



Greater Toronto Area High Rise Projects

New Homes Monthly Market
Report Data as of July 2022

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Jul-22		Jul-21		Change
High Rise	1,777		1,698		4.7%
Low Rise	97		831		-88.3%
Total	1,874		2,529		-25.9%
Year to Date Sales	Jan.-Jul. 2022		Jan.-Jul. 2021		Y/Y Change
High Rise	17,404		17,333		0.4%
Low Rise	3,498		9,584		-63.5%
Total	20,902		26,917		-22.3%
Year to Date Supply	Jan.-Jul. 2022		Jan.-Jul. 2021		Y/Y Change
High Rise	18,252		14,191		28.6%
Low Rise	4,274		8,966		-52.3%
Total	22,526		23,157		-2.7%
Year to Date Completions	Jan.-Jul. 2022		Jan.-Jul. 2021		Y/Y Change
High Rise	5,766		10,465		-44.9%
Remaining Inventory	Jul-22	Jun-22	Jul-21	M/M Change	Y/Y Change
High Rise	9,311	10,435	9,426	-10.8%	-1.2%
Low Rise	1,537	1,859	1,699	-17.3%	-9.5%
Total	10,848	12,294	11,125	-11.8%	-2.5%
Benchmark Price	Jul-22	Jun-22	Jul-21	M/M Change	Y/Y Change
High Rise	\$1,191,716	\$1,189,894	\$1,091,648	0.2%	9.2%
Low Rise	\$1,933,912	\$1,843,595	\$1,517,841	4.9%	27.4%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	5	332	327	176	
High Rise Units	863	85,910	91,296	43,016	
% Sold*	40%	89%	94%	83%	
Low Rise Projects	1	163			
Low Rise Units	86	18,888			
% Sold*	70%	92%			

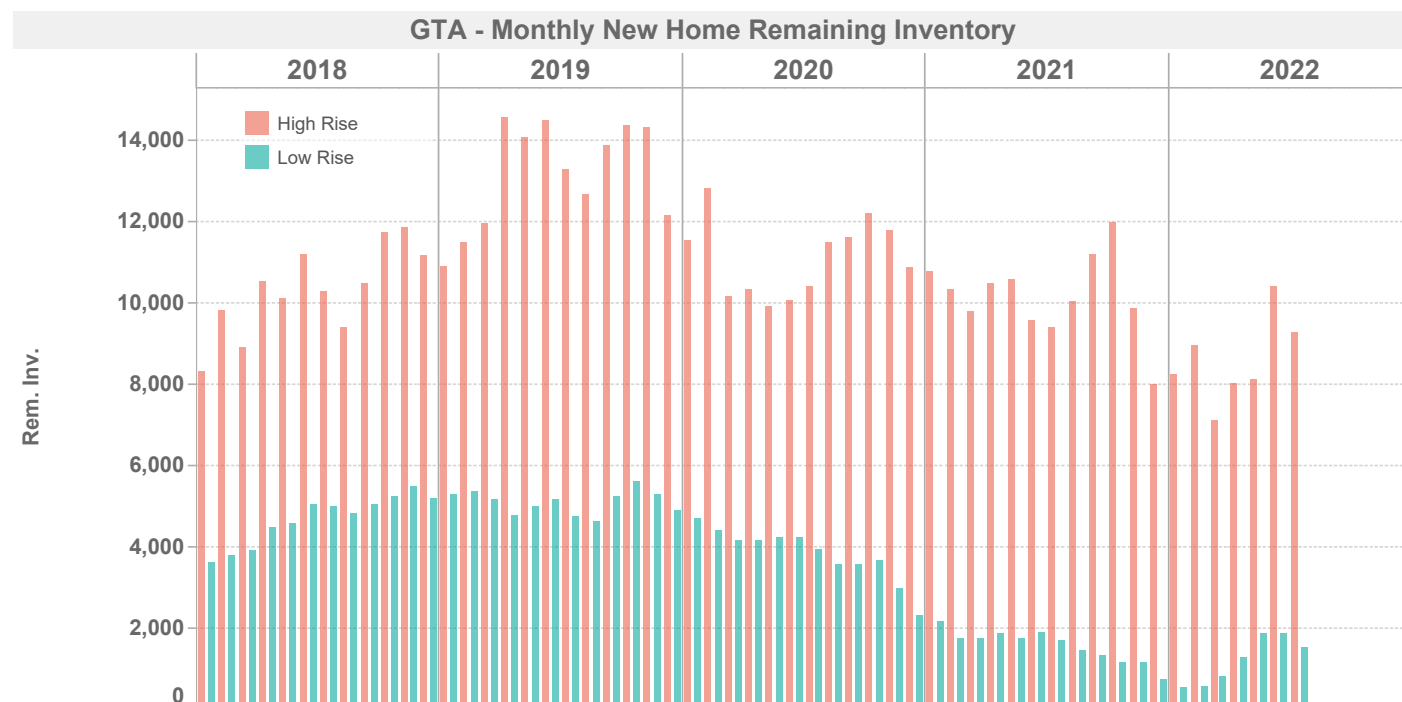
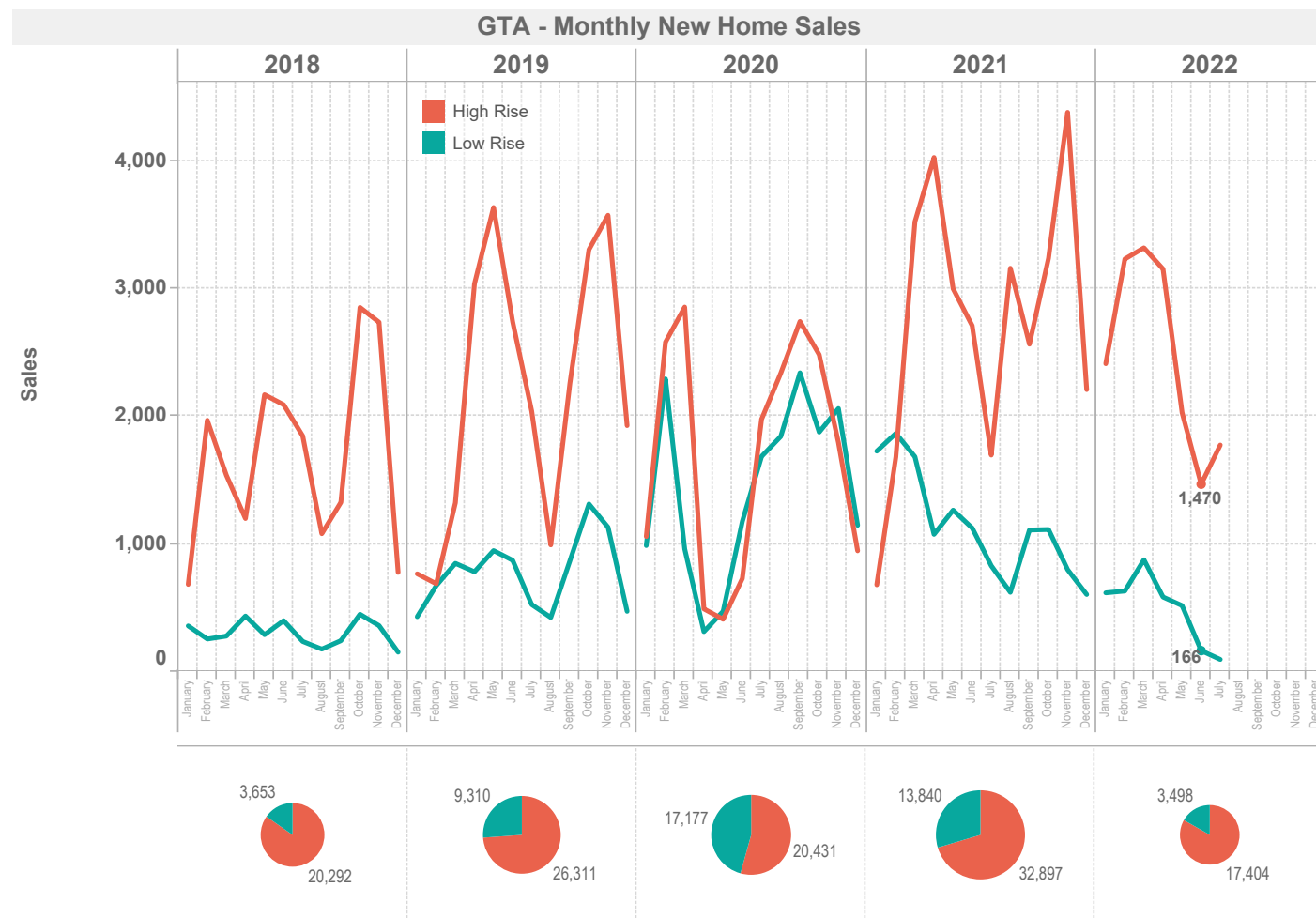
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

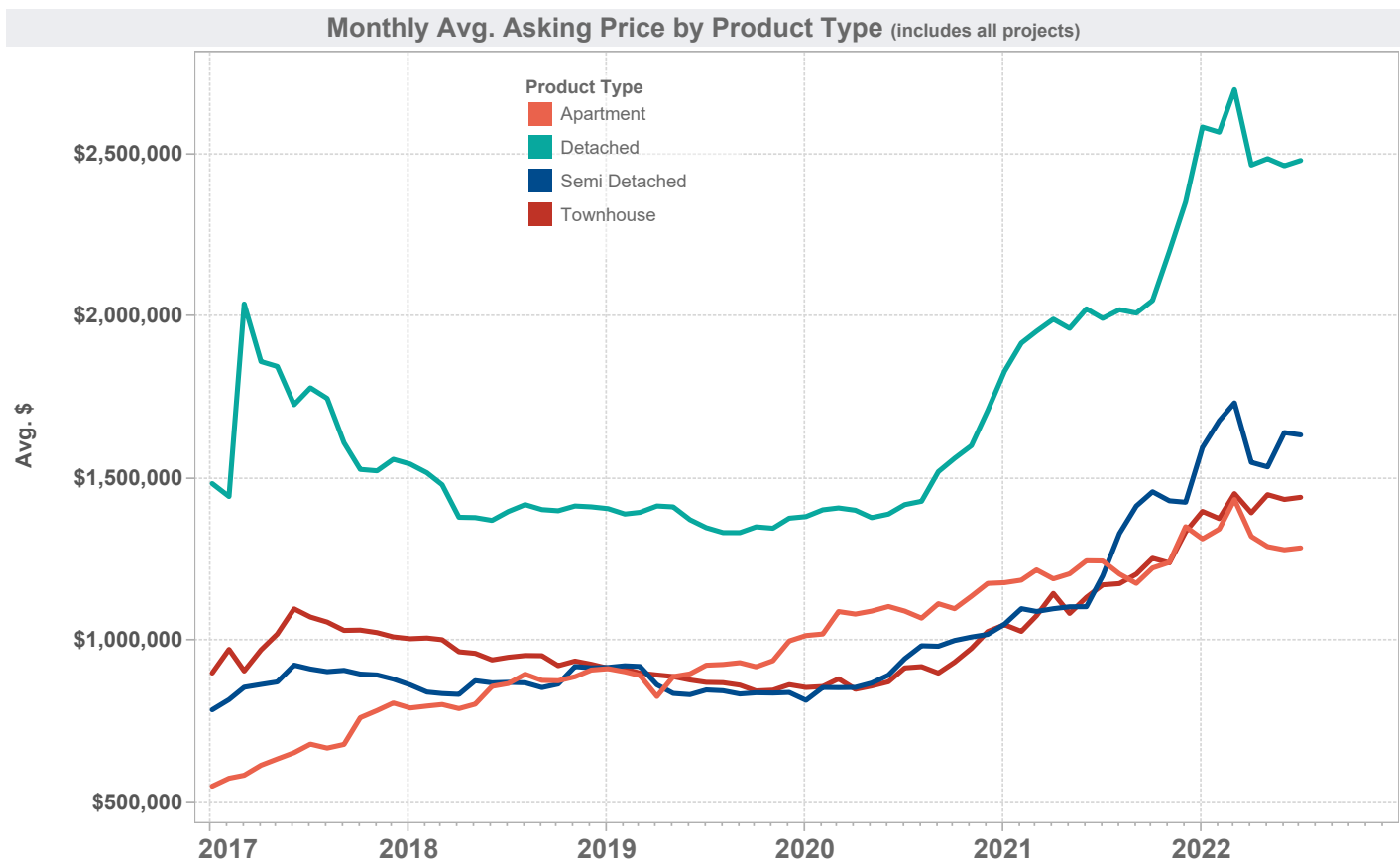
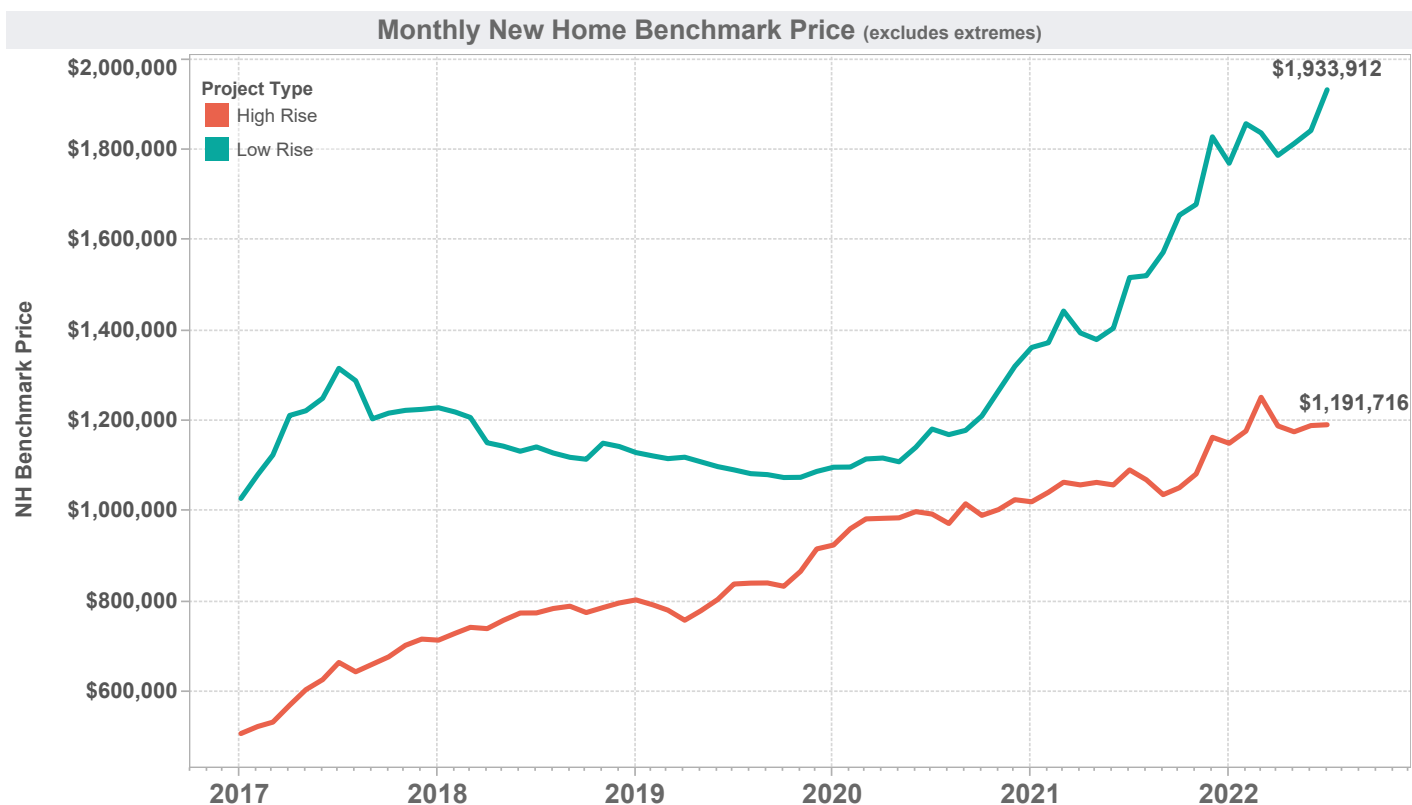
Under Construction: Includes all projects, regardless of whether sold out or not, that are currently under construction.

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

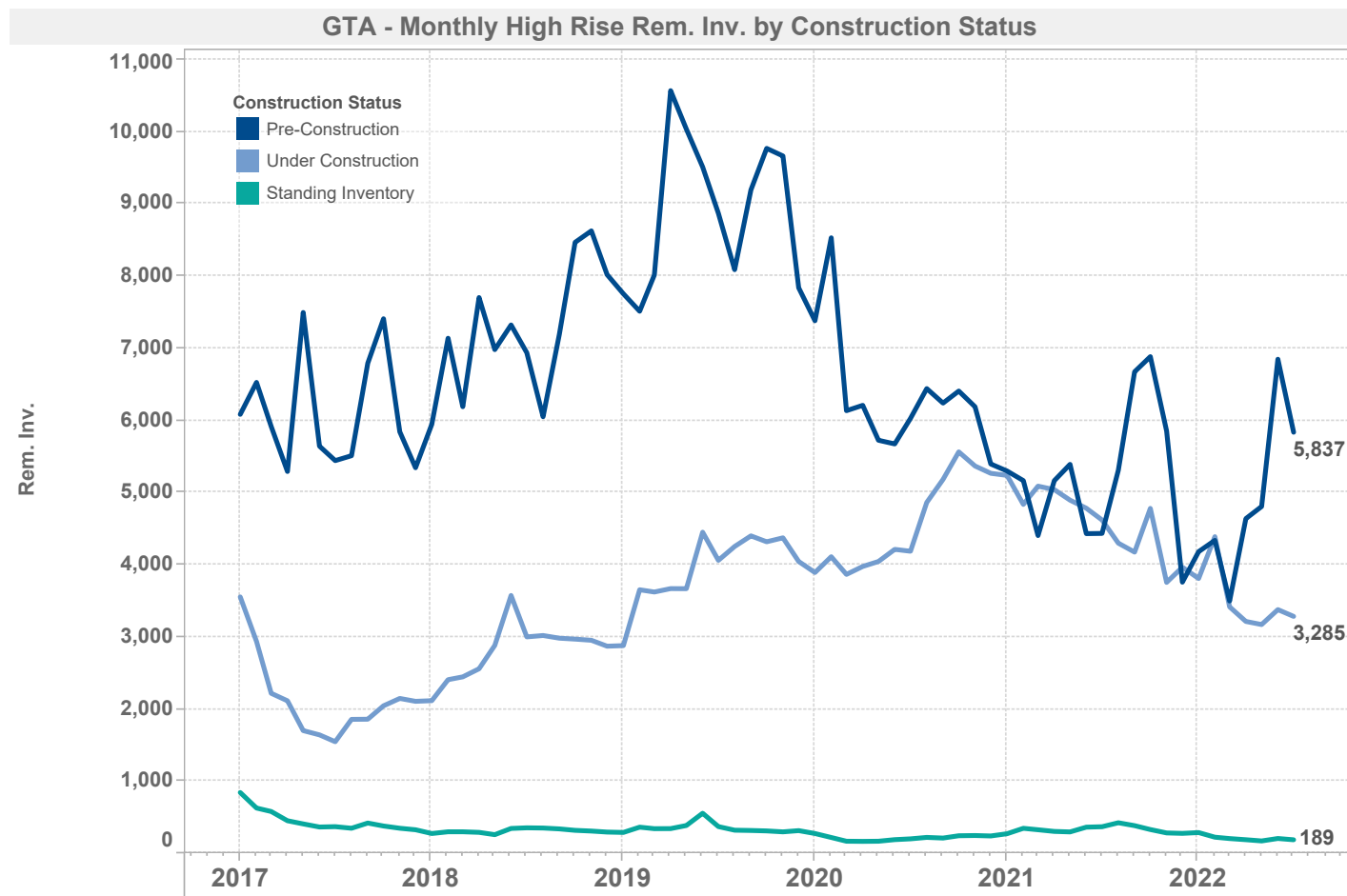
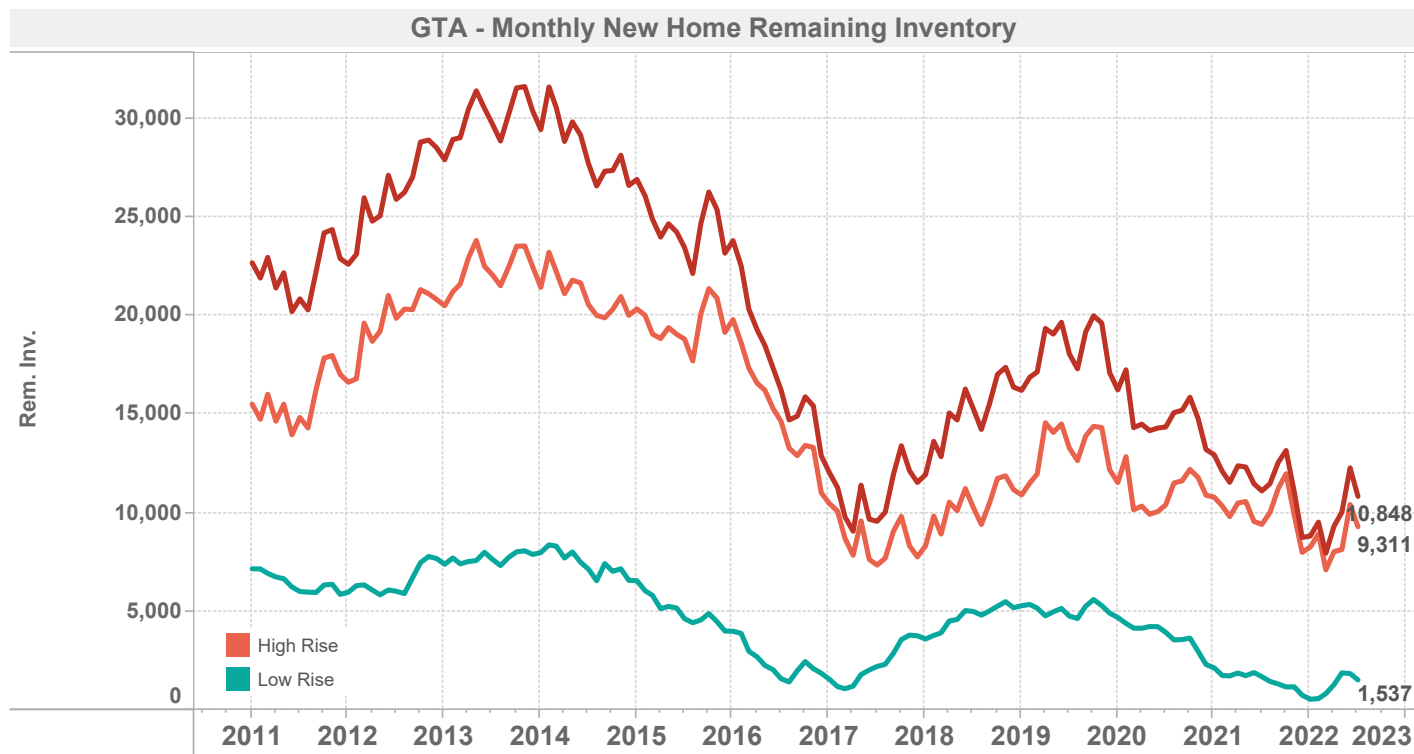
Sales & Remaining Inventory



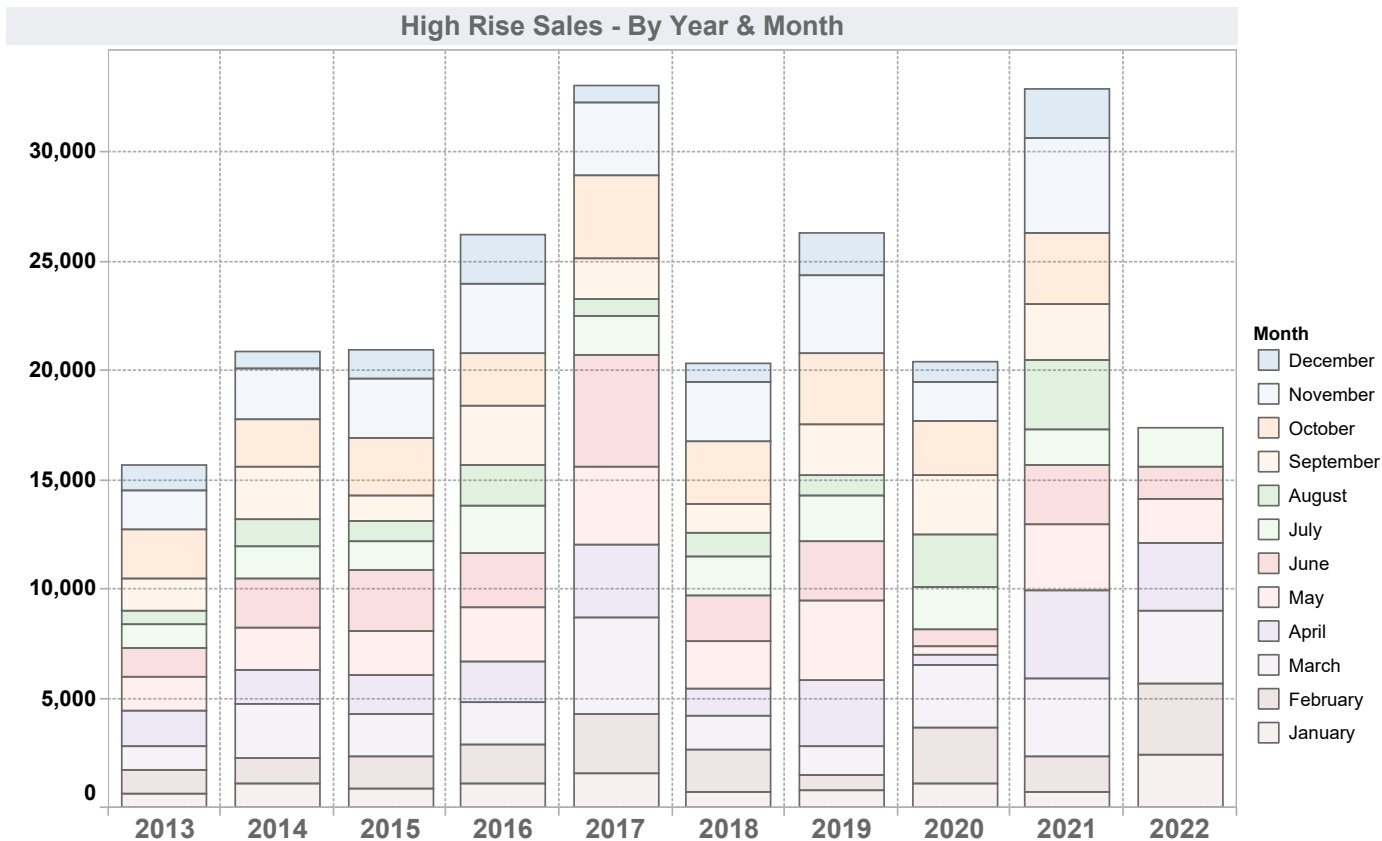
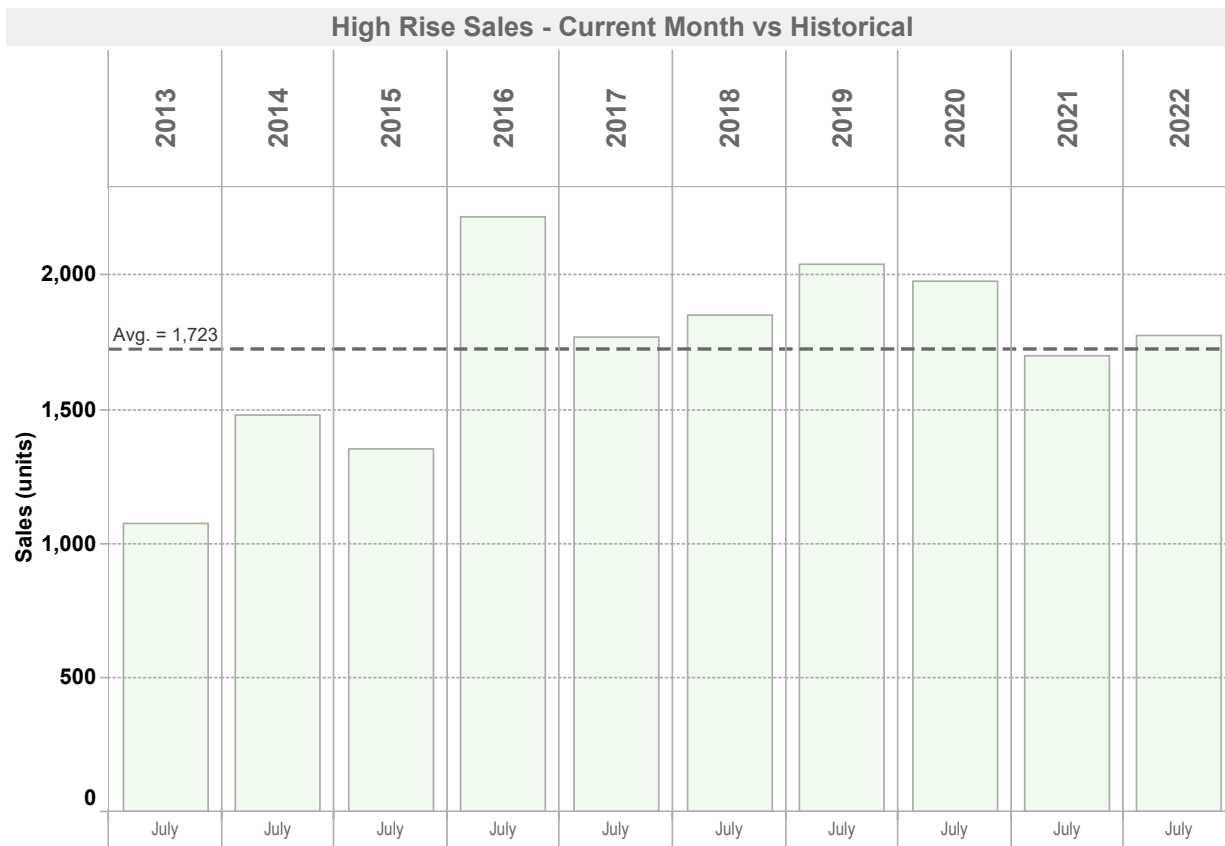
Pricing



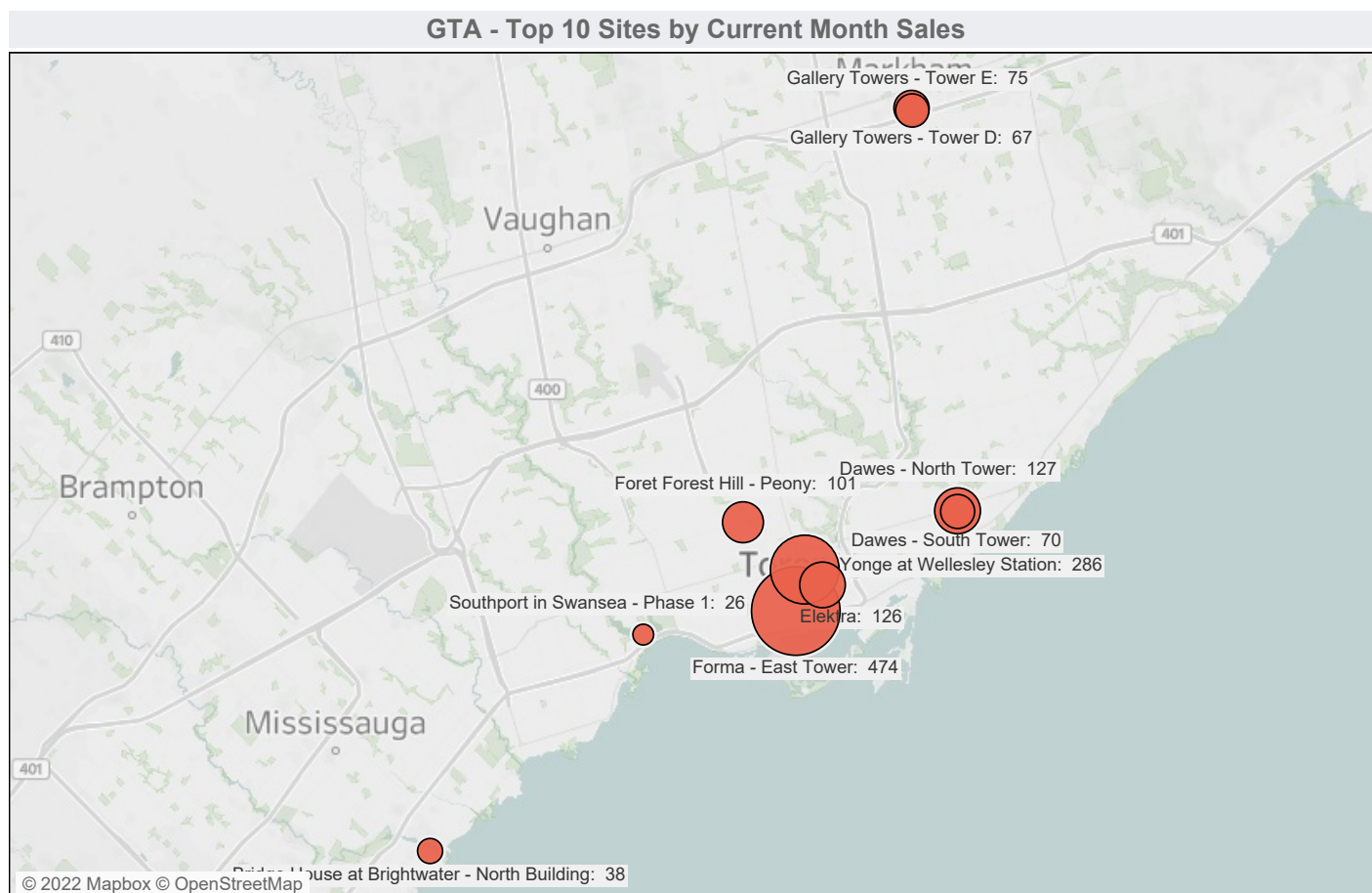
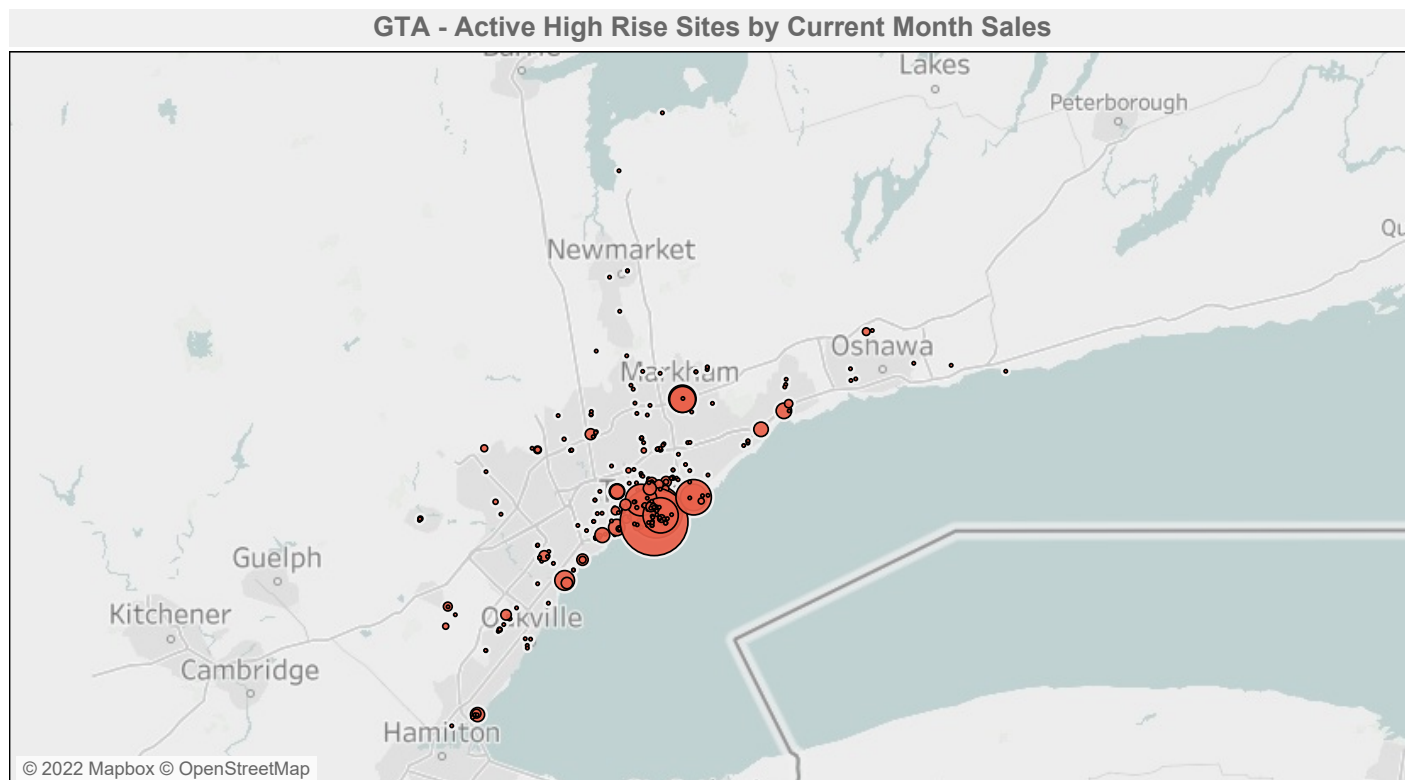
Remaining Inventory



Historical Sales Comparison



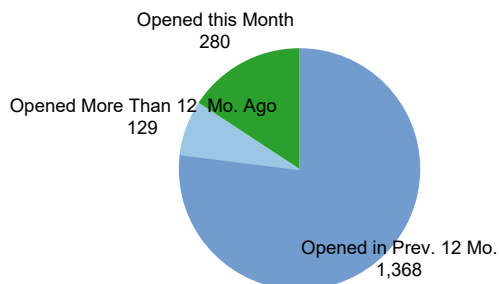
Current Sites



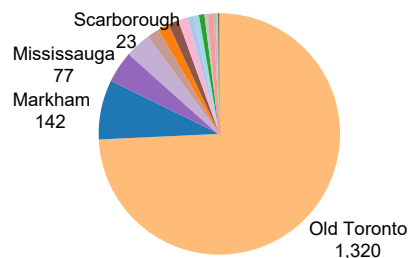
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

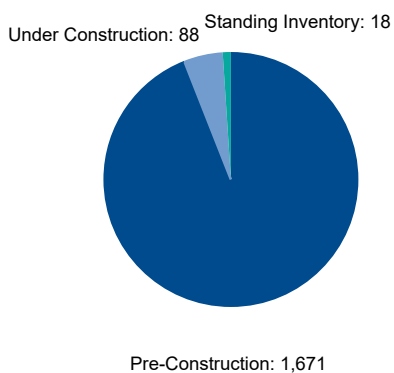
Sales by Opening Date



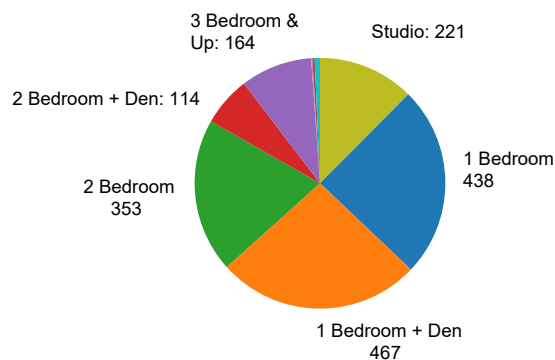
Sales by Municipality/Area



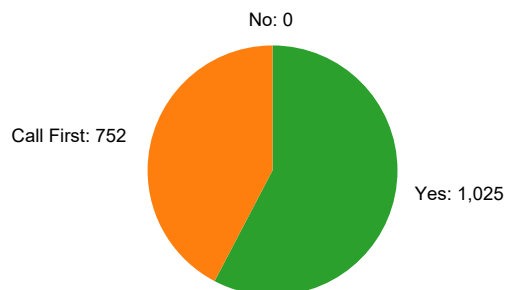
Sales by Const. Status



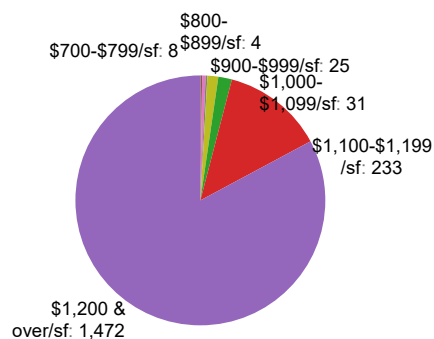
Sales by Unit Type



Sales by Sites with Broker Cooperation



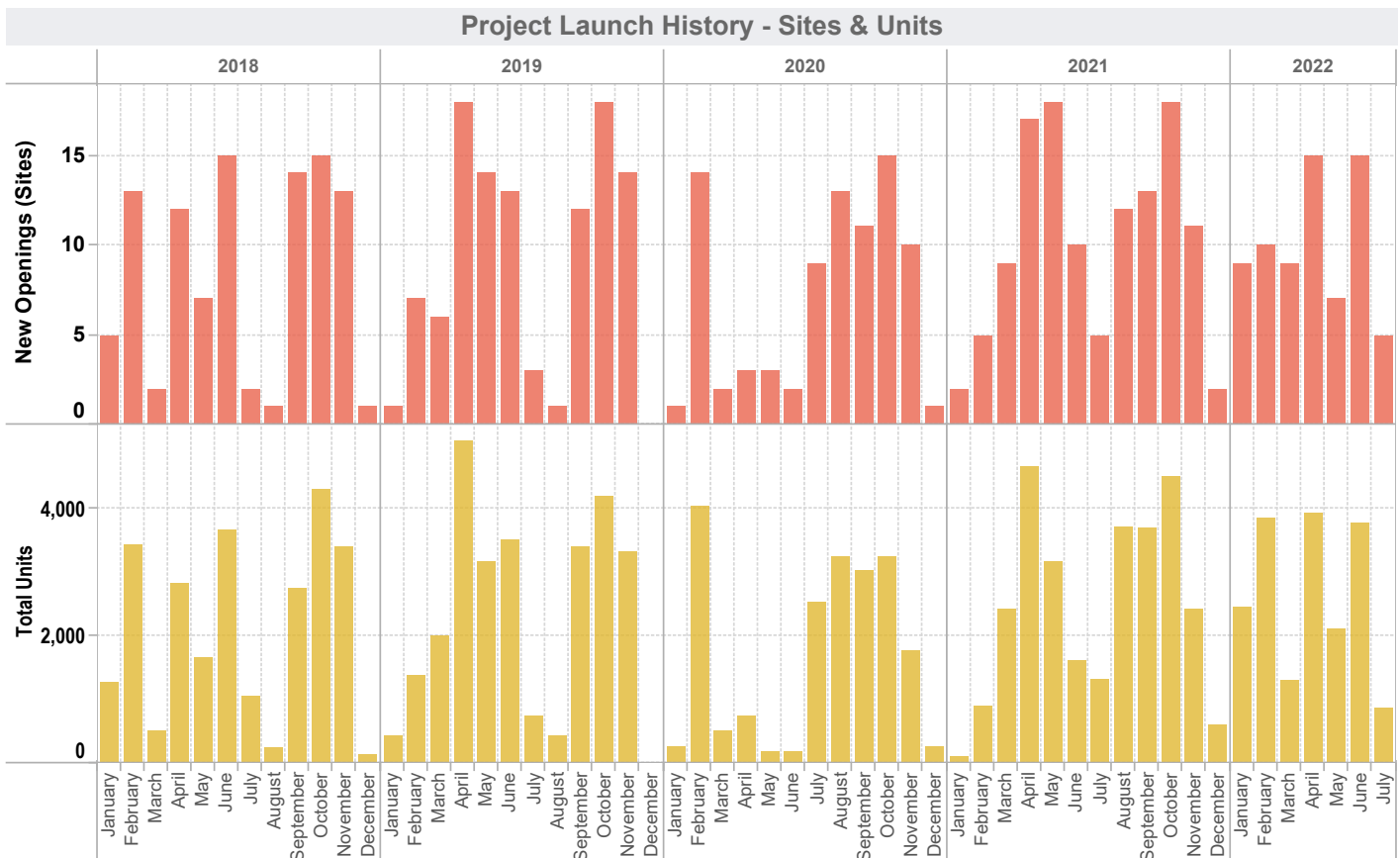
Sales by Price Range



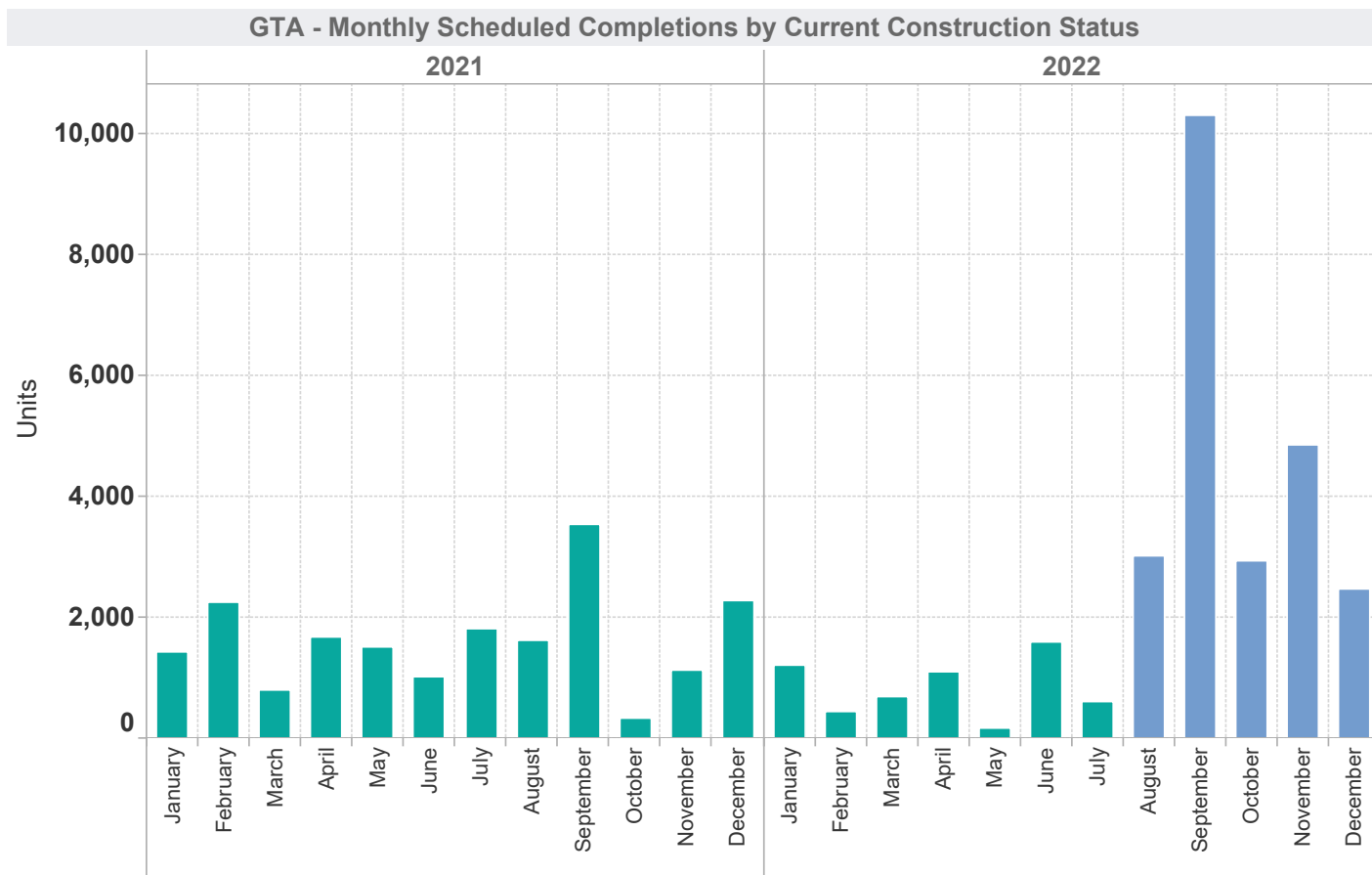
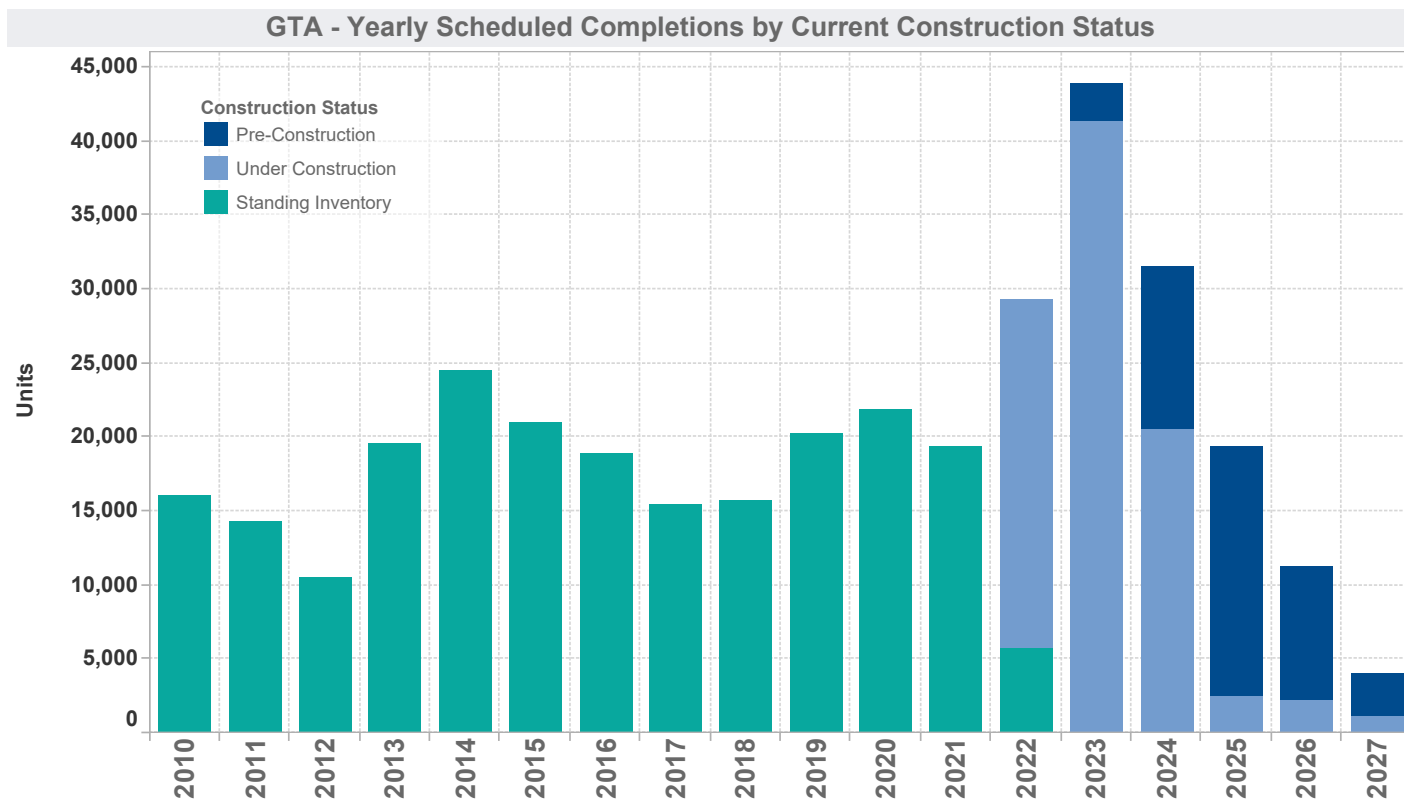
New Openings

July 2022 - New Project Launches						
Site Name	Municipality	Opening Date	No# of Units	Current Month Sales *	Rem Inv	Avg. Current PPF
Gallery Towers - Tower D - Remington Group	Markham	7/2/2022	190	67	123	\$1,180
Gallery Towers - Tower E - Remington Group	Markham	7/2/2022	215	75	140	\$1,164
Earlscourt - Format Group	Old Toronto	7/5/2022	40	11	29	\$1,331
Dawes - North Tower - Marlin Spring	Old Toronto	7/8/2022	250	127	123	\$1,240
No. 35 Plains Road - Janik Group	Burlington	7/23/2022	72	0	72	\$956
Grand Total			767	280	487	\$1,184

* 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	881	87	21	2	0						1,074	6.2%
Plaza	93	448	72	11	1	0	286						911	5.2%
Tribute Communities	100	440	40	216	12	2	28						838	4.8%
Centrecourt Developments Inc.	676	49	4										729	4.2%
Marlin Spring	4	8	19	264	18	107	218						638	3.7%
Diamond Corp	0	0	1	387	26	5	122						541	3.1%
Great Gulf	17	15	25	3	1	0	475						536	3.1%
Madison Group	13	11	469	30	5	4	0						532	3.1%
Camrost Felcorp	8	252	13	2	209	16	22						522	3.0%
Poetry Living					0	477	8						485	2.8%
DREAM	1	0	0	0	5	0	474						480	2.8%
Mattamy Homes	0	71	208	115	49	3	10						456	2.6%
Urban Capital Property Group	29	28	15	24	308	48	0						452	2.6%
Vandyk Properties Inc.	0	0	0	12	351	64	16						443	2.5%
Rogers Real Estate Development Limited	22	25	14	24	307	48	0						440	2.5%
Alterra	0	0	0	387	26	5	5						423	2.4%
DBS Developments		154	128	81	31	0	0						394	2.3%
Amacon Developments	10	8	328	7	0	0	0						353	2.0%
Crown Communities	1			156	139	20	20						336	1.9%
Caivan			0	333									333	1.9%
Lifetime Developments	251	35	2	10	18	5	6						327	1.9%
Pinedale Properties Ltd.	251	35	2	1	18	5	5						317	1.8%
Tridel	43	41	47	17	9	142	10						309	1.8%
Daniels Corporation	17	26	10	127	7	40	65						292	1.7%
Pinnacle International	109	129	35	12	4	0	1						290	1.7%
Total (All 198 Builders)	2,414	3,234	3,322	3,156	2,031	1,470	1,777						17,404	

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 %
	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.			
Tribute Communities	238	286	32	79	17	100	440	40	216	12	2	28	1,490	4.5%	
Concord Adex	59	45	15	50	2	56	27	881	87	21	2	0	1,245	3.8%	
Centrecourt Developments Inc.	29	208	126	30	14	676	49	4					1,136	3.4%	
Camrost Felcorp	475	40	0	21	46	8	252	13	2	209	16	22	1,104	3.3%	
Plaza	15	9	38	29	23	93	448	72	11	1	0	286	1,025	3.1%	
Daniels Corporation	28	23	359	193	49	17	26	10	127	7	40	65	944	2.9%	
Rosehaven Homes	463	36	44	238	53	27	35	28	2				926	2.8%	
Mattamy Homes	125	116	1	144	51	0	71	208	115	49	3	10	893	2.7%	
Pemberton Group	4	8	6	857	8	8	2	0	0	0	0	0	893	2.7%	
Tridel	36	51	47	323	47	43	41	47	17	9	142	10	813	2.5%	
Townwood Homes	463	36	44	90	41	27	35	28	2				766	2.3%	
Marlin Spring	21	15	29	46	12	4	8	19	264	18	107	218	761	2.3%	
RioCan Living	195	1	262	42	0	3	0	0	216	12	2	8	741	2.2%	
Menkes	78	12	248	122	27	33	32	54	1	1	0	126	734	2.2%	
Great Gulf	40	44	10	5	9	17	15	25	3	1	0	475	644	2.0%	
Pinnacle International	77	68	62	70	76	109	129	35	12	4	0	1	643	2.0%	
Lanterra Developments	21	35	29	272	31	41	85	77	19	1	6	3	620	1.9%	
RioCan	236	205	28	67	9	29	20						594	1.8%	
Madison Group		0	36	8	13	13	11	469	30	5	4	0	589	1.8%	
Graywood Developments	3	367	73	45	30	18	29	8	2	2	2	0	579	1.8%	
Diamond Corp	22	2	0	3	0	0	0	1	387	26	5	122	568	1.7%	
Urban Capital Property Group	25	15	14	22	12	29	28	15	24	308	48	0	540	1.6%	
Core Development Group	0	0	241	64	25	18	23	38	1	1	0	126	537	1.6%	
SmartCentres					303	38	19	12	8	127	19	11	537	1.6%	
Rogers Real Estate Development Limited	16	13	12	19	4	22	25	14	24	307	48	0	504	1.5%	
Total (All 217 Builders)	3,162	2,567	3,240	4,384	2,211	2,414	3,234	3,322	3,156	2,031	1,470	1,777	32,968		

Top Sites

GTA - Top High Rise Sites by Current Month Sales				
Site Name	Municipality	Product Type	Unit Type	2022 July
Forma - East Tower - Great Gulf and DREAM and Westdale Properties	Old Toronto	Apartment	1 Bedroom	124
			1 Bedroom + Den	143
			2 Bedroom + Den	42
			3 Bedroom & Up	55
			2 Bedroom	51
			Studio	59
			Total	474
Yonge at Wellesley Station - Plaza	Old Toronto	Apartment	1 Bedroom	1
			1 Bedroom + Den	54
			2 Bedroom + Den	0
			3 Bedroom & Up	34
			2 Bedroom	84
			Other	0
			Studio	113
			Total	286
Dawes - North Tower - Marlin Spring	Old Toronto	Apartment	1 Bedroom	36
			1 Bedroom + Den	48
			3 Bedroom & Up	7
			2 Bedroom	35
			Studio	1
			Total	127
Elektra - Menkes and Core Development Group	Old Toronto	Apartment	1 Bedroom	96
			3 Bedroom & Up	0
			2 Bedroom	19
			Studio	11
			Total	126
Foret Forest Hill - Peony - Canderel Residential	Old Toronto	Apartment	1 Bedroom	29
			1 Bedroom + Den	43
			2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	2
			Studio	27
			Total	101
Gallery Towers - Tower E - Remington Group	Markham	Apartment	1 Bedroom	10

Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	\$1,399/sf
	Etobicoke	\$1,215/sf
	North York	\$1,364/sf
	Old Toronto	\$1,722/sf
	Scarborough	\$1,107/sf
	York	\$1,133/sf
905 Area	905 All Muni.	\$1,106/sf

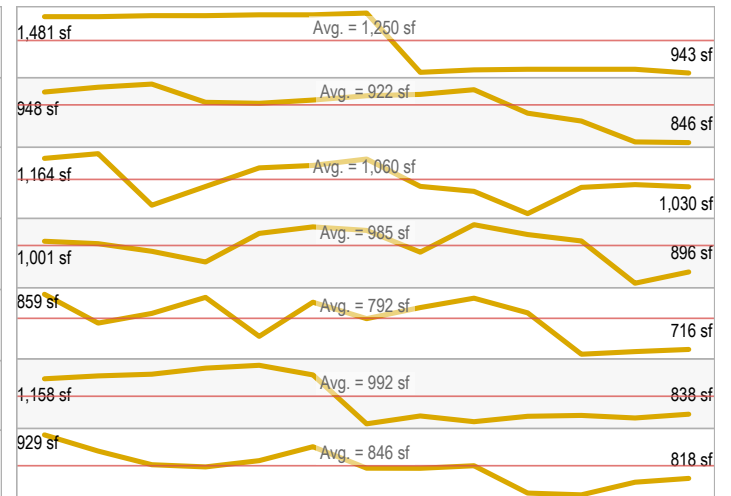
Last 13 Months



Avg. Remaining Unit Size (SF)

416 Area	East York	978 sf
	Etobicoke	847 sf
	North York	1,040 sf
	Old Toronto	857 sf
	Scarborough	710 sf
	York	804 sf
905 Area	905 All Muni.	808 sf

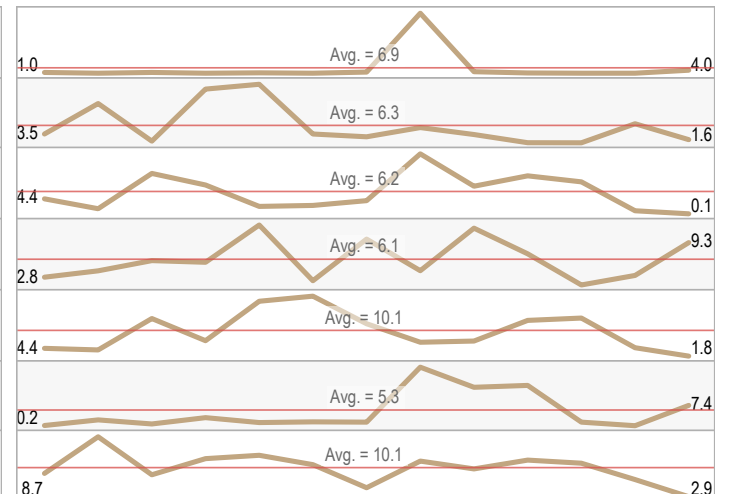
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	6.9
	North York	1.0
	Old Toronto	3.1
	Scarborough	4.6
	York	0.1
905 Area	905 All Muni.	7.2

Last 13 Months



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

SubMarket	Municipality	July 2021				July 2022		
		Apartment	Loft	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	● 32			● 32	● 18		● 18
Central Waterfront	Old Toronto	● 19			● 19	● 2		● 2
Don Mills - York Mills	North York	● 121		● 3	● 124	● 1	● 0	● 1
Downtown Core	Old Toronto	● 21			● 21	● 287		● 287
Downtown East	Old Toronto	● 46			● 46	● 139		● 139
Downtown West	Old Toronto	● 52			● 52	● 475		● 475
Etobicoke Waterfront	Etobicoke	● 4			● 4	● 0		● 0
Highway7 - Yonge	Markham	● 2			● 2	● 0		● 0
	Richmond Hill	● 0		● 47	● 47	● 0	● 0	● 0
Mississauga City Centre	Mississauga	● 103			● 103	● 11		● 11
North Toronto	Old Toronto	● 27		● 0	● 27	● 37	● 0	● 37
North Yonge Corridor	North York	● 16		● 0	● 16	● 2	● 0	● 2
North York East	North York	● 0		● 0	● 0	● 0		● 0
North York West	North York	● 13		● 1	● 14	● 2	● 0	● 2
Not Applicable	Aurora						● 0	● 0
	Brampton	● 14		● 6	● 20	● 8	● 6	● 14
	Burlington	● 18			● 18	● 27		● 27
	Caledon	● 0		● 0	● 0			● 0
	Clarington	● 56			● 56	● 0		● 0
	East York	● 1		● 1	● 2	● 12	● 0	● 12
	Etobicoke	● 55		● 0	● 55	● 25		● 25
	Georgina	● 0			● 0	● 0		● 0
	Halton Hills	● 2			● 2	● 3		● 3
	King					● 0		● 0
	Markham	● 29		● 4	● 33	● 142	● 0	● 142
	Milton	● 58			● 58	● 10		● 10
	Mississauga	● 479		● 1	● 480	● 66	● 0	● 66
	Newmarket	● 0	● 0	● 19	● 19	● 0	● 0	● 0
	Oakville	● 137		● 0	● 137	● 13		● 13
	Old Toronto	● 0			● 0	● 105		● 105
	Oshawa	● 5			● 5	● 5		● 5
	Pickering			● 4	● 4	● 23	● 6	● 29
	Richmond Hill			● 3	● 3		● 0	● 0
	Scarborough	● 48		● 0	● 48	● 23	● 0	● 23
	Vaughan	● 32		● 0	● 32	● 13	● 0	● 13
	Whitby	● 17		● 2	● 19	● 0		● 0
	Whitchurch-Stouffville	● 4			● 4			● 4
	York	● 1			● 1	● 42	● 17	● 59
Sheppard Corridor	North York	● 15		● 2	● 17	● 0	● 0	● 0
Thornhill	Markham	● 3			● 3	● 0		● 0
	Vaughan	● 9			● 9	● 0		● 0
Toronto East	Old Toronto	● 108			● 108	● 197		● 197
Toronto West	Old Toronto	● 25		● 0	● 25	● 58		● 58
Yonge - St. Clair	Old Toronto	● 33		● 0	● 33	● 2	● 0	● 2
Grand Total		● 1,605	● 0	● 93	● 1,698	● 1,748	● 29	● 1,777

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	1,420			1,420	288		288
Central Waterfront	Old Toronto	194			194	543		543
Don Mills - York Mills	North York	490		248	738	142	33	175
	Old Toronto							
Downtown Core	Old Toronto	2,586			2,586	914		914
Downtown East	Old Toronto	2,414			2,414	1,223		1,223
Downtown West	Old Toronto	1,521			1,521	1,326		1,326
Etobicoke Waterfront	Etobicoke	49			49	1		1
Highway7 - Yonge	Markham	14			14	1		1
	Richmond Hill	404		95	499	0	23	23
Mississauga City Centre	Mississauga	1,995			1,995	133		133
North Toronto	North York							
	Old Toronto	470		10	480	359	4	363
North Yonge Corridor	North York	633		6	639	69	2	71
	Old Toronto							
North York East	North York	0		2	2	0		0
North York West	North York	986		5	991	182	0	182
	Old Toronto							
	York							
Not Applicable	Ajax			38	38		0	0
	Aurora			351	1,765	300	94	394
	Brampton	1,414			576	100		100
	Burlington	576			17			
	Caledon	8		9	140	14		14
	Clarington	140		3	265	81	0	81
	East York	262		12	1,291	505		505
	Etobicoke	1,279			11	4		4
	Georgina	11			170	38		38
	Halton Hills	170			217	67		67
	King	217		175	523	38	11	49
	Markham	348			985	111		111
	Milton	985			2,063	240	6	246
	Mississauga	1,856		207	402	47	0	47
	Newmarket	277	3	122				
	North York							
	Oakville	1,610		4	1,614	365		365
	Old Toronto	127			127	532		532
	Oshawa	852			852	106		106
	Pickering	782		368	1,150	89	78	167
	Richmond Hill			22	22		15	15
	Scarborough	1,782		3	1,785	441	3	444
	Uxbridge							
	Vaughan	1,976		26	2,002	401	3	404
	Whitby	152			152	17		17
	Whitchurch-Stouffville	208			208			
	York	369		17	386	198	84	282
Scarborough City Centre	Scarborough							
Sheppard Corridor	North York	581		10	591	290	7	297
Thornhill	Markham	41			41	29		29
	Vaughan	144			144	0		0
Toronto East	East York							
	Old Toronto	686			686	160		160
Toronto West	Old Toronto	1,024		8	1,032	630		630
Yonge - St. Clair	Old Toronto	164		7	171	81	7	88
Grand Total		31,217	3	1,748	32,968	10,065	370	10,435

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