



Greater Toronto Area Low Rise Projects

New Homes Monthly Report
March 2025

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Mar-25		Mar-24		Change
High Rise	160		639		-75.0%
Low Rise	225		575		-60.9%
Total	385		1,214		-68.3%
Year to Date Sales	Jan.-Mar. 2025		Jan.-Mar. 2024		Y/Y Change
High Rise	501		1,279		-60.8%
Low Rise	719		1,314		-45.3%
Total	1,220		2,593		-53.0%
Year to Date Supply	Jan.-Mar. 2025		Jan.-Mar. 2024		Y/Y Change
High Rise	201		661		-69.6%
Low Rise	806		1,523		-47.1%
Total	1,007		2,184		-53.9%
Year to Date Completions	Jan.-Mar. 2025		Jan.-Mar. 2024		Y/Y Change
High Rise	4,995		5,158		-3.2%
Remaining Inventory	Mar-25	Feb-25	Mar-24	M/M Change	Y/Y Change
High Rise	16,803	16,957	16,283	-0.9%	3.2%
Low Rise	4,904	4,928	3,391	-0.5%	44.6%
Total	21,707	21,885	19,674	-0.8%	10.3%
Benchmark Price	Mar-25	Feb-25	Mar-24	M/M Change	Y/Y Change
High Rise	\$1,020,864	\$1,021,760	\$1,054,906	-0.1%	-3.2%
Low Rise	\$1,532,279	\$1,536,734	\$1,594,951	-0.3%	-3.9%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	0	334	247	101	
High Rise Units	0	85,947	73,072	27,288	
% Sold*	n.a.	80%	87%	49%	
Low Rise Projects	1	234			
Low Rise Units	32	28,271			
% Sold*	78%	83%			

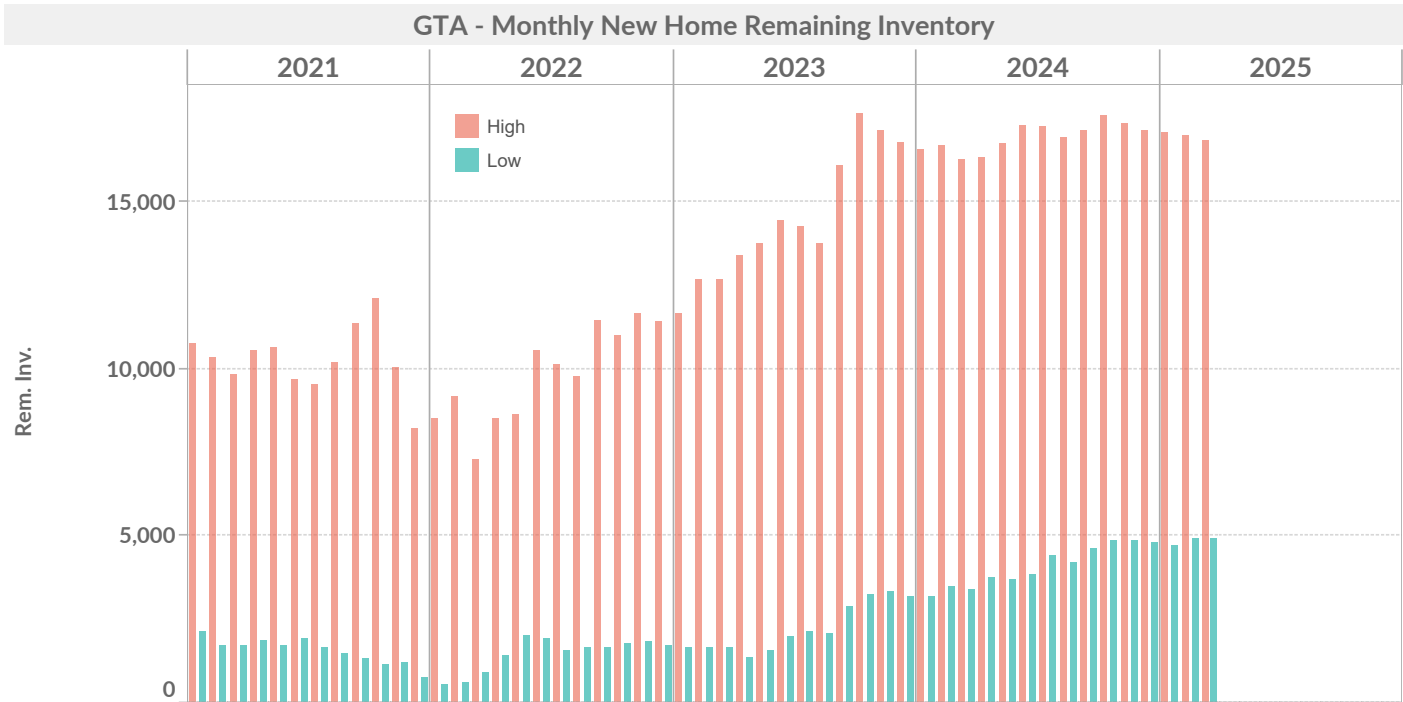
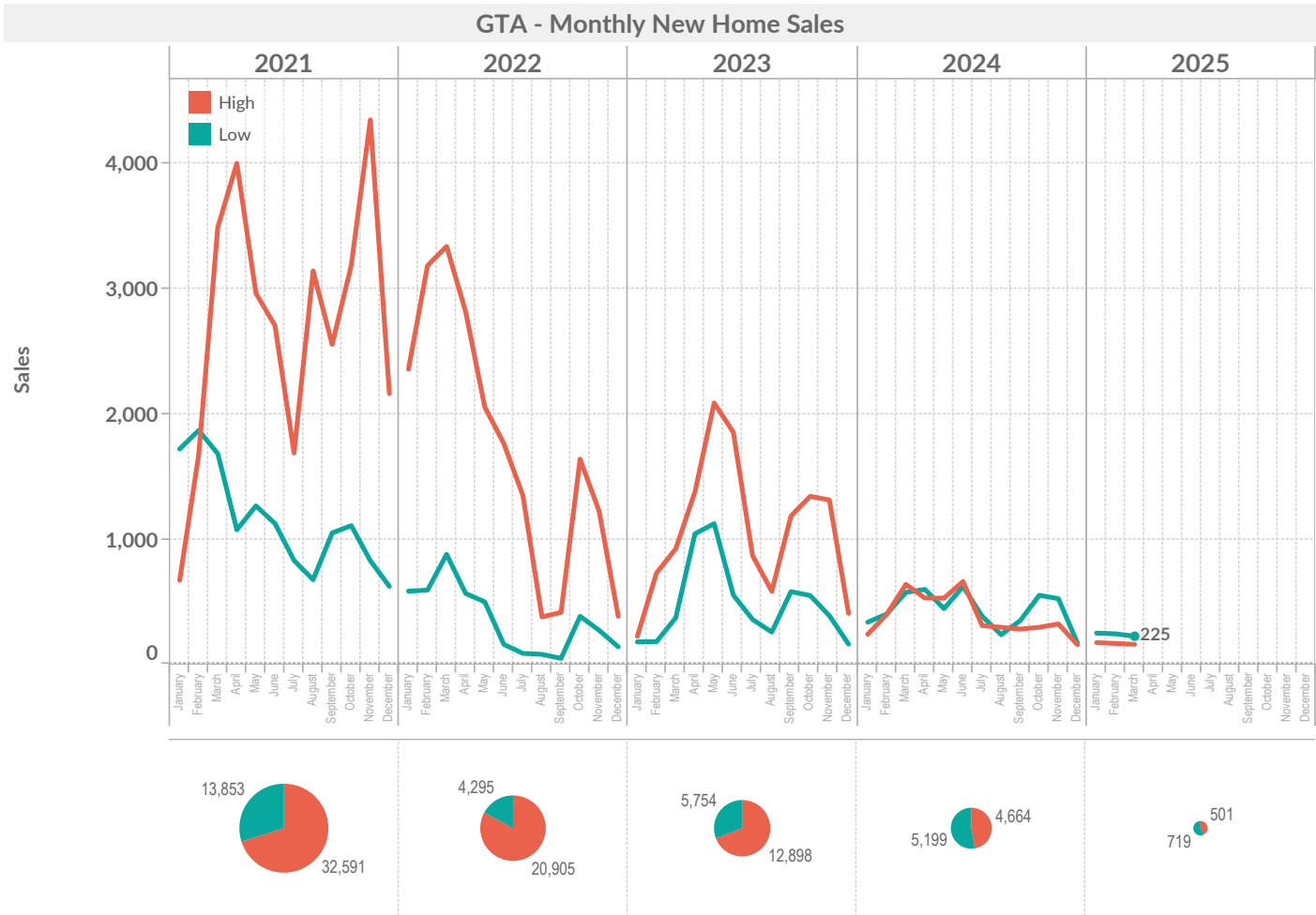
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

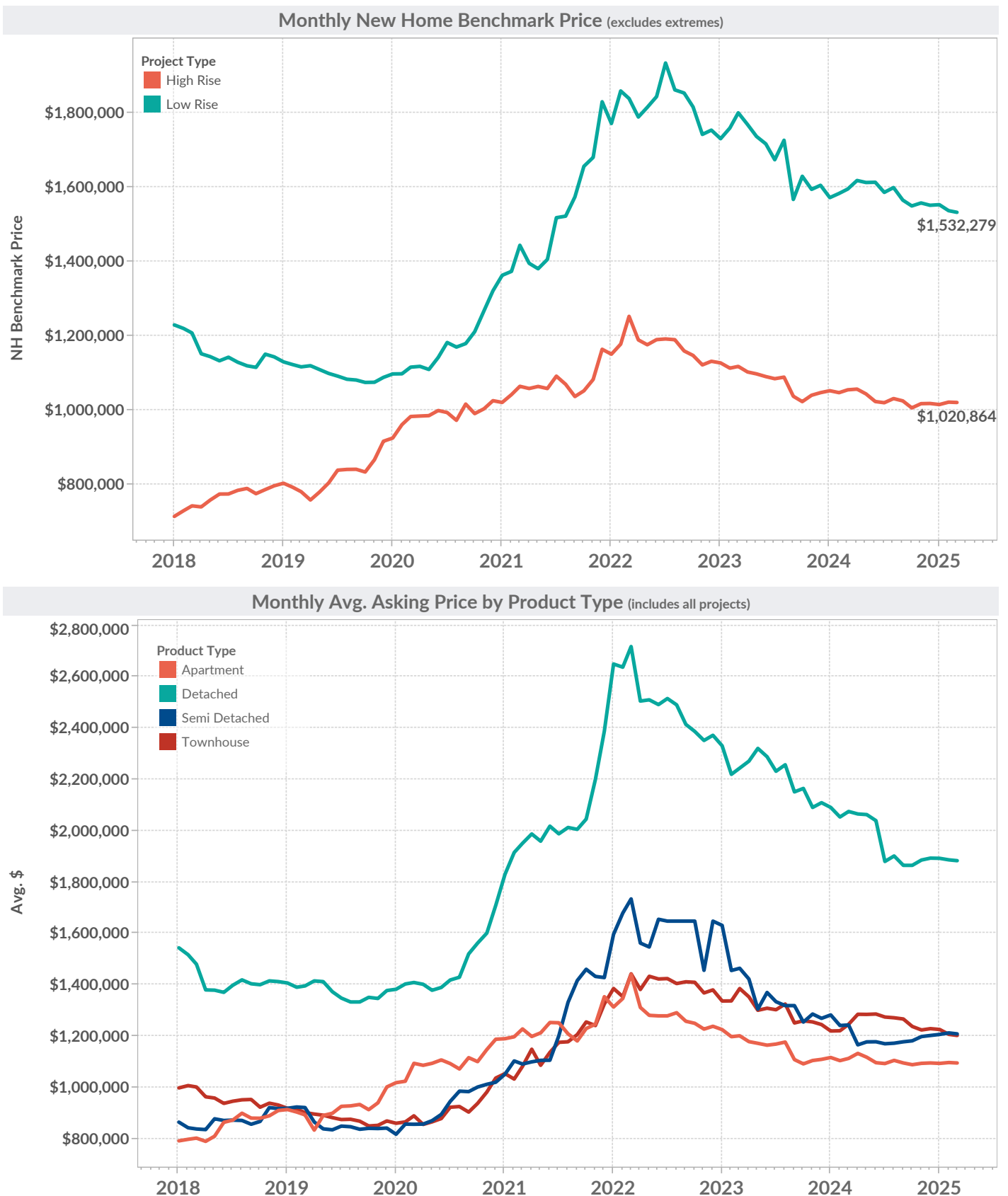
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

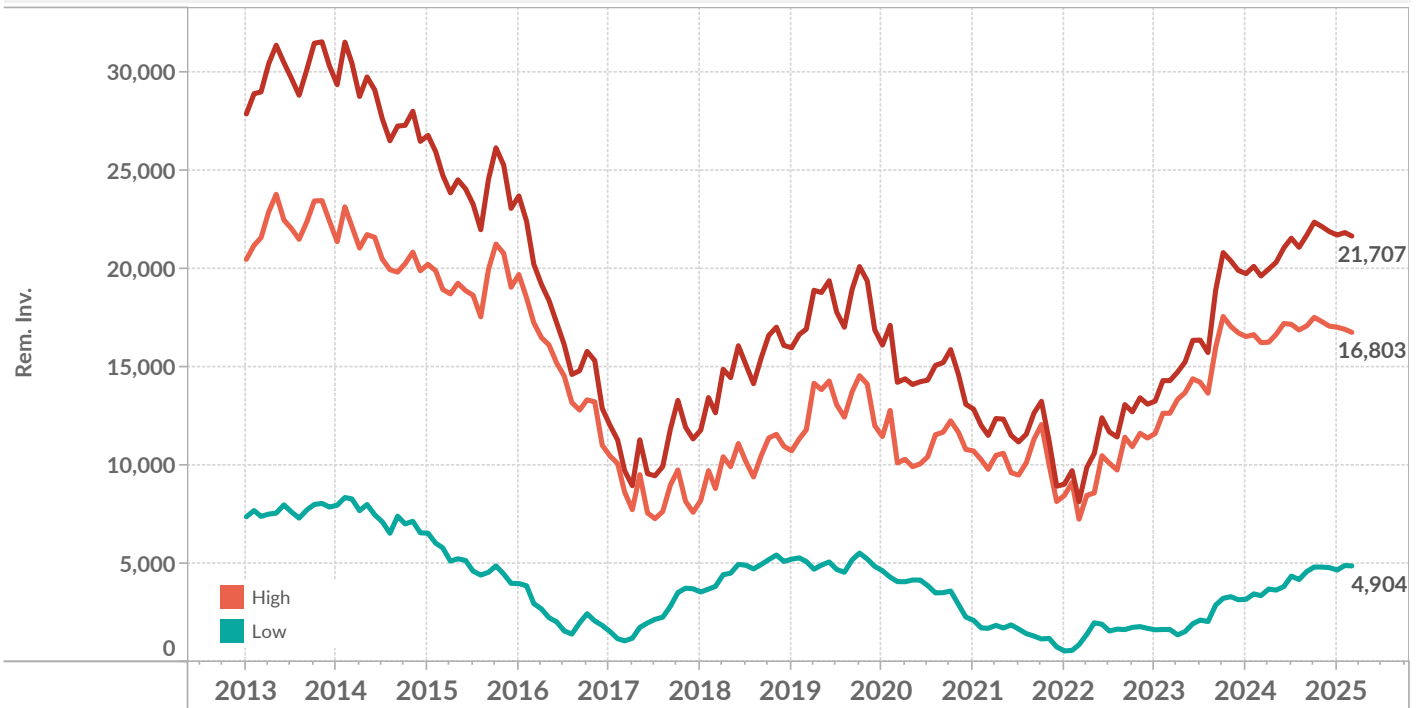


Pricing

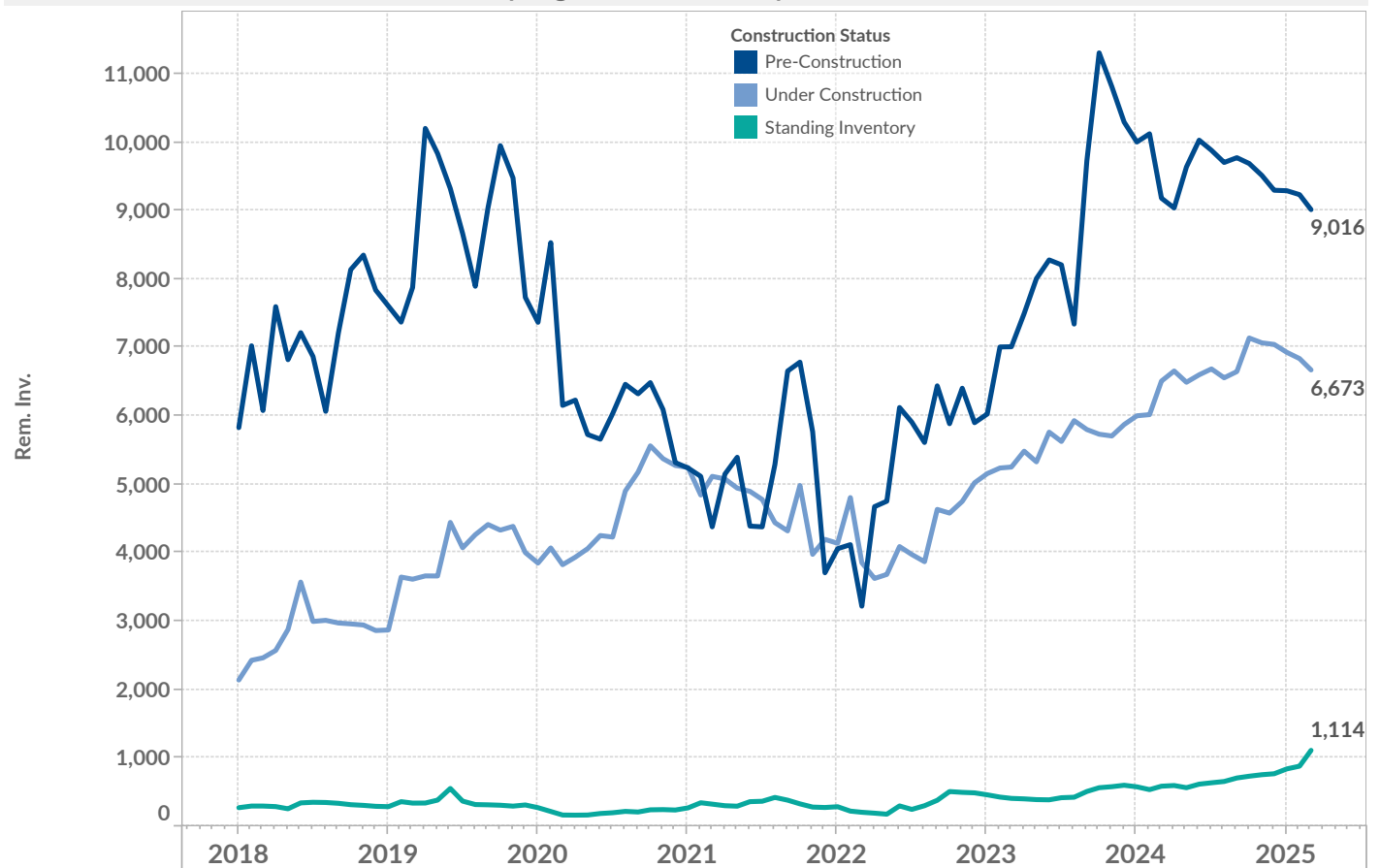


Remaining Inventory

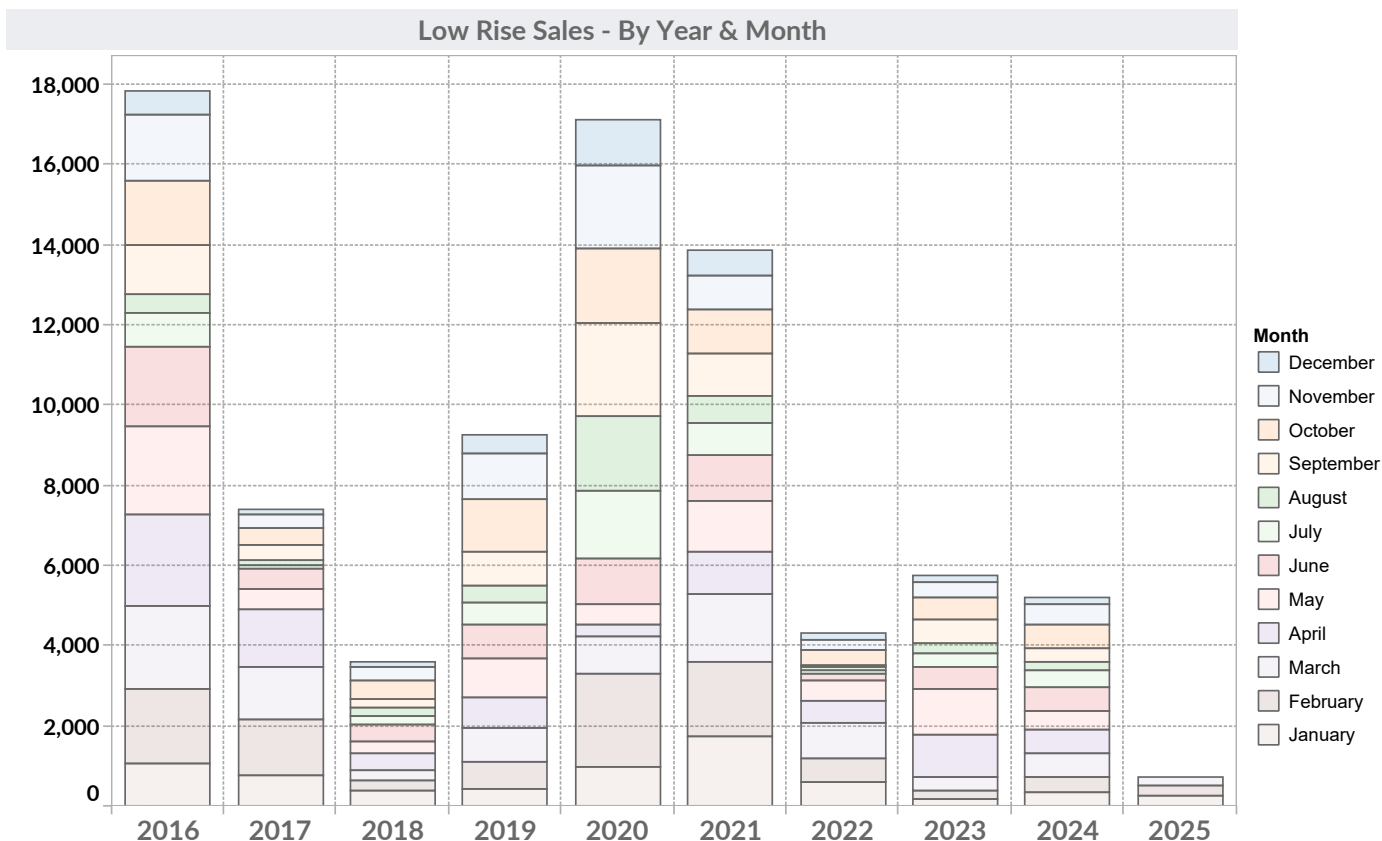
GTA - Monthly New Home Remaining Inventory



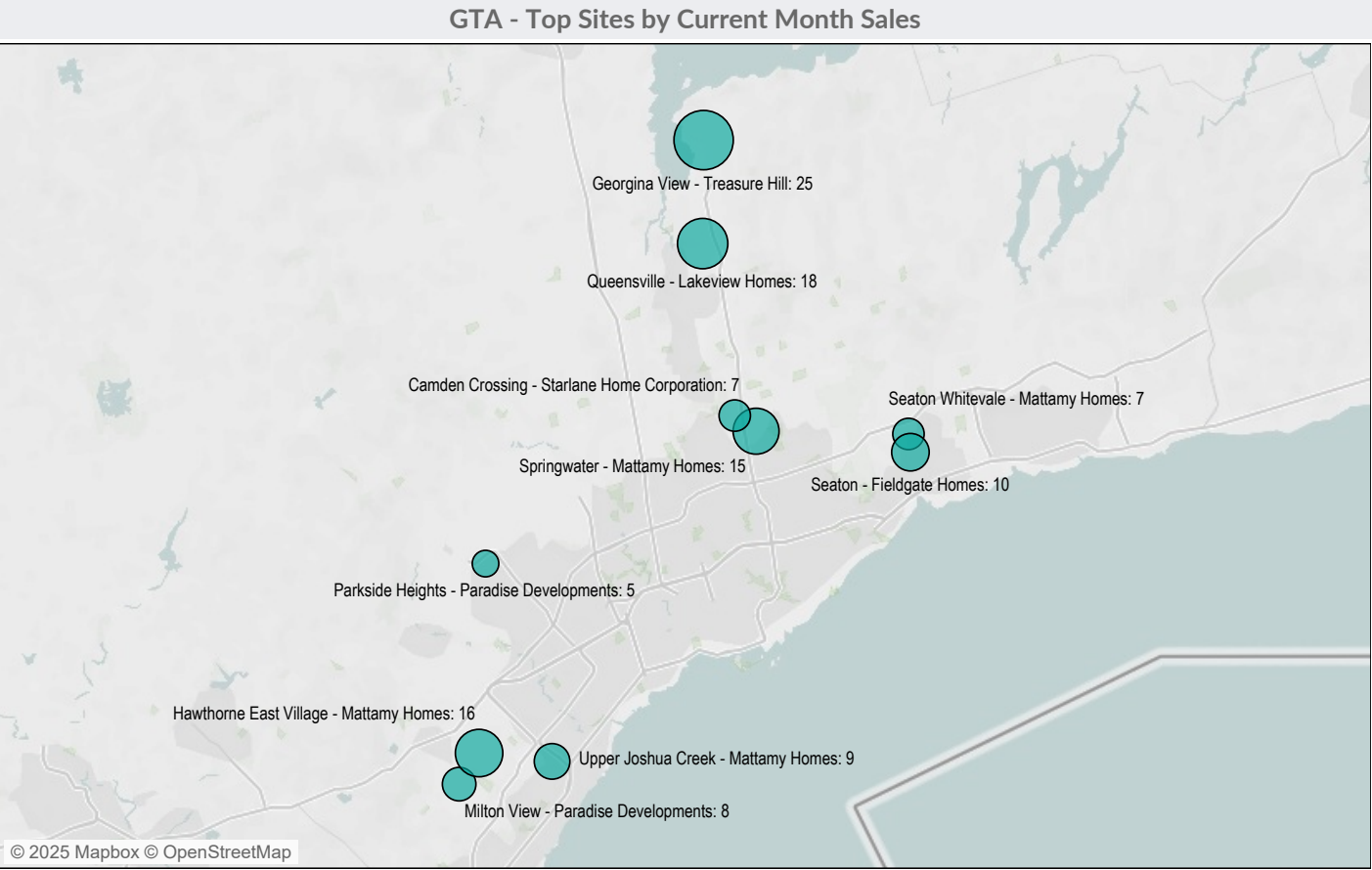
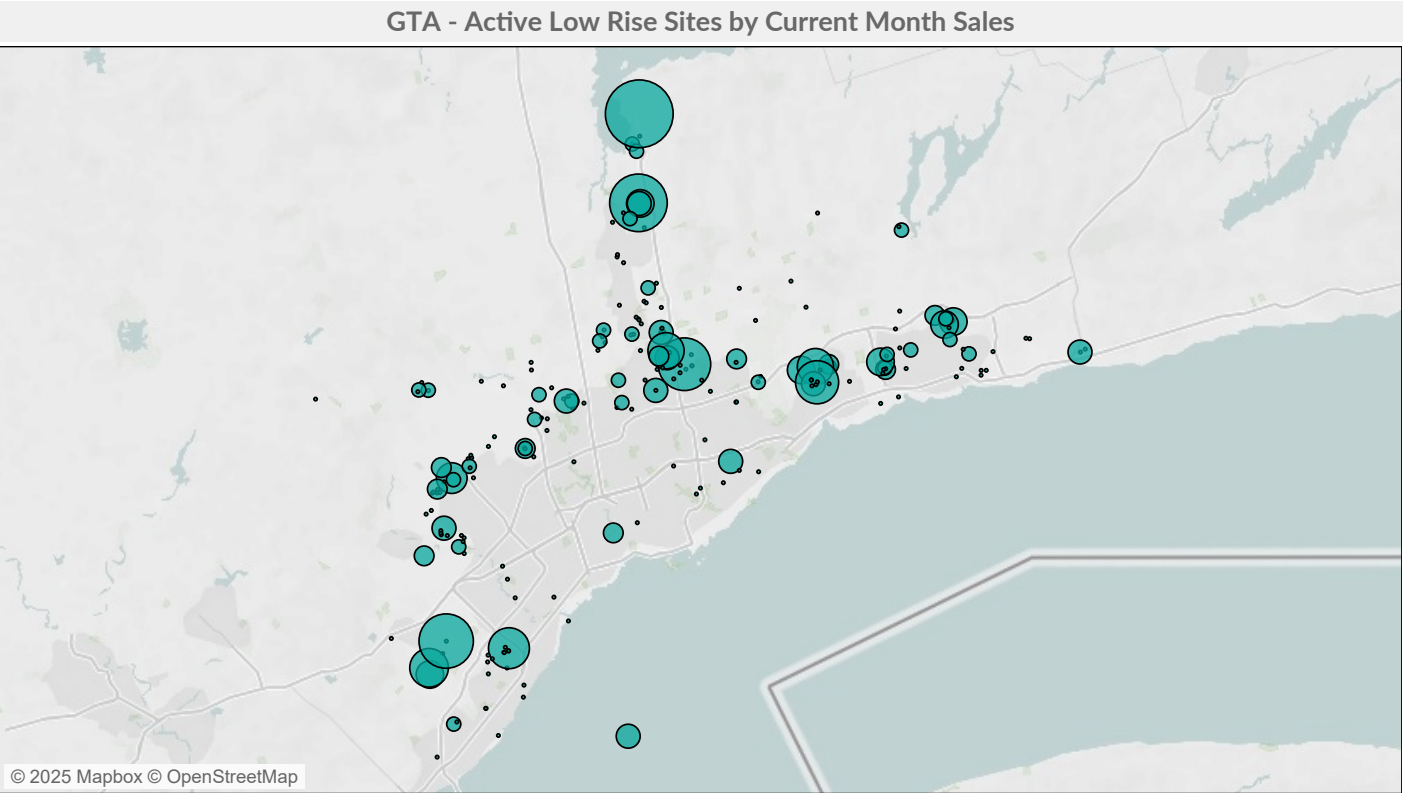
GTA - Monthly High Rise Rem. Inv. by Construction Status



Altus Group



Current Sites

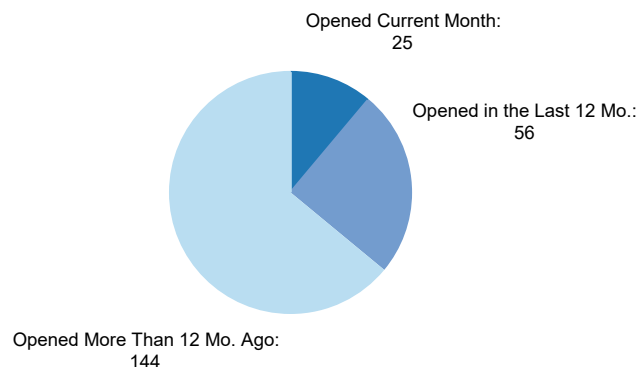


Monthly Sales Breakdown

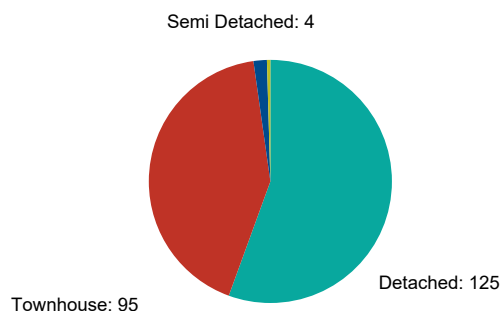


Current Month Low Rise Sales Breakdown

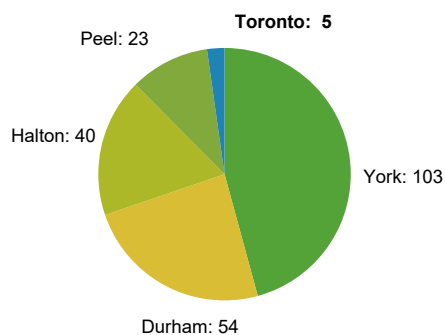
Sales by Opening Date



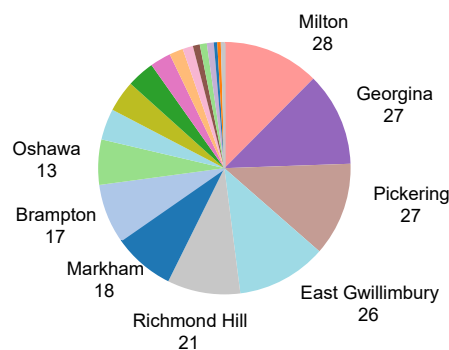
Sales by Product Type



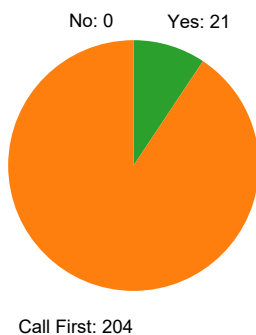
Sales by Region



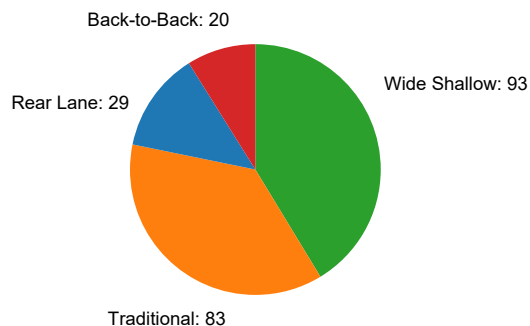
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



New Openings

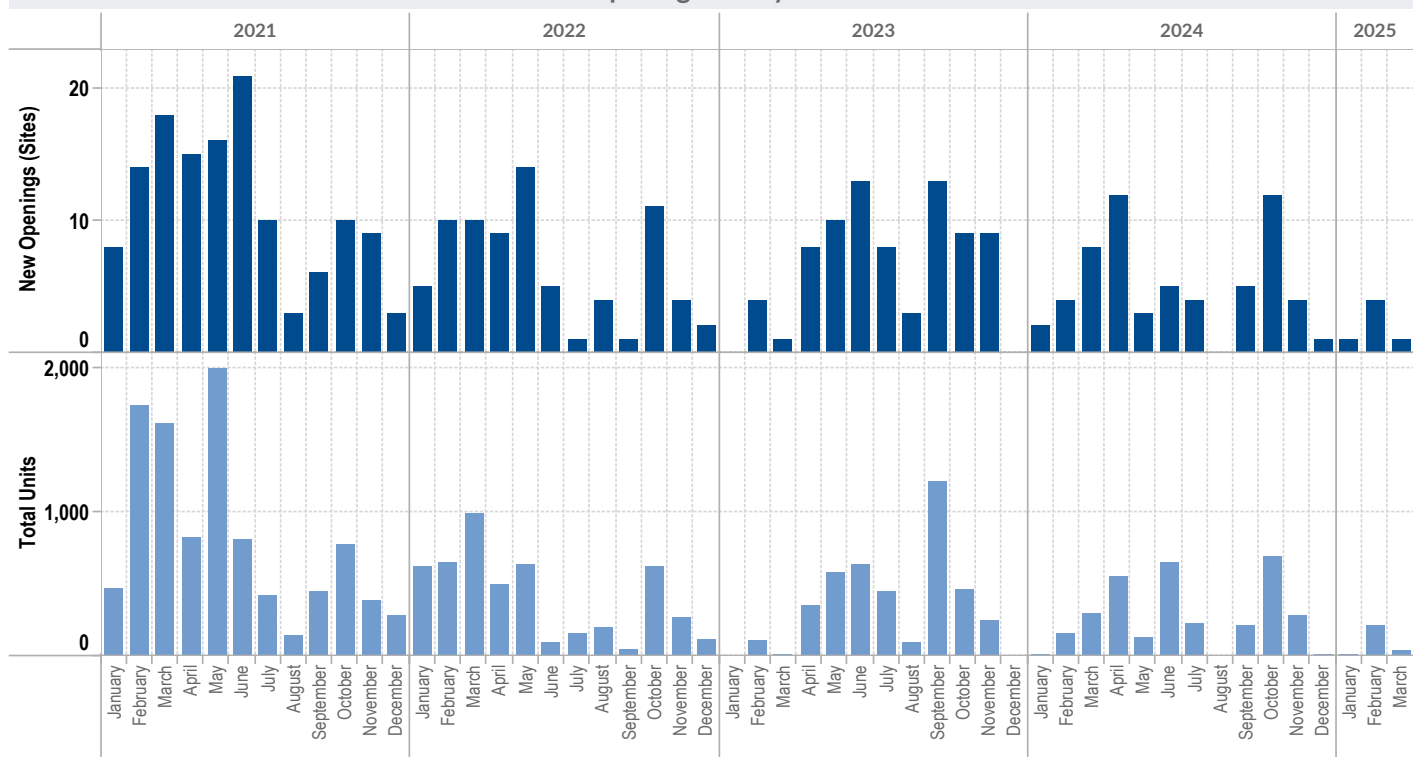


March 2025 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	Opening Date	Current Month Sales *	Rem Inv	Avg. \$/SF	No. of Units **
Georgina View - Treasure Hill	Freehold	Georgina	3/22/2025	25	7	\$428	32
Grand Total				25	7	\$428	32

* 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	53										182	25.3%		25.3%			
Treasure Hill	6	28	32										66	9.2%		34.5%			
Paradise Developments	30	15	16										61	8.5%		43.0%			
Starlane Home Corporation	0	36	7										43	6.0%		49.0%			
Royal Pine Homes	33	4	2										39	5.4%		54.4%			
Fieldgate Homes	17	2	11										30	4.2%		58.6%			
Aspen Ridge Homes	7	9	9										25	3.5%		62.0%			
CountryWide Homes	3	11	6										20	2.8%		64.8%			
Times Group Corporation		17	3										20	2.8%		67.6%			
Lakeview Homes	0	0	18										18	2.5%		70.1%			
Caivan	14	0	0										14	1.9%		72.0%			
Menkes	10	2	2										14	1.9%		74.0%			
Opus Homes	2	5	6										13	1.8%		75.8%			
Great Gulf	4	0	8										12	1.7%		77.5%			
Zancor Homes	2	10	0										12	1.7%		79.1%			
Conservatory Group	1	5	3										9	1.3%		80.4%			
Fernbrook Homes	4	2	3										9	1.3%		81.6%			
Lindvest	4	2	3										9	1.3%		82.9%			
Regal Crest Homes	4	3	1										8	1.1%		84.0%			
Sundial Homes	2	1	4										7	1.0%		85.0%			
Umbria Development Group		4	3										7	1.0%		86.0%			
Arista Homes	2	3	1										6	0.8%		86.8%			
	250	244	225										719						

Top Builders - Last 12 Months



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

Builder	2024										2025			Total				
	April	May	June	July	August	September	October	November	December	January	February	March	Market Share %		Cum. Mkt. Share %			
Mattamy Homes	144	131	108	72	44	61	186	128	57	75	54	53	1,113	24.2%	24.2%			
Treasure Hill	10	15	251	143	49	14	27	64	8	6	28	32	647	14.1%	38.2%			
Fieldgate Homes	19	9	36	5	12	10	26	88	16	17	2	11	251	5.5%	43.7%			
Great Gulf	46	32	25	17	21	16	17	15	14	4	0	8	215	4.7%	48.3%			
Paradise Developments	40	38	9	4	0	9	11	15	1	30	15	16	188	4.1%	52.4%			
Aspen Ridge Homes	47	30	8	15	5	10	16	12	7	7	9	9	175	3.8%	56.2%			
Zancor Homes	0	0	68	10	16	22	27	7	3	2	10	0	165	3.6%	59.8%			
Starlane Home Corporation	3						63	24	0	0	36	7	133	2.9%	62.7%			
Opus Homes	41	30	7	4	2	0	0	3	0	2	5	6	100	2.2%	64.9%			
Regal Crest Homes	2	9	6	20	12	18	11	8	3	4	3	1	97	2.1%	67.0%			
Caivan	0	0	4	3	0	47	14	11	0	14	0	0	93	2.0%	69.0%			
CountryWide Homes	7	8	8	12	6	6	11	7	6	3	11	6	91	2.0%	71.0%			
Royal Pine Homes	0	0	3	0	0	6	11	15	17	33	4	2	91	2.0%	73.0%			
Minto Developments	32	23	4	2	7	3	2	2	0	2	3	1	81	1.8%	74.7%			
Fernbrook Homes	0	3	2	4	2	3	30	10	3	4	2	3	66	1.4%	76.2%			
Menkes						26	18	6	2	10	2	2	66	1.4%	77.6%			
Coscorp Inc.	43	8	0	2	0	5	0	3	0	0	2	0	63	1.4%	79.0%			
Deco Homes	37	8	2	0	0	1	3	6	0	0	0	2	59	1.3%	80.2%			
Arista Homes	25	4	9	0	1	5	3	2	1	2	3	1	56	1.2%	81.5%			
Tribute Communities	21	15	5	1	0	2	2	1	0	2	1	0	50	1.1%	82.5%			
Sunny Communities	8	8	11	8	3	2	2	3	0	0	3	1	49	1.1%	83.6%			
Andrin Homes	1	0	1	2	3	16	10	2	4	1	2	1	43	0.9%	84.5%			
	599	445	622	385	237	350	552	525	170	250	244	225	4,604					

Top Sites



GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2025 March
Georgina View - Treasure Hill	Georgina	Detached	50	25
			Total	25
Queensville - Lakeview Homes	East Gwillimbury	Detached	38	8
			45	5
			50	0
		Townhouse	25	5
			Total	18
Hawthorne East Village - Mattamy Homes	Milton	Detached	30	8
			34	0
			36	4
			43	0
		Townhouse	23	4
			Total	16
Springwater - Mattamy Homes	Markham	Detached	20	3
			30	3
			38	0
		Townhouse	20	0
			22	6
			23	3
		Total		15
Seaton - Fieldgate Homes	Pickering	Detached	30	0
			36	0
		Semi Detached	25	0
		Townhouse	21	10
			Total	10
Upper Joshua Creek - Mattamy Homes	Oakville	Detached	34	2
			38	4
			45	0
		Townhouse	23	3
			Total	9
Milton View - Paradise Developments	Milton	Detached	36	2
			43	0
		Townhouse	21	6
			Total	8
Camden Crossing - Starlane Home Corporation	Richmond Hill	Detached	42	7
		Total		7
Seaton Whitevale - Mattamy Homes	Pickering	Detached	30	1
			36	2
		Townhouse	23	4
			Total	7
Parkside Heights - Paradise Developments	Brampton	Detached	30	1
			38	1
			45	0
		Townhouse	20	3
			25	0
			Total	5

Yr. Over Yr. Sales Comparison



Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	March 2024					March 2025				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	1		2	0	3	0		0		0
	Brock										
	Clarington	17		4	2	23	3		0	1	4
	Oshawa	2		0	9	11	10		0	3	13
	Pickering	26		9	41	76	6		1	20	27
	Scugog	2	1		0	3	0	1		0	1
	Uxbridge	0			0	0	0			0	0
	Whitby	33		1	24	58	3		3	3	9
	Total	81	1	16	76	174	22	1	4	27	54
Halton	Burlington	0		0	0	0	1		0	0	1
	Halton Hills						1			1	2
	Milton	38			38	76	18			10	28
	Oakville	44	5	16	74	139	6	0		3	9
	Total	82	5	16	112	215	26	0	0	14	40
Peel	Brampton	20		1	17	38	4		0	13	17
	Caledon	17		0	21	38	4		0	2	6
	Mississauga				9	9				0	0
	Total	37		1	47	85	8		0	15	23
Toronto	East York										
	Etobicoke										
	North York				5	5				0	0
	Old Toronto			0		0			0		0
	Scarborough	2			0	2	0			3	3
	York									2	2
	Total	2		0	5	7	0		0	5	5
York	Aurora	0			0	0	1			0	1
	East Gwillimbury	2		0	1	3	16		0	10	26
	Georgina	2				2	27				27
	King	4			0	4	1			1	2
	Markham	25		0	30	55	7		0	11	18
	Newmarket		0	1	0	1		0	0	0	0
	Richmond Hill	8	0	0	14	22	13	0	0	8	21
	Vaughan	5			2	7	4			4	8
	Whitchurch-Stouffville	0				0	0				0
	Total	46	0	1	47	94	69	0	0	34	103
Grand Total		248	6	34	287	575	125	1	4	95	225

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	7		4	4	15	18	0		4	0	22	
	Brock						0				0	0	
	Clarington	66		10	32	108	89	0		12	60	161	
	Oshawa	93		2	124	219	145	0		4	140	289	
	Pickering	131		14	289	434	62	0	0	0	115	177	
	Scugog	11	3		0	14	7	4		0	0	11	
	Uxbridge	0			4	4	20	0		0	17	37	
	Whitby	234		45	99	378	124	0		25	101	250	
	Total	542	3	75	552	1,172	465	4	0	45	433	947	
Halton	Burlington	5		0	2	7	22	0		5	17	44	
	Halton Hills	11			11	22	8	0		0	13	21	
	Milton	368			116	484	414	0		0	21	435	
	Oakville	146	0		215	361	159	39		0	292	490	
	Total	530	0	0	344	874	603	39		5	343	990	
Peel	Brampton	330		0	231	561	235	0		11	427	673	
	Caledon	172		2	98	272	292	0		1	55	348	
	Mississauga				46	46	0	0		0	72	72	
	Total	502		2	375	879	527	0		12	554	1,093	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York				41	41	0	0		0	21	21	
	Old Toronto			0		0	0	0		12	0	12	
	Scarborough	1			49	50	8	0		0	22	30	
	York				23	23	0			0	4	4	
	Total	1		0	113	114	8	0		12	47	67	
York	Aurora	85			19	104	132	0	0	0	54	186	
	East Gwillimbury	70		6	17	93	69			0	47	116	
	Georgina	72				72	75	0		0	0	75	
	King	28			7	35	100	0		0	46	146	
	Markham	101		0	230	331	220	0		0	385	605	
	Newmarket		1	0	5	6	0	0		2	3	5	
	Richmond Hill	195	3	0	585	783	188	2		6	136	332	
	Vaughan	30			106	136	155	0		0	158	313	
	Whitchurch-Stouffville	5				5	29			0	0	29	
	Total	586	4	6	969	1,565	968	2	0	8	829	1,807	
Grand Total		2,161	7	83	2,353	4,604	2,571	45	0	82	2,206	4,904	



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