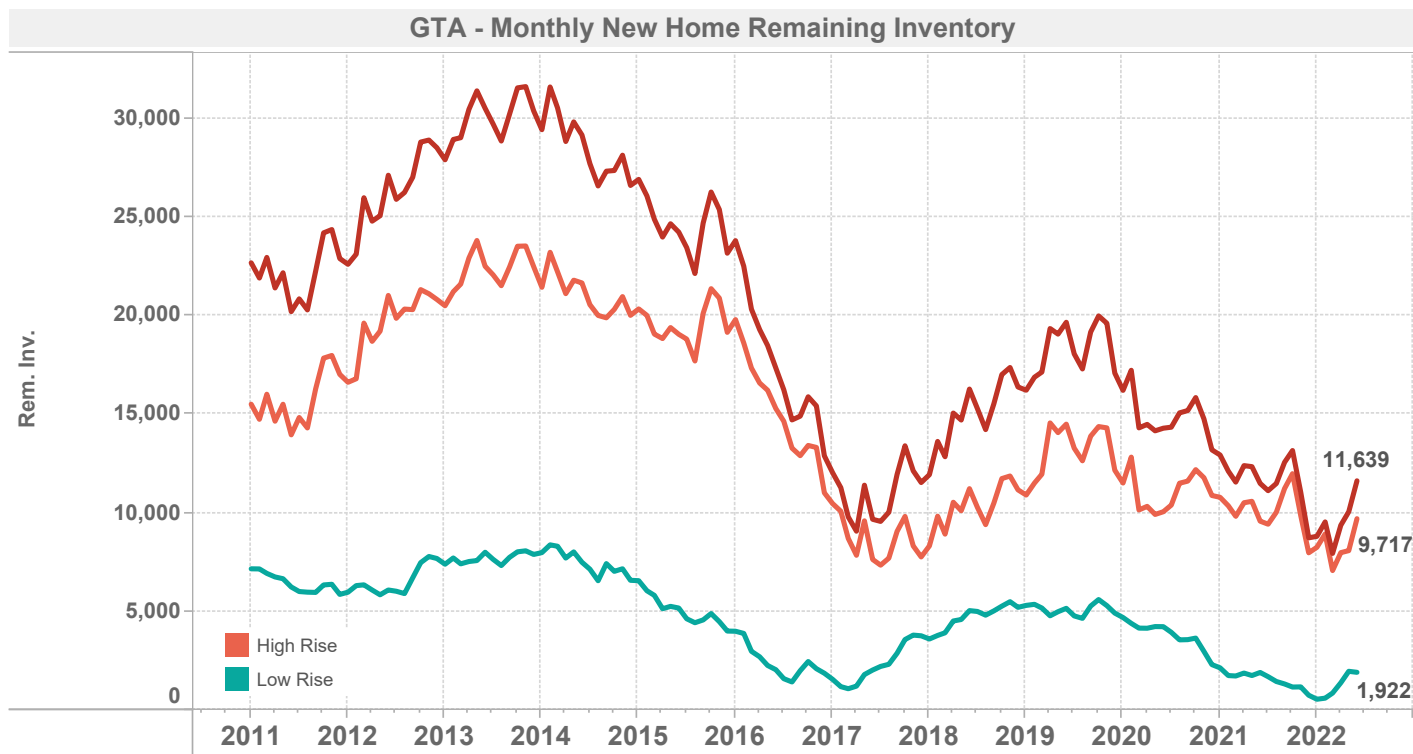
Sales & Remaining Inventory



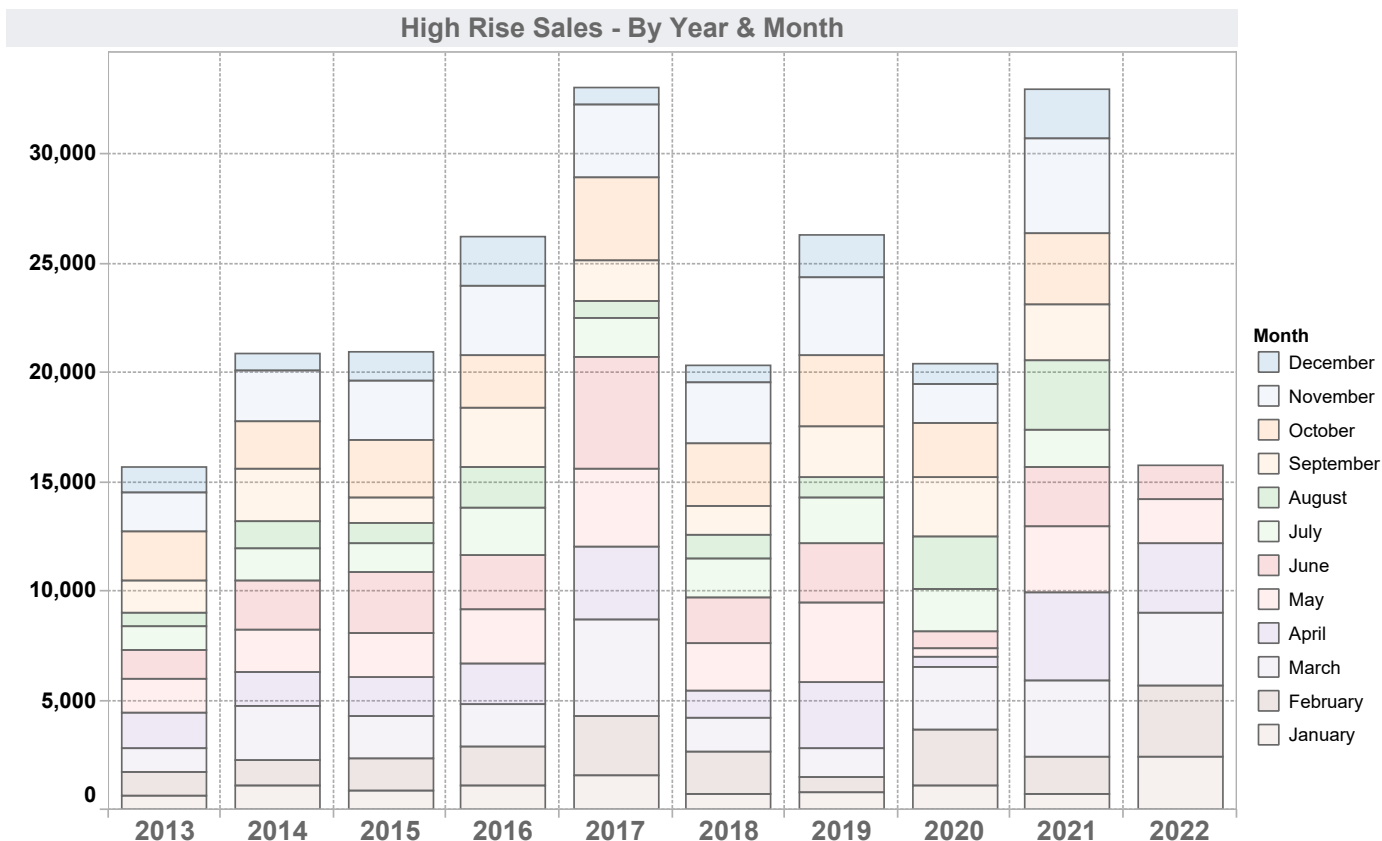
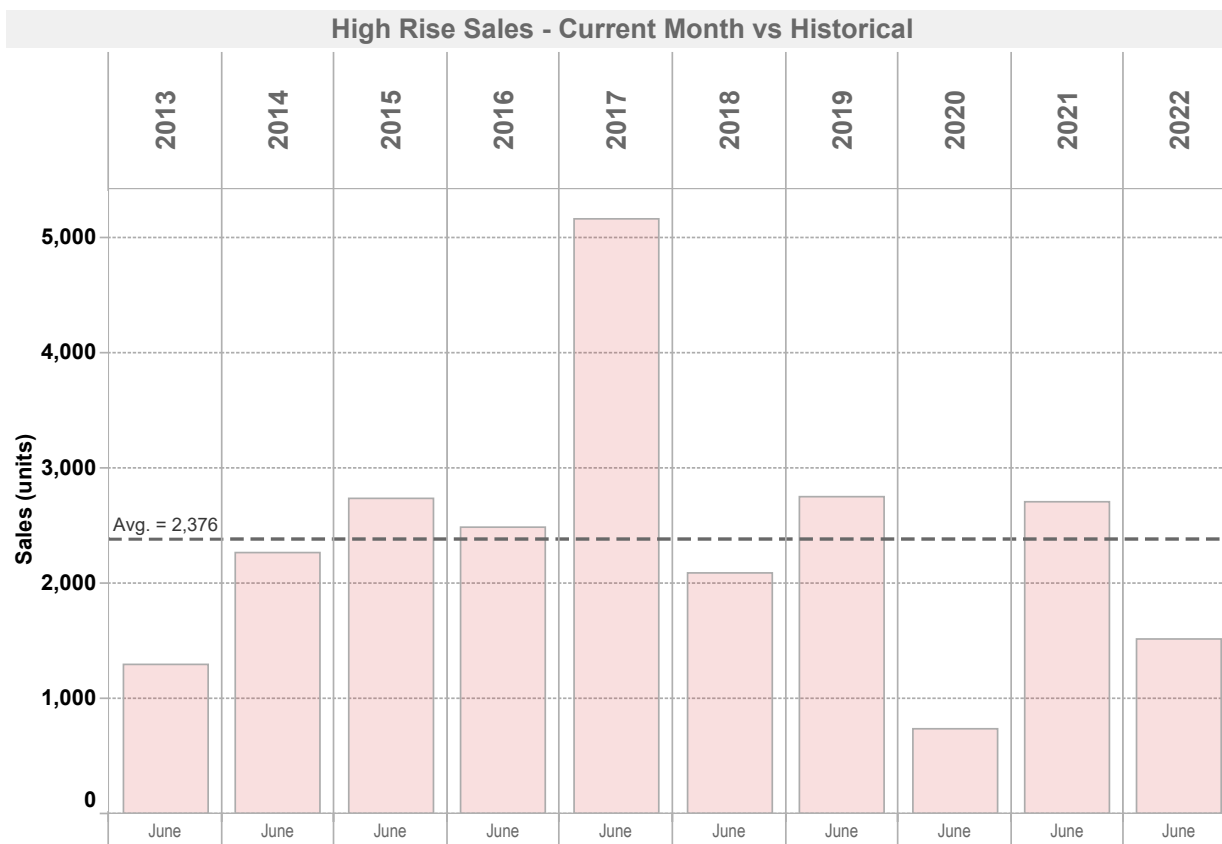
Pricing



Remaining Inventory

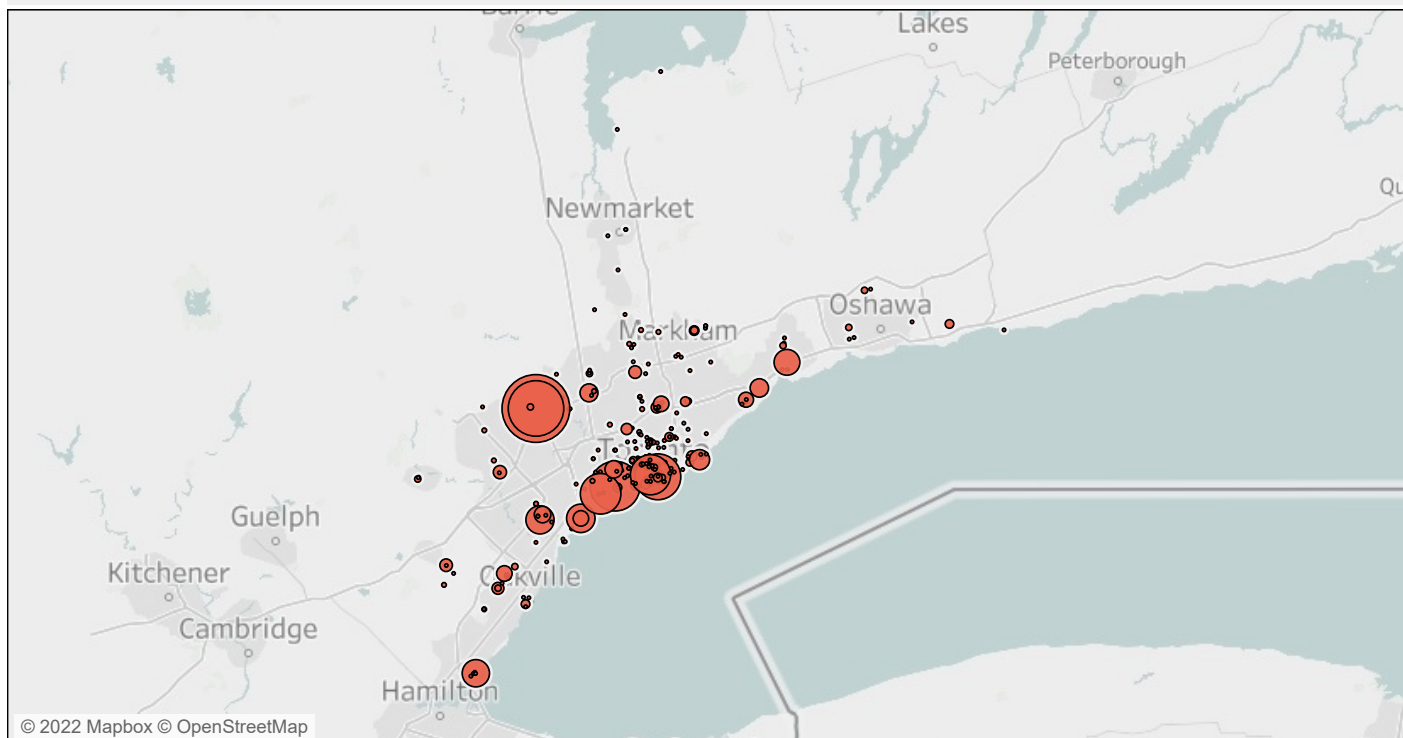


Historical Sales Comparison

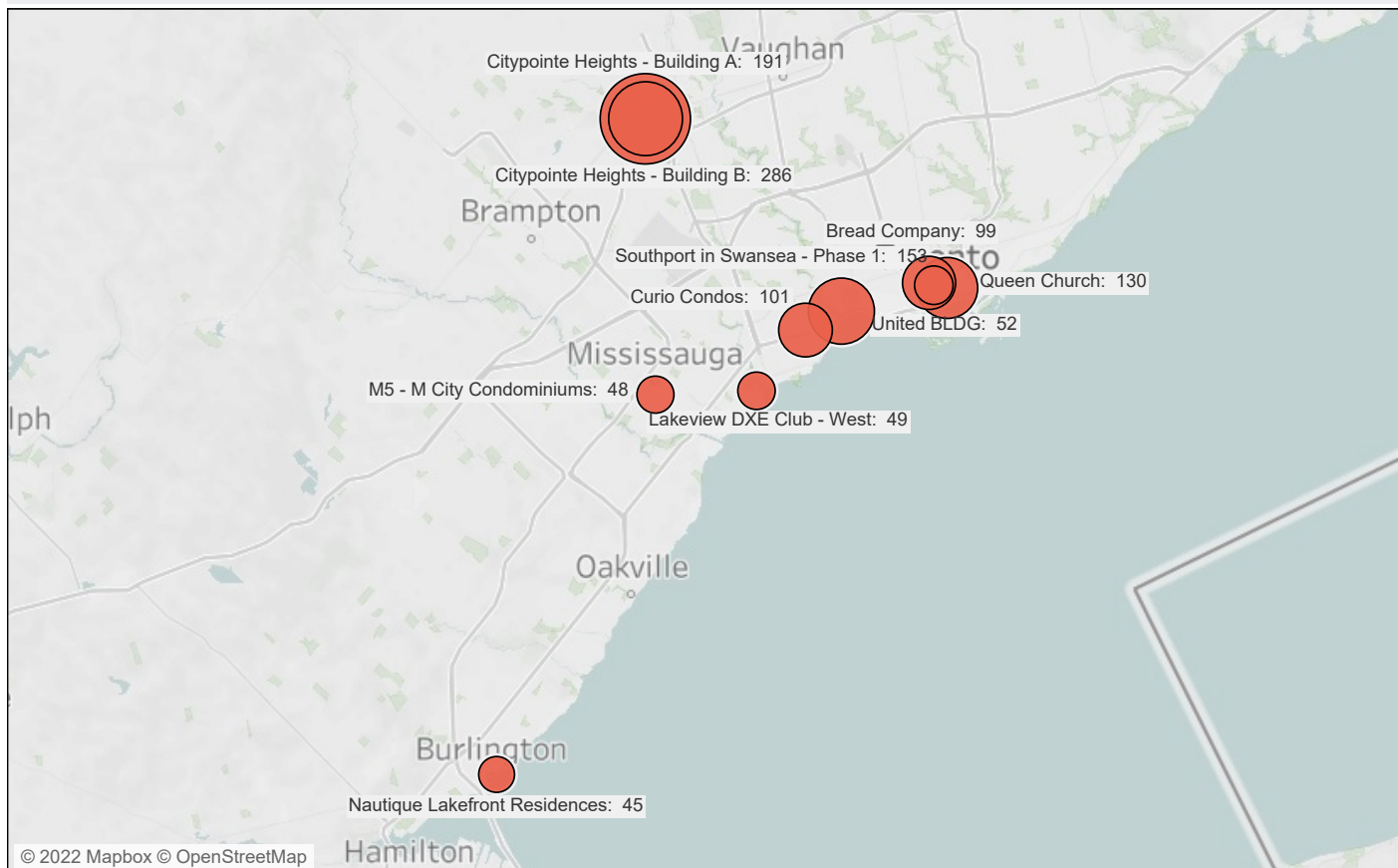


Current Sites

GTA - Active High Rise Sites by Current Month Sales



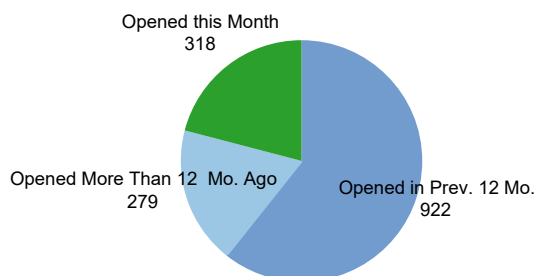
GTA - Top 10 Sites by Current Month Sales



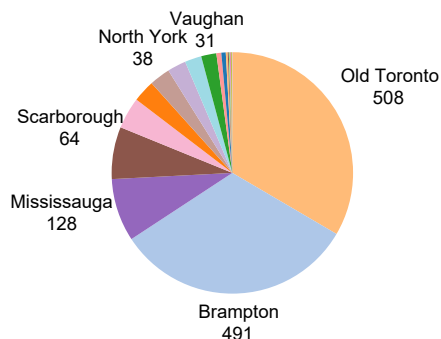
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

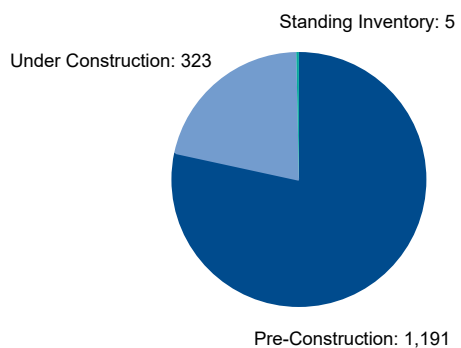
Sales by Opening Date



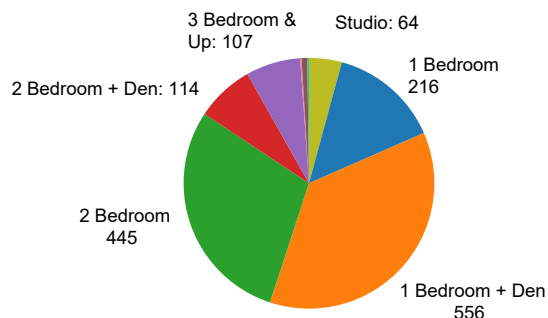
Sales by Municipality/Area



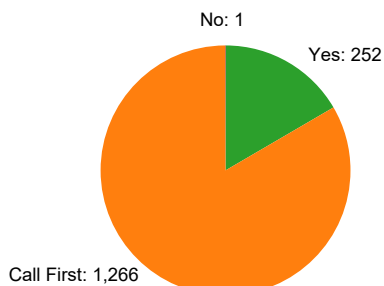
Sales by Const. Status



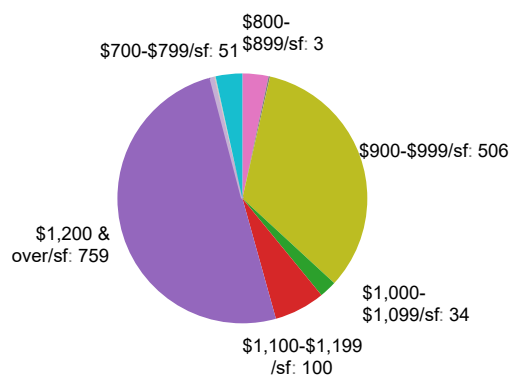
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



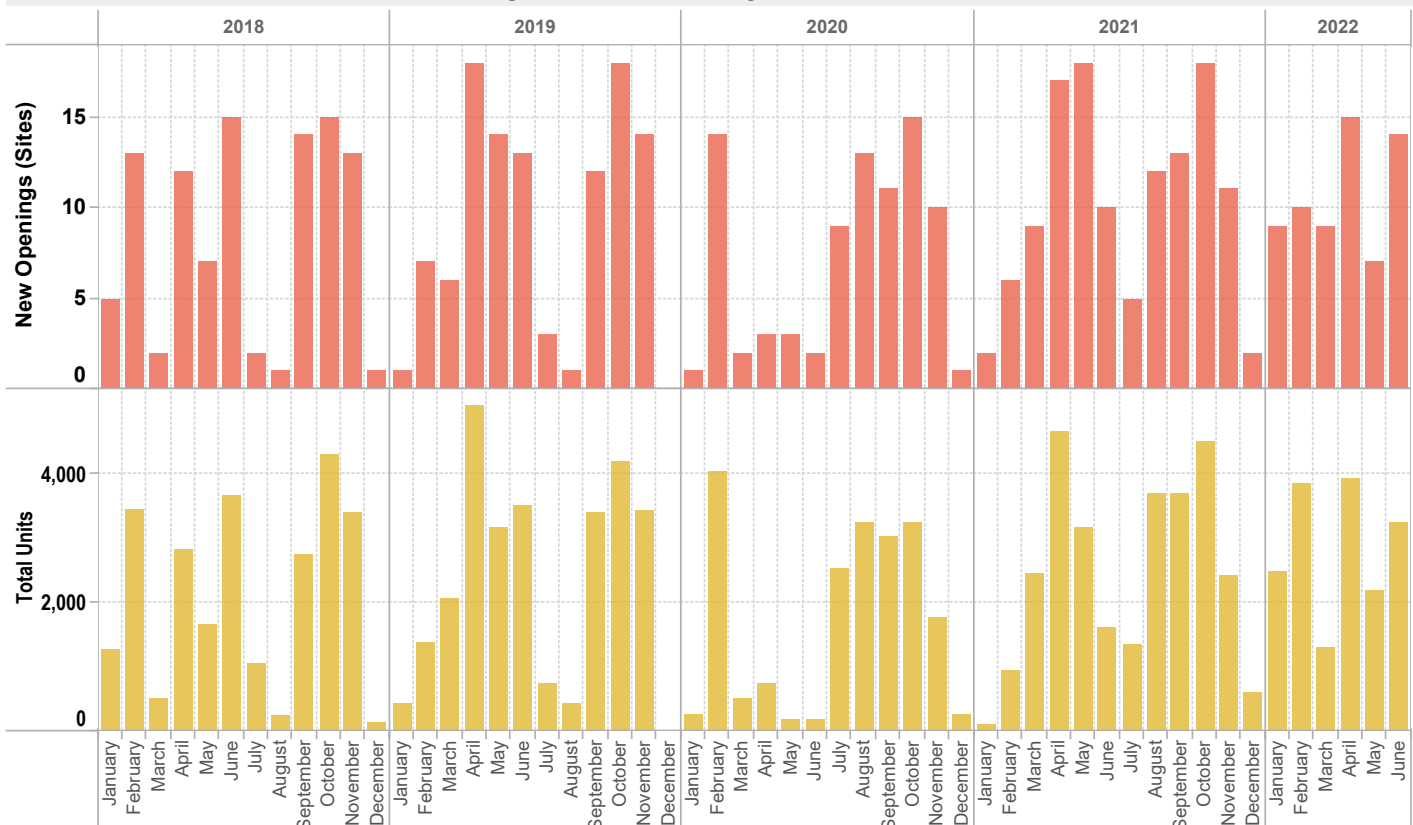
New Openings

June 2022 - New Project Launches

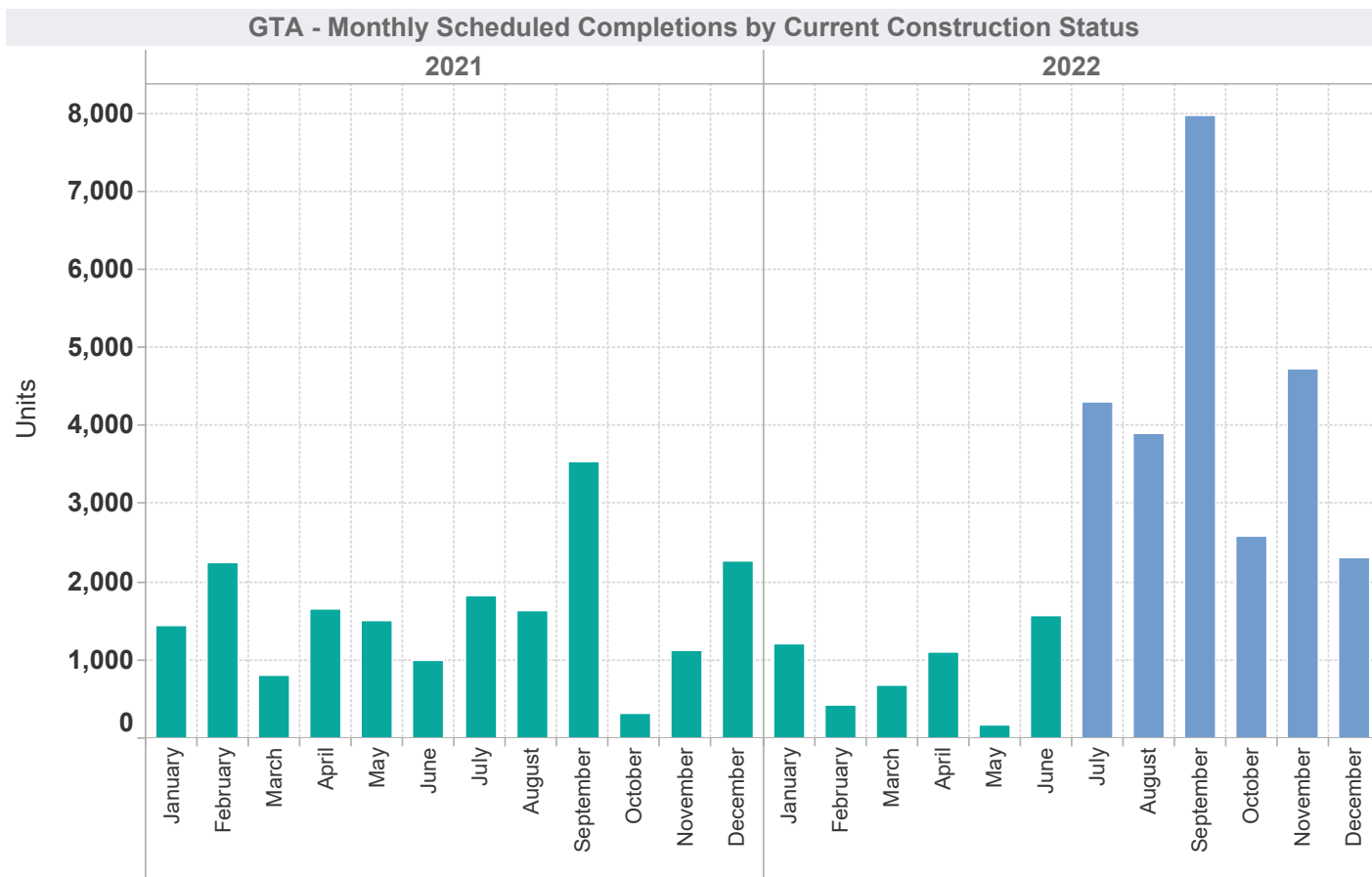
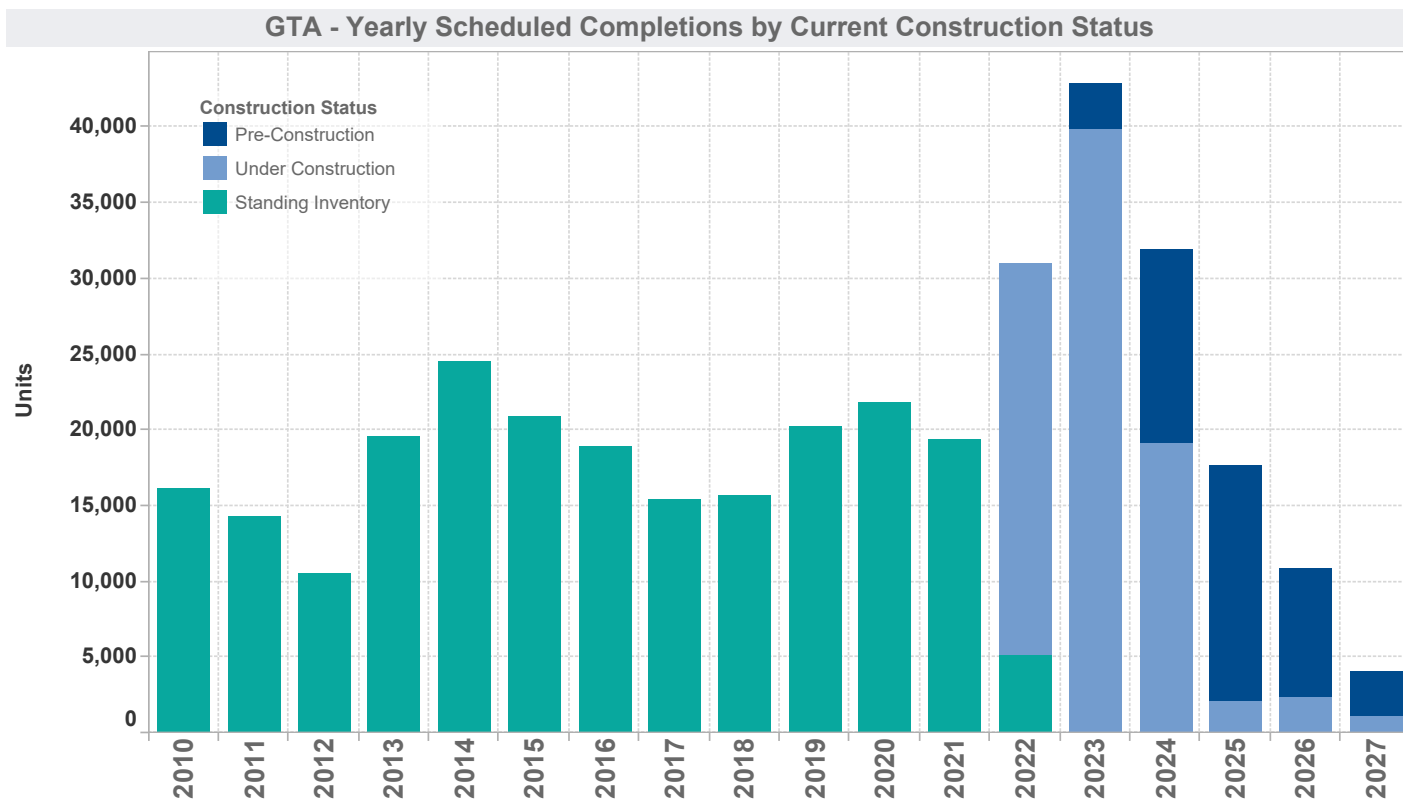
Site Name	Municipality	Opening Date	No# of Units	Current Month Sales *	Rem Inv	Avg. Current PPF
Curio Condos - Marlin Spring	Etobicoke	6/2/2022	200	101	99	\$1,220
Courcelette - Windmill Development Group Ltd.	Scarborough	6/4/2022	41	24	17	\$1,309
Queen Church - Tridel and Bazis International Inc.	Old Toronto	6/8/2022	445	130	315	\$1,666
Daniels FirstHome Pickering - Daniels Corporation	Pickering	6/11/2022	96	40	56	\$759
Essery Heritage Residences - Aspen Ridge Homes	Old Toronto	6/17/2022	51	5	46	\$1,835
Craft Residences - Gairloch	Old Toronto	6/19/2022	86	18	68	\$1,358
Maya Urban Towns - LIV Communities	Brampton	6/20/2022	30	0	30	\$653
Bridge House at Brightwater - East Building - Kilmer Group and Diamond Corp and DREAM and Fram Building Group and Slokker	Mississauga	6/21/2022	36	0	36	\$1,289
Bridge House at Brightwater - North Building - Kilmer Group and Diamond Corp and DREAM and Fram Building Group and Slokker	Mississauga	6/21/2022	91	0	91	\$1,405
Forma - East Tower - Great Gulf and DREAM and Westdale Properties	Old Toronto	6/22/2022	677	0	677	\$1,931
Daniels FirstHome Keelesdale 3 - Building J - Daniels Corporation and Diamond Corp and Kilmer Group	York	6/25/2022	62	0	62	\$1,146
Daniels FirstHome Keelesdale 3 - Building M - Daniels Corporation and Diamond Corp and Kilmer Group	York	6/25/2022	67	0	67	\$1,128
Elektra - Menkes and Core Development Group	Old Toronto	6/25/2022	490	0	490	\$1,576
Foret Forest Hill - Peony - Canderel Residential	Old Toronto	6/26/2022	503	0	503	\$1,748
Grand Total			2,875	318	2,557	\$1,425

* 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.		
Concord Adex	56	27	881	87	21	2							1,074	6.9%
Tribute Communities	100	440	40	216	12	2							810	5.2%
Centrecourt Developments Inc.	676	49	4										729	4.7%
Plaza	93	448	72	11	1	0							625	4.0%
Madison Group	13	11	469	30	5	4							532	3.4%
Camrost Felcorp	8	252	13	2	209	16							500	3.2%
Poetry Living					0	477							477	3.0%
Urban Capital Property Group	29	28	15	24	308	48							452	2.9%
Mattamy Homes	0	71	208	115	49	3							446	2.8%
Rogers Real Estate Development Limit	22	25	14	24	307	48							440	2.8%
Vandyk Properties Inc.	0	0	0	12	351	64							427	2.7%
Marlin Spring	4	8	19	264	18	107							420	2.7%
Diamond Corp	0	0	1	387	26	5							419	2.7%
Alterra	0	0	0	387	26	5							418	2.7%
DBS Developments		154	128	81	33	0							396	2.5%
Amacon Developments	9	8	328	7	0	0							352	2.2%
Caivan			0	333									333	2.1%
Lifetime Developments	251	35	2	10	18	5							321	2.0%
Crown Communities	1			156	139	20							316	2.0%
Pinedale Properties Ltd.	251	35	2	1	18	5							312	2.0%
Tridel	43	41	47	17	5	142							295	1.9%
Pinnacle International	109	127	35	12	4	0							287	1.8%
Malibu Investments Inc.				0	275	7							282	1.8%
i2 Developments Inc.	107	80	29	12	10	10							248	1.6%
Amexon				197	30	14							241	1.5%
Total (All 198 Builders)	2,412	3,231	3,342	3,143	2,031	1,516							15,675	

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 %
	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Jun.		
Tribute Communities	0	238	286	32	79	17	100	440	40	216	12	2	1,462	4.4%
Concord Adex	35	59	45	15	50	2	56	27	881	87	21	2	1,280	3.9%
Centrecourt Developments Inc.	29	29	208	126	30	14	676	49	4				1,165	3.5%
Camrost Felcorp	1	475	40	0	21	46	8	252	13	2	209	16	1,083	3.3%
Rosehaven Homes		463	36	44	238	53	27	35	28	2			926	2.8%
Daniels Corporation	26	28	23	359	193	49	17	26	10	127	7	40	905	2.7%
Pemberton Group	11	4	8	6	857	8	8	2	0	0	0	0	904	2.7%
Mattamy Homes	3	125	116	1	144	51	0	71	208	115	49	3	886	2.7%
Tridel	34	36	51	47	323	47	43	41	47	17	5	142	833	2.5%
Townwood Homes		463	36	44	90	41	27	35	28	2			766	2.3%
Plaza	22	15	9	38	29	23	93	448	72	11	1	0	761	2.3%
RioCan Living	3	210	1	262	42	0	3	0	0	216	12	2	751	2.3%
Pinnacle International	31	77	68	62	70	76	109	127	35	12	4	0	671	2.0%
Lanterra Developments	40	21	35	27	273	25	39	73	101	19	4	0	657	2.0%
Menkes	1	78	12	248	122	27	33	32	54	1	1	0	609	1.8%
Graywood Developments	13	3	367	73	45	30	18	29	12	2	2	2	596	1.8%
RioCan		236	205	28	67	9	29	20					594	1.8%
Madison Group			0	36	8	13	13	11	469	30	5	4	589	1.8%
Diamond Corp	130	22	2	0	3	0	0	0	1	387	26	5	576	1.7%
Urban Capital Property Group	28	25	15	14	22	12	29	28	15	24	308	48	568	1.7%
Marlin Spring	7	21	15	29	46	12	4	8	19	264	18	107	550	1.7%
Rogers Real Estate Development Limited	24	16	13	12	19	4	22	25	14	24	307	48	528	1.6%
SmartCentres						303	38	19	12	8	127	19	526	1.6%
i2 Developments Inc.	14	8	2	3	118	112	107	80	29	12	10	10	505	1.5%
Harlo Capital		249	82	18	104	2	32	3	0	0	0	0	490	1.5%
Total (All 217 Builders)	1,696	3,178	2,567	3,237	4,380	2,204	2,412	3,231	3,342	3,143	2,031	1,516	32,937	

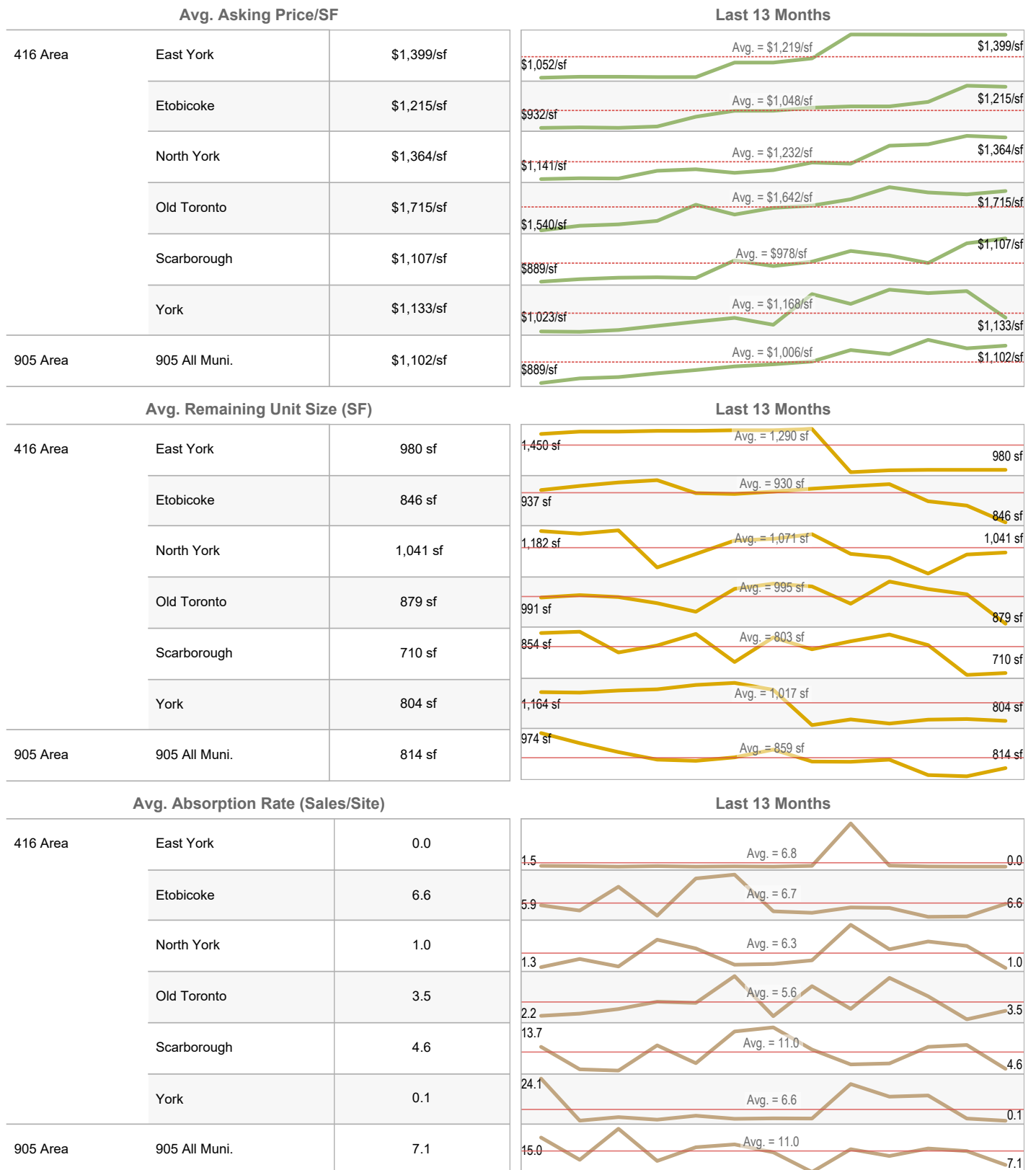
Please Note: Sales in projects associated with more than one builder (ie: joint ventures) have been allocated in the full amount to each builder involved.

Top Sites

GTA - Top High Rise Sites by Current Month Sales				
Site Name	Municipality	Product Type	Unit Type	2022 June
Citypointe Heights - Building B - Poetry Living	Brampton	Apartment	1 Bedroom	20
			1 Bedroom + Den	170
			2 Bedroom + Den	51
			2 Bedroom	45
			Total	286
Citypointe Heights - Building A - Poetry Living	Brampton	Apartment	1 Bedroom	19
			1 Bedroom + Den	130
			2 Bedroom	42
			Total	191
Southport in Swansea - Phase 1 - State Building Group	Old Toronto	Apartment	1 Bedroom	5
			1 Bedroom + Den	26
			2 Bedroom + Den	21
			2 Bedroom	101
			Total	153
Queen Church - Tridel and Bazis International Inc.	Old Toronto	Apartment	1 Bedroom	
			1 Bedroom + Den	53
			2 Bedroom + Den	
			3 Bedroom & Up	15
			2 Bedroom	47
			Studio	15
			Total	130
Curio Condos - Marlin Spring	Etobicoke	Apartment	1 Bedroom	31
			1 Bedroom + Den	35
			3 Bedroom & Up	5
			2 Bedroom	21
			Studio	9
			Total	101
Bread Company - Lamb Development Corp.	Old Toronto	Apartment	1 Bedroom	0
			1 Bedroom + Den	20
			2 Bedroom + Den	2
			3 Bedroom & Up	26
			2 Bedroom	15
			Studio	36
			Total	99

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	June 2021				June 2022		
		Apartment	Loft	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	• 24			• 24	• 0		• 0
Central Waterfront	Old Toronto	• 26			• 26	• 0		• 0
Don Mills - York Mills	North York	• 8		• 13	• 21	• 5	• 0	• 5
Downtown Core	Old Toronto	• 10			• 10	• 58		• 58
Downtown East	Old Toronto	• 67			• 67	• 145		• 145
Downtown West	Old Toronto	• 43			• 43	• 107		• 107
Etobicoke Waterfront	Etobicoke	• 4			• 4	• 4		• 4
Highway7 - Yonge	Markham	• 2			• 2	• 0		• 0
	Richmond Hill	• 0		• 41	• 41	• 0	• 1	• 1
Mississauga City Centre	Mississauga	• 455			• 455	• 64		• 64
North Toronto	Old Toronto	• 63		• 0	• 63	• 4	• 1	• 5
North Yonge Corridor	North York	• 1		• 0	• 1	• 1	• 0	• 1
North York East	North York	• 0		• 0	• 0	• 0		• 0
North York West	North York	• 21		• 0	• 21	• 9	• 0	• 9
Not Applicable	Aurora						• 0	• 0
	Brampton	• 10		• 7	• 17	• 487	• 4	• 491
	Burlington	• 304			• 304	• 45		• 45
	Caledon	• 2		• 0	• 2			
	Clarington	• 65			• 65	• 4		• 4
	East York	• 3		• 0	• 3	• 0	• 0	• 0
	Etobicoke	• 97		• 0	• 97	• 102		• 102
	Georgina	• 0			• 0	• 0		• 0
	Halton Hills	• 0			• 0	• 2		• 2
	King					• 0		• 0
	Markham	• 14		• 5	• 19	• 4	• 5	• 9
	Milton	• 383			• 383	• 10		• 10
	Mississauga	• 13		• 2	• 15	• 64	• 0	• 64
	Newmarket	• 5	• 0	• 61	• 66	• 0	• 0	• 0
	Oakville	• 13		• 0	• 13	• 34		• 34
	Old Toronto	• 0			• 0	• 3		• 3
	Oshawa	• 10			• 10	• 2		• 2
	Pickering			• 10	• 10	• 0	• 42	• 42
	Richmond Hill			• 16	• 16		• 1	• 1
	Scarborough	• 172		• 28	• 200	• 64	• 0	• 64
	Vaughan	• 295		• 2	• 297	• 22	• 0	• 22
	Whitby	• 89		• 3	• 92	• 2		• 2
	Whitchurch-Stouffville	• 3			• 3			
	York	• 173		• 44	• 217	• 1	• 0	• 1
Sheppard Corridor	North York	• 6		• 1	• 7	• 23	• 0	• 23
Thornhill	Markham	• 8			• 8	• 0		• 0
	Vaughan	• 34			• 34	• 9		• 9
Toronto East	Old Toronto	• 7			• 7	• 9		• 9
Toronto West	Old Toronto	• 42		• 0	• 42	• 180		• 180
Yonge - St. Clair	Old Toronto	• 8		• 0	• 8	• 1	• 0	• 1
Grand Total		• 2,480	• 0	• 233	• 2,713	• 1,465	• 54	• 1,519

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	1,435			1,435	283		283
Central Waterfront	Old Toronto	209			209	544		544
Don Mills - York Mills	North York	612		251	863	140	33	173
	Old Toronto							
Downtown Core	Old Toronto	2,385			2,385	347		347
Downtown East	Old Toronto	2,322			2,322	1,217		1,217
Downtown West	Old Toronto	1,097			1,097	1,327		1,327
Etobicoke Waterfront	Etobicoke	53			53	1		1
Highway7 - Yonge	Markham	16			16	1		1
	Richmond Hill	404		142	546	0	23	23
Mississauga City Centre	Mississauga	2,086			2,086	133		133
North Toronto	North York							
	Old Toronto	467		10	477	304	4	308
North Yonge Corridor	North York	647		6	653	69	2	71
	Old Toronto							
North York East	North York	0		2	2	0		0
North York West	North York	997		6	1,003	180	0	180
	Old Toronto							
	York							
Not Applicable	Ajax			38	38		0	0
	Aurora			351	1,771	300	94	394
	Brampton	1,420			564	103		103
	Burlington	564		9	17			
	Caledon	8			196	14		14
	Clarington	196		4	255	81	0	81
	East York	251		12	1,337	502		502
	Etobicoke	1,325			11	4		4
	Georgina	11			174	33		33
	Halton Hills	174			217	67		67
	King	217		179	416	36	11	47
	Markham	237			1,033	111		111
	Milton	1,033		208	2,477	240	6	246
	Mississauga	2,269		141	421	47	0	47
	Newmarket	277	3					
	North York			4	1,744	366		366
	Oakville	1,740			23	531		531
	Old Toronto	23			852	106		106
	Oshawa	852		366	1,125	36	78	114
	Pickering	759		31	31		9	9
	Richmond Hill			3	1,810	437	3	440
	Scarborough	1,807						
	Uxbridge			26	2,021	401	3	404
	Vaughan	1,995		2	171	17		17
	Whitby	169			212			
	Whitchurch-Stouffville	212		0	328	198	84	282
	York	328						
Scarborough City Centre	Scarborough							
Sheppard Corridor	North York	596		13	609	290	6	296
Thornhill	Markham	44			44	29		29
	Vaughan	153			153	0		0
Toronto East	East York							
	Old Toronto	602			602	156		156
Toronto West	Old Toronto	987		8	995	622		622
Yonge - St. Clair	Old Toronto	195		7	202	81	7	88
Grand Total		31,174	3	1,819	32,996	9,354	363	9,717

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