



AltusGroup



Greater Toronto Area High Rise Projects

New Homes Monthly Market
Report Data as of May 2023

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	May-23		May-22		Change
High Rise	1,976		2,030		-2.7%
Low Rise	1,133		509		122.6%
Total	3,109		2,539		22.4%
Year to Date Sales	Jan.-May. 2023		Jan.-May. 2022		Y/Y Change
High Rise	5,449		13,989		-61.0%
Low Rise	2,947		3,223		-8.6%
Total	8,396		17,212		-51.2%
Year to Date Supply	Jan.-May. 2023		Jan.-May. 2022		Y/Y Change
High Rise	8,892		13,564		-34.4%
Low Rise	2,771		4,376		-36.7%
Total	11,663		17,940		-35.0%
Year to Date Completions	Jan.-May. 2023		Jan.-May. 2022		Y/Y Change
High Rise	6,987		3,443		102.9%
Remaining Inventory	May-23	Apr-23	May-22	M/M Change	Y/Y Change
High Rise	13,867	13,545	8,198	2.4%	69.2%
Low Rise	1,479	1,360	1,923	8.8%	-23.1%
Total	15,346	14,905	10,121	3.0%	51.6%
Benchmark Price	May-23	Apr-23	May-22	M/M Change	Y/Y Change
High Rise	\$1,097,747	\$1,102,904	\$1,176,080	-0.5%	-6.7%
Low Rise	\$1,736,348	\$1,768,456	\$1,814,774	-1.8%	-4.3%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	13	370	387	113	
High Rise Units	2,797	94,907	108,288	27,572	
% Sold*	61%	85%	93%	59%	
Low Rise Projects	9	178			
Low Rise Units	528	19,099			
% Sold*	40%	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.

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Low Rise	2,947		3,223		-8.6%
Total	8,396		17,212		-51.2%
Year to Date Supply	Jan.-May. 2023		Jan.-May. 2022		Y/Y Change
High Rise	2,797		2,151		30.0%
Low Rise	2,771		4,376		-36.7%
Total	5,568		6,527		-14.7%
Year to Date Completions	Jan.-May. 2023		Jan.-May. 2022		Y/Y Change
High Rise	6,986		3,443		102.9%
Remaining Inventory	May-23	Apr-23	May-22	M/M Change	Y/Y Change
High Rise	13,867	13,545	8,198	2.4%	69.2%
Low Rise	1,479	1,360	1,923	8.8%	-23.1%
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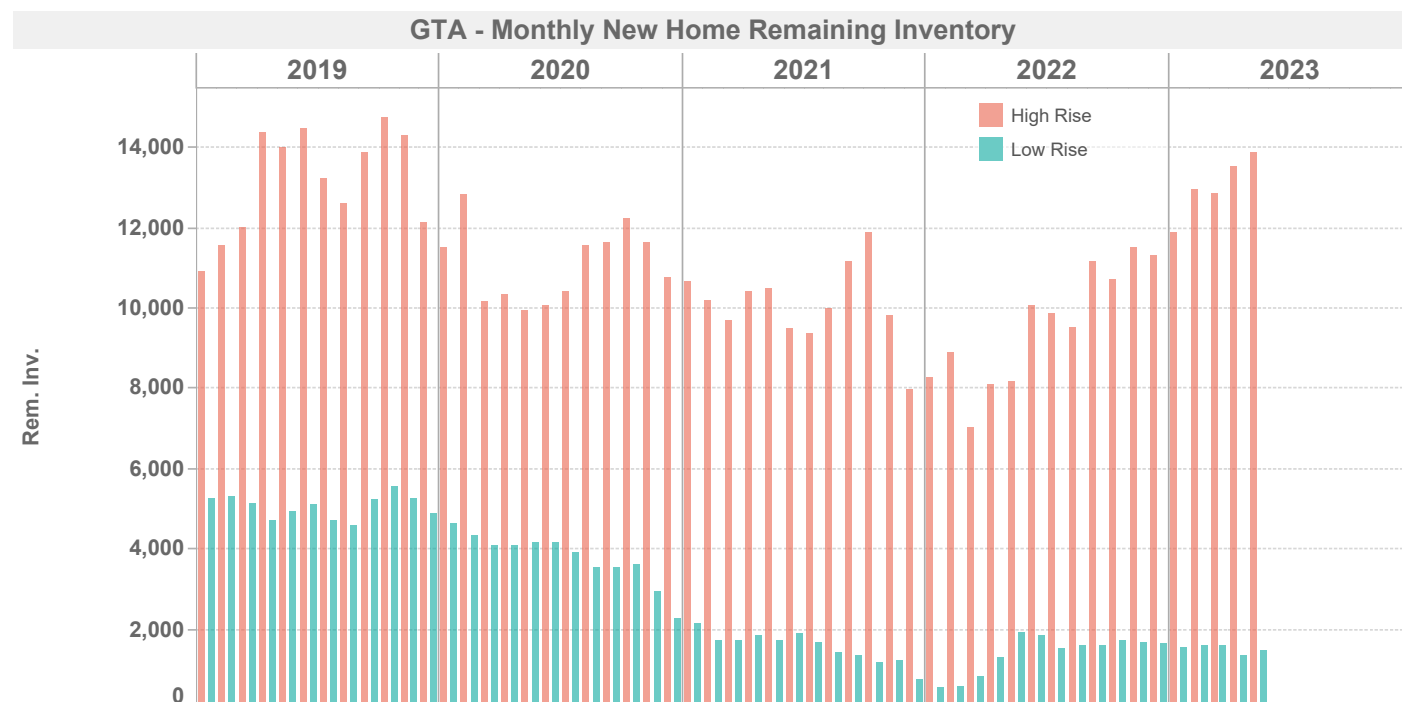
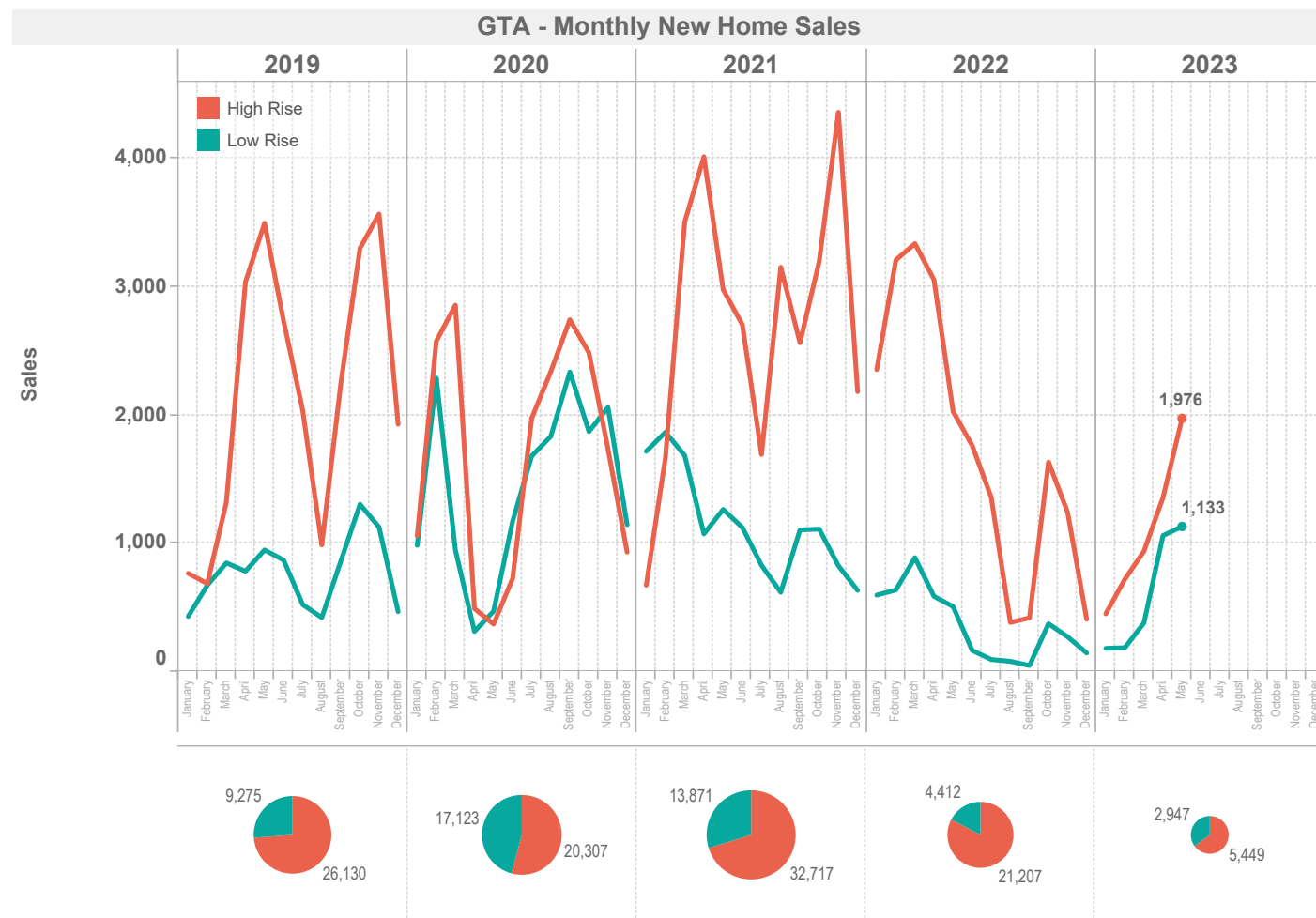
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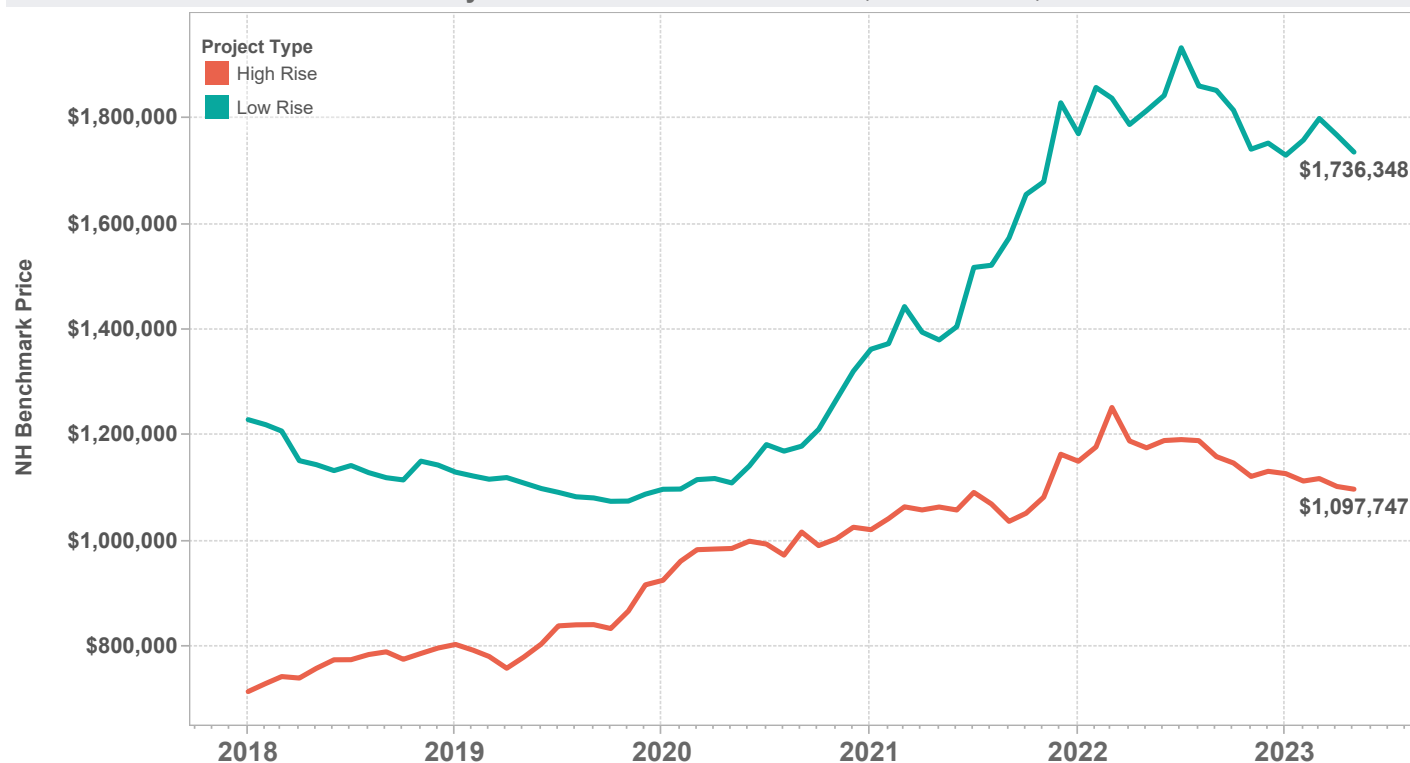
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Sales & Remaining Inventory

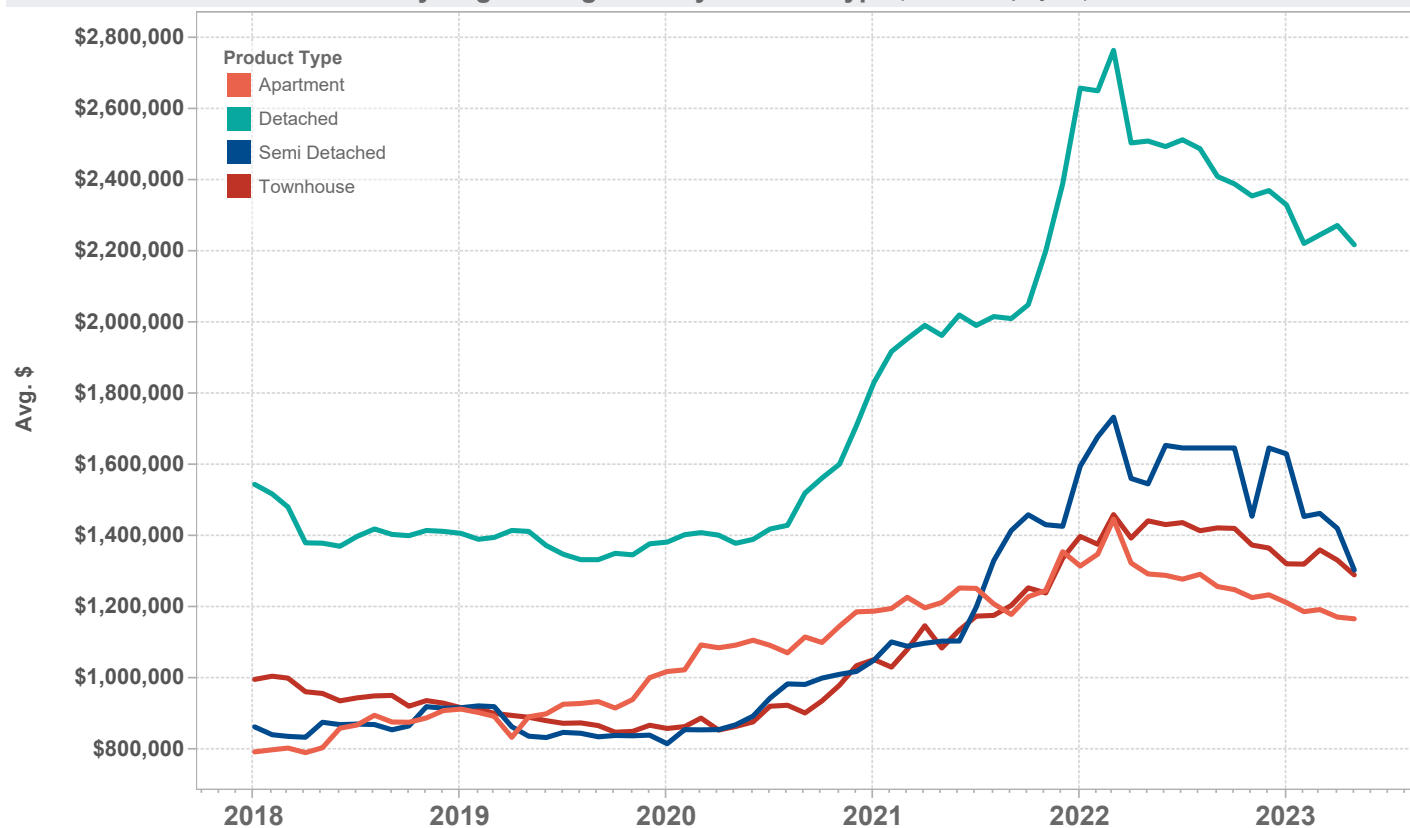


Pricing

Monthly New Home Benchmark Price (excludes extremes)

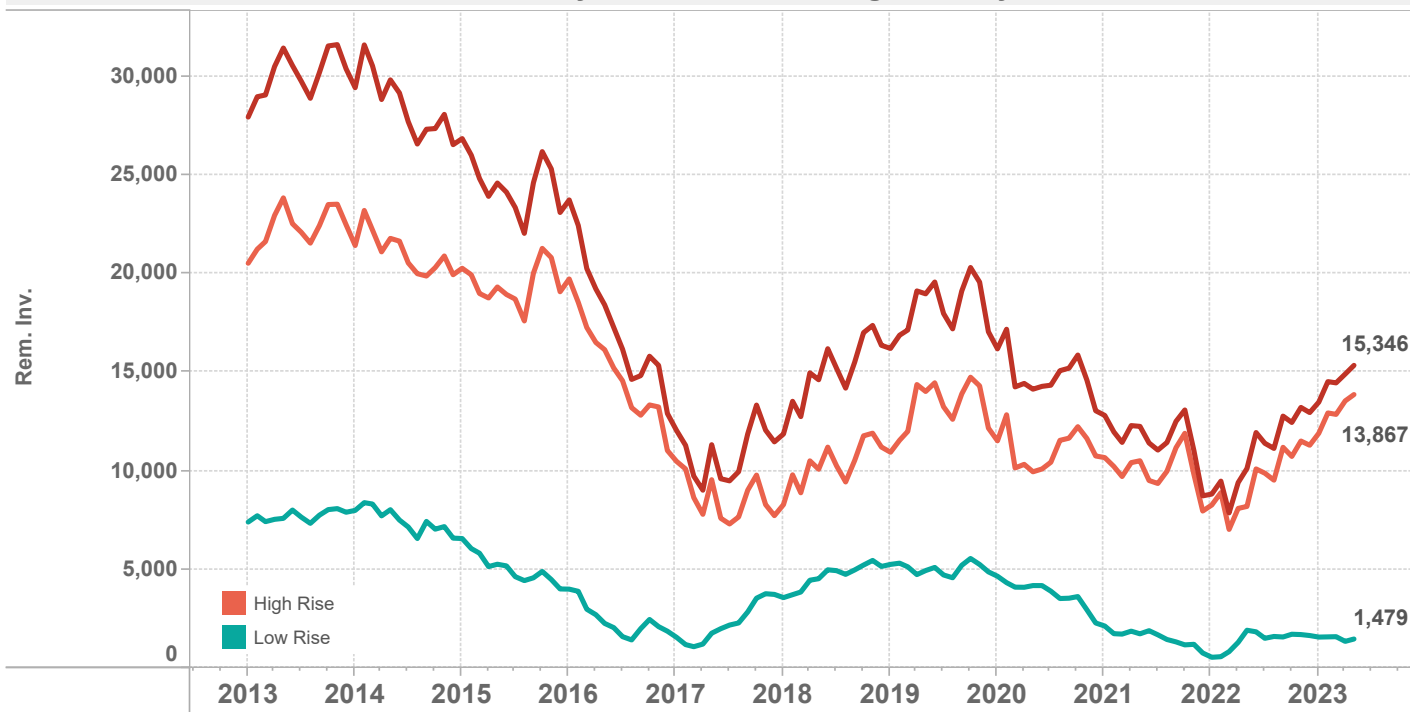


Monthly Avg. Asking Price by Product Type (includes all projects)

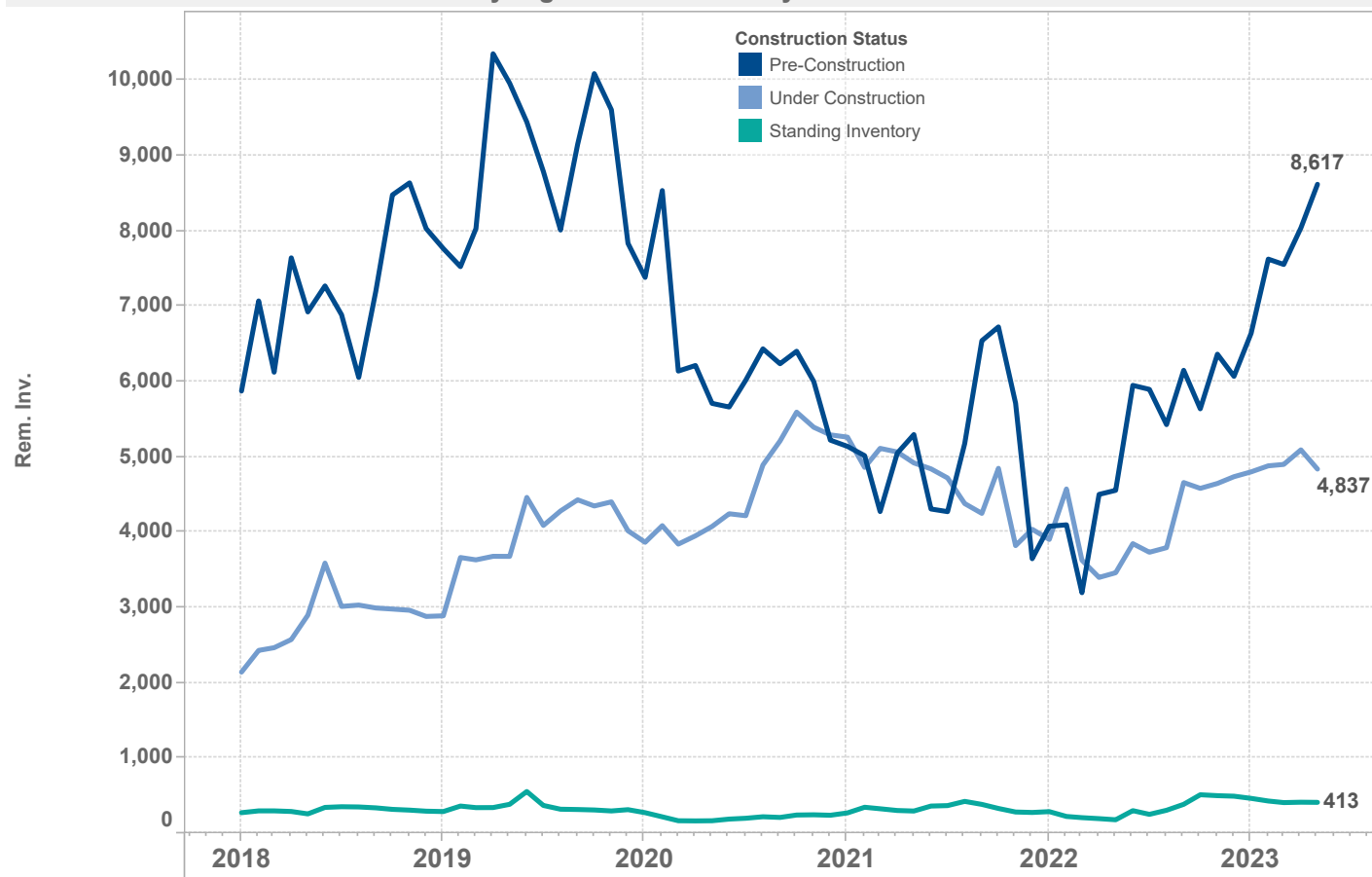


Remaining Inventory

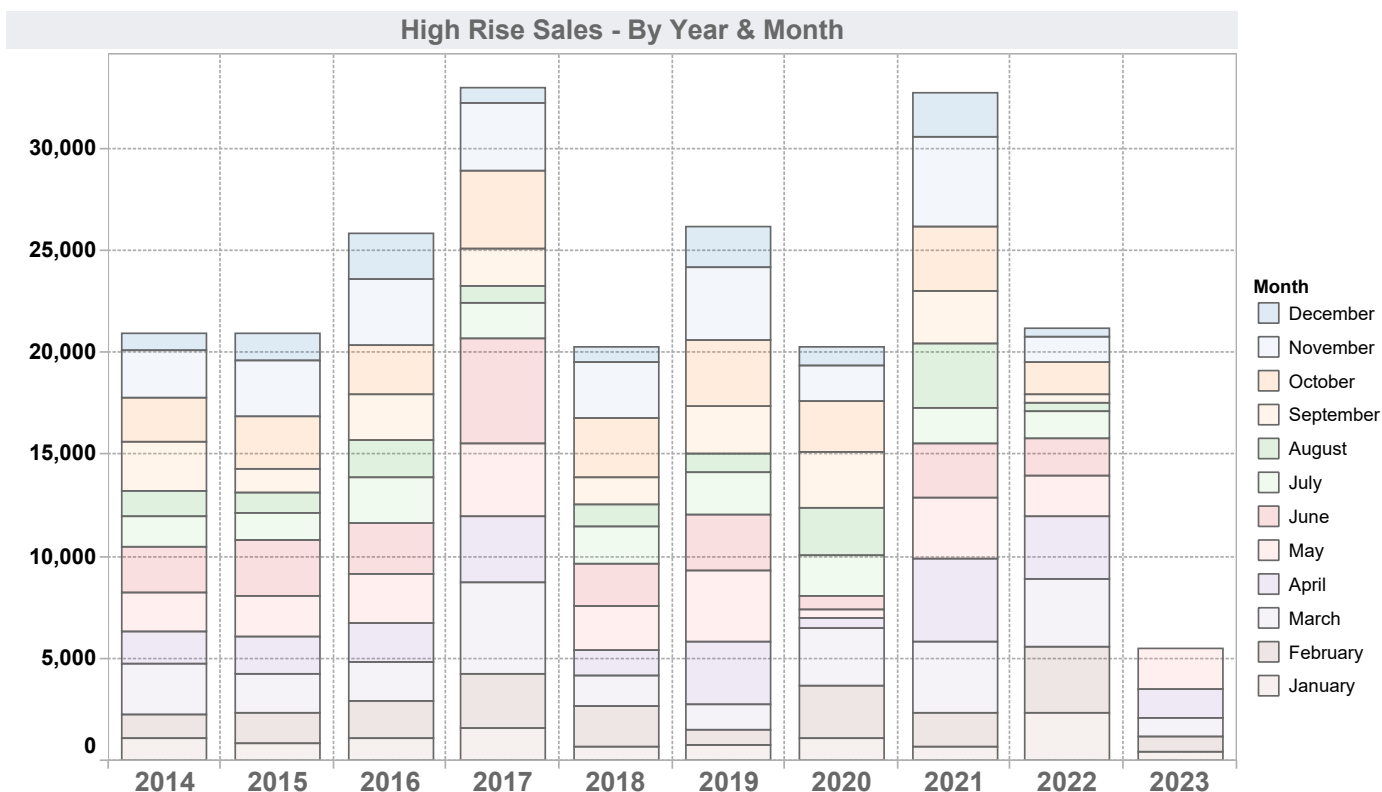
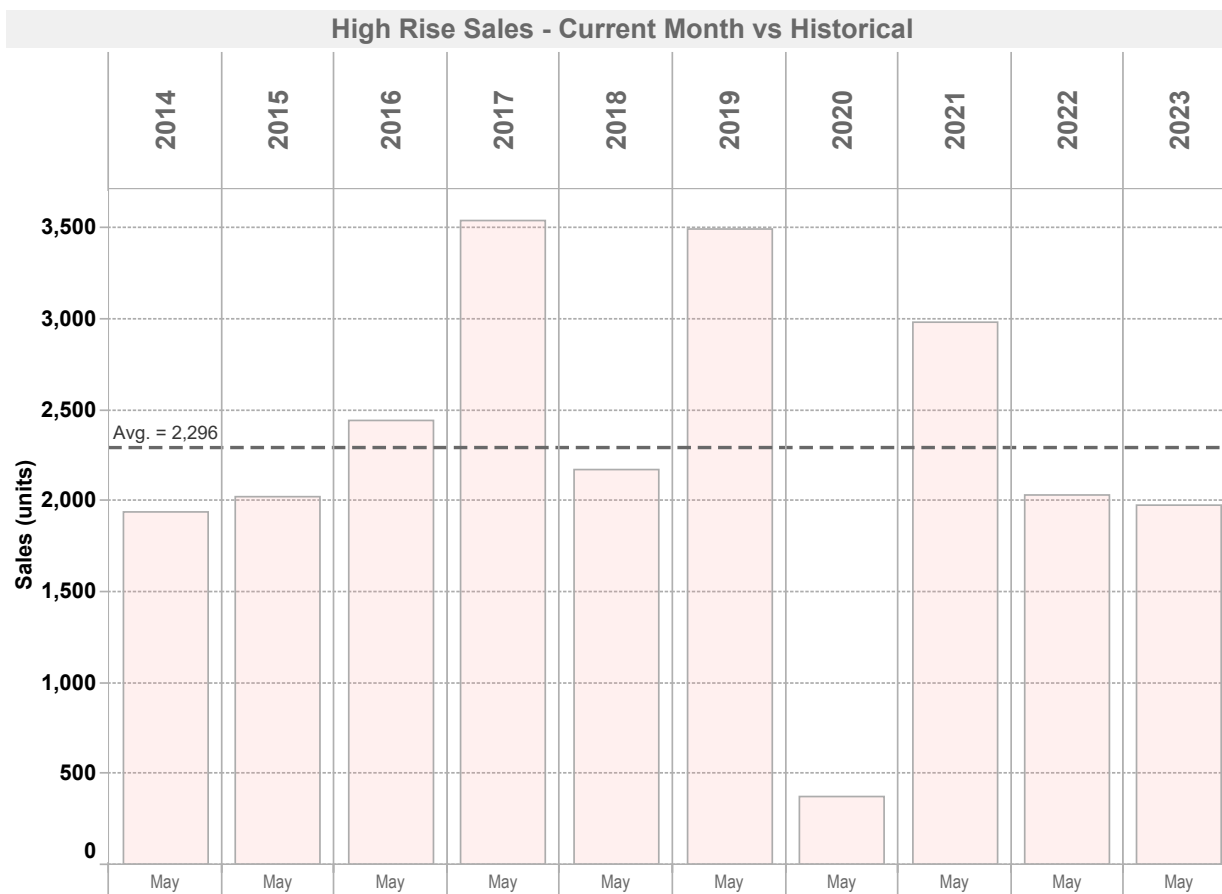
GTA - Monthly New Home Remaining Inventory



GTA - Monthly High Rise Rem. Inv. by Construction Status

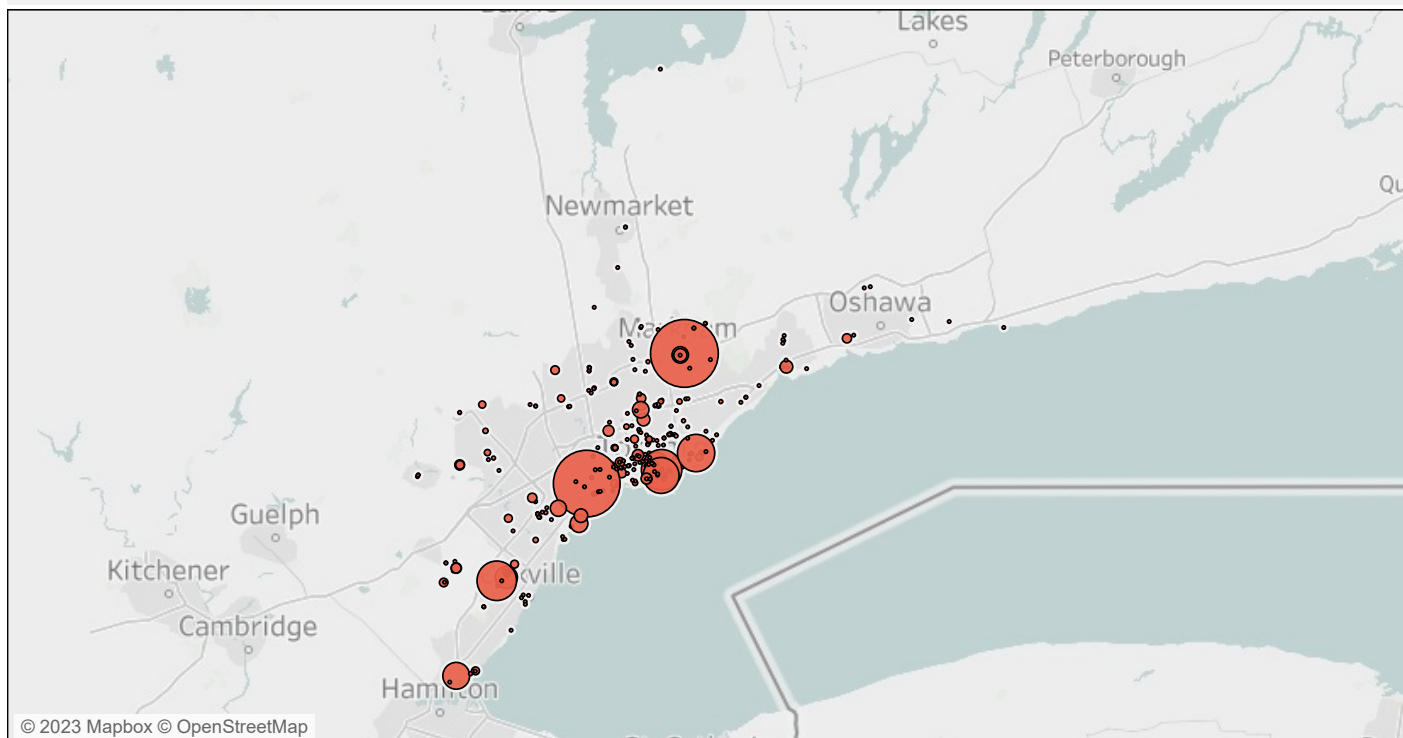


Historical Sales Comparison

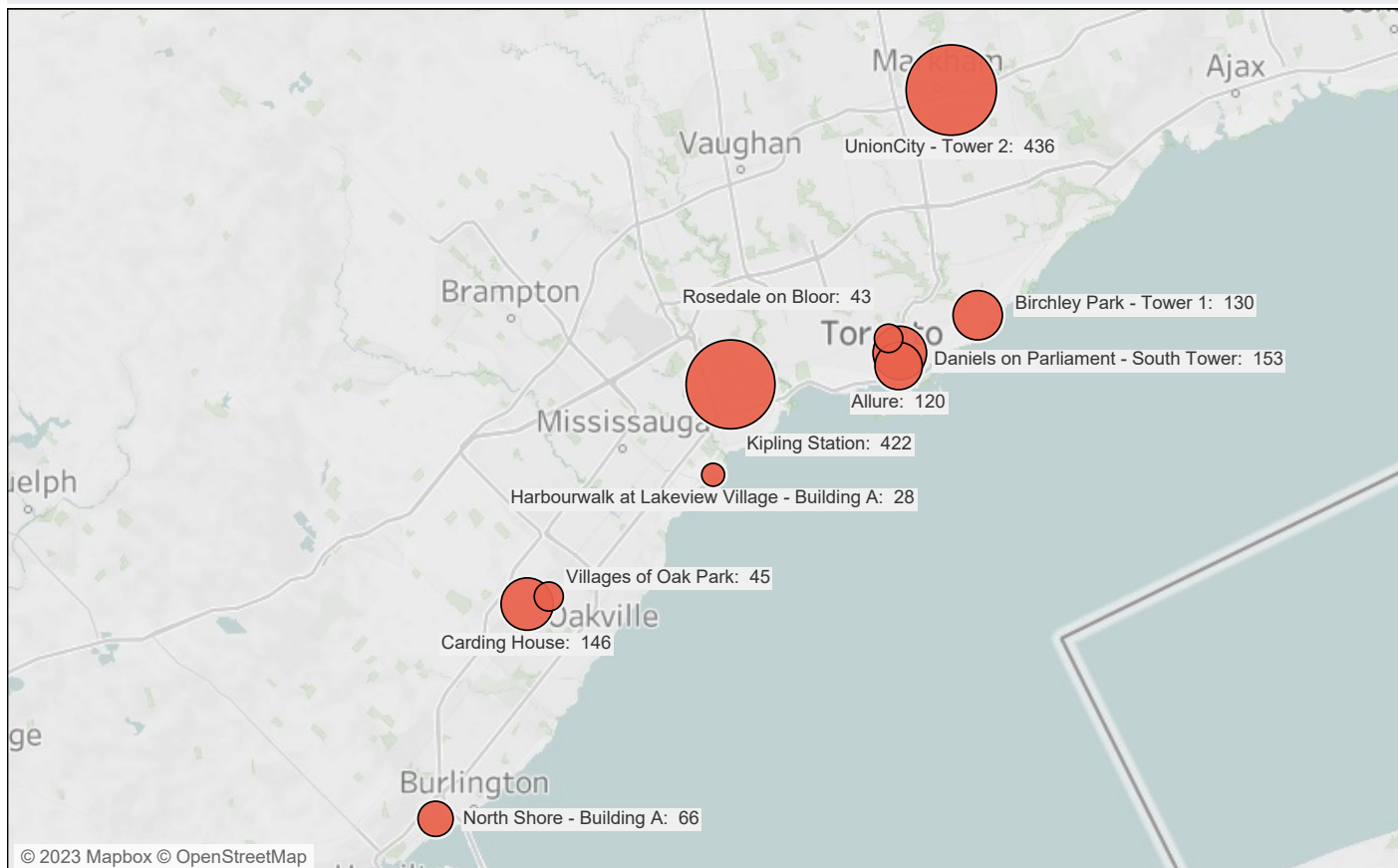


Current Sites

GTA - Active High Rise Sites by Current Month Sales



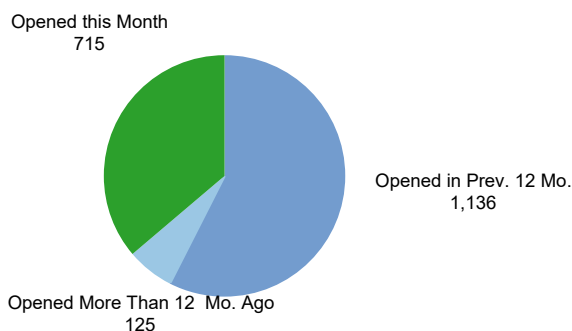
GTA - Top 10 Sites by Current Month Sales



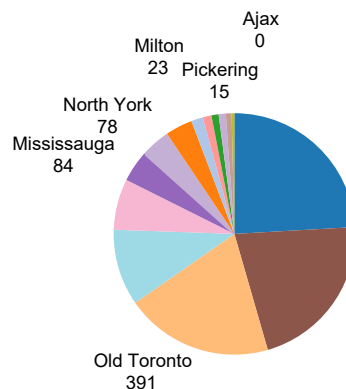
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

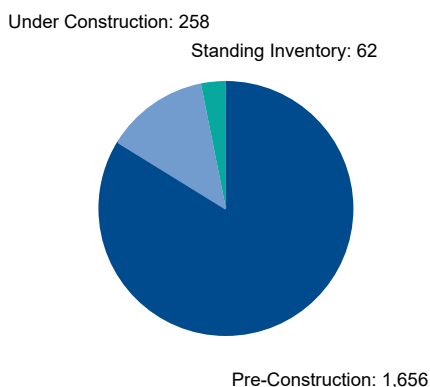
Sales by Opening Date



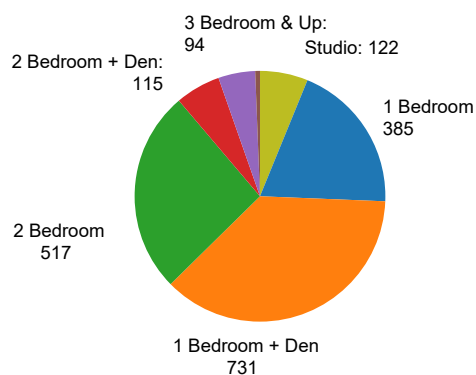
Sales by Municipality/Area



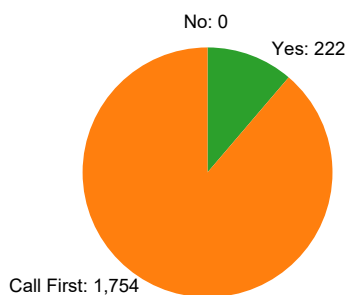
Sales by Const. Status



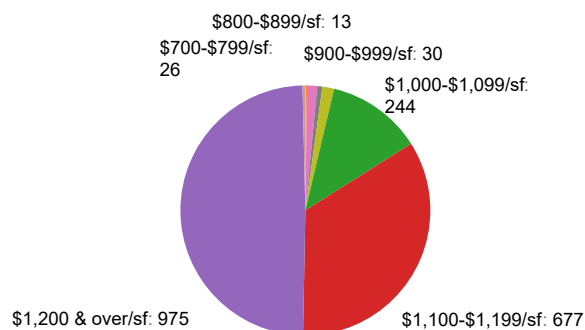
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



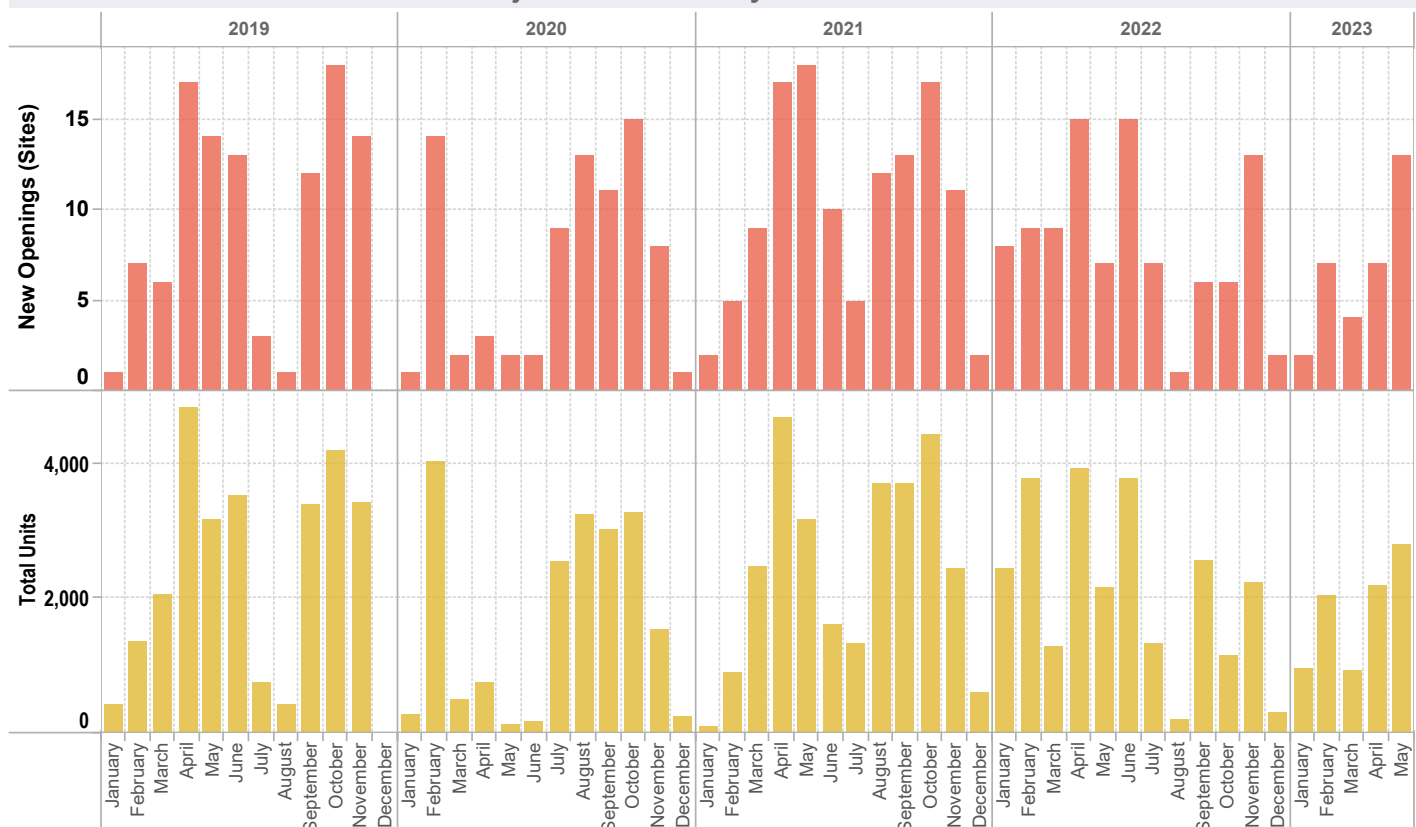
New Openings

May 2022 - New Project Launches

Site Name	Municipality	Opening Date	No# of Units	Current Month Sales *	Rem Inv	Avg. Current PPF
Carding House - Mattamy Homes	Oakville	2023-05-03	157	146	11	\$1,054
Allure - Emblem Developments	Old Toronto	2023-05-05	364	120	244	\$1,614
Highgrove II (Stacked) - Vandyk Properties Inc.	Mississauga	2023-05-06	24	23	1	\$771
Kipling Station - Centrecourt Developments Inc.	Etobicoke	2023-05-08	552	422	130	\$1,164
Elegance Residences - Avalée Homes	Vaughan	2023-05-10	71	4	67	\$1,379
Gemini Condos - North Tower - Castleridge Homes	Oakville	2023-05-23	57	0	57	\$1,067
Mile & Creek - Building C - Mattamy Homes	Milton	2023-05-24	91	0	91	\$1,004
Mile & Creek - Building D - Mattamy Homes	Milton	2023-05-24	133	0	133	\$1,042
Residences at Bluffers Park - West Tower - SKALE and Diamante Development Corporation	Scarborough	2023-05-24	134	0	134	\$1,128
Lake Pointe - Your Home Developments	Ajax	2023-05-25	93	0	93	\$1,152
Addington Park Condominiums - Addington Developments	North York	2023-05-27	153	0	153	\$1,381
Kith Condominium - Daniels Corporation	Mississauga	2023-05-27	314	0	314	\$1,103
Unionville - inCan Developments	Markham	2023-05-27	58	0	58	\$1,363
Grand Total			2,201	715	1,486	\$1,201

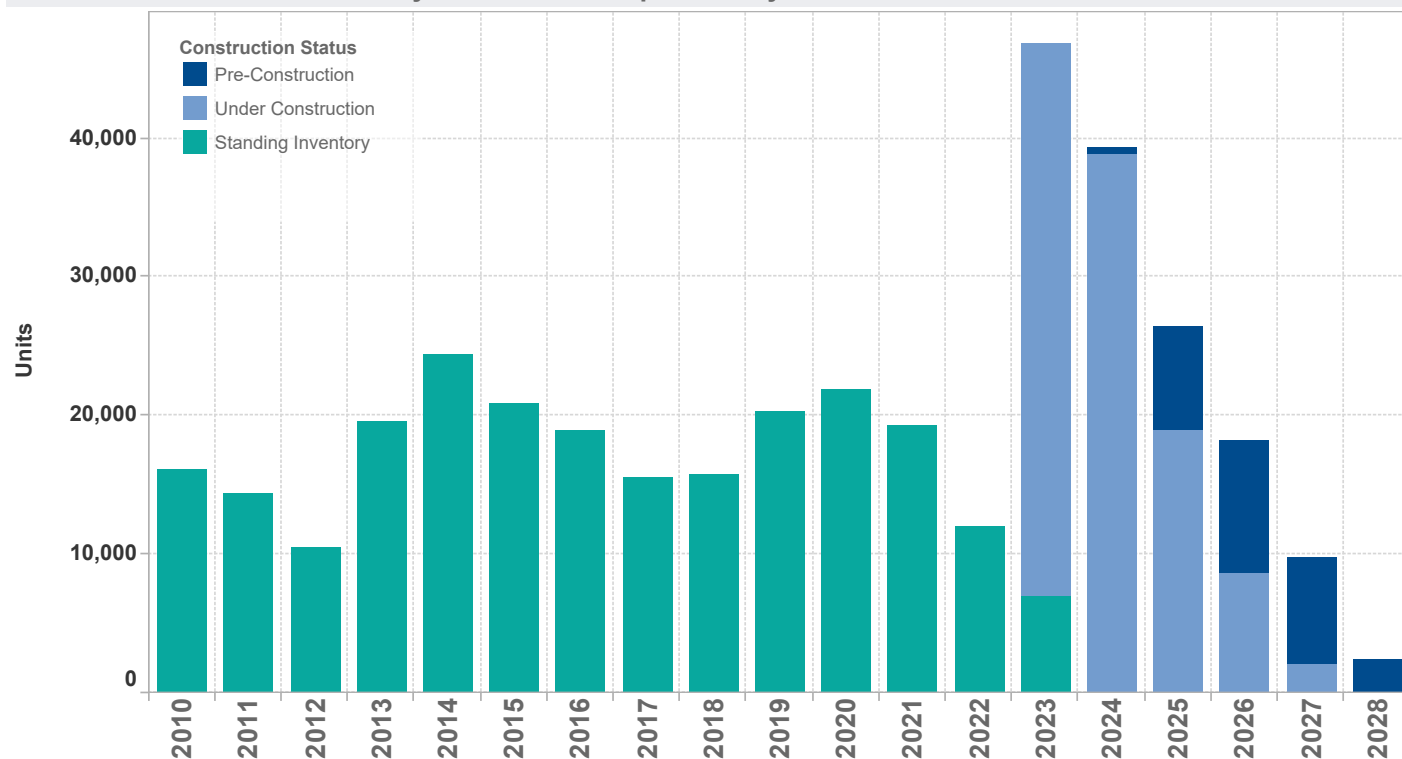
* Projects launched or commenced signings within 10 days of month end cannot report any firm sales until the following month due to rescission period.

Project Launch History - Sites & Units

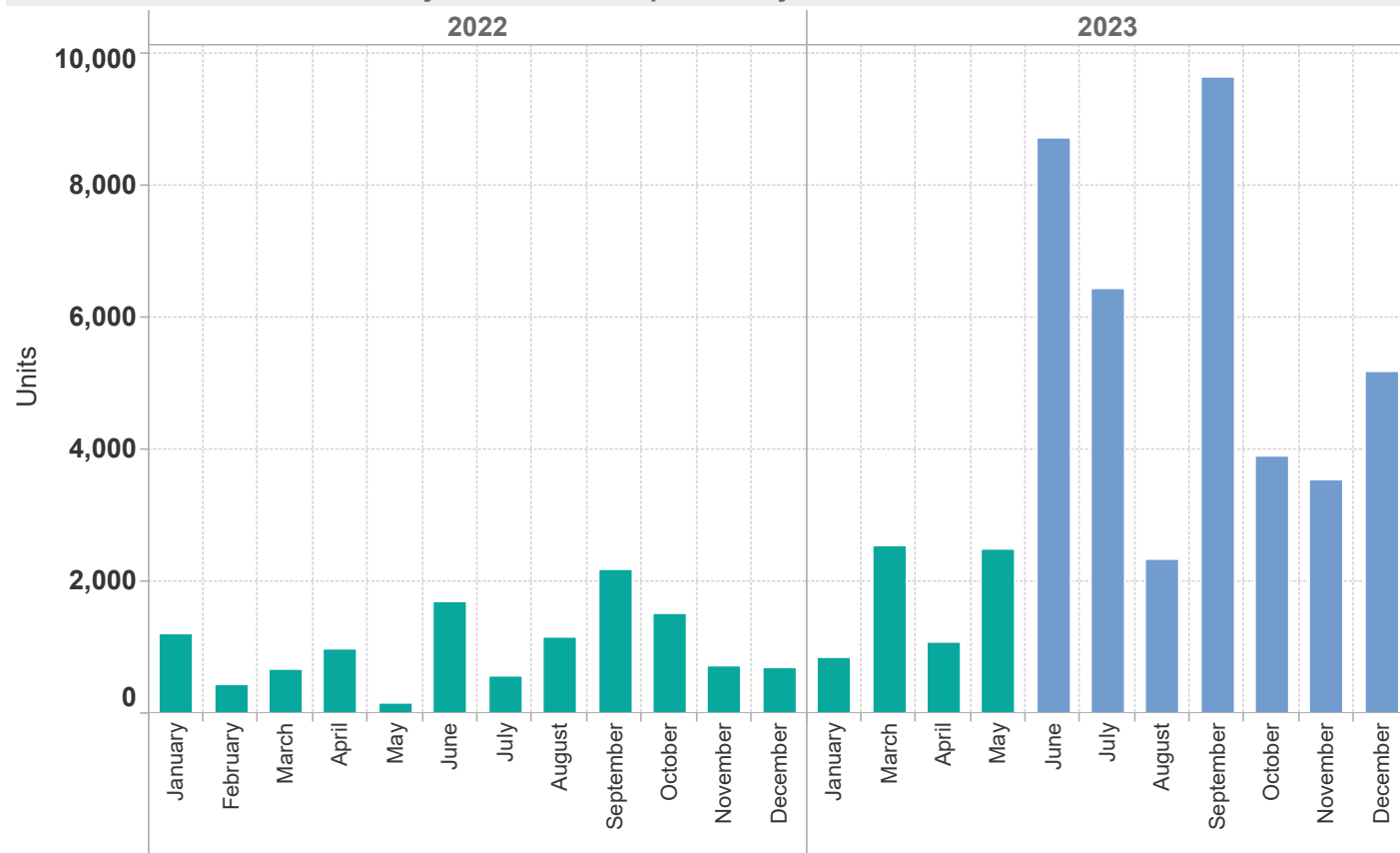


Scheduled Completions

GTA - Yearly Scheduled Completions by Current Construction Status



GTA - Monthly Scheduled Completions by Current Construction Status



Top Builders - YTD

GTA - Top High Rise Builders by YTD Sales

Builder	2023					Total	Market Share %
	Jan.	Feb.	Mar.	Apr.	May		
Metropia	0	0	0	393	436	829	15.2%
Gupta Group	0	0	100	269	57	426	7.8%
Centrecourt Developments Inc.					422	422	7.7%
Almadev	3	2	324	33	2	364	6.7%
Capital Developments	31	266	37	18	7	359	6.6%
Daniels Corporation	12	16	46	30	183	287	5.3%
Graywood Developments	214	27	6	2	9	258	4.7%
Mattamy Homes	18	21	11	17	181	248	4.6%
Tridel	9	27	46	32	48	162	3.0%
Remington Group	2	8	18	72	39	139	2.6%
Westdale Properties	40	39	11	21	24	135	2.5%
Diamond Kilmer Developments	0	0	0	0	130	130	2.4%
Emblem Developments	0	0	0	0	120	120	2.2%
Marlin Spring	3	77	16	16	8	120	2.2%
ADI Development Group	2	5	2	91	15	115	2.1%
Great Gulf	13	64	12	10	3	102	1.9%
Fieldgate Homes	33	22	1	19	24	99	1.8%
DREAM	10	61	12	6	1	90	1.7%
Chestnut Hill Developments	20	18	15	14	14	81	1.5%
Greenpark Group	2	8	20	46	2	78	1.4%
First Avenue Properties			50	17	10	77	1.4%
National Homes	0	0	0	0	66	66	1.2%
Brixen Developments Inc.	0	0	0	48	16	64	1.2%
Basis International Inc.	6	13	13	14	17	63	1.2%
Brookfield Residential		14	35	5	7	61	1.1%
Total (All 191 Builders)	452	722	940	1,359	1,976	5,449	

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	2022							2023					Total	Market Share %
	Jun.	Jul.	Aug.	Sep.	Oct	Nov	Dec.	Jan.	Feb.	Mar.	Apr.	May.		
Capital Developments	7	0	0	0	0	478	46	44	31	266	37	18	927	7.3%
Metropia	436	0	0	0	0	0	4	0	0	0	0	393	833	6.6%
Great Gulf	3	364	88	19	10	29	56	37	13	64	12	10	705	5.6%
Daniels Corporation	183	40	80	19	14	215	19	19	12	16	46	30	693	5.5%
DREAM	1	365	87	19	10	29	56	35	10	61	12	6	691	5.5%
Reserve Properties	0	4	14	0	0	478	44	48	31	20	2	2	643	5.1%
Westdale Properties	24	4	122	24	42	52	218	25	40	39	11	21	622	4.9%
Tridel	48	142	10	14	10	226	20	14	9	27	46	32	598	4.7%
Mattamy Homes	181	3	10	0	20	29	243	21	18	21	11	17	574	4.5%
Poetry Living	0	477	8	0	0	0	0	0	0	0	0	0	485	3.8%
Gupta Group	57	0	0	0	0	0	0	0	0	0	100	269	426	3.4%
Centrecourt Developments Inc.	422												422	3.3%
Plaza	4	0	285	46	19	5	6	0	0	0	29	20	414	3.3%
Almadev	2	0	0	0	0	5	8	2	3	2	324	33	379	3.0%
Remington Group	39	0	122	8	60	11	14	10	2	8	18	72	364	2.9%
Canderel Residential	0	1	101	100	71	38	14	3	2	0	0	3	333	2.6%
Chestnut Hill Developments	14	0	0	1	0	0	229	10	20	18	15	14	321	2.5%
Marlin Spring	8	64	24	12	13	7	66	15	3	77	16	16	321	2.5%
Fieldgate Homes	24	0	0	1	0	0	201	17	33	22	1	19	318	2.5%
Parallax Development Corporation	0	0	107	24	38	52	16	6	9	22	11	2	287	2.3%
Graywood Developments	9	2	6	2	4	3	1	0	214	27	6	2	276	2.2%
Diamond Corp	8	5	144	25	29	17	7	6	2	8	17	5	273	2.2%
Basis International Inc.	17	130	7	5	6	5	4	8	6	13	13	14	228	1.8%
Tribute Communities	1	2	28	6	6	110	22	10	4	13	6	10	218	1.7%
State Building Group	5	153	26	4	11	2	1	1	2	1	2	2	210	1.7%
Total (All 203 Builders)	1,764	1,359	385	421	1,636	1,243	410	452	722	940	1,359	1,976	12,667	

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.

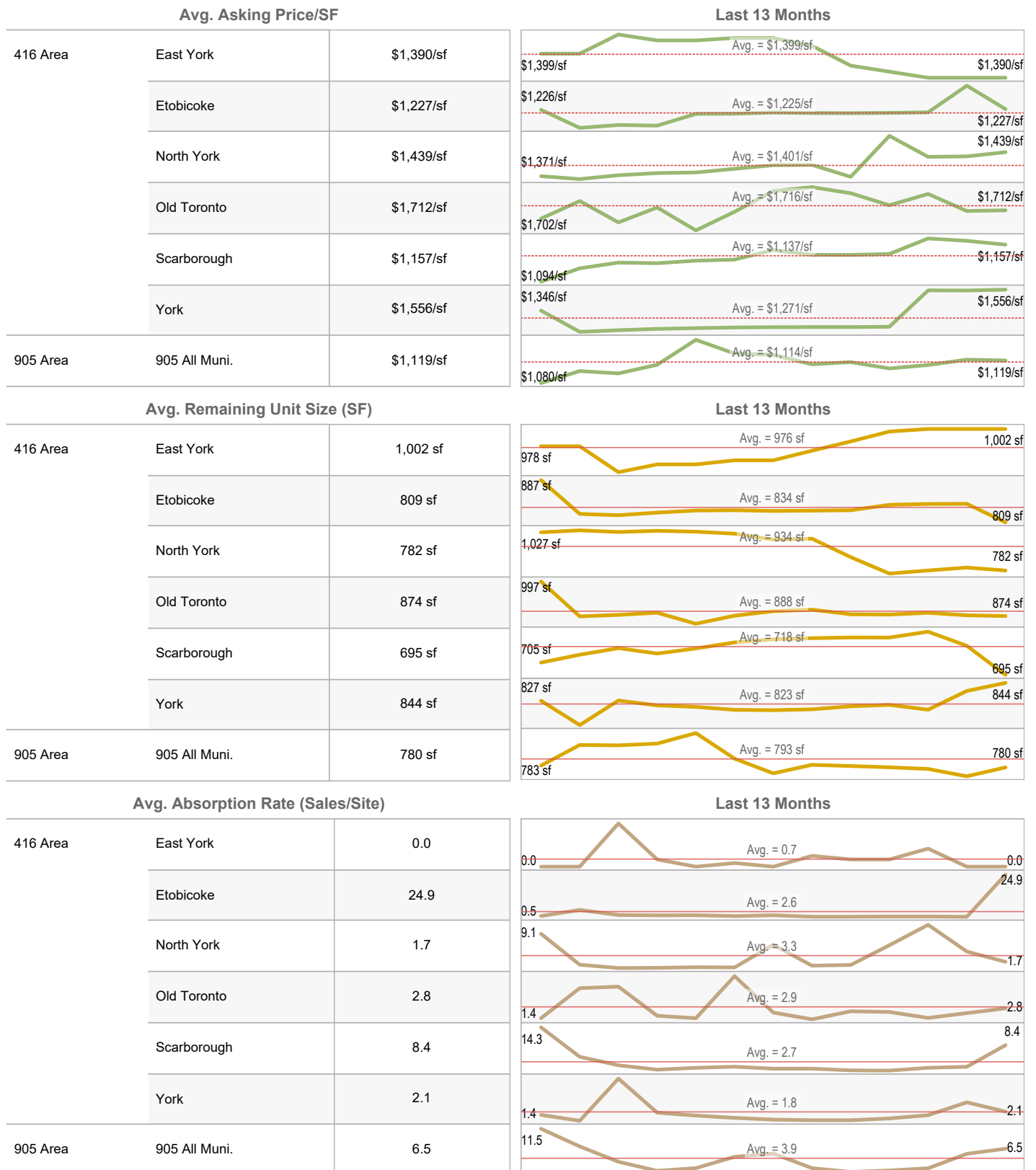
Top Sites

GTA - Top High Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Unit Type	2023 May
UnionCity - Tower 2 - Metropia	Markham	Apartment	1 Bedroom	41
			1 Bedroom + Den	239
			2 Bedroom + Den	34
			2 Bedroom	100
			Studio	22
			Total	436
Kipling Station - Centrecourt Developments Inc.	Etobicoke	Apartment	1 Bedroom	74
			1 Bedroom + Den	181
			3 Bedroom & Up	17
			2 Bedroom	105
			Studio	45
			Total	422
Daniels on Parliament - South Tower - Daniels Corporation	Old Toronto	Apartment	1 Bedroom	53
			1 Bedroom + Den	11
			2 Bedroom + Den	5
			3 Bedroom & Up	20
			2 Bedroom	49
			Other	10
			Studio	5
			Total	153
Carding House - Mattamy Homes	Oakville	Apartment	1 Bedroom	29
			1 Bedroom + Den	56
			2 Bedroom + Den	5
			2 Bedroom	56
			Total	146
Birchley Park - Tower 1 - Diamond Kilmer Developments	Scarborough	Apartment	1 Bedroom	25
			1 Bedroom + Den	39
			2 Bedroom + Den	27
			3 Bedroom & Up	4
			2 Bedroom	34
			Studio	1
			Total	130

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	May 2022			May 2023		
		Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	• 11		• 11	• 45		• 45
Central Waterfront	Old Toronto	• 7		• 7	• 1		• 1
Don Mills - York Mills	North York	• 27	• 1	• 28	• 3	• 1	• 4
Downtown Core	Old Toronto	• 28		• 28	• 7		• 7
Downtown East	Old Toronto	• 67		• 67	• 300		• 300
Downtown West	Old Toronto	• 4		• 4	• 12		• 12
Etobicoke Waterfront	Etobicoke	• 4		• 4	• 0		• 0
Highway7 - Yonge	Markham	• 0		• 0	• 1		• 1
	Richmond Hill	• 0	• 0	• 0	• 0	• 0	• 0
Mississauga City Centre	Mississauga	• 506		• 506	• 2		• 2
North Toronto	Old Toronto	• 2	• 1	• 3	• 3	• 0	• 3
North Yonge Corridor	North York	• 5	• 0	• 5	• 49		• 49
North York East	North York	• 0		• 0	• 0		• 0
North York West	North York	• 276	• 0	• 276	• 18	• 0	• 18
Not Applicable	Ajax				• 0		• 0
	Aurora		• 0	• 0		• 0	• 0
	Brampton	• 17	• 23	• 40	• 16	• 15	• 31
	Burlington	• 24		• 24	• 72		• 72
	Caledon		• 9	• 9	• 0		• 0
	Clarington	• 2		• 2	• 0		• 0
	East York	• 0	• 0	• 0	• 0	• 0	• 0
	Etobicoke	• 1	• 3	• 4	• 424		• 424
	Georgina	• 0		• 0	• 0		• 0
	Halton Hills	• 1		• 1	• 0		• 0
	King	• 5		• 5	• 0		• 0
	Markham	• 1	• 1	• 2	• 475	• 0	• 475
	Milton	• 49		• 49	• 23		• 23
	Mississauga	• 354	• 0	• 354	• 59	• 23	• 82
	Newmarket	• 1	• 16	• 17	• 0		• 0
	Oakville	• 104		• 104	• 202		• 202
	Old Toronto	• 0		• 0	• 1		• 1
	Oshawa	• 12		• 12	• 0		• 0
	Pickering	• 3	• 2	• 5	• 15	• 0	• 15
	Richmond Hill		• 1	• 1		• 0	• 0
	Scarborough	• 215	• 0	• 215	• 135	• 0	• 135
	Vaughan	• 128	• 1	• 129	• 16	• 3	• 19
	Whitby	• 0		• 0	• 7		• 7
	York	• 7		• 7	• 16	• 3	• 19
Sheppard Corridor	North York	• 36	• 0	• 36	• 6	• 1	• 7
Thornhill	Markham	• 0		• 0	• 0		• 0
	Vaughan	• 12		• 12	• 0		• 0
Toronto East	Old Toronto	• 31		• 31	• 1		• 1
Toronto West	Old Toronto	• 22	• 0	• 22	• 21	• 0	• 21
Yonge - St. Clair	Old Toronto	• 10	• 0	• 10	• 0	• 0	• 0
Grand Total		• 1,972	• 58	• 2,030	• 1,930	• 46	• 1,976

Sales & Remaining Inventory

Last 12 Month's Sales & Remaining Inventory by Submarket

Last 12 Months - Sales					Remaining Inventory		
SubMarket	Municipality	Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	323		323	274		274
Central Waterfront	Old Toronto	8		8	477		477
Don Mills - York Mills	North York	13	4	17	83	15	98
	Old Toronto						
Downtown Core	Old Toronto	1,109		1,109	542		542
Downtown East	Old Toronto	1,226		1,226	1,542		1,542
Downtown West	Old Toronto	987		987	804		804
Etobicoke Waterfront	Etobicoke	15		15	24		24
Highway7 - Yonge	Markham	1		1	0		0
	Richmond Hill	5	1	6	11	23	34
Mississauga City Centre	Mississauga	99		99	104		104
North Toronto	North York						
	Old Toronto	239	1	240	325	4	329
North Yonge Corridor	North York	818	2	820	667		667
	Old Toronto						
North York East	North York	0		0	0		0
North York West	North York	190	2	192	536	3	539
	Old Toronto						
	York						
Not Applicable	Ajax	0		0	93		93
	Aurora		0	0		0	0
	Brampton	611	110	721	469	272	741
	Burlington	192		192	125		125
	Caledon	40		40	118		118
	Clarington	7		7	19		19
	East York	27	0	27	54	0	54
	Etobicoke	550		550	683		683
	Georgina	0		0	4		4
	Halton Hills	16		16	43		43
	King	1		1	19		19
	Markham	1,206	6	1,212	225	10	235
	Milton	329		329	397		397
	Mississauga	747	23	770	1,029	7	1,036
	Newmarket	1	8	9	46		46
	North York						
	Oakville	574		574	576		576
	Old Toronto	351		351	184		184
	Oshawa	14		14	94		94
	Pickering	521	107	628	669	18	687
	Richmond Hill		8	8		8	8
	Scarborough	307	0	307	568	3	571
	Uxbridge						
	Vaughan	86	21	107	596	50	646
	Whitby	61		61	92		92
	Whitchurch-Stouffville						
	York	112	74	186	353	10	363
Scarborough City Centre	Scarborough						
Sheppard Corridor	North York	413	5	418	279	2	281
Thornhill	Markham	1		1	28		28
	Vaughan	9		9	0		0
Toronto East	East York						
	Old Toronto	65		65	377		377
Toronto West	Old Toronto	712	0	712	658	1	659
Yonge - St. Clair	Old Toronto	308	1	309	248	6	254
Grand Total		12,294	373	12,667	13,435	432	13,867

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