



Greater Toronto Area Low Rise Projects

New Homes Monthly Report
February 2025

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Feb-25		Feb-24		Change
High Rise	152		400		-62.0%
Low Rise	248		402		-38.3%
Total	400		802		-50.1%
Year to Date Sales	Jan.-Feb. 2025		Jan.-Feb. 2024		Y/Y Change
High Rise	309		640		-51.7%
Low Rise	496		739		-32.9%
Total	805		1,379		-41.6%
Year to Date Supply	Jan.-Feb. 2025		Jan.-Feb. 2024		Y/Y Change
High Rise	201		436		-53.9%
Low Rise	611		1,036		-41.0%
Total	812		1,472		-44.8%
Year to Date Completions	Jan.-Feb. 2025		Jan.-Feb. 2024		Y/Y Change
High Rise	2,271		2,723		-16.6%
Remaining Inventory	Feb-25	Jan-25	Feb-24	M/M Change	Y/Y Change
High Rise	16,995	17,034	16,639	-0.2%	2.1%
Low Rise	4,868	4,631	3,466	5.1%	40.5%
Total	21,863	21,665	20,105	0.9%	8.7%
Benchmark Price	Feb-25	Jan-25	Feb-24	M/M Change	Y/Y Change
High Rise	\$1,021,760	\$1,015,231	\$1,047,258	0.6%	-2.4%
Low Rise	\$1,536,734	\$1,552,846	\$1,583,083	-1.0%	-2.9%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	1	337	256	104	
High Rise Units	81	86,773	75,529	27,629	
% Sold*	63%	80%	87%	48%	
Low Rise Projects	4	237			
Low Rise Units	217	28,501			
% Sold*	24%	83%			

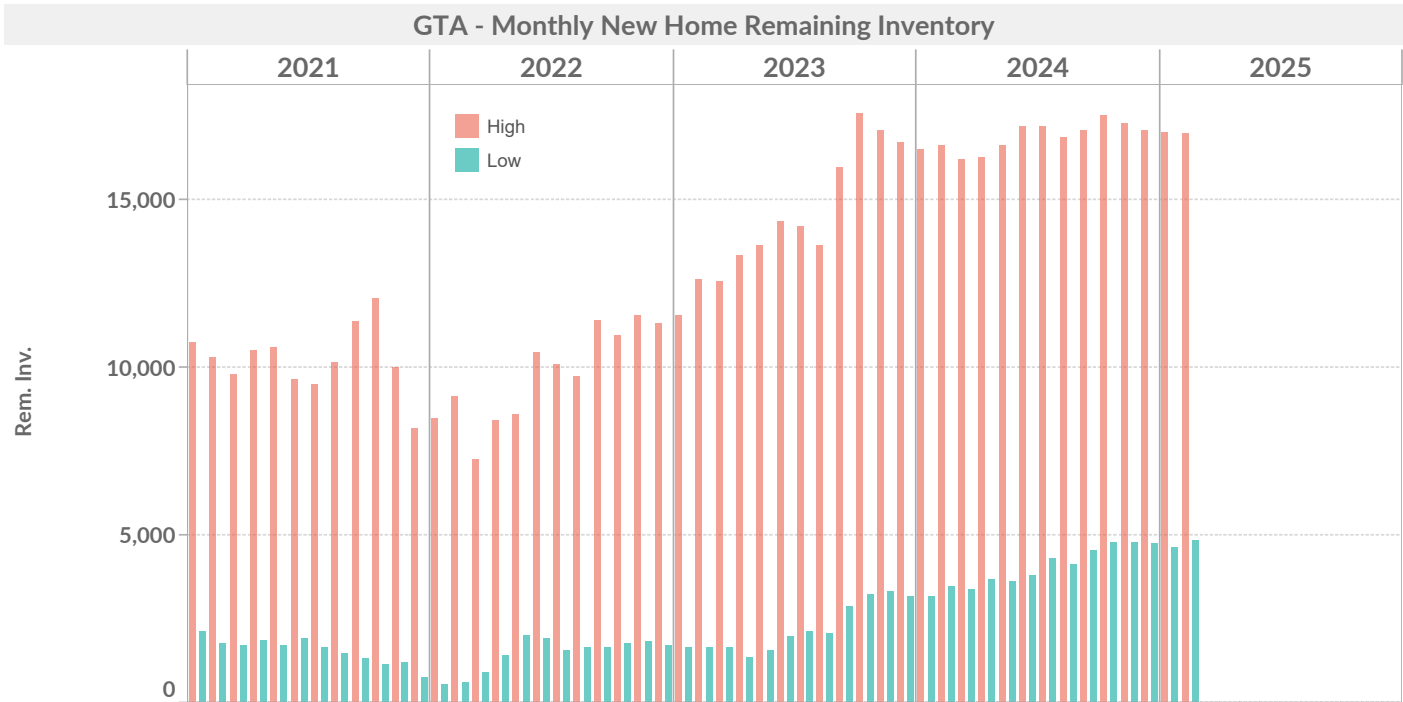
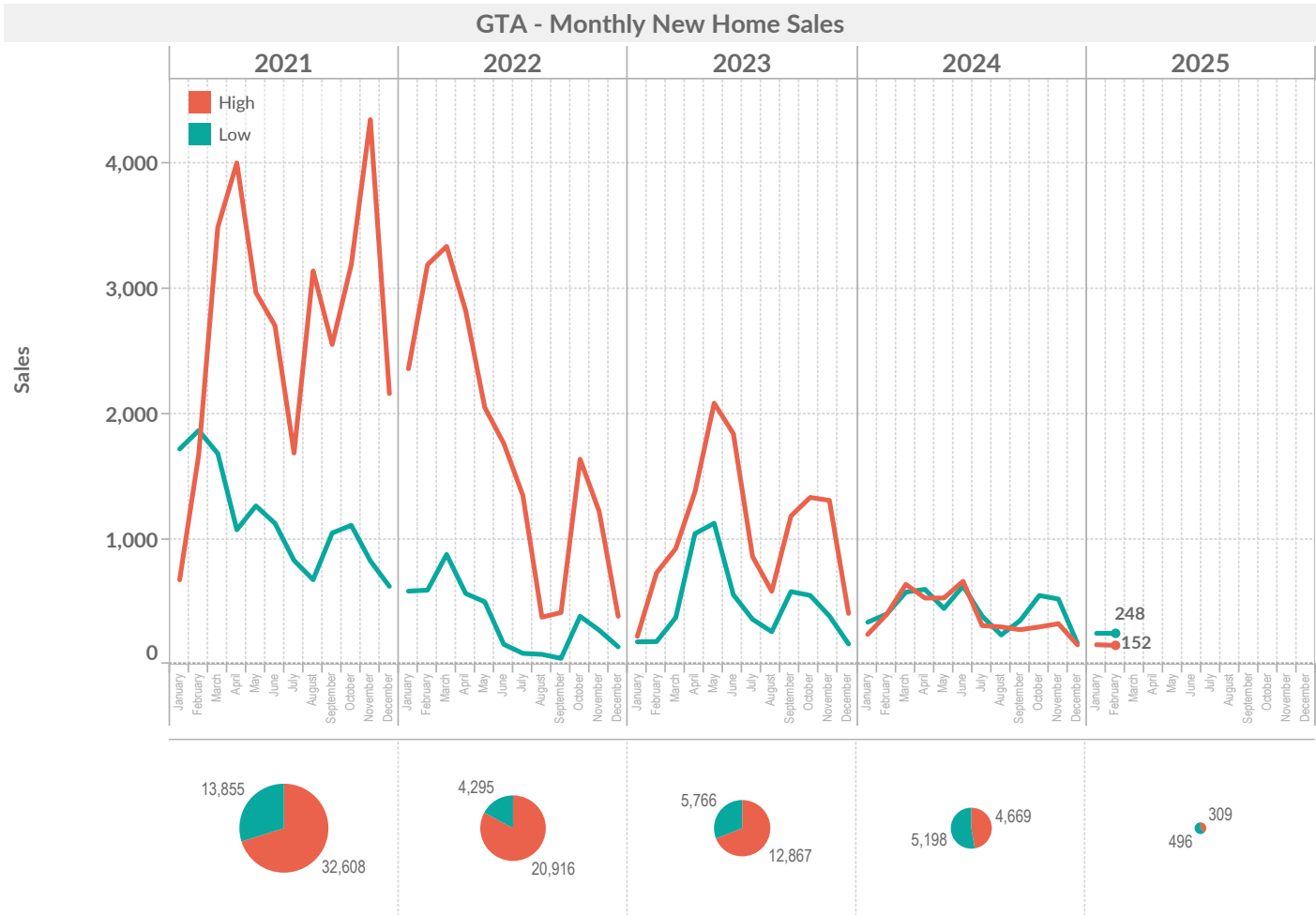
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

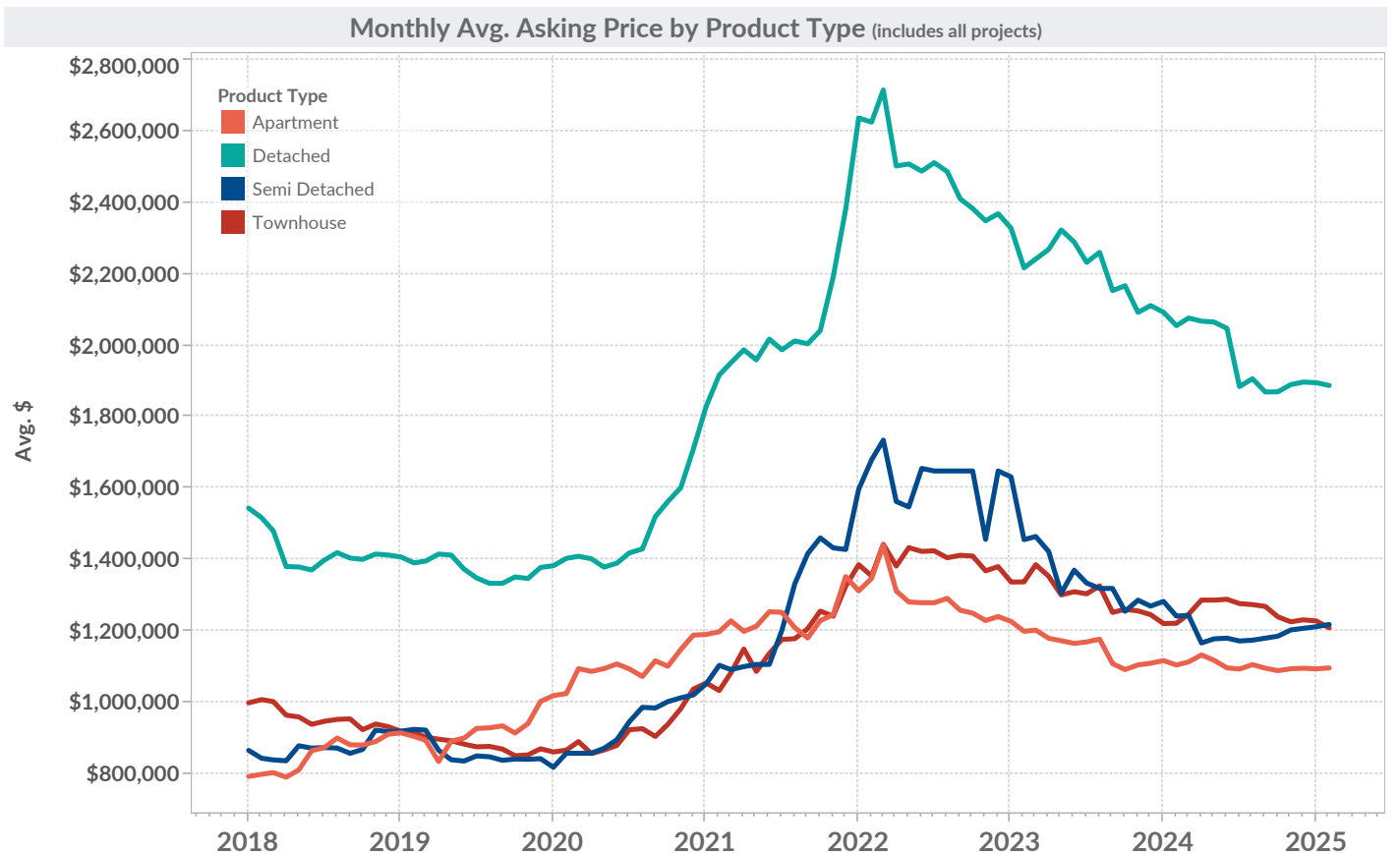
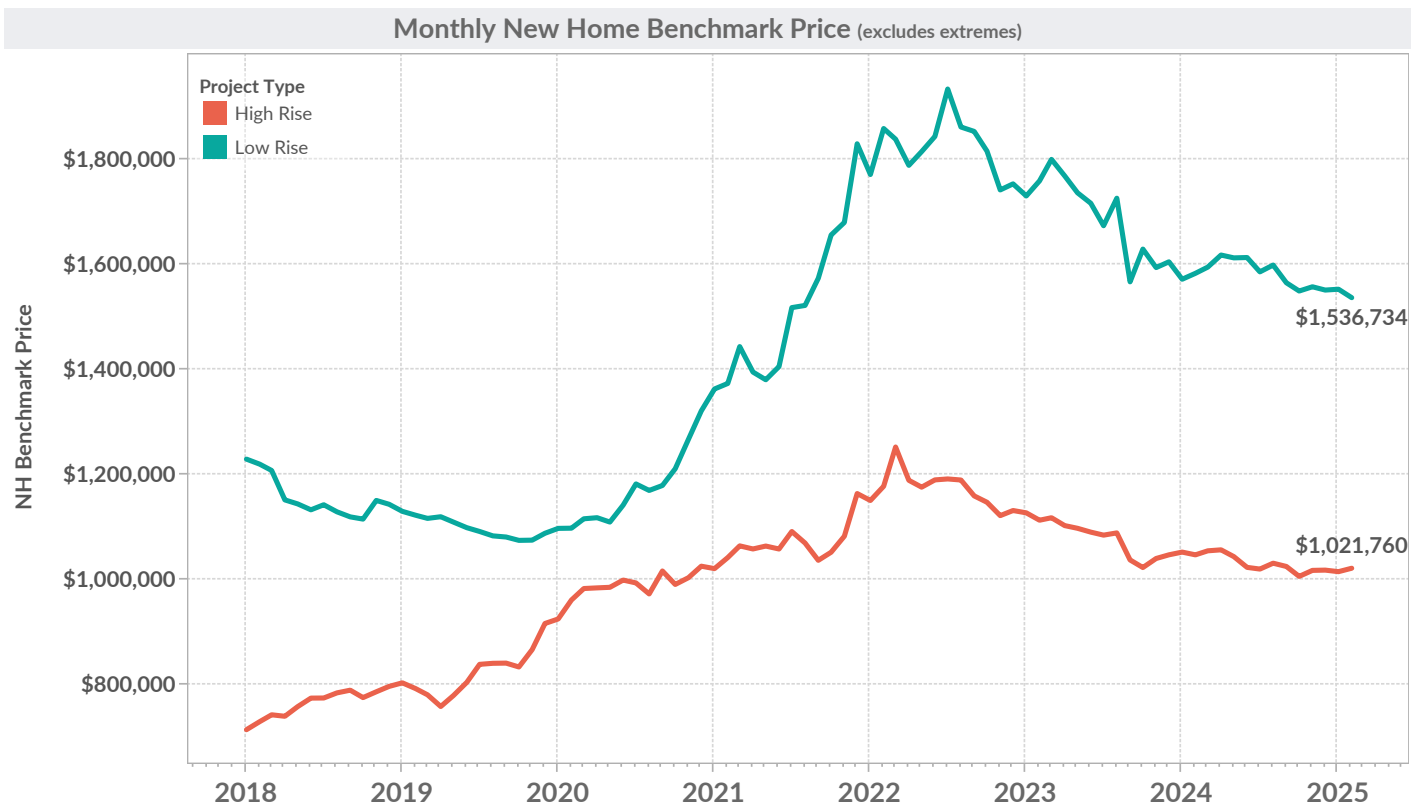
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

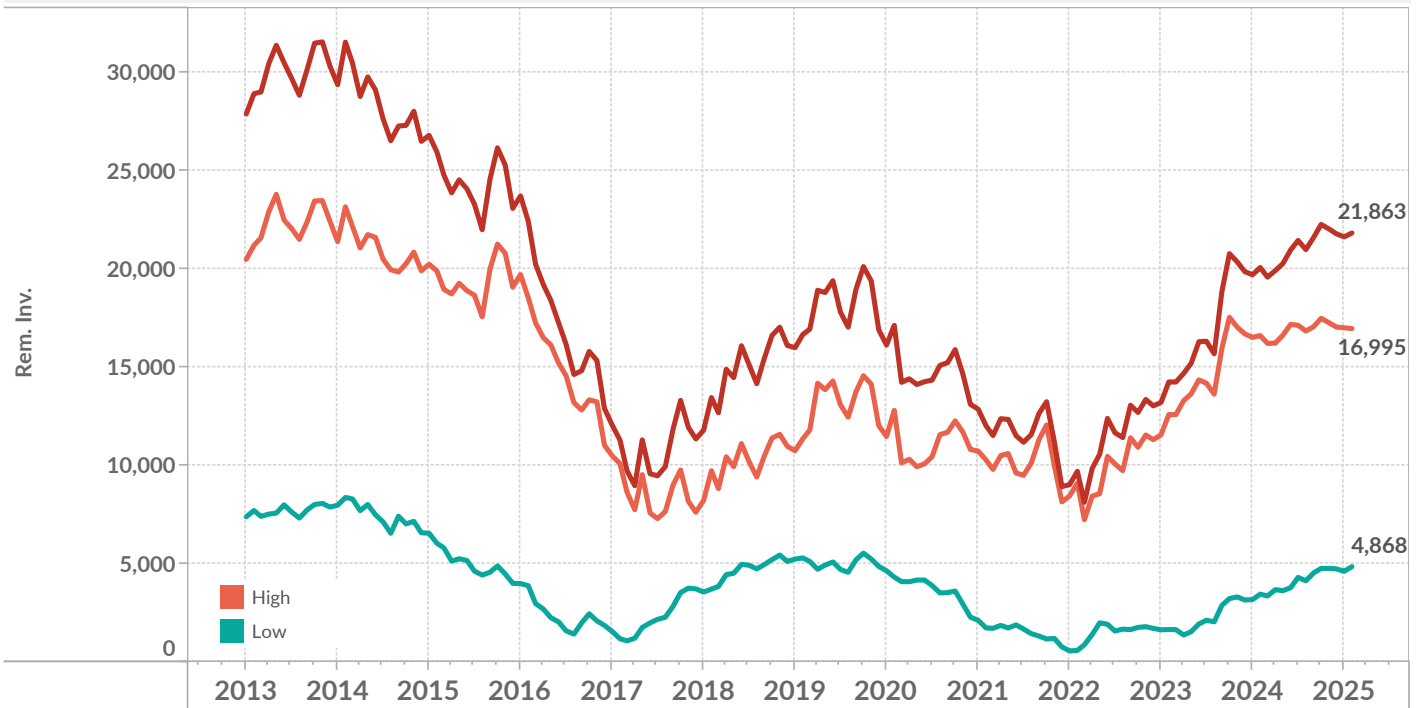


Pricing

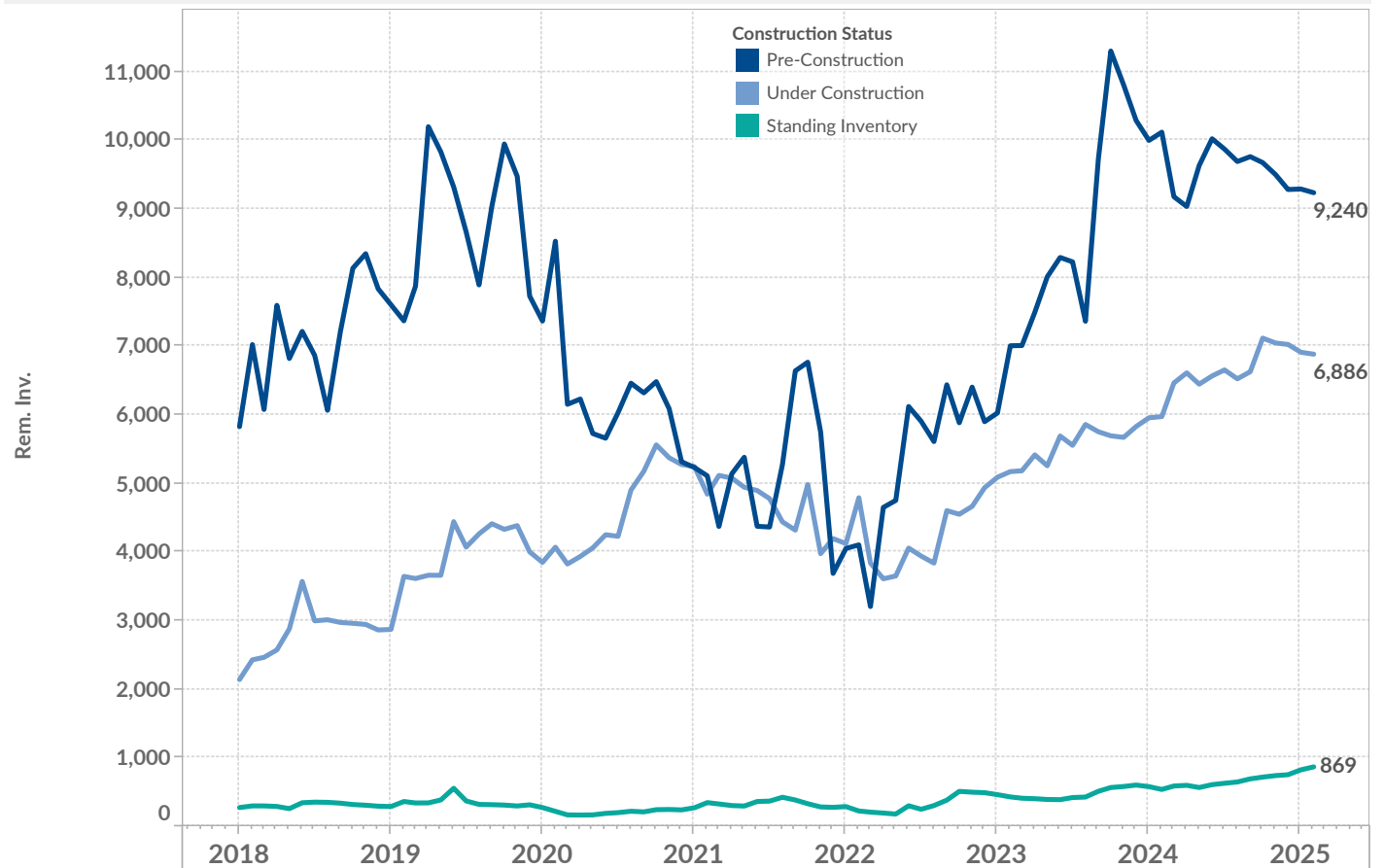


Remaining Inventory

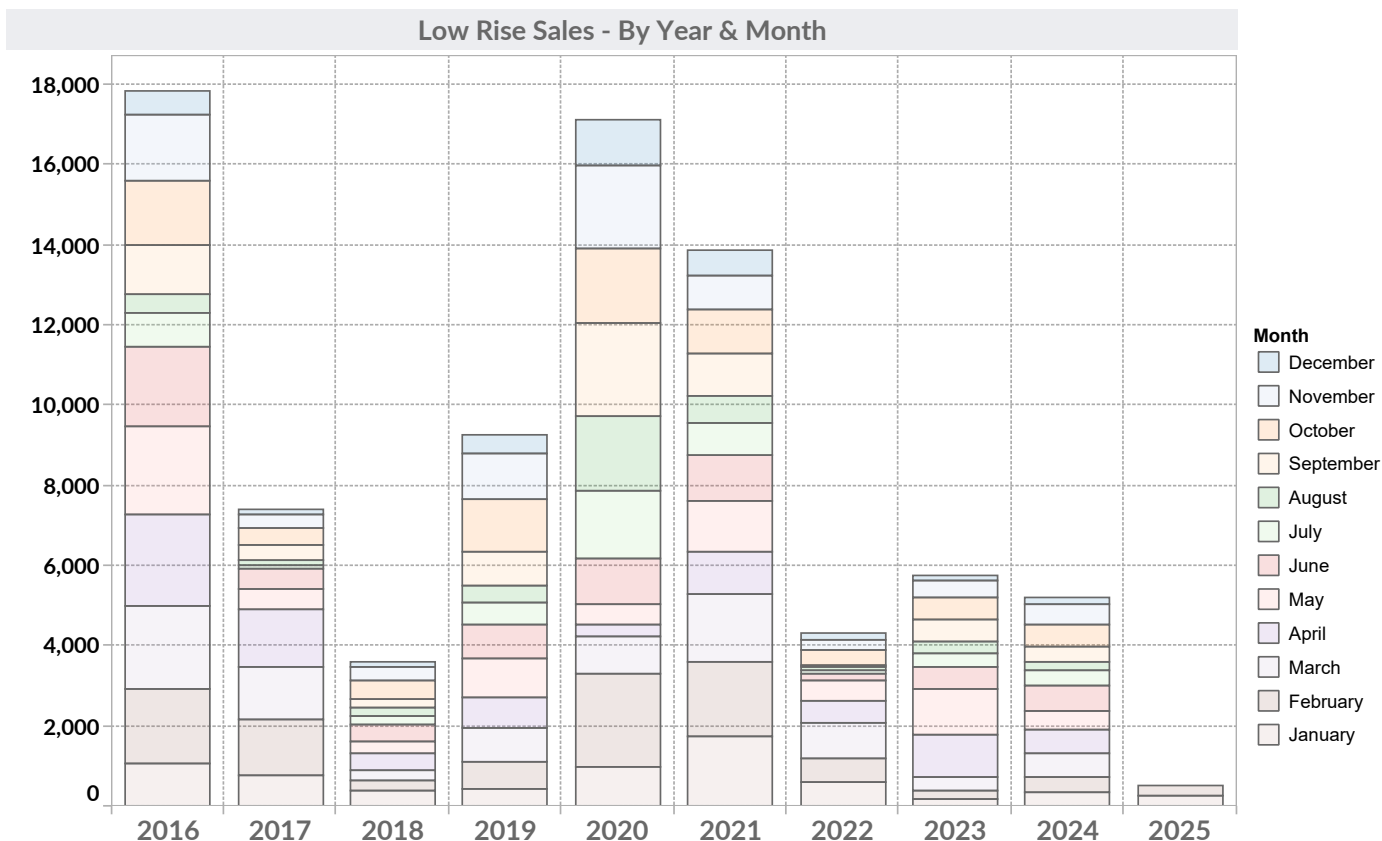
GTA - Monthly New Home Remaining Inventory



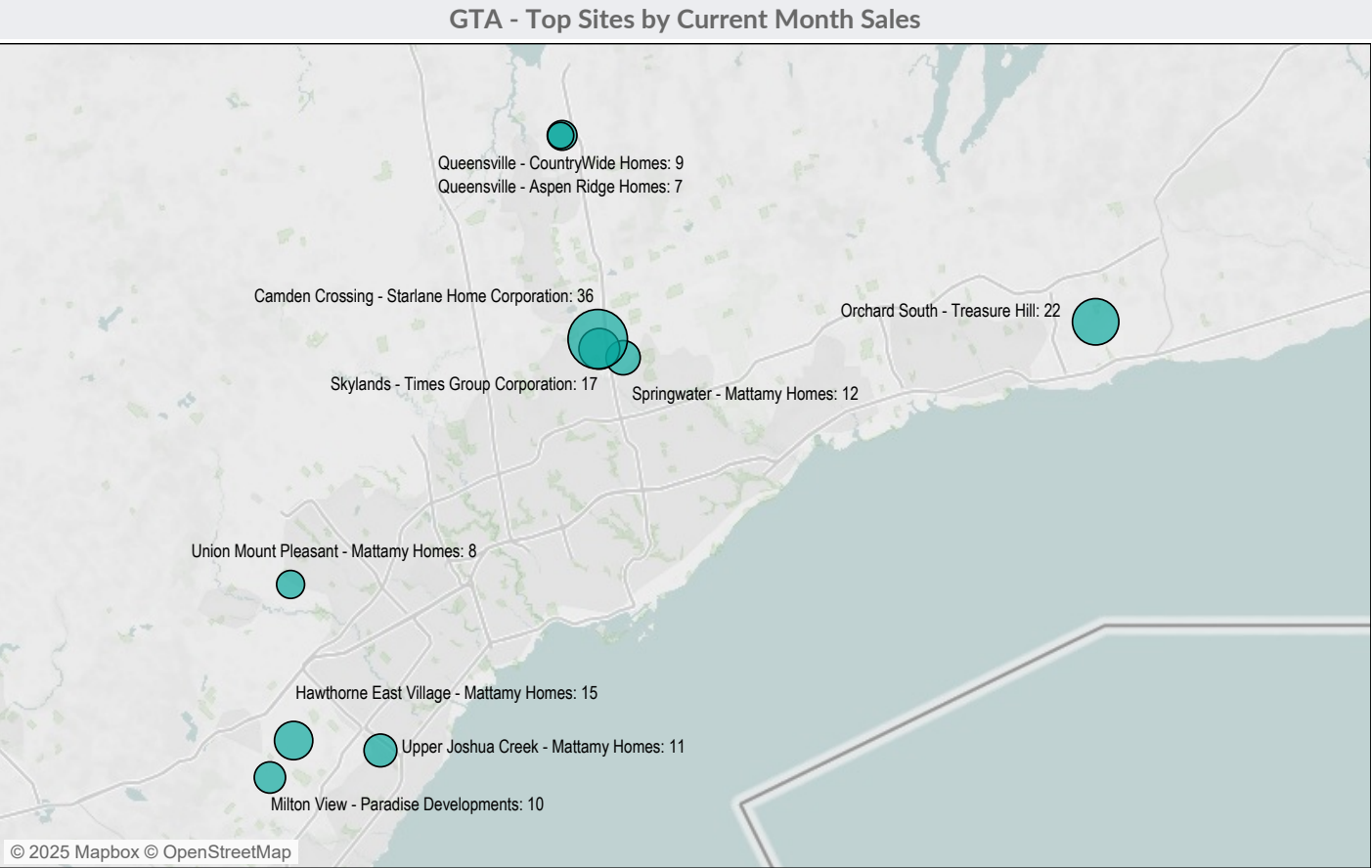
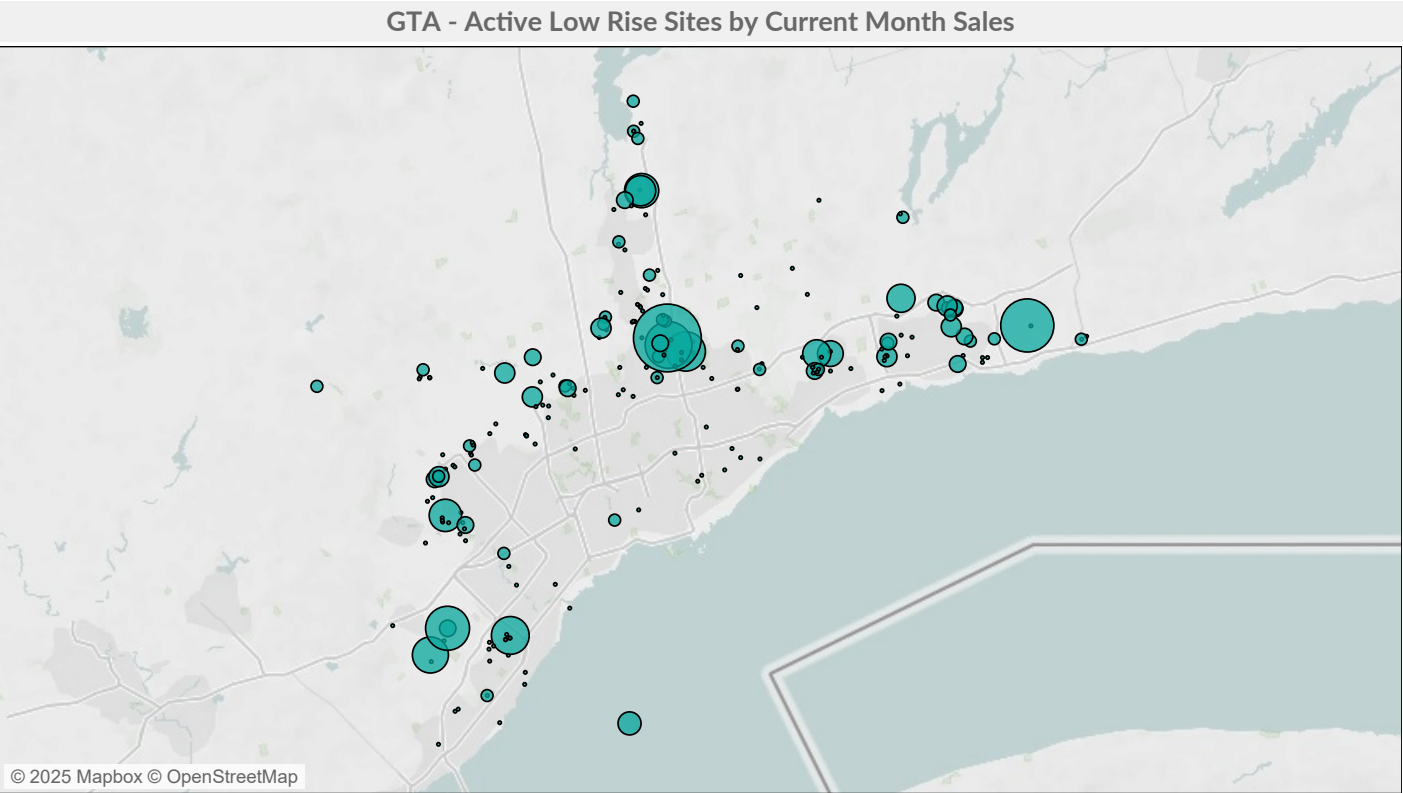
GTA - Monthly High Rise Rem. Inv. by Construction Status



Altus Group



Current Sites

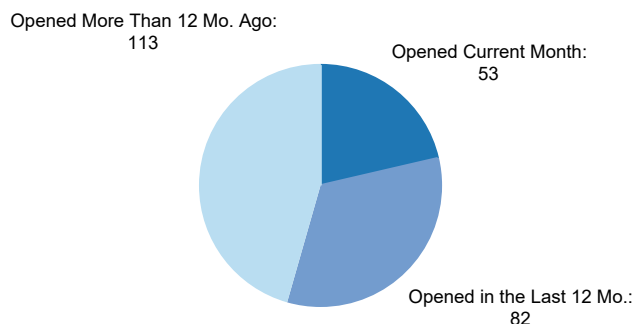


Monthly Sales Breakdown

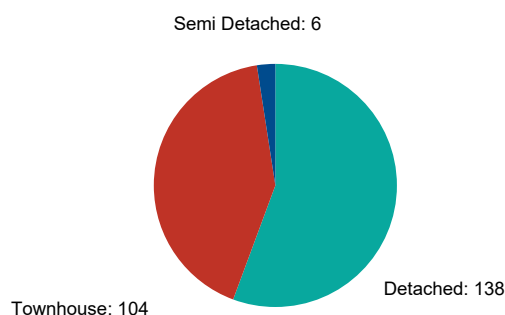


Current Month Low Rise Sales Breakdown

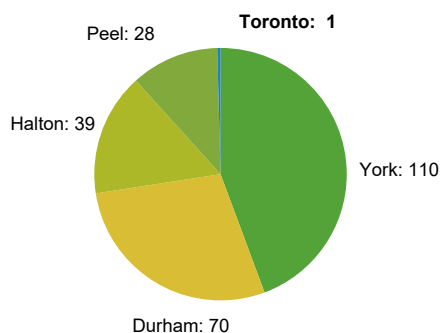
Sales by Opening Date



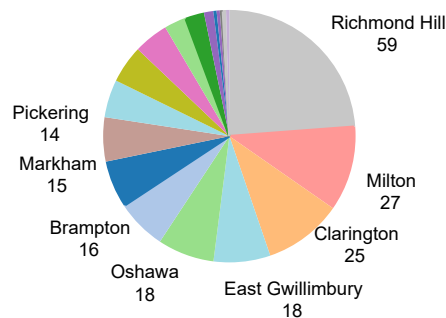
Sales by Product Type



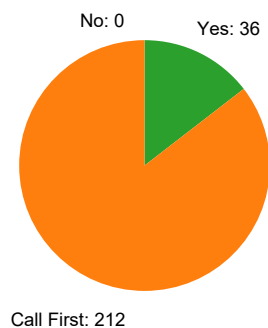
Sales by Region



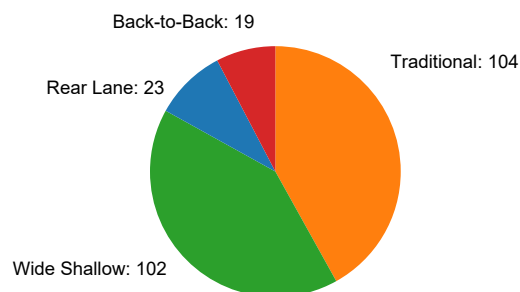
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



New Openings

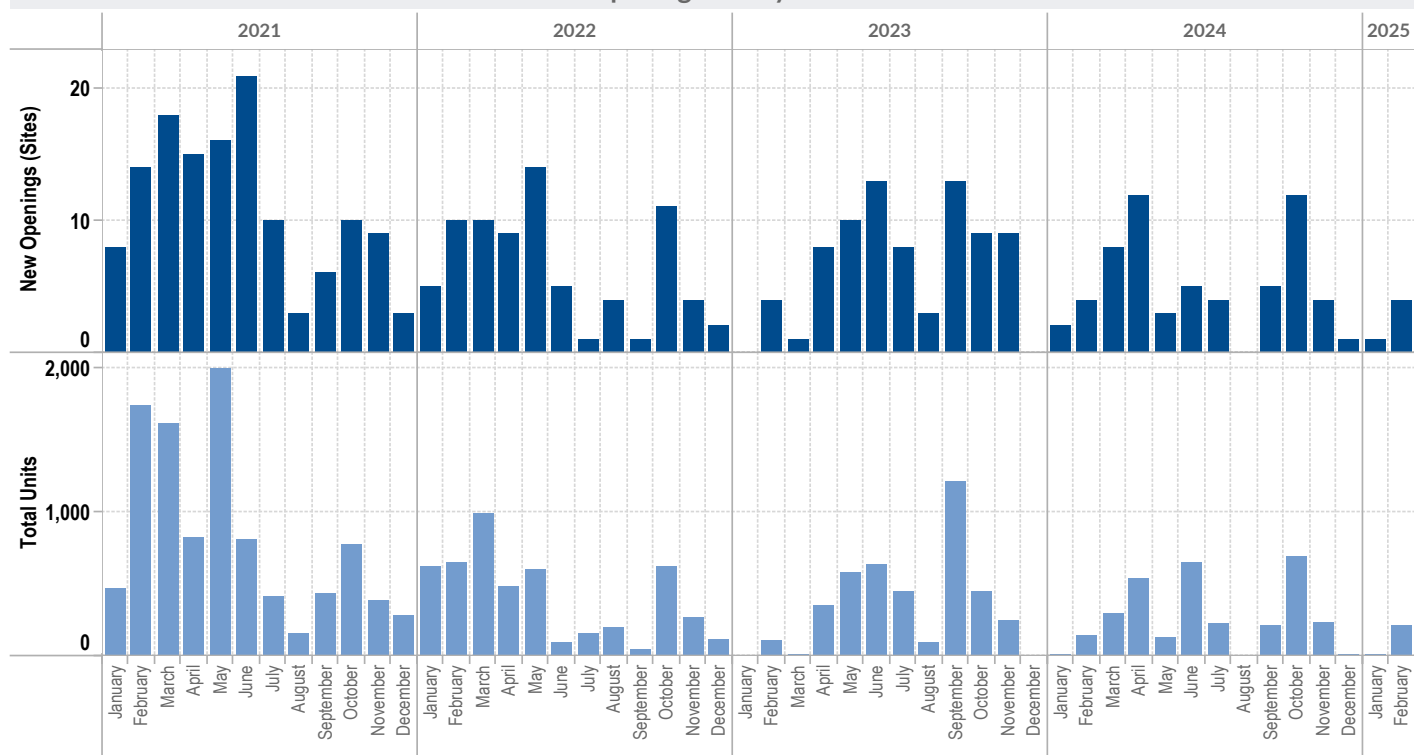


February 2025 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	Opening Date	Current Month Sales *	Rem Inv	Avg. \$/SF	No. of Units **
Skylands - Times Group Corporation	Condominium	Richmond Hill	*	17	23	\$538	40
Hillview Towns - Umbria Development Group	Freehold	Brampton	2/8/2025	4	82	\$493	86
Orchard South - Treasure Hill	Freehold	Clarington	2/22/2025	22	22	\$504	44
Milton View - Paradise Developments	Freehold	Milton	2/28/2025	10	37	\$551	47
Grand Total				53	164	\$515	217

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

Low Rise Opening History - Sites & Lots



Top Builders - YTD



GTA - Top Low Rise Builders by YTD Sales

Builder	2025												Total	Market Share		Cum. Mkt. Share	
	January	February	March	April	May	June	July	August	September	October	November	December		%		%	
Mattamy Homes	75	54											129	26.0%		26.0%	
Paradise Developments	30	14											44	8.9%		34.9%	
Royal Pine Homes	33	4											37	7.5%		42.3%	
Starlane Home Corporation	0	36											36	7.3%		49.6%	
Treasure Hill	3	30											33	6.7%		56.3%	
Fieldgate Homes	17	2											19	3.8%		60.1%	
Times Group Corporation		17											17	3.4%		63.5%	
Aspen Ridge Homes	7	9											16	3.2%		66.7%	
Caivan	14	0											14	2.8%		69.6%	
CountryWide Homes	3	11											14	2.8%		72.4%	
Menkes	10	2											12	2.4%		74.8%	
Zancor Homes	2	10											12	2.4%		77.2%	
Opus Homes	2	5											7	1.4%		78.6%	
Regal Crest Homes	4	3											7	1.4%		80.0%	
Fernbrook Homes	4	2											6	1.2%		81.3%	
Lindvest	4	2											6	1.2%		82.5%	
Arista Homes	2	3											5	1.0%		83.5%	
Minto Developments	2	3											5	1.0%		84.5%	
Tribute Communities	3	2											5	1.0%		85.5%	
Camcos Living	1	3											4	0.8%		86.3%	
Conservatory Group	1	3											4	0.8%		87.1%	
Great Gulf	4	0											4	0.8%		87.9%	
248 248													496				

Top Builders - Last 12 Months



GTA - Top Low Rise Builders by Last 12 Months' Sales

Builder	2024												2025		Total				
	March	April	May	June	July	August	September	October	November	December	January	February	Market Share %	Cum. Mkt. Share %					
Mattamy Homes	174	144	131	108	72	44	61	186	128	57	75	54	1,234		24.9%		24.9%		
Treasure Hill	13	10	15	251	142	47	13	22	59	3	3	30	608		12.3%		37.2%		
Fieldgate Homes	12	19	9	36	5	12	10	26	88	16	17	2	252		5.1%		42.3%		
Great Gulf	31	46	32	25	17	21	16	17	15	14	4	0	238		4.8%		47.1%		
Paradise Developments	47	40	38	9	4	0	9	11	15	1	30	14	218		4.4%		51.5%		
Aspen Ridge Homes	31	47	30	8	15	5	10	16	12	7	7	9	197		4.0%		55.4%		
Zancor Homes	0	0	0	68	10	16	22	27	7	3	2	10	165		3.3%		58.8%		
Starlane Home Corporation	28	3						63	24	0	0	36	154		3.1%		61.9%		
Minto Developments	31	32	23	4	2	7	3	2	2	0	2	3	111		2.2%		64.1%		
Regal Crest Homes	0	2	9	6	20	12	18	11	8	3	4	3	96		1.9%		66.1%		
Caivan	1	0	0	4	3	0	47	14	11	0	14	0	94		1.9%		68.0%		
Opus Homes	0	41	30	7	4	2	0	0	3	0	2	5	94		1.9%		69.8%		
CountryWide Homes	7	7	8	8	12	6	6	11	7	6	3	11	92		1.9%		71.7%		
Royal Pine Homes	0	0	0	3	0	0	6	11	15	17	33	4	89		1.8%		73.5%		
Arista Homes	31	25	4	9	0	1	5	3	2	1	2	3	86		1.7%		75.2%		
Fernbrook Homes	12	0	3	2	4	2	3	30	10	3	4	2	75		1.5%		76.8%		
Tribute Communities	22	21	15	5	1	0	2	2	1	0	3	2	74		1.5%		78.2%		
Deco Homes	8	37	8	2	0	0	1	3	6	0	0	0	65		1.3%		79.6%		
Menkes							26	18	6	2	10	2	64		1.3%		80.8%		
Coscorp Inc.		43	8	0	2	0	5	0	3	0	0	2	63		1.3%		82.1%		
Andrin Homes	6	1	0	1	2	3	16	10	2	4	1	2	48		1.0%		83.1%		
Sunny Communities	0	8	8	11	8	3	2	2	3	0	0	3	48		1.0%		84.1%		
	577	599	446	626	386	235	351	550	522	167	248	248	4,955						

Top Sites



GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2025 February
Camden Crossing - Starlane Home Corporation	Richmond Hill	Detached	42	36
			Total	36
Orchard South - Treasure Hill	Clarington	Detached	33	6
			37	7
			40	4
			45	5
			Total	22
Skylands - Times Group Corporation	Richmond Hill	Townhouse	20	13
			25	4
			Total	17
Hawthorne East Village - Mattamy Homes	Milton	Detached	30	2
			34	1
			36	9
			43	0
		Townhouse	23	3
			Total	15
Springwater - Mattamy Homes	Markham	Detached	20	3
			30	0
			38	0
		Townhouse	20	0
			22	2
			23	7
			Total	12
Upper Joshua Creek - Mattamy Homes	Oakville	Detached	34	2
			38	4
			45	2
		Townhouse	23	3
			Total	11
Milton View - Paradise Developments	Milton	Detached	36	0
			43	1
		Townhouse	21	9
			Total	10
Queensville - CountryWide Homes	East Gwillimbury	Detached	36	0
			38	6
			45	2
			50	1
		Townhouse	25	0
			Total	9
Union Mount Pleasant - Mattamy Homes	Brampton	Townhouse	18	2
			21	6
			Total	8

Yr. Over Yr. Sales Comparison



Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	February 2024					February 2025				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	3		1	0	4	0		0		0
	Brock										
	Clarington	2		0	0	2	23		0	2	25
	Oshawa	4		0	0	4	10		1	7	18
	Pickering	54		1	24	79	2		2	10	14
	Scugog	1	2		0	3	1	0		0	1
	Uxbridge	0			5	5	0			0	0
	Whitby	7		0	14	21	3		1	8	12
	Total	71	2	2	43	118	39	0	4	27	70
Halton	Burlington	0		0	0	0	0		0	0	0
	Halton Hills						0			0	0
	Milton	22		4	52	78	13			14	27
	Oakville	20	0		31	51	8	0		4	12
	Total	42	0	4	83	129	21	0	0	18	39
Peel	Brampton	15		1	15	31	3		0	13	16
	Caledon	9		0	27	36	10		0	1	11
	Mississauga				2	2				1	1
	Total	24		1	44	69	13		0	15	28
Toronto	East York										
	Etobicoke										
	North York				6	6				0	0
	Old Toronto			0		0			0		0
	Scarborough	0			0	0	0			0	0
	York									1	1
	Total	0		0	6	6	0		0	1	1
York	Aurora	0			0	0	0			1	1
	East Gwillimbury	0		0	1	1	14		2	2	18
	Georgina	2				2	3				3
	King	2			1	3	4			3	7
	Markham	29		0	15	44	5		0	10	15
	Newmarket		1	0	0	1		0	0	1	1
	Richmond Hill	4	0	0	12	16	38	0	0	21	59
	Vaughan	9			4	13	1			5	6
	Whitchurch-Stouffville	0				0	0				0
	Total	46	1	0	33	80	65	0	2	43	110
Grand Total		183	3	7	209	402	138	0	6	104	248

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	8		6	4	18	18	0		4	0	22	
	Brock						0				0	0	
	Clarington	92		16	37	145	89	0		10	57	156	
	Oshawa	76		2	137	215	139	0		4	121	264	
	Pickering	151		22	305	478	48	0	0	0	94	142	
	Scugog	13	3		0	16	7	5		0	0	12	
	Uxbridge	0			4	4	20	0		0	17	37	
	Whitby	264		43	120	427	127	0		28	105	260	
	Total	604	3	89	607	1,303	448	5	0	46	394	893	
Halton	Burlington	4		0	2	6	23	0		5	17	45	
	Halton Hills	10			10	20	9	0		0	14	23	
	Milton	388			144	532	432	0		0	27	459	
	Oakville	184	5	16	286	491	165	39		0	295	499	
	Total	586	5	16	442	1,049	629	39		5	353	1,026	
Peel	Brampton	345		1	235	581	235	0		11	423	669	
	Caledon	185		2	117	304	296	0		1	57	354	
	Mississauga				55	55	0	0		0	72	72	
	Total	530		3	407	940	531	0		12	552	1,095	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York				46	46	0	0		0	21	21	
	Old Toronto			0		0	0	0		12	0	12	
	Scarborough	3			46	49	8	0		0	25	33	
	York				21	21	0			0	6	6	
	Total	3		0	113	116	8	0		12	52	72	
York	Aurora	85			19	104	131	0	0	0	54	185	
	East Gwillimbury	56		6	8	70	61			0	39	100	
	Georgina	33				33	87	0		0	0	87	
	King	35			6	41	87	0		0	47	134	
	Markham	119		0	250	369	221	0		0	377	598	
	Newmarket		1	1	5	7	0	0		2	15	17	
	Richmond Hill	189	3	0	591	783	198	2		6	144	350	
	Vaughan	31			104	135	120	0		0	162	282	
	Whitchurch-Stouffville	5				5	29			0	0	29	
	Total	553	4	7	983	1,547	934	2	0	8	838	1,782	
Grand Total		2,276	12	115	2,552	4,955	2,550	46	0	83	2,189	4,868	



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