



Altus Group



Greater Toronto Area High Rise Projects

New Homes Monthly Report
August 2024

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Aug-24		Aug-23		Change
High Rise	235		596		-60.6%
Low Rise	229		265		-13.6%
Total	464		861		-46.1%
Year to Date Sales	Jan.-Aug. 2024		Jan.-Aug. 2023		Y/Y Change
High Rise	3,588		8,980		-60.0%
Low Rise	3,567		4,162		-14.3%
Total	7,155		13,142		-45.6%
Year to Date Supply	Jan.-Aug. 2024		Jan.-Aug. 2023		Y/Y Change
High Rise	4,872		12,286		-60.3%
Low Rise	4,494		4,468		0.6%
Total	9,366		16,754		-44.1%
Year to Date Completions	Jan.-Aug. 2024		Jan.-Aug. 2023		Y/Y Change
High Rise	15,015		12,175		23.3%
Remaining Inventory	Aug-24	Jul-24	Aug-23	M/M Change	Y/Y Change
High Rise	17,233	17,461	14,212	-1.3%	21.3%
Low Rise	4,063	4,217	2,055	-3.7%	97.7%
Total	21,296	21,678	16,267	-1.8%	30.9%
Benchmark Price	Aug-24	Jul-24	Aug-23	M/M Change	Y/Y Change
High Rise	\$1,031,356	\$1,020,179	\$1,089,012	1.1%	-5.3%
Low Rise	\$1,598,852	\$1,585,881	\$1,726,092	0.8%	-7.4%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	0	345	295	115	
High Rise Units	0	89,028	86,570	29,770	
% Sold*	#DIV/0!	81%	88%	53%	
Low Rise Projects	0	228			
Low Rise Units	0	26,833			
% Sold*	#DIV/0!	85%			

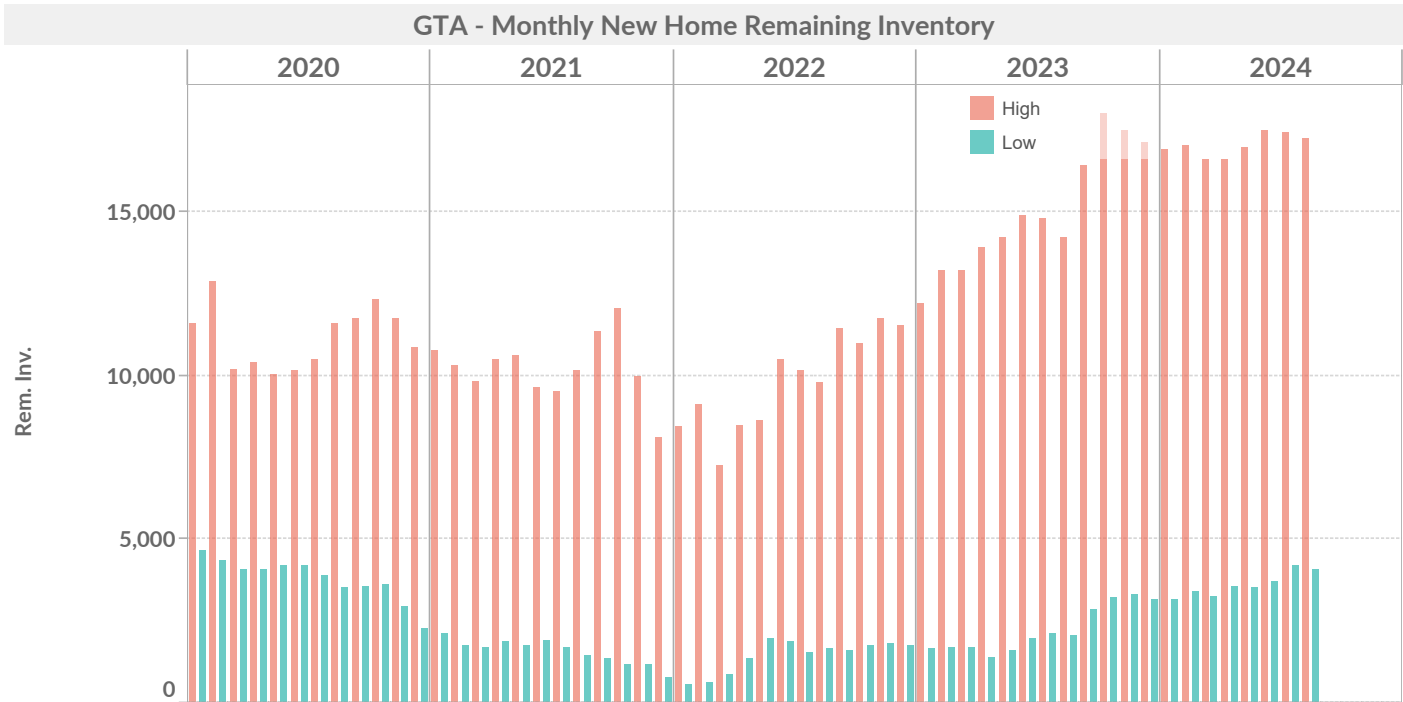
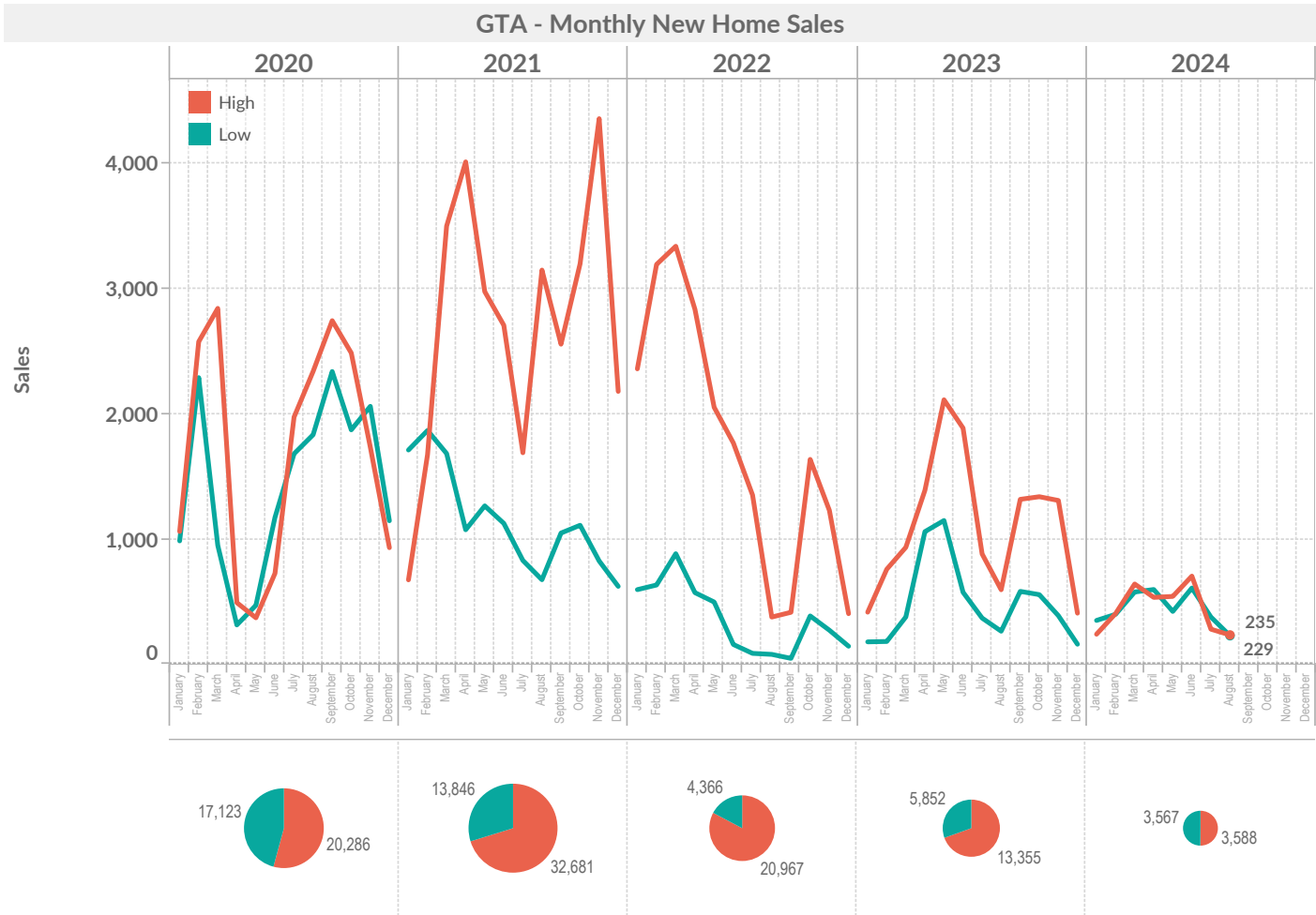
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

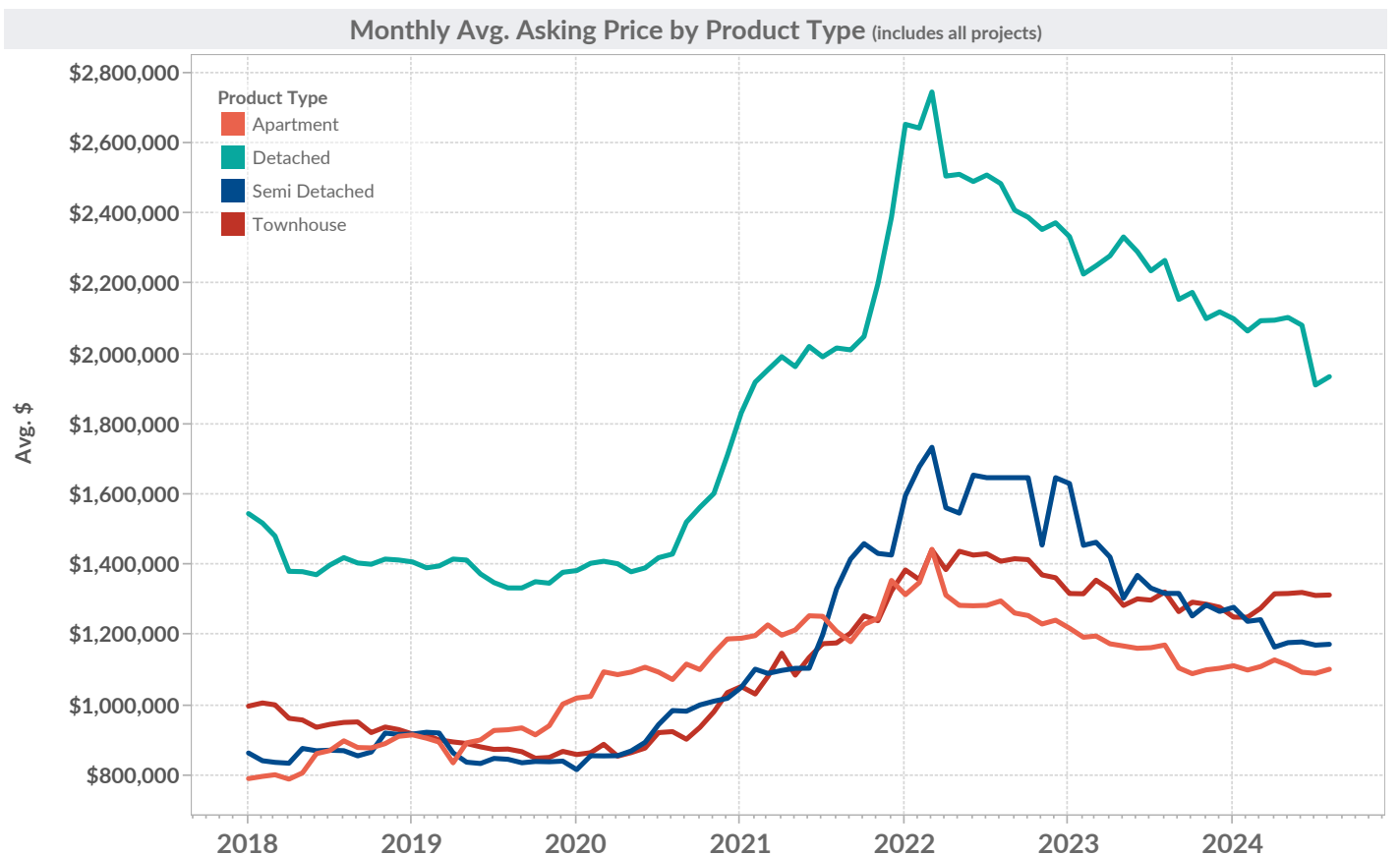
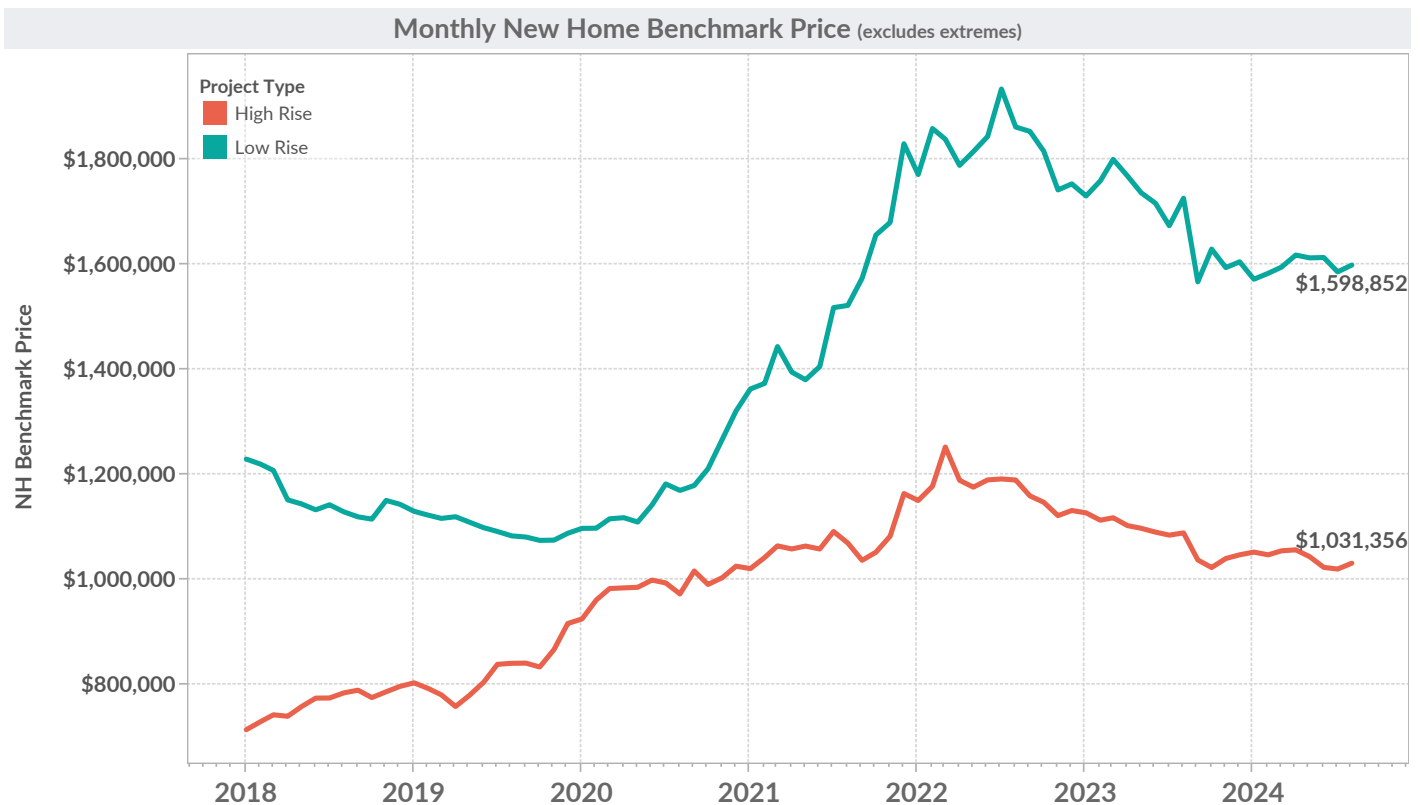
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

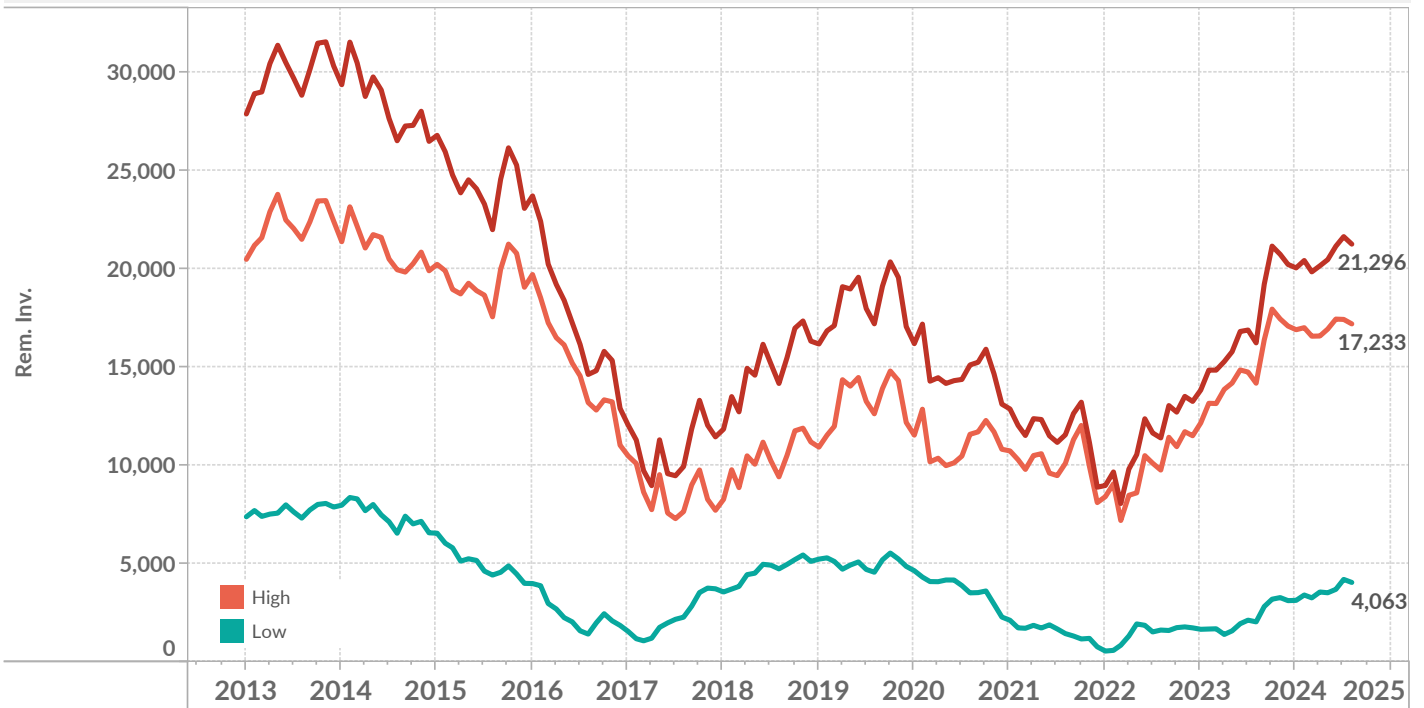


Pricing

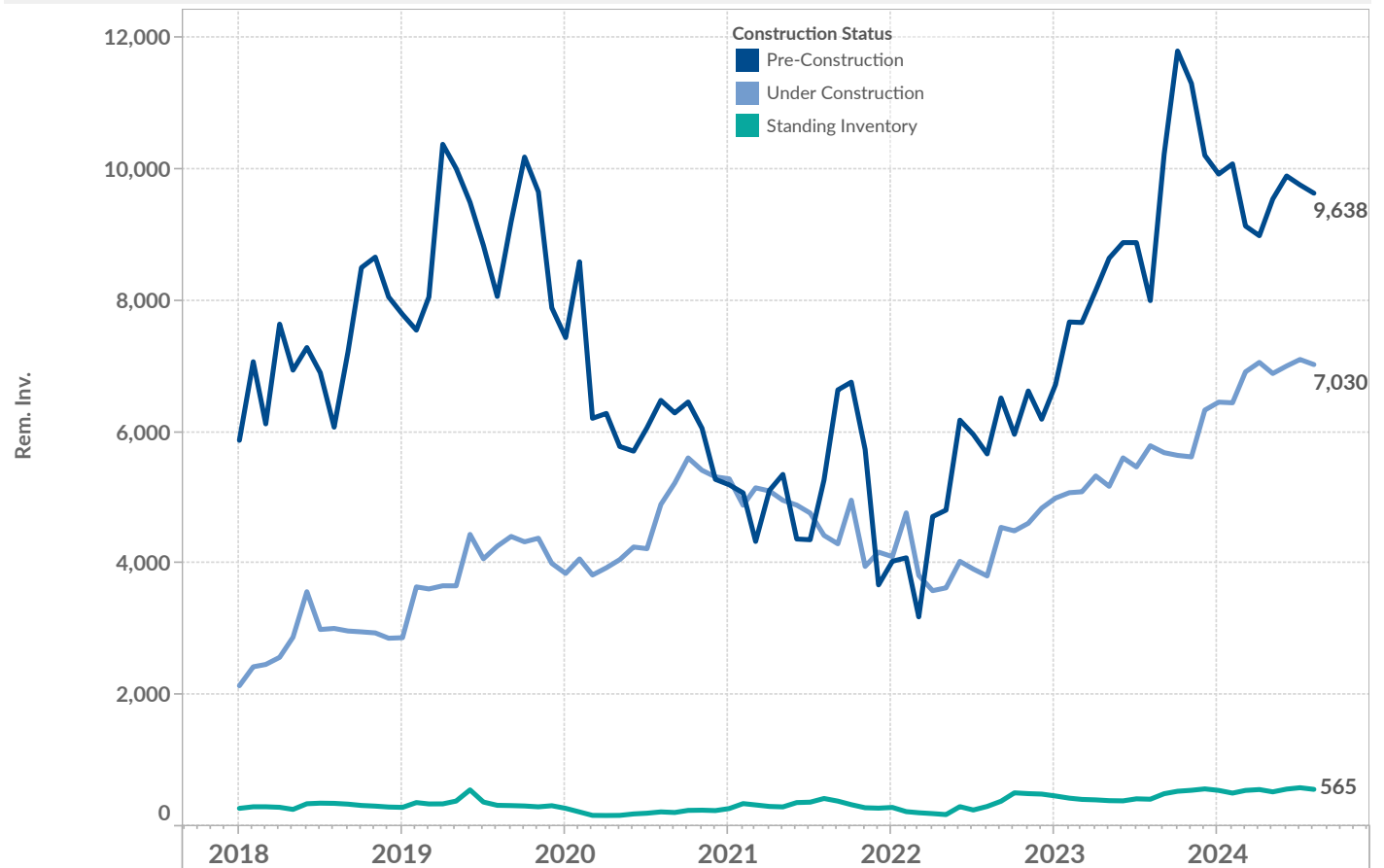


Remaining Inventory

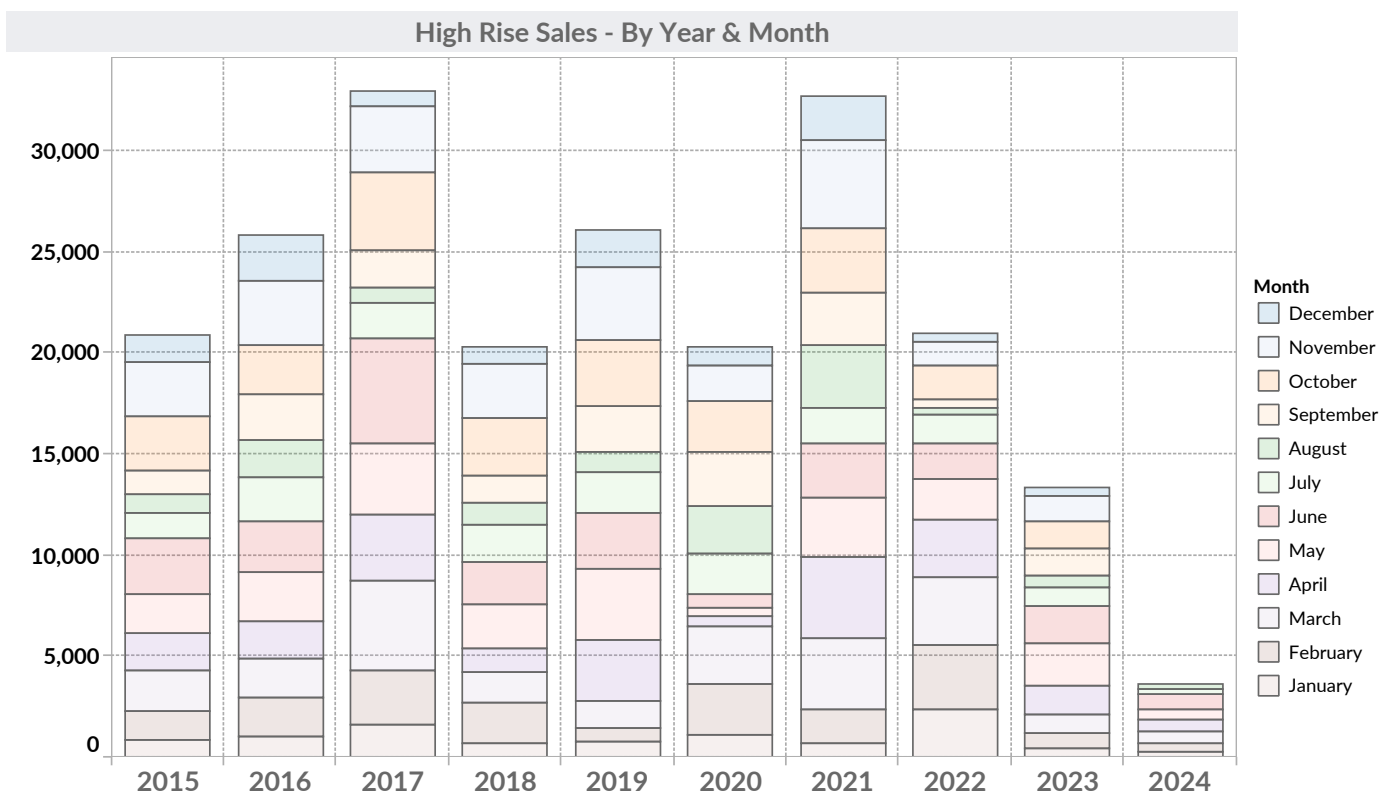
GTA - Monthly New Home Remaining Inventory



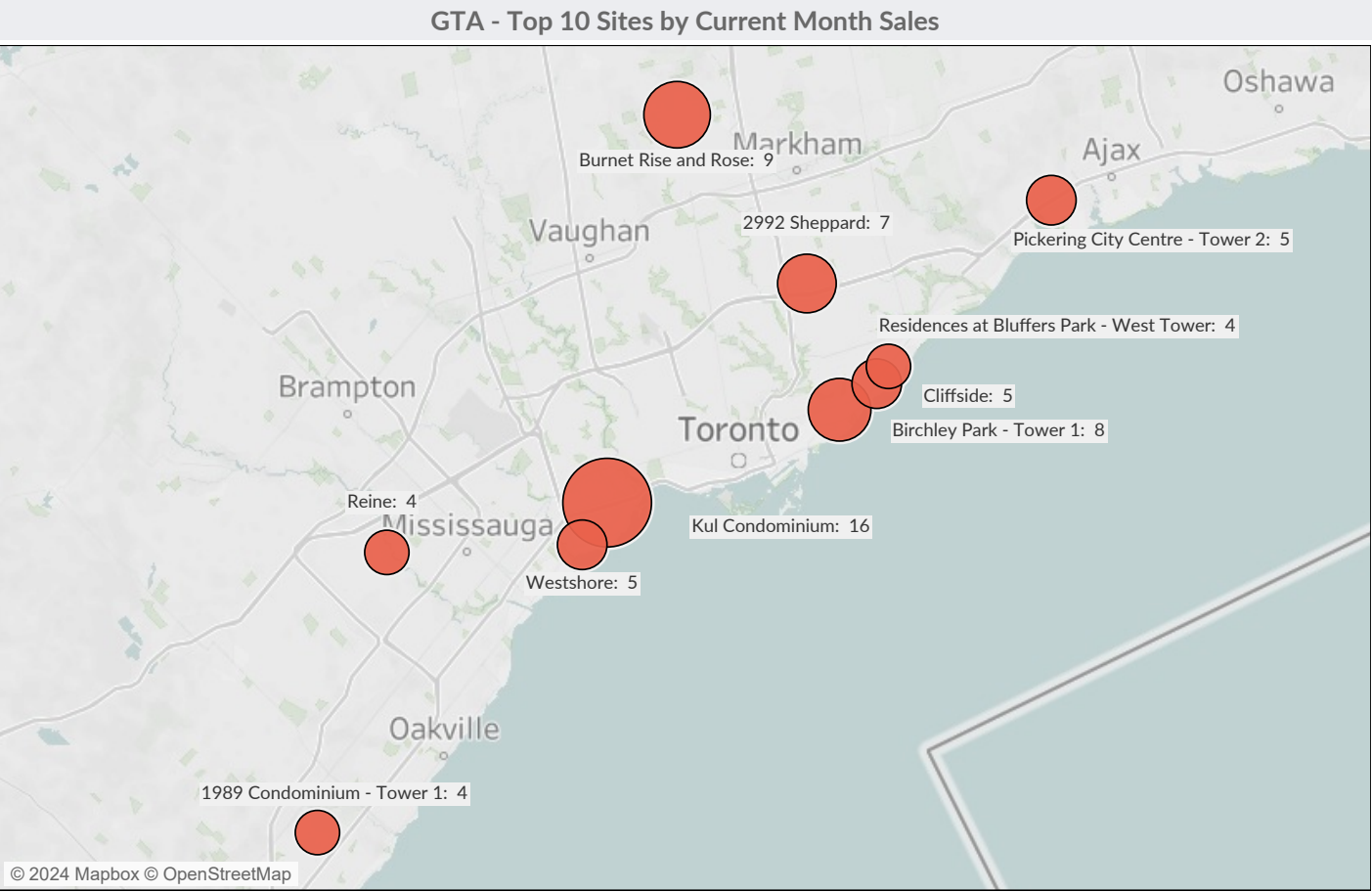
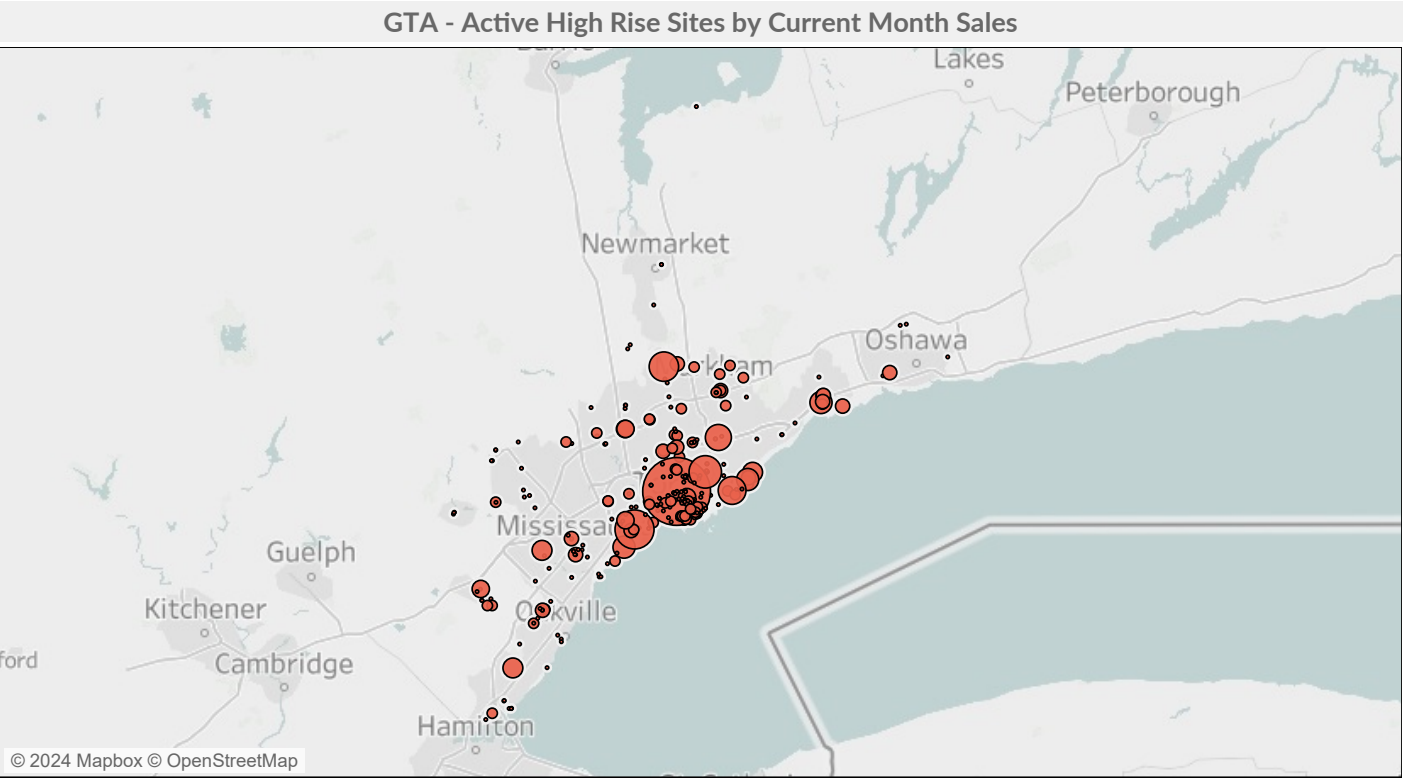
GTA - Monthly High Rise Rem. Inv. by Construction Status



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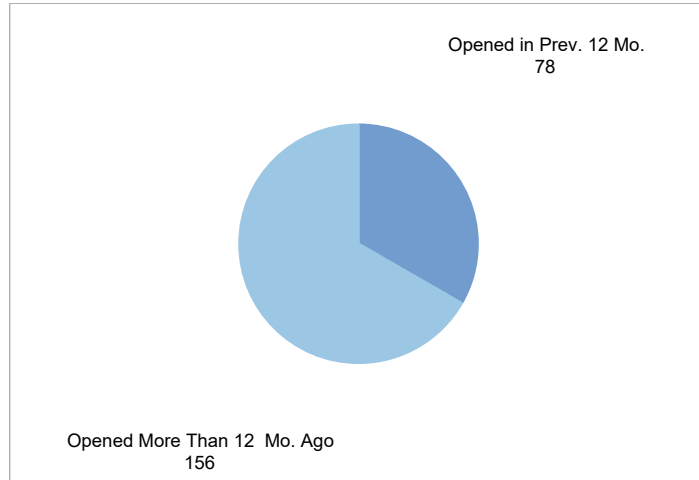
Current Sites



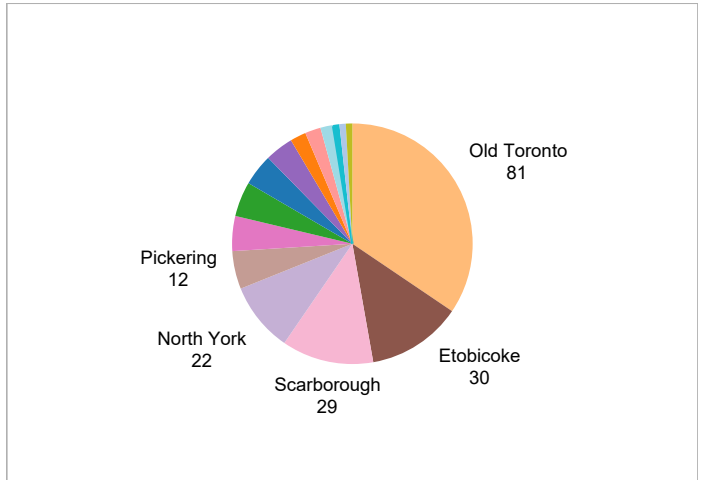
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

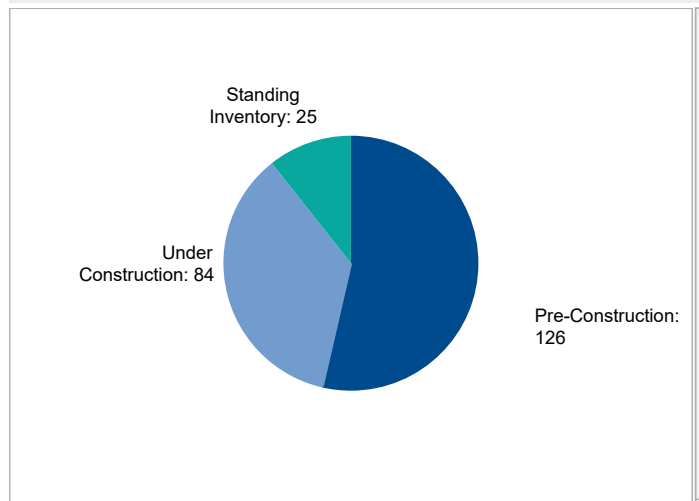
Sales by Opening Date



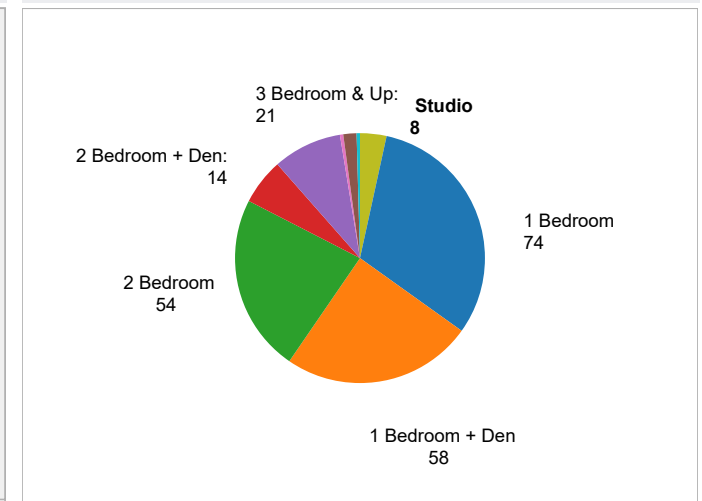
Sales by Municipality/Area



Sales by Const. Status



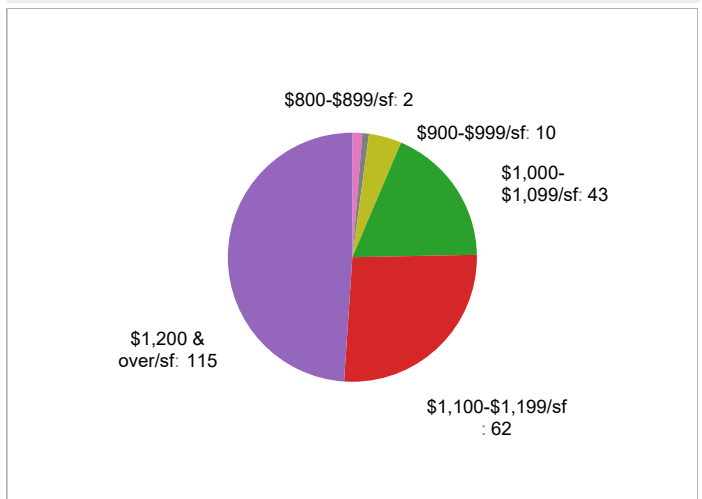
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range

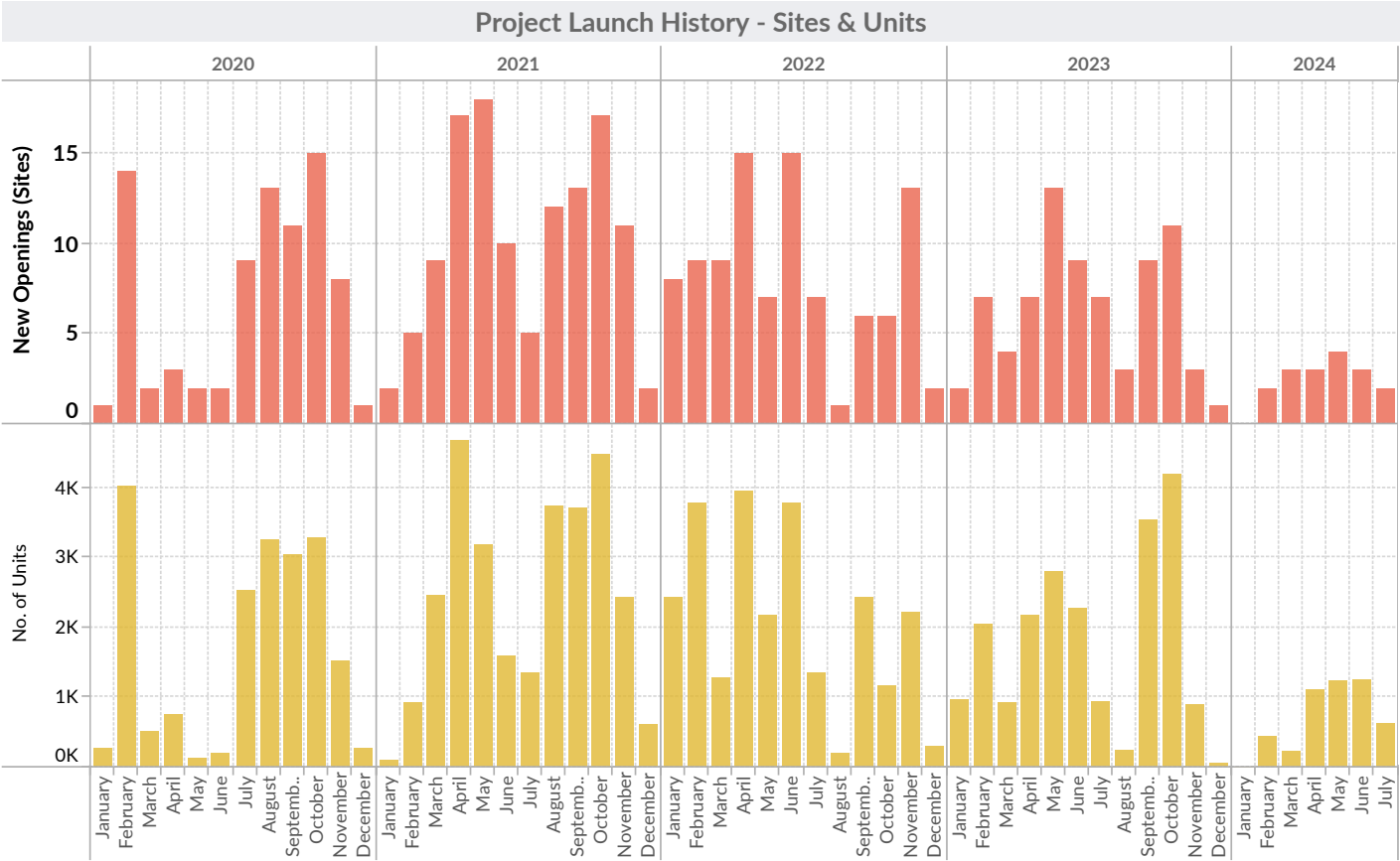


New Openings

August 2024 - New Project Launches

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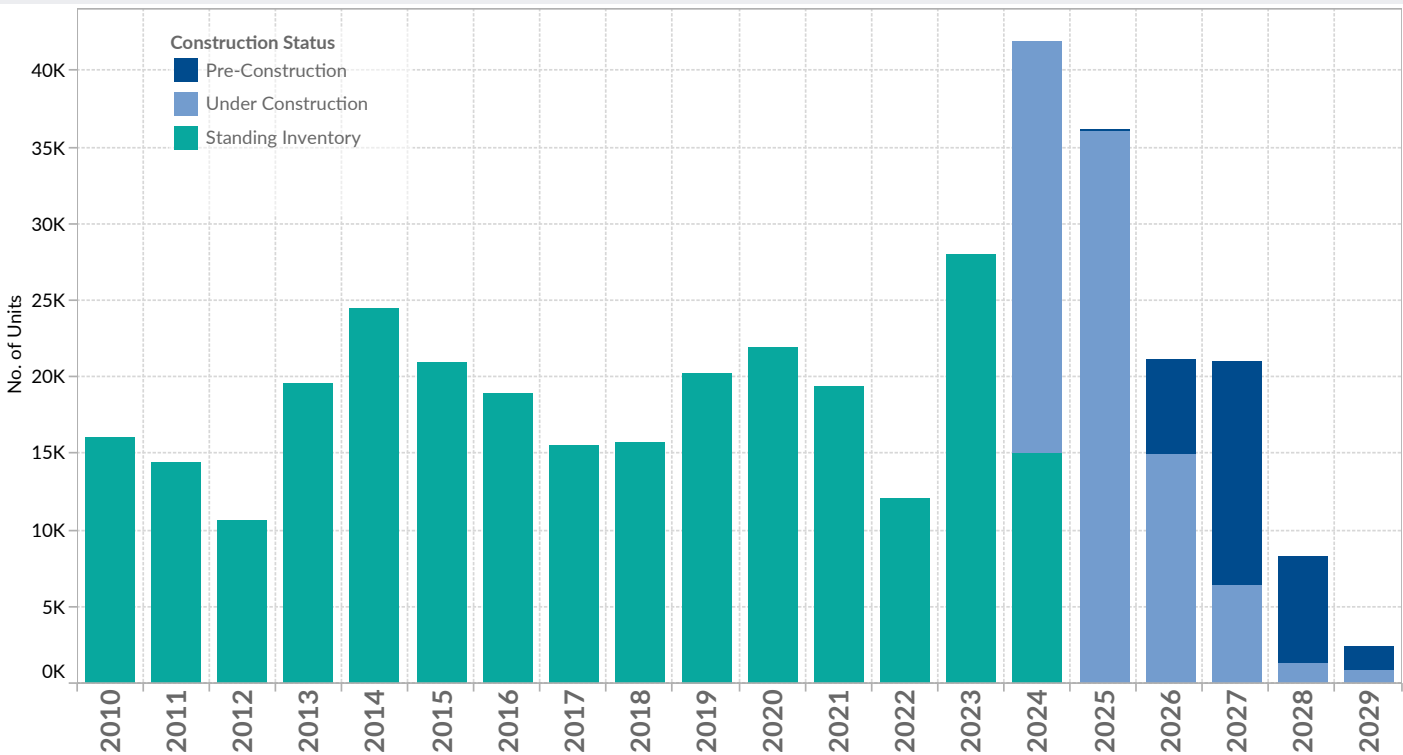
* Projects launched or commenced signings within 10 days of month end cannot report any firm sales until the following month due to rescission period.



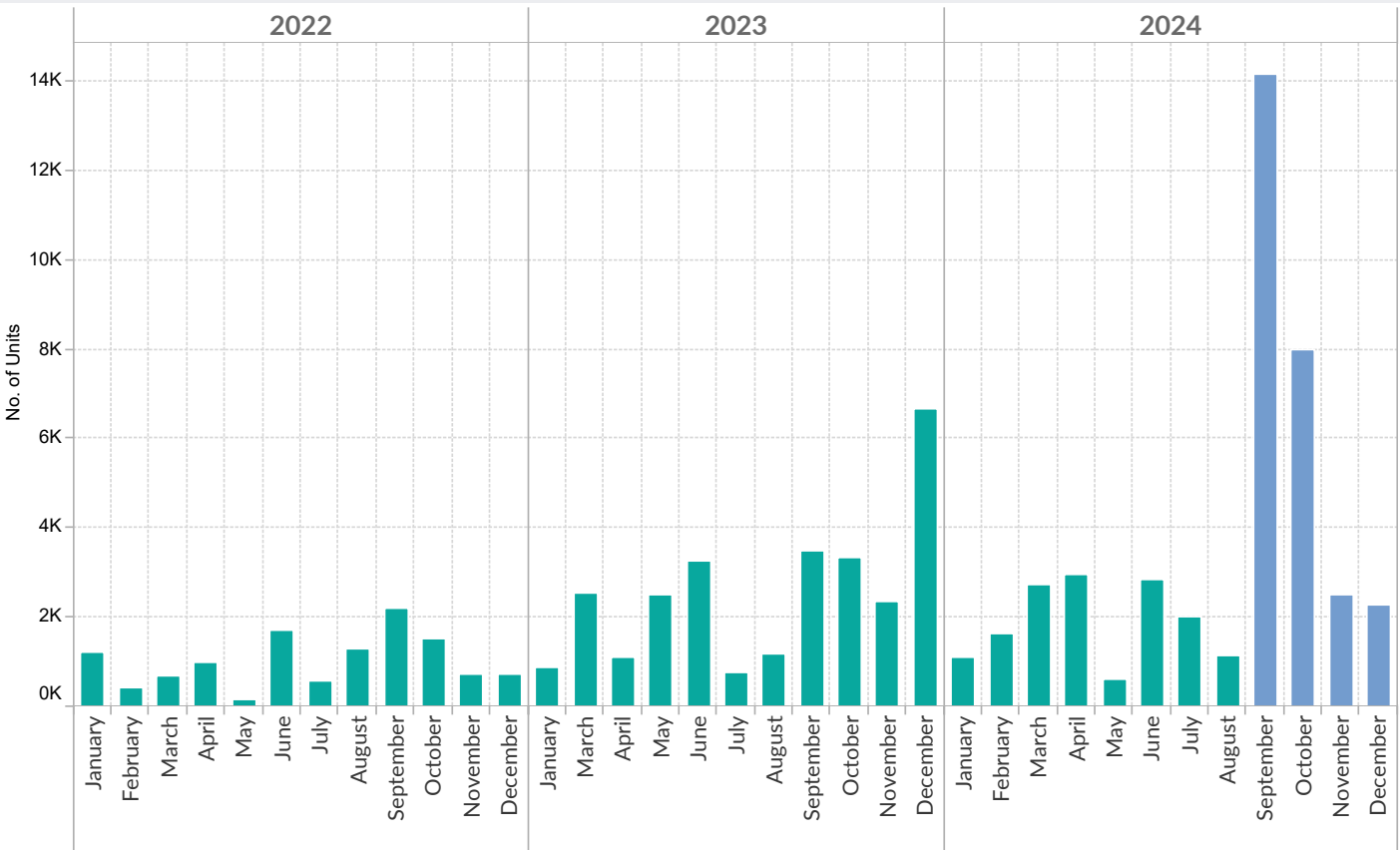
Scheduled Completions



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	2024												Total	Market Share %
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Greenpark Group	6	22	266	17	42	164	20	13					550	15.3%
Menkes	5	4	11	15	111	111	45	12					314	8.8%
QuadReal Property Group	5	4	11	15	111	111	45	8					310	8.6%
Mattamy Homes	5	104	68	26	42	25	3	2					275	7.7%
Metropia	4	34	0	54	57	19	14	3					185	5.2%
Westdale Properties	4	1	8	25	0	20	7	51					116	3.2%
Tridel	15	23	9	17	9	7	16	17					113	3.1%
Freed Developments Ltd.	0	0	0	81	12	5	6	0					104	2.9%
Devron Developments				61	23	17	0	1					102	2.8%
Centrecourt Developments Inc.	9	0	27	0	0	44	12	5					97	2.7%
Trinity Point Developments	2	21	7	0	38	14	3	3					88	2.5%
Diamond Corp	16	6	5	38	10	2	4	2					83	2.3%
Almadev	17	36	8	9	5	3	3	1					82	2.3%
Capital Developments	8	40	7	3	3	0	6	3					70	2.0%
Sevoy Developments						55	7	2					64	1.8%
Castleridge Homes	1	0	44	5	10	2	1	0					63	1.8%
Branthaven Homes	0	0	0	0	52	5	4	0					61	1.7%
Concord Adex	4	4	20	11	9	10	0	2					60	1.7%
Minto Developments	3	0	11	12	16	9	1	8					60	1.7%
Marlin Spring Developments	2	10	9	9	10	7	1	4					52	1.4%
Lifetime Developments	5	3	3	25	6	2	2	1					47	1.3%
RioCan Living	1	35	0	1	1	2	2	0					42	1.2%
95 Developments					0	20	15	7					42	1.2%
Neat Communities	5	6	11	7	6	4	2	0					41	1.1%
SKALE	7	2	3	7	2	10	5	4					40	1.1%
Total (All 204 Builders)	241	406	642	535	543	705	281	235					3,588	

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	2023				2024								Total	Market Share %
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug		
Centrecourt Developments Inc.	490	243	1	0	9	0	27	0	0	44	12	5	1,419	17.8%
Greenpark Group	12	30	8	10	6	22	266	17	42	164	20	13	1,233	15.5%
Diamond Corp	22	10	363	62	16	6	5	38	10	2	4	2	774	9.7%
Mattamy Homes	12	119	47	26	5	104	68	26	42	25	3	2	692	8.7%
Lifetime Developments	0	0	361	62	5	3	3	25	6	2	2	1	661	8.3%
Menkes	60	46	25	13	5	4	11	15	111	111	45	12	592	7.4%
QuadReal Property Group	55	40	23	13	5	4	11	15	111	111	45	8	580	7.3%
Metropia	8	4	148	20	4	34	0	54	57	19	14	3	542	6.8%
Urban Capital Property Group	1	221	42	7	7	10	5	6	4	1	2	2	449	5.6%
Rogers Real Estate Development Limited	0	220	42	7	7	10	5	6	4	1	2	2	383	4.8%
Capital Developments	124	68	11	8	8	40	7	3	3	0	6	3	343	4.3%
Marlin Spring Developments	93	60	31	1	2	10	9	9	10	7	1	4	334	4.2%
Tridel	20	11	61	12	15	23	9	17	9	7	16	17	303	3.8%
Originate Developments	129	22	4	0	2	0	4	8	0	1	0	2	300	3.8%
Harlo Capital	129	22	4	0	2	0	3	6	0	0	0	2	288	3.6%
Amexon	29		47	61	7	4	1	2	2	0	2	0	282	3.5%
Almadev	2	1	55	7	17	36	8	9	5	3	3	1	200	2.5%
EllisDon Developments		88	25	8	3	2	3	3	2	0	2	3	197	2.5%
Trinity Point Developments	11	26	5	8	2	21	7	0	38	14	3	3	186	2.3%
Broccolini	0	93	23	2	3	2	3	2	2	2	4	1	178	2.2%
Curated Properties	1	74	12	13	2	3	4	2	1	25	0	0	165	2.1%
Liberty Development Corporation	4	57	21	10	8	2	5	3	6	2	2	2	160	2.0%
Westdale Properties	1	3	1	1	4	1	8	25	0	20	7	51	160	2.0%
Minto Developments	0	0	50	6	3	0	11	12	16	9	1	8	160	2.0%
Castlebridge Homes	0	23	0	29	1	0	44	5	10	2	1	0	156	2.0%
Total (All 208 Builders)	1,318	1,339	1,309	409	241	406	642	535	543	705	281	235	7,963	

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	2024 August
Kul Condominium - Equiton Developments	Etobicoke	Apartment	1 Bedroom	10
			1 Bedroom + Den	0
			2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	6
			Studio	0
			Total	16
Burnet Rise and Rose - Greenpark Group	Richmond Hill	Apartment	1 Bedroom	2
			1 Bedroom + Den	3
			2 Bedroom + Den	0
			3 Bedroom & Up	1
			2 Bedroom	3
			Total	9
Birchley Park - Tower 1 - Diamond Kilmer Developments	Scarborough	Apartment	1 Bedroom	2
			1 Bedroom + Den	4
			2 Bedroom + Den	1
			3 Bedroom & Up	0
			2 Bedroom	1
			Studio	0
			Total	8
2992 Sheppard - 95 Developments	Scarborough	Apartment	1 Bedroom	1
			1 Bedroom + Den	5
			3 Bedroom & Up	0
			2 Bedroom	1
			Total	7
Cliffside - LCH Developments	Scarborough	Apartment	1 Bedroom	5
			1 Bedroom + Den	0
			2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	0
			Other	0
			Studio	0
			Total	5

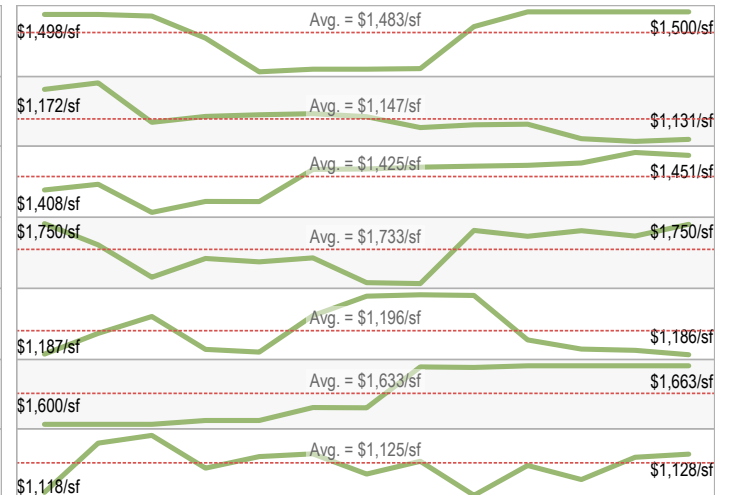
Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	\$1,500/sf
	Etobicoke	\$1,131/sf
	North York	\$1,451/sf
	Old Toronto	\$1,750/sf
	Scarborough	\$1,186/sf
	York	\$1,663/sf
905 Area	905 All Muni.	\$1,128/sf

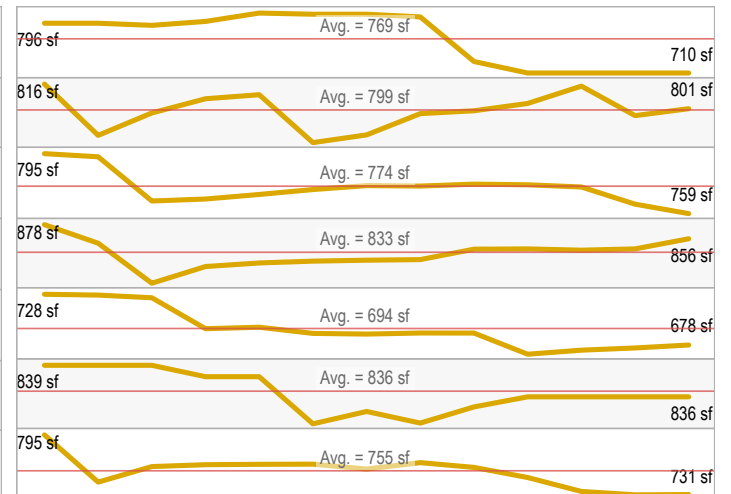
Last 13 Months



Avg. Remaining Unit Size (SF)

416 Area	East York	812 sf
	Etobicoke	784 sf
	North York	776 sf
	Old Toronto	822 sf
	Scarborough	689 sf
	York	835 sf
905 Area	905 All Muni.	758 sf

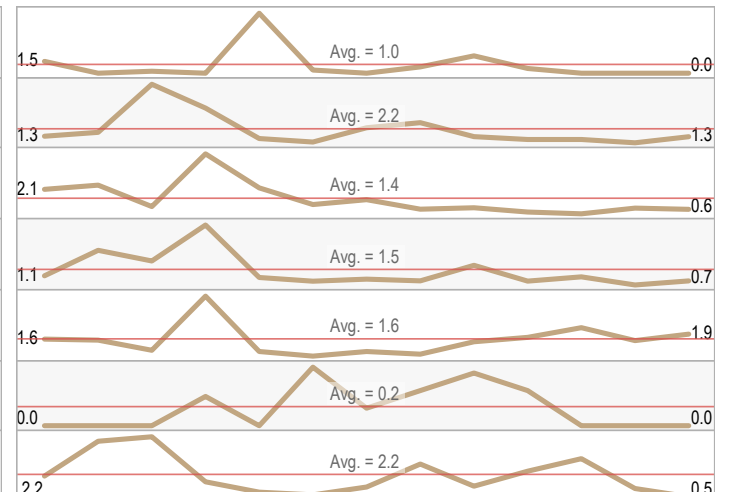
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	1.3
	North York	0.6
	Old Toronto	0.7
	Scarborough	1.9
	York	0.0
905 Area	905 All Muni.	0.5

Last 13 Months



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

Sub Market	Municipality	August 2023			August 2024		
		Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	• 11		• 11	• 5		• 5
Central Waterfront	Old Toronto	• 3		• 3	• 1		• 1
Don Mills - York Mills	North York	• 1	• 0	• 1	• 11	• 0	• 11
Downtown Core	Old Toronto	• 6		• 6	• 1		• 1
Downtown East	Old Toronto	• 19		• 19	• 7		• 7
Downtown West	Old Toronto	• 20		• 20	• 10		• 10
Etobicoke Waterfront	Etobicoke	• 1		• 1	• 0		• 0
Highway7 - Yonge	Richmond Hill	• 0	• 0	• 0	• 11	• 0	• 11
Mississauga City Centre	Mississauga	• 5		• 5	• 2		• 2
North Toronto	Old Toronto	• 14	• 0	• 14	• 2	• 0	• 2
North Yonge Corridor	North York	• 11		• 11	• 4		• 4
North York East	North York	• 0		• 0			
North York West	North York	• 22		• 22	• 5		• 5
Not Applicable	Ajax	• 2		• 2	• 2		• 2
	Aurora		• 0	• 0		• 0	• 0
	Brampton	• 8	• 5	• 13	• 0	• 2	• 2
	Burlington	• 1		• 1	• 5		• 5
	Caledon	• 0	• 5	• 5	• 0	• 0	• 0
	Clarington	• 8		• 8	• 0		• 0
	East York	• 6	• 0	• 6	• 0	• 0	• 0
	Etobicoke	• 24		• 24	• 25	• 0	• 25
	Georgina	• 0		• 0	• 0		• 0
	Halton Hills	• 0		• 0	• 0		• 0
	King	• 2		• 2	• 0		• 0
	Markham	• 32	• 0	• 32	• 8	• 1	• 9
	Milton	• 29		• 29	• 5		• 5
	Mississauga	• 80	• 1	• 81	• 7		• 7
	Newmarket	• 0		• 0	• 0		• 0
	North York		• 12	• 12		• 1	• 1
	Oakville	• 2		• 2	• 4		• 4
	Old Toronto	• 0		• 0	• 0		• 0
	Oshawa	• 0		• 0	• 0		• 0
	Pickering	• 21	• 2	• 23	• 12	• 0	• 12
	Richmond Hill		• 0	• 0		• 0	• 0
	Scarborough	• 26	• 0	• 26	• 29	• 0	• 29
	Vaughan	• 108	• 3	• 111	• 10	• 1	• 11
	Whitby	• 1		• 1	• 2		• 2
	York	• 0	• 0	• 0	• 0		• 0
Sheppard Corridor	North York	• 41	• 0	• 41	• 1	• 0	• 1
Thornhill	Markham	• 0		• 0	• 1		• 1
	Vaughan	• 0		• 0	• 0		• 0
Toronto East	Old Toronto	• 8		• 8	• 1		• 1
Toronto West	Etobicoke					• 5	• 5
	Old Toronto	• 53		• 53	• 5		• 5
Yonge - St. Clair	Old Toronto	• 3	• 0	• 3	• 49		• 49
Grand Total		• 568	• 28	• 596	• 225	• 10	• 235

Sales & Remaining Inventory

Last 12 Month's Sales & Remaining Inventory by Submarket

Last 12 Months - Sales					Remaining Inventory				
Sub Market	Municipality	Apartment	Stacked	Total	Apartment	Stacked	Total		
Bloor - Yorkville	Old Toronto	• 266		• 266	• 550		• 550		
Central Waterfront	Old Toronto	• 470		• 470	• 857		• 857		
Don Mills - York Mills	North York	• 66	• 18	• 84	• 272	• 13	• 285		
	Old Toronto								
Downtown Core	Old Toronto	• 68		• 68	• 451		• 451		
Downtown East	Old Toronto	• 266		• 266	• 1,521		• 1,521		
Downtown West	Old Toronto	• 760		• 760	• 1,254		• 1,254		
Etobicoke Waterfront	Etobicoke	• 7		• 7	• 13		• 13		
Highway7 - Yonge	Markham								
	Richmond Hill	• 446	• 0	• 446	• 196	• 23	• 219		
Mississauga City Centre	Mississauga	• 306		• 306	• 625		• 625		
North Toronto	North York								
	Old Toronto	• 75	• 0	• 75	• 300	• 4	• 304		
North Yonge Corridor	North York	• 124		• 124	• 792		• 792		
	Old Toronto								
North York East	North York	• 1		• 1					
North York West	North York	• 75		• 75	• 433		• 433		
	Old Toronto								
	York								
Not Applicable	Ajax	• 27		• 27	• 61		• 61		
	Aurora		• 0	• 0		• 8	• 8		
	Brampton	• 61	• 16	• 77	• 236	• 239	• 475		
	Burlington	• 58		• 58	• 535		• 535		
	Caledon	• 0	• 54	• 54	• 0	• 44	• 44		
	Clarington	• 5		• 5	• 5		• 5		
	East York	• 59	• 0	• 59	• 114	• 0	• 114		
	Etobicoke	• 522	• 2	• 524	• 1,114	• 0	• 1,114		
	Georgina	• 0		• 0	• 4		• 4		
	Halton Hills	• 2		• 2	• 48		• 48		
	King	• 25		• 25	• 105		• 105		
	Markham	• 201	• 2	• 203	• 295	• 8	• 303		
	Milton	• 468		• 468	• 545		• 545		
	Mississauga	• 296	• 5	• 301	• 1,392		• 1,392		
	Newmarket	• 0		• 0	• 46		• 46		
	North York		• 8	• 8		• 10	• 10		
	Oakville	• 380		• 380	• 383		• 383		
	Old Toronto	• 34		• 34	• 147		• 147		
	Oshawa	• 6		• 6	• 226		• 226		
	Pickering	• 995	• 22	• 1,017	• 892	• 0	• 892		
	Richmond Hill		• 0	• 0		• 8	• 8		
	Scarborough	• 272	• 0	• 272	• 626	• 3	• 629		
	Uxbridge								
	Vaughan	• 578	• 11	• 589	• 1,113	• 32	• 1,145		
	Whitby	• 18		• 18	• 78		• 78		
	Whitchurch-Stouffville								
	York	• 9	• 5	• 14	• 308		• 308		
Scarborough City Centre	Scarborough								
Sheppard Corridor	North York	• 317	• 2	• 319	• 454	• 1	• 455		
Thornhill	Markham	• 3		• 3	• 25		• 25		
	Vaughan	• 0		• 0	• 0		• 0		
Toronto East	East York								
	Old Toronto	• 137		• 137	• 173		• 173		
Toronto West	Etobicoke		• 94	• 94		• 118	• 118		
	Old Toronto	• 62		• 62	• 366		• 366		
Yonge - St. Clair	Old Toronto	• 253	• 6	• 259	• 167		• 167		
Grand Total		• 7,718	• 245	• 7,963	• 16,722	• 511	• 17,233		



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