



Altus Group



Greater Toronto Area Low Rise Projects

New Homes Monthly Report
December 2024

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Dec-24		Dec-23		Change	
High Rise	150		408		-63.2%	
Low Rise	160		161		-0.6%	
Total	310		569		-45.5%	
Year to Date Sales	Jan.-Dec. 2024		Jan.-Dec. 2023		Y/Y Change	
High Rise	4,720		12,835		-63.2%	
Low Rise	5,096		5,774		-11.7%	
Total	9,816		18,609		-47.3%	
Year to Date Supply	Jan.-Dec. 2024		Jan.-Dec. 2023		Y/Y Change	
High Rise	6,650		20,158		-67.0%	
Low Rise	6,758		7,260		-6.9%	
Total	13,408		27,418		-51.1%	
Year to Date Completions	Jan.-Dec. 2024		Jan.-Dec. 2023		Y/Y Change	
High Rise	25,249		28,095		-10.1%	
Remaining Inventory	Dec-24	Nov-24	Dec-23	M/M Change	Y/Y Change	
High Rise	16,967	17,231	16,697	-1.5%	1.6%	
Low Rise	4,820	4,874	3,158	-1.1%	52.6%	
Total	21,787	22,105	19,855	-1.4%	9.7%	
Benchmark Price	Dec-24	Nov-24	Dec-23	M/M Change	Y/Y Change	
High Rise	\$1,018,170	\$1,017,664	\$1,047,288	0.0%	-2.8%	
Low Rise	\$1,551,228	\$1,557,486	\$1,604,997	-0.4%	-3.4%	
Projects	New Openings	All Active	Under Const.	Pre-Const.		
High Rise Projects	0	335	263	103		
High Rise Units	0	86,795	78,252	27,424		
% Sold*	#DIV/0!	80%	87%	50%		
Low Rise Projects	1	238				
Low Rise Units	8	29,380				
% Sold*	63%	84%				

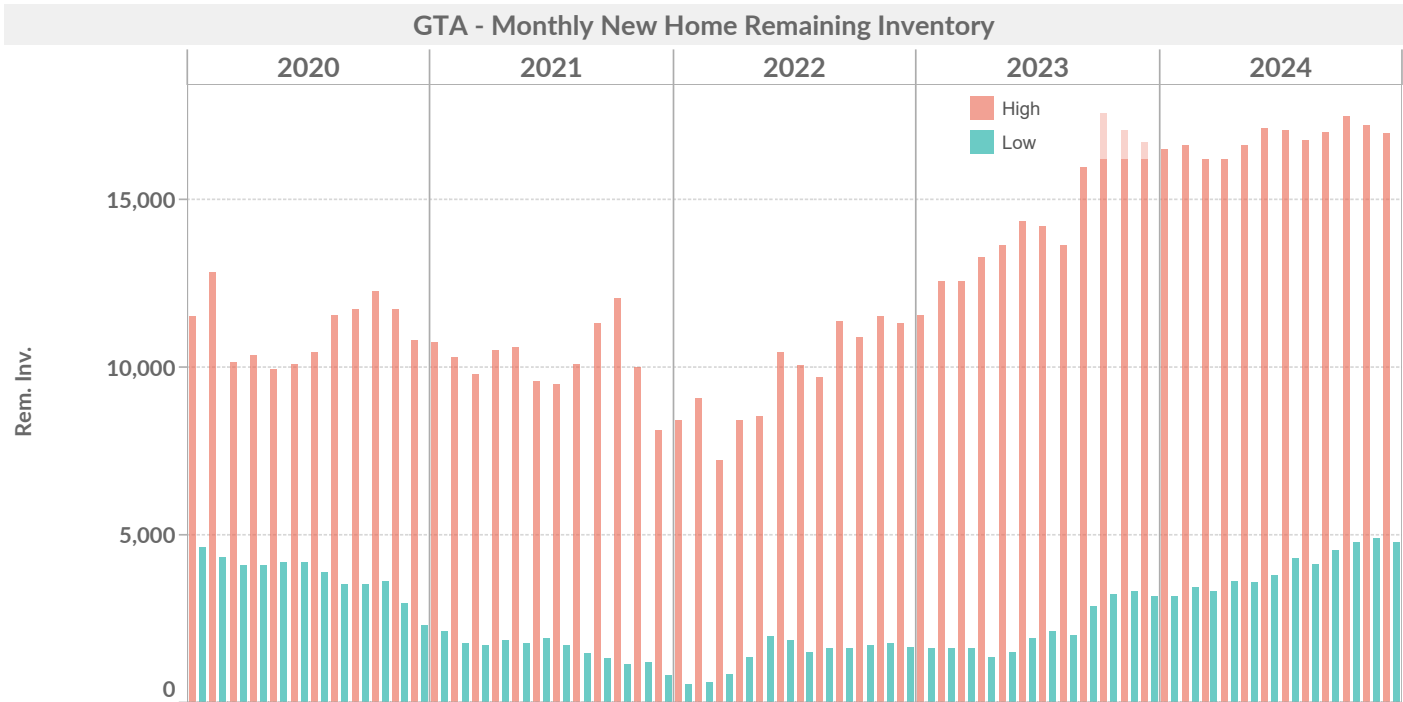
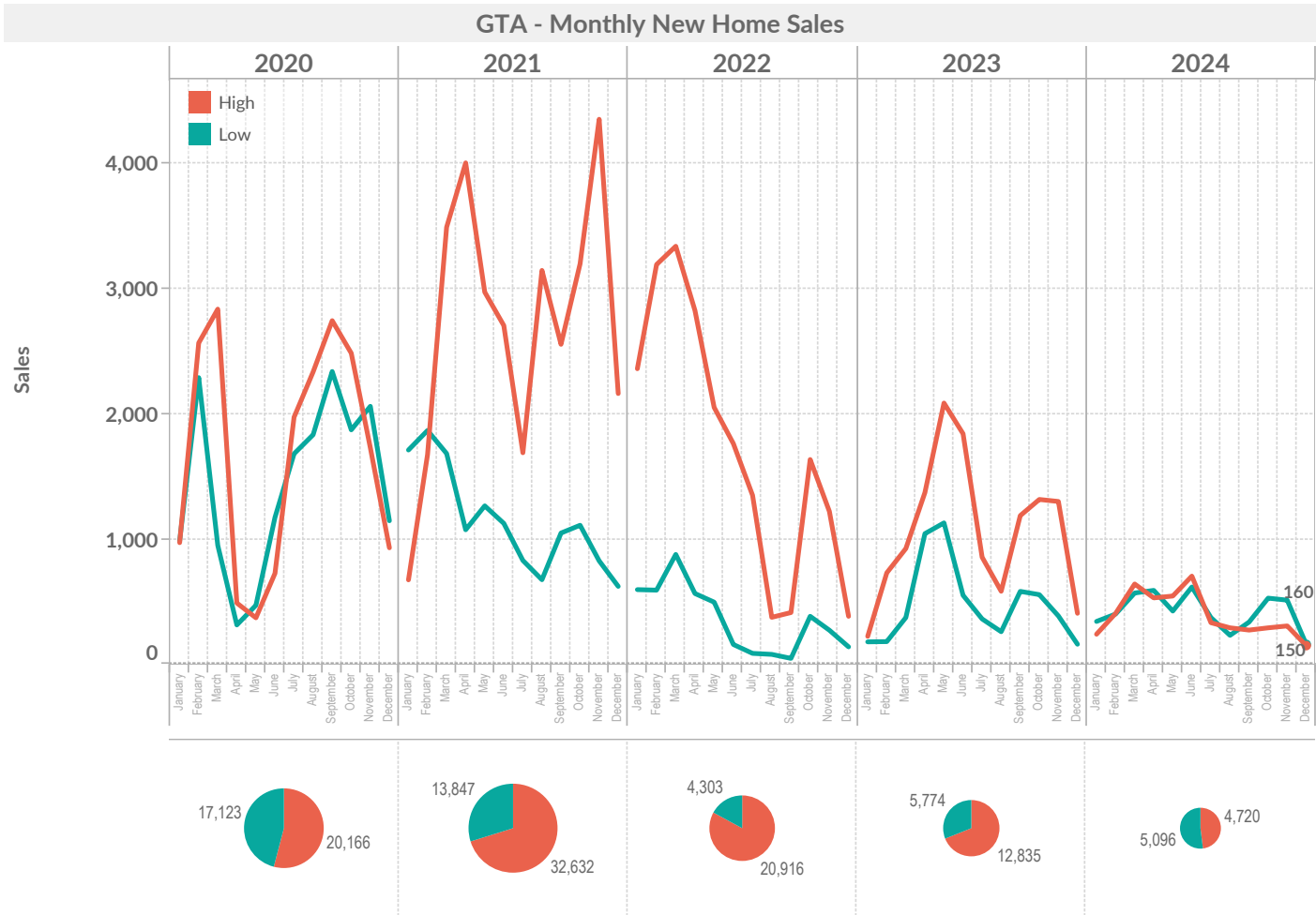
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

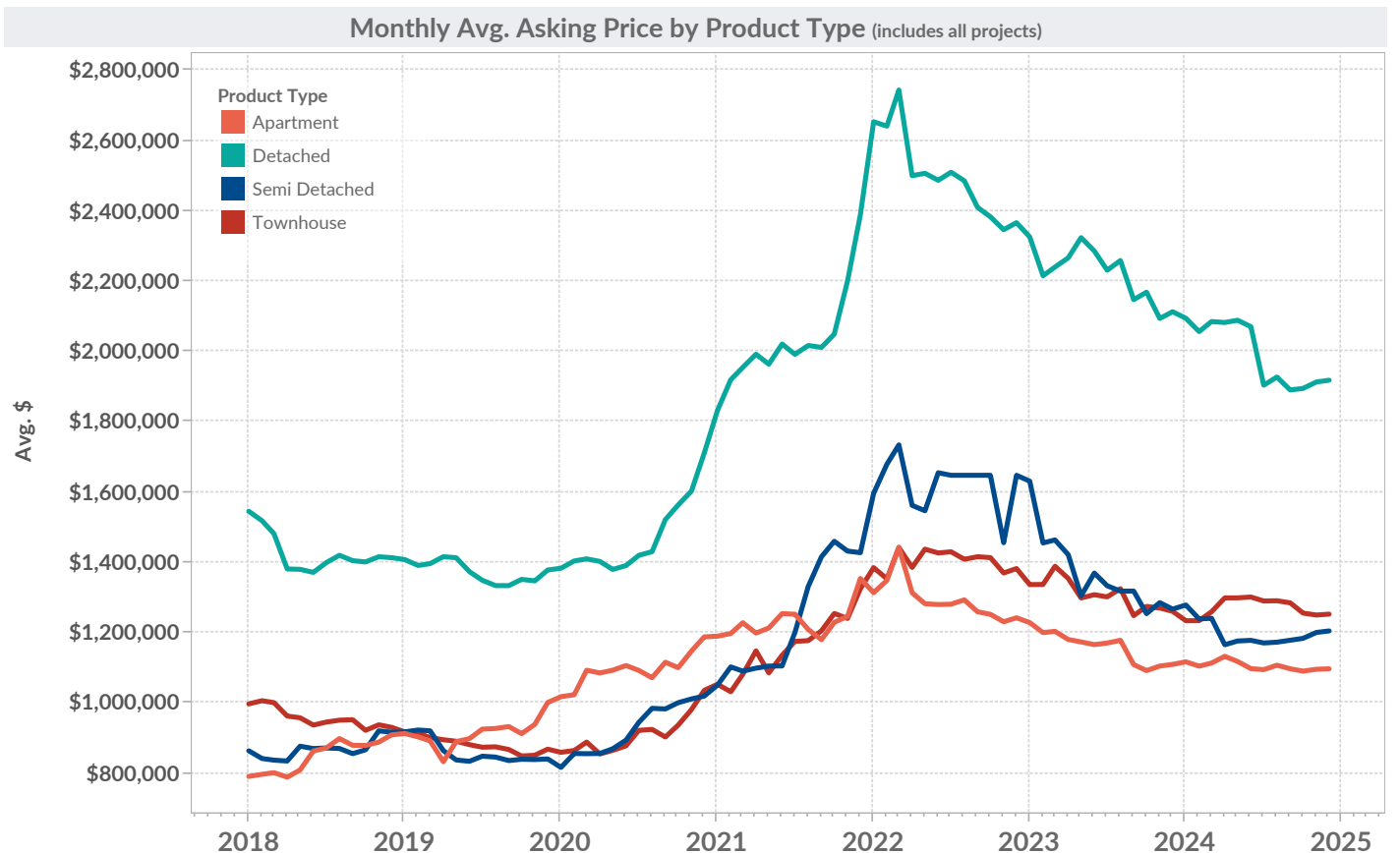
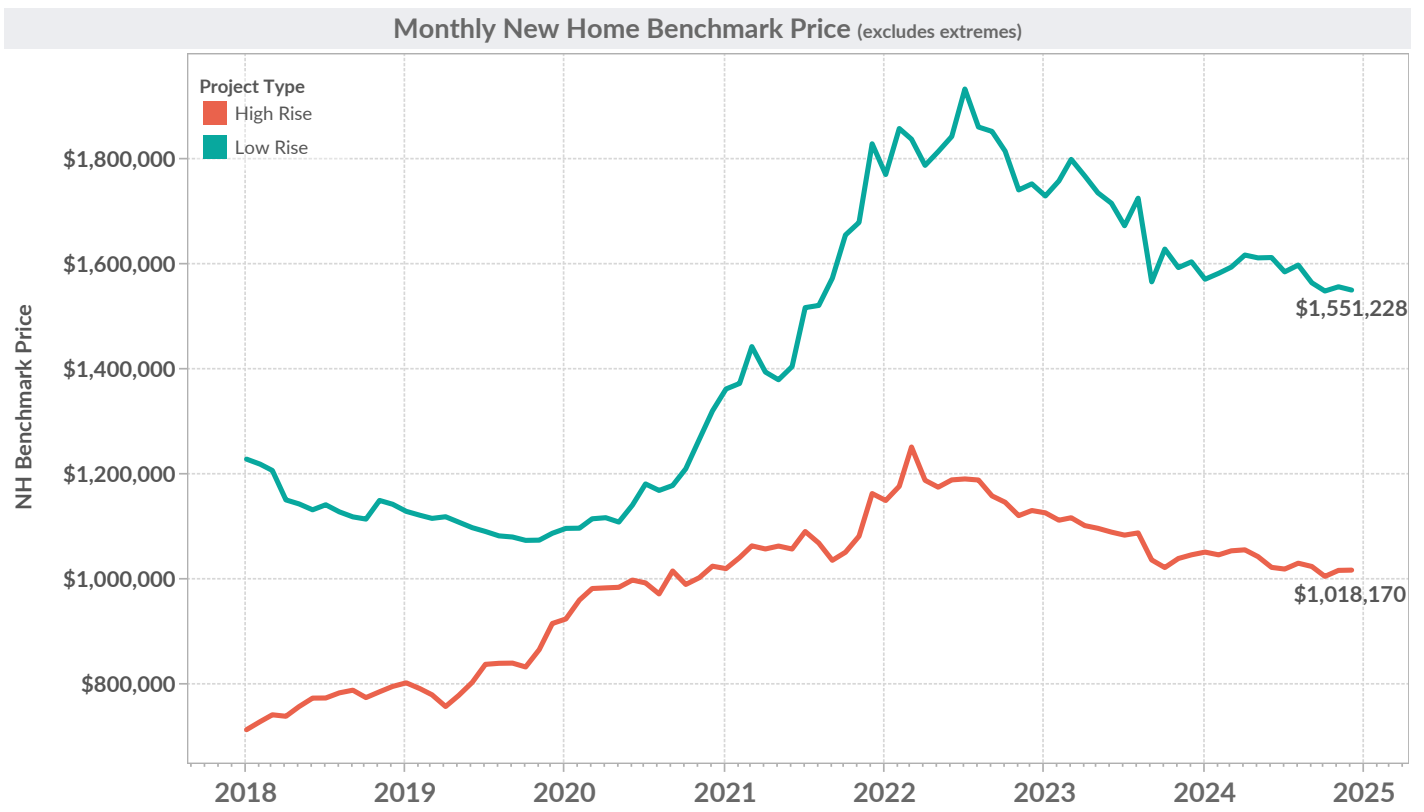
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

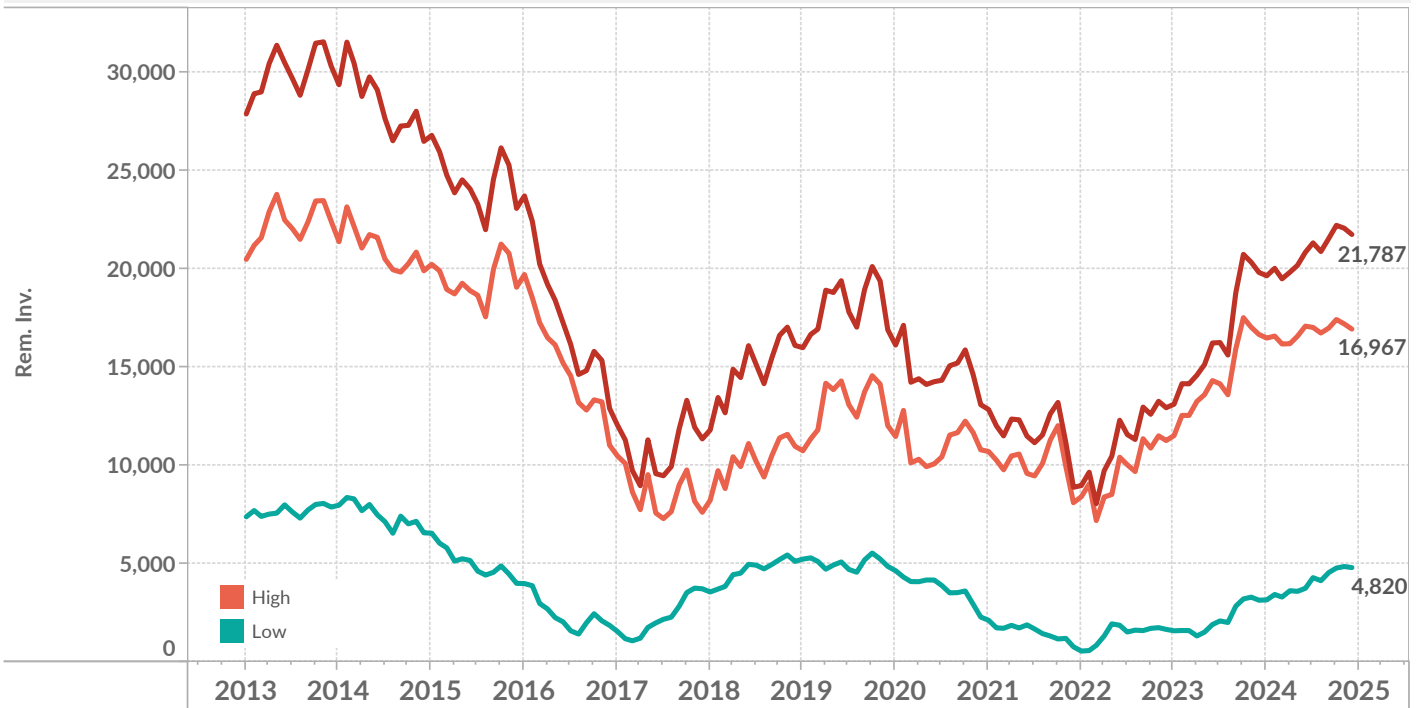


Pricing

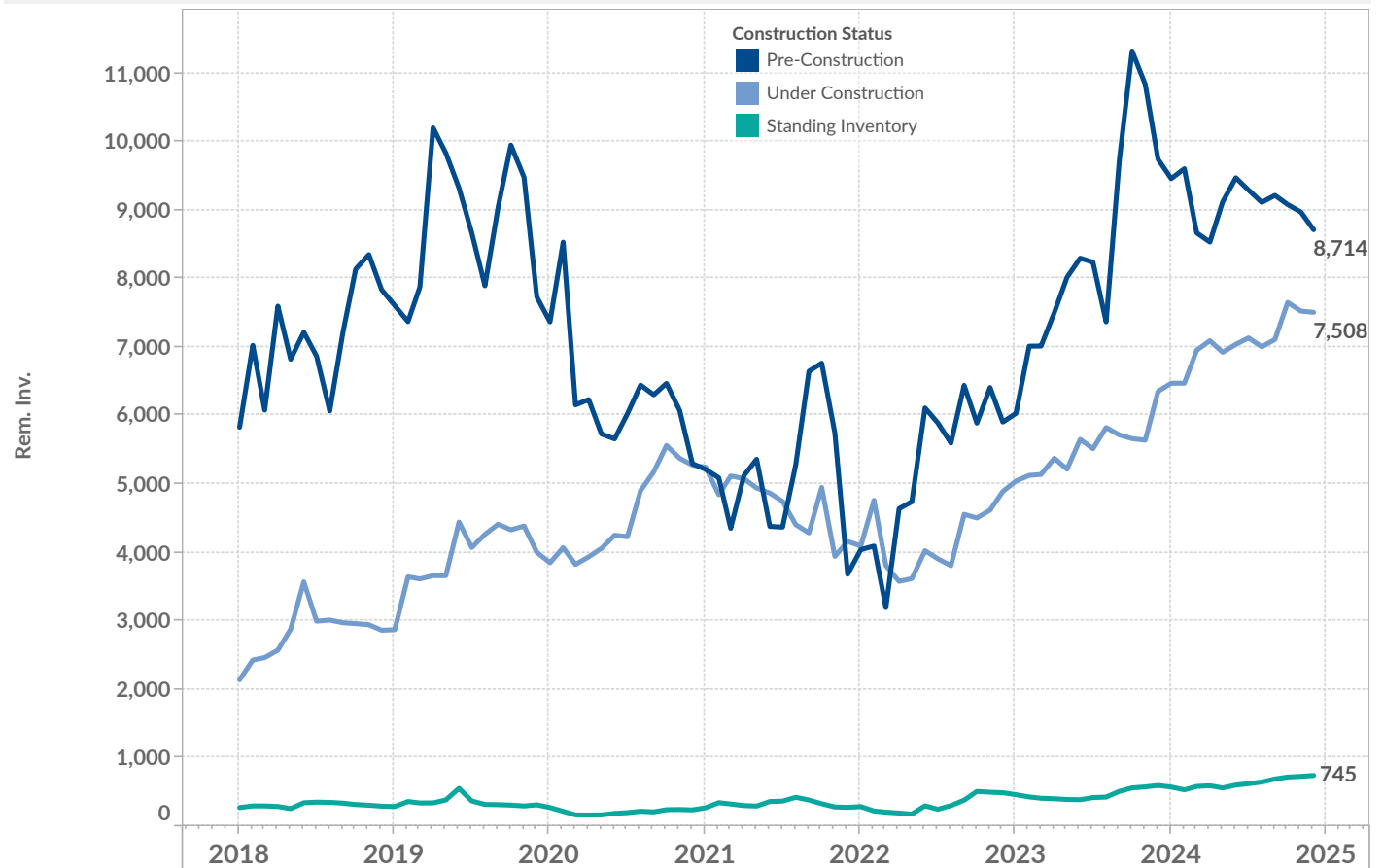


Remaining Inventory

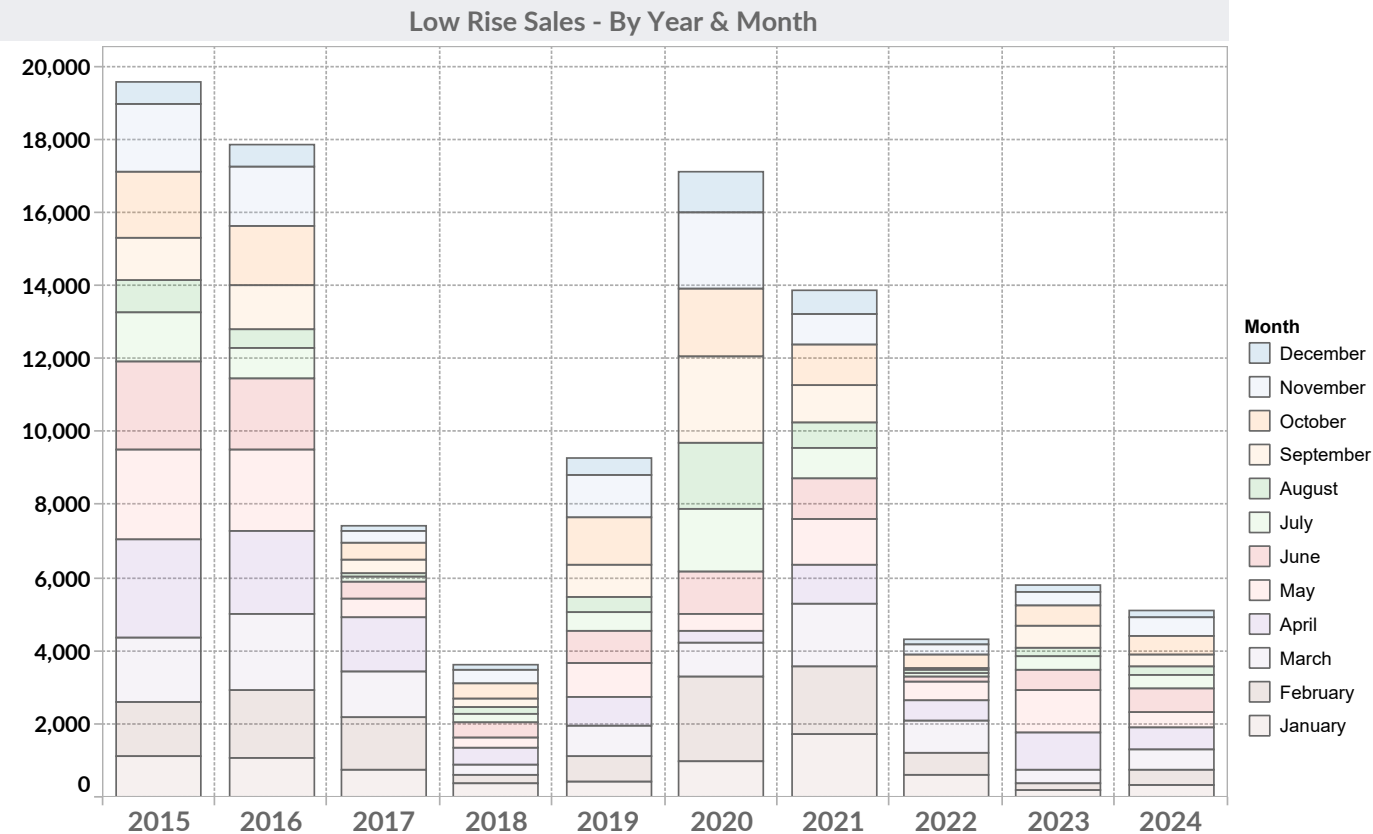
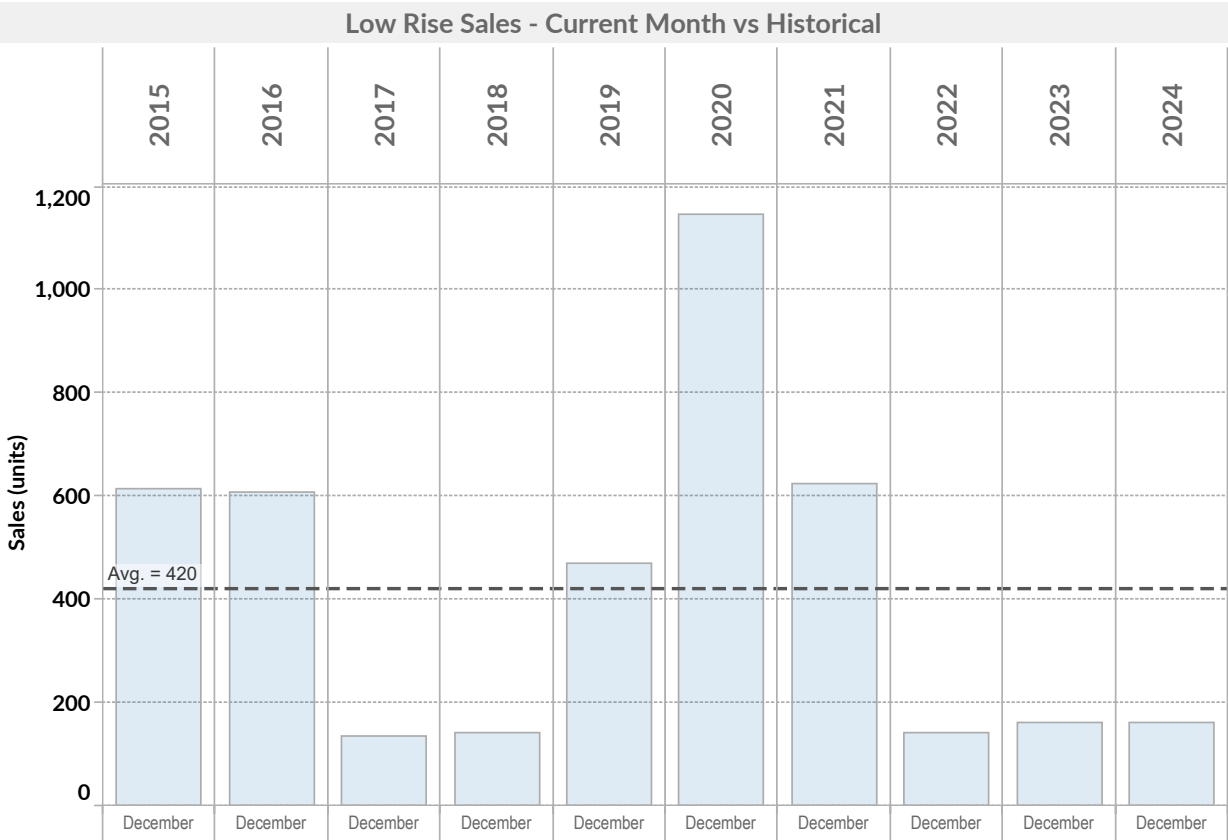
GTA - Monthly New Home Remaining Inventory



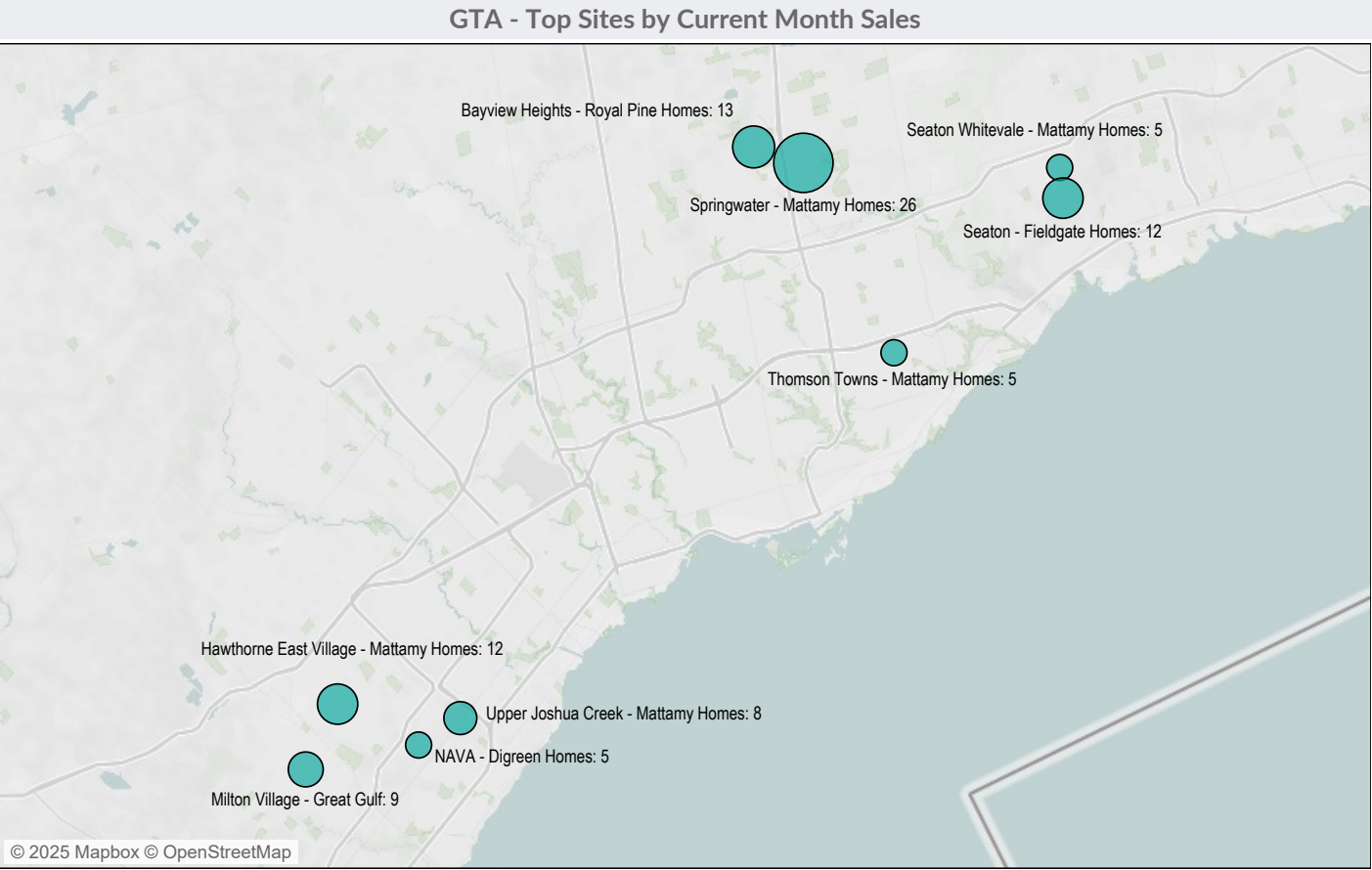
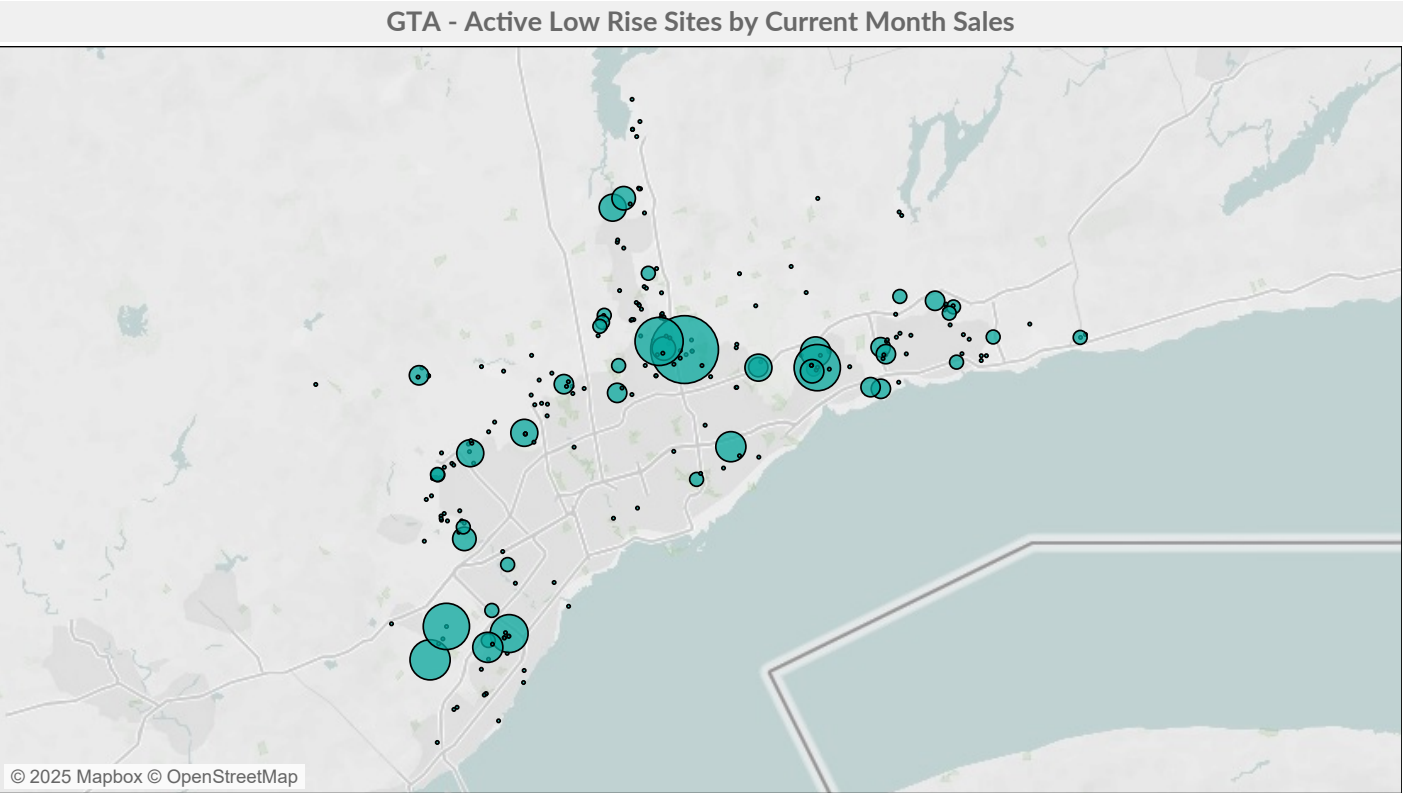
GTA - Monthly High Rise Rem. Inv. by Construction Status



Historical Sales Comparison



Current Sites

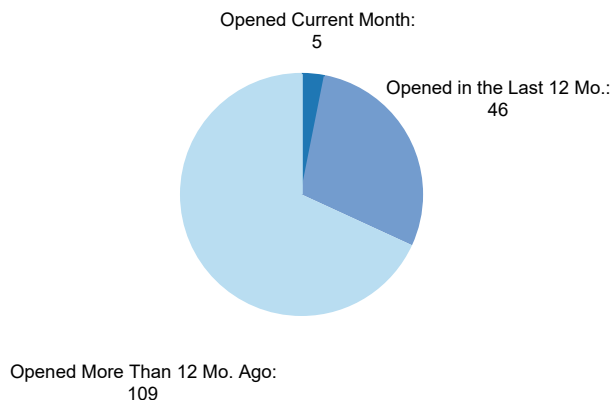


Monthly Sales Breakdown

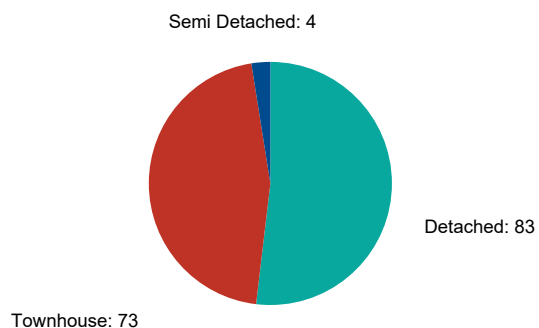


Current Month Low Rise Sales Breakdown

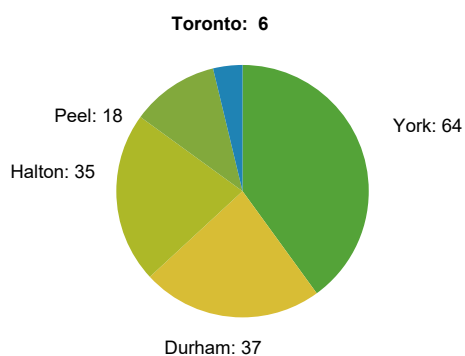
Sales by Opening Date



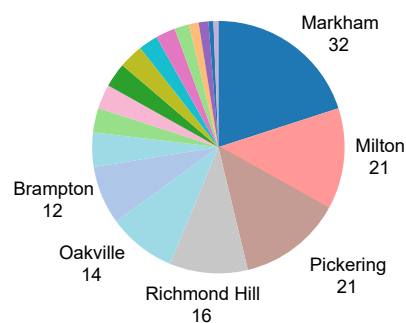
Sales by Product Type



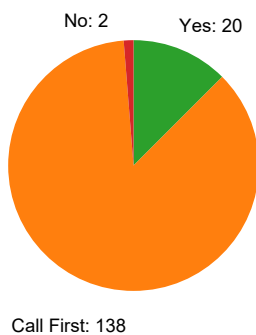
Sales by Region



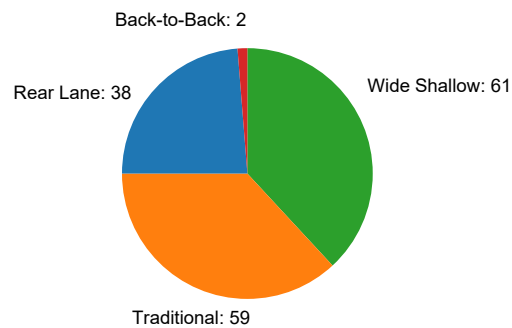
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



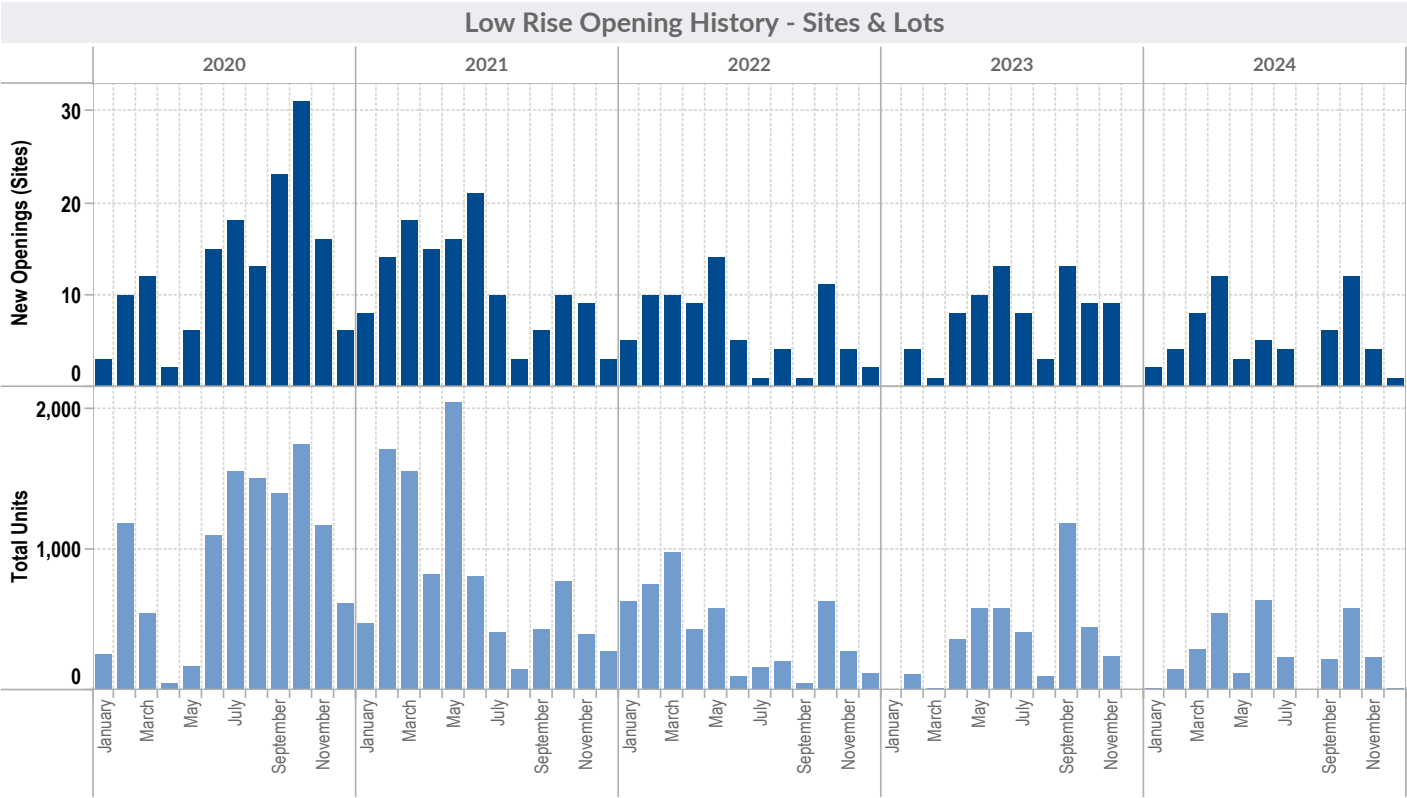
Sales by Lot Type



New Openings

December 2024 - Low Rise Openings - New Projects & Product Offerings							
Site Name	Tenure	Municipality	Opening Date	Current Month Sales	Rem Inv.	Avg. \$/SF	No. of Units
NAVA - Digreen Homes	Freehold	Oakville	2024-12-07	5	3	\$617	8
Grand Total				5	3	\$617	8

* Condominium project openings within 10 days of month end are not able to record firm sales until the following month due to rescission period.



Top Builders - YTD



GTA - Top Low Rise Builders by YTD Sales

Builder	2024												Total	Market Share		Cum. Mkt. Share	
	January	February	March	April	May	June	July	August	September	October	November	December		%		%	
Mattamy Homes	190	176	174	144	131	108	72	44	61	186	128	57	1,471	28.9%		28.9%	
Treasure Hill	2	8	13	10	15	251	142	47	13	22	59	3	585	11.5%		40.3%	
Great Gulf	51	46	31	46	32	25	17	21	16	17	15	14	331	6.5%		46.8%	
Fieldgate Homes	19	15	12	19	9	35	5	12	9	24	87	16	262	5.1%		52.0%	
Paradise Developments	0	0	47	39	38	9	4	0	9	11	15	1	173	3.4%		55.4%	
Aspen Ridge Homes	1	5	26	42	22	7	8	4	6	16	12	8	157	3.1%		58.5%	
Zancor Homes	0	3	0	0	0	68	10	16	22	22	7	3	151	3.0%		61.4%	
Starlane Home Corporation			28	3						63	24	0	118	2.3%		63.7%	
Minto Developments	4	0	31	32	23	4	2	7	3	2	2	0	110	2.2%		65.9%	
Arista Homes	9	7	31	20	4	9	0	1	5	4	2	0	92	1.8%		67.7%	
CountryWide Homes	4	11	7	7	7	8	12	6	6	11	7	6	92	1.8%		69.5%	
Opus Homes	2	0	0	44	26	6	4	2	0	0	3	0	87	1.7%		71.2%	
Deco Homes	2	19	8	37	8	2	0	0	1	3	6	0	86	1.7%		72.9%	
Caivan	0	3	1	0	0	4	3	0	47	14	11	0	83	1.6%		74.5%	
Tribute Communities	0	1	22	21	15	5	1	0	2	2	1	0	70	1.4%		75.9%	
Fernbrook Homes	0	2	12	0	3	2	4	2	3	27	10	3	68	1.3%		77.2%	
Regal Crest Homes	10	1	0	2	2	1	14	7	10	6	8	3	64	1.3%		78.5%	
Coscorp Inc.				43	8	0	2	0	5	0	3	0	61	1.2%		79.7%	
Royal Pine Homes	1	1	0	0	0	3	0	0	6	11	15	17	54	1.1%		80.7%	
Andrin Homes	2	0	6	1	0	1	2	3	16	10	2	4	47	0.9%		81.7%	
Sunny Communities	1	0	0	8	8	11	8	3	2	2	3	0	46	0.9%		82.6%	
Heathwood Homes	17	7	8	0	2	0	2	2	1	0	2	0	41	0.8%		83.4%	
	343	402	570	591	426	618	374	232	338	529	513	160	5,096				

Top Sites



GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2024 December
Springwater - Mattamy Homes	Markham	Detached	20	8
			30	1
			38	0
		Townhouse	20	8
			22	0
			23	9
		Total		26
Bayview Heights - Royal Pine Homes	Richmond Hill	Townhouse	20	13
			Total	13
Hawthorne East Village - Mattamy Homes	Milton	Detached	30	7
			34	0
			36	5
			43	0
		Townhouse	23	0
			Total	12
Seaton - Fieldgate Homes	Pickering	Detached	30	0
			36	0
		Semi Detached	25	0
			Townhouse	12
		Total		12
Milton Village - Great Gulf	Milton	Detached	36	4
			45	5
		Total		9
Upper Joshua Creek - Mattamy Homes	Oakville	Detached	34	0
			38	6
			45	0
		Townhouse	23	2
			Total	8
NAVA - Digreen Homes	Oakville	Detached	42	5
			Townhouse	0
			18	0
			20	0
			21	0
		Total		5
Seaton Whitevale - Mattamy Homes	Pickering	Detached	30	0
			36	4
		Townhouse	23	1
			Total	5
Thomson Towns - Mattamy Homes	Scarborough	Townhouse	14	5
			Total	5
Castlemore Crossing - Royal Pine Homes	Brampton	Detached	38	3
			45	1
		Total		4

Yr. Over Yr. Sales Comparison



Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	December 2023					December 2024				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	0		1	0	1	1		1	2	4
	Brock										
	Clarington	1			0	1	2		0	0	2
	Oshawa	2		0	5	7	3		0	2	5
	Pickering	6		0	1	7	4		1	16	21
	Scugog	0	0		0	0	0	0		0	0
	Uxbridge	0			0	0	0			0	0
	Whitby	2		0	2	4	1		1	3	5
	Total	11	0	1	8	20	11	0	3	23	37
Halton	Burlington	0		0	3	3	0		0	0	0
	Halton Hills						0			0	0
	Milton	25		13	5	43	21			0	21
	Oakville	2			35	37	11			3	14
	Total	27		13	43	83	32		0	3	35
Peel	Brampton	3		4	4	11	12		0	0	12
	Caledon	2		2	0	4	4		0	0	4
	Mississauga				6	6				2	2
	Total	5		6	10	21	16		0	2	18
Toronto	East York										
	Etobicoke										
	North York				0	0				1	1
	Old Toronto			0		0			0		0
	Scarborough	0			0	0	0			5	5
	York									0	0
	Total	0		0	0	0	0		0	6	6
York	Aurora	0			0	0	0			1	1
	East Gwillimbury	0		0	0	0	6		1	0	7
	Georgina	4				4	0				0
	King	0			4	4	2			1	3
	Markham	3		0	10	13	10		0	22	32
	Newmarket		0	0	0	0		0	0	0	0
	Richmond Hill	1	0	0	4	5	3	0	0	13	16
	Vaughan	7			2	9	3			2	5
	Whitchurch-Stouffville	2				2	0				0
	Total	17	0	0	20	37	24	0	1	39	64
Grand Total		60	0	20	81	161	83	0	4	73	160

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	11		7	4	22	18	0		4	0	22	
	Brock						0				0	0	
	Clarington	69		16	34	119	70	0		10	60	140	
	Oshawa	68		1	135	204	147	0		5	128	280	
	Pickering	230		24	291	545	48	0	0	2	62	112	
	Scugog	12	4		0	16	9	6		0	0	15	
	Uxbridge	0			9	9	20	0		0	17	37	
	Whitby	281		38	120	439	135	0		31	130	296	
	Total	671	4	86	593	1,354	447	6	0	52	397	902	
Halton	Burlington	5		2	6	13	23	0		3	13	39	
	Halton Hills	6			8	14	13	0		0	16	29	
	Milton	431		27	214	672	447	0		0	57	504	
	Oakville	190		16	342	548	67			0	346	413	
	Total	632		45	570	1,247	550	0		3	432	985	
Peel	Brampton	370		2	203	575	180	0		11	340	531	
	Caledon	187		2	157	346	303	0		4	58	365	
	Mississauga				56	56	0	0		0	73	73	
	Total	557		4	416	977	483	0		15	471	969	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York				52	52	0	0		0	21	21	
	Old Toronto			0		0	0	0		12	0	12	
	Scarborough	4			42	46	8	0		0	29	37	
	York				17	17	0			0	10	10	
	Total	4		0	111	115	8	0		12	60	80	
York	Aurora	84			14	98	126	0	0	0	30	156	
	East Gwillimbury	42		2	7	51	35			4	7	46	
	Georgina	34				34	92	0		0	0	92	
	King	29			5	34	95	0		0	51	146	
	Markham	156		0	228	384	224	0		0	499	723	
	Newmarket		2	1	0	3	0	0		2	20	22	
	Richmond Hill	127	3	0	533	663	179	2		6	170	357	
	Vaughan	40			91	131	135	0		0	178	313	
	Whitchurch-Stouffville	5				5	29			0	0	29	
	Total	517	5	3	878	1,403	915	2	0	12	955	1,884	
Grand Total		2,381	9	138	2,568	5,096	2,403	8	0	94	2,315	4,820	



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