



Greater Golden Horseshoe Major Markets High Rise Projects

New Homes Market Report
Q1 2025

GGH Overview



Altus Data Solutions Market Report - GGH New Homes Overview

Quarterly Sales	Q1 2025	Q1 2024	Change
Condominium Apartment	109	390	-72.1%
Single Family	392	777	-49.5%
Total	501	1,167	-57.1%

Year to Date Sales	Jan.-Mar. 2025	Jan.-Mar. 2024	Y/Y Change
Condominium Apartment	109	390	-72.1%
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Year to Date Supply	Jan.-Mar. 2025	Jan.-Mar. 2024	Y/Y Change
Condominium Apartment	474	356	33.1%
Single Family	276	1,306	-78.9%
Total	750	1,662	-54.9%

Year to Date Completions	Jan.-Mar. 2025	Jan.-Mar. 2024	Y/Y Change
Condominium Apartment	382	1,149	-66.8%

Remaining Inventory	Mar-25	Dec-24	Mar-24	M/M Change	Y/Y Change
Condominium Apartment	3,165	3,112	2,405	1.7%	31.6%
Single Family	3,892	4,008	3,448	-2.9%	12.9%
Total	7,057	7,120	5,853	-0.9%	20.6%

Average Asking Price	Mar-25	Dec-24	Mar-24	M/M Change	Y/Y Change
Condominium Apartment	\$737,044	\$716,159	\$686,845	2.9%	7.3%
Single Family	\$1,049,270	\$1,055,839	\$1,068,669	-0.6%	-1.8%

Projects	New Openings	All Active	Under Const.	Pre-Const.
Condominium Apartment Projects	3	89	172	135
Condominium Apartment Units	474	11,282	7,851	6,528
% Sold*	5%	72%	78%	49%
Single Family Projects	7	199		
Single Family Units	149	21,589		
% Sold*	3%	82%		

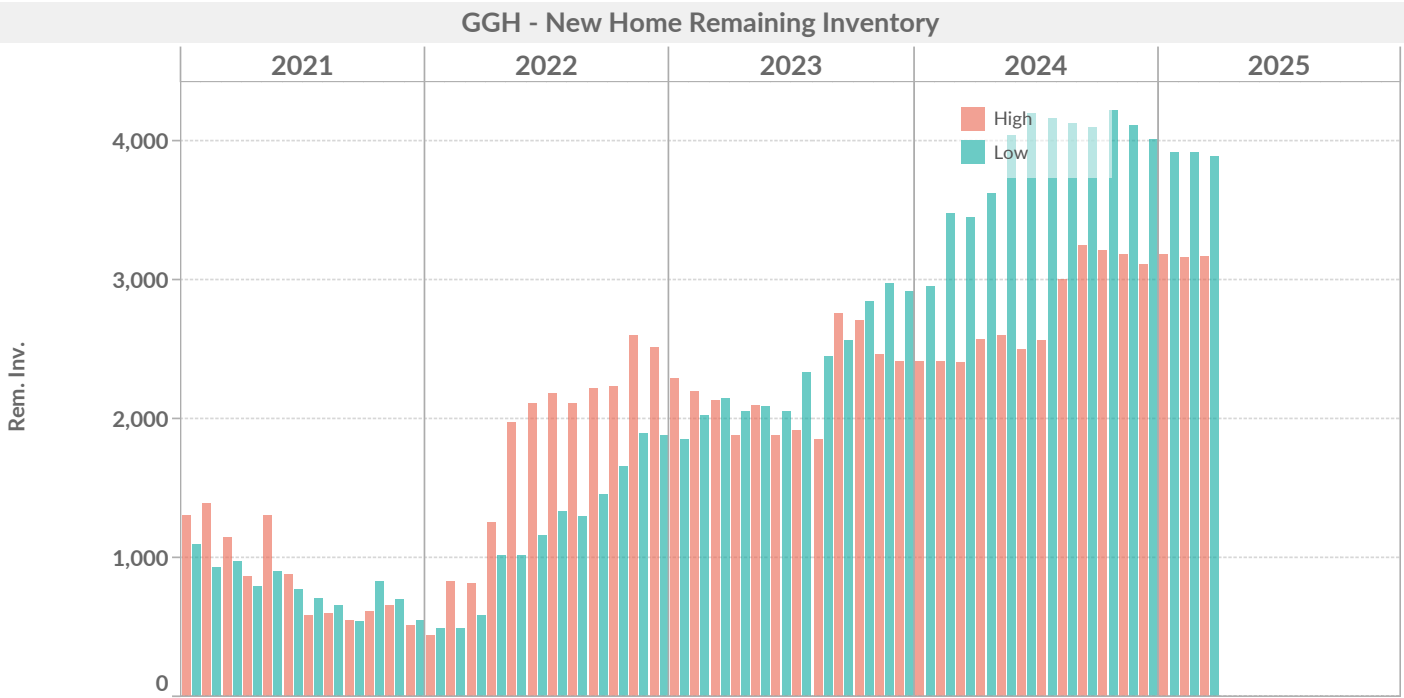
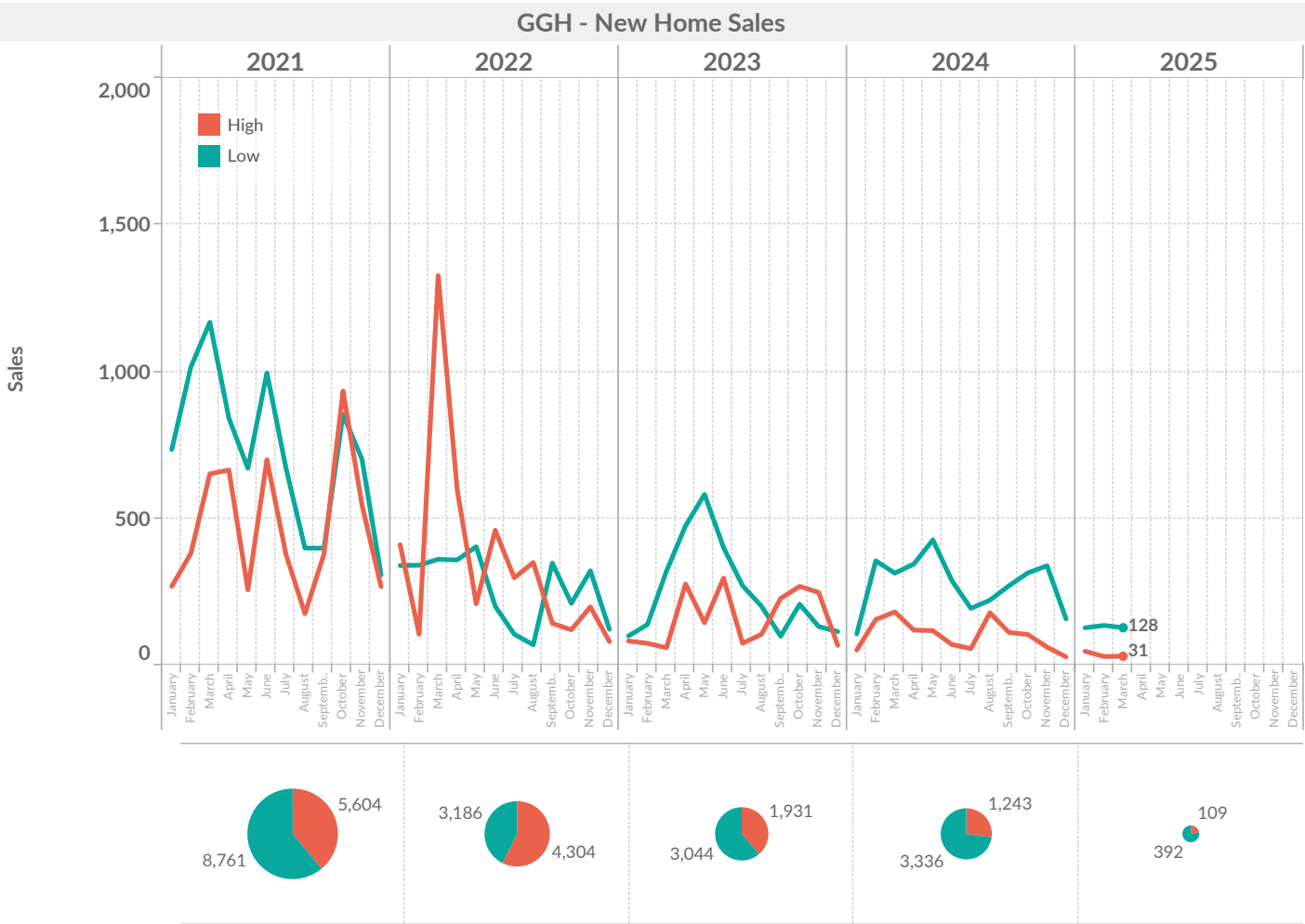
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

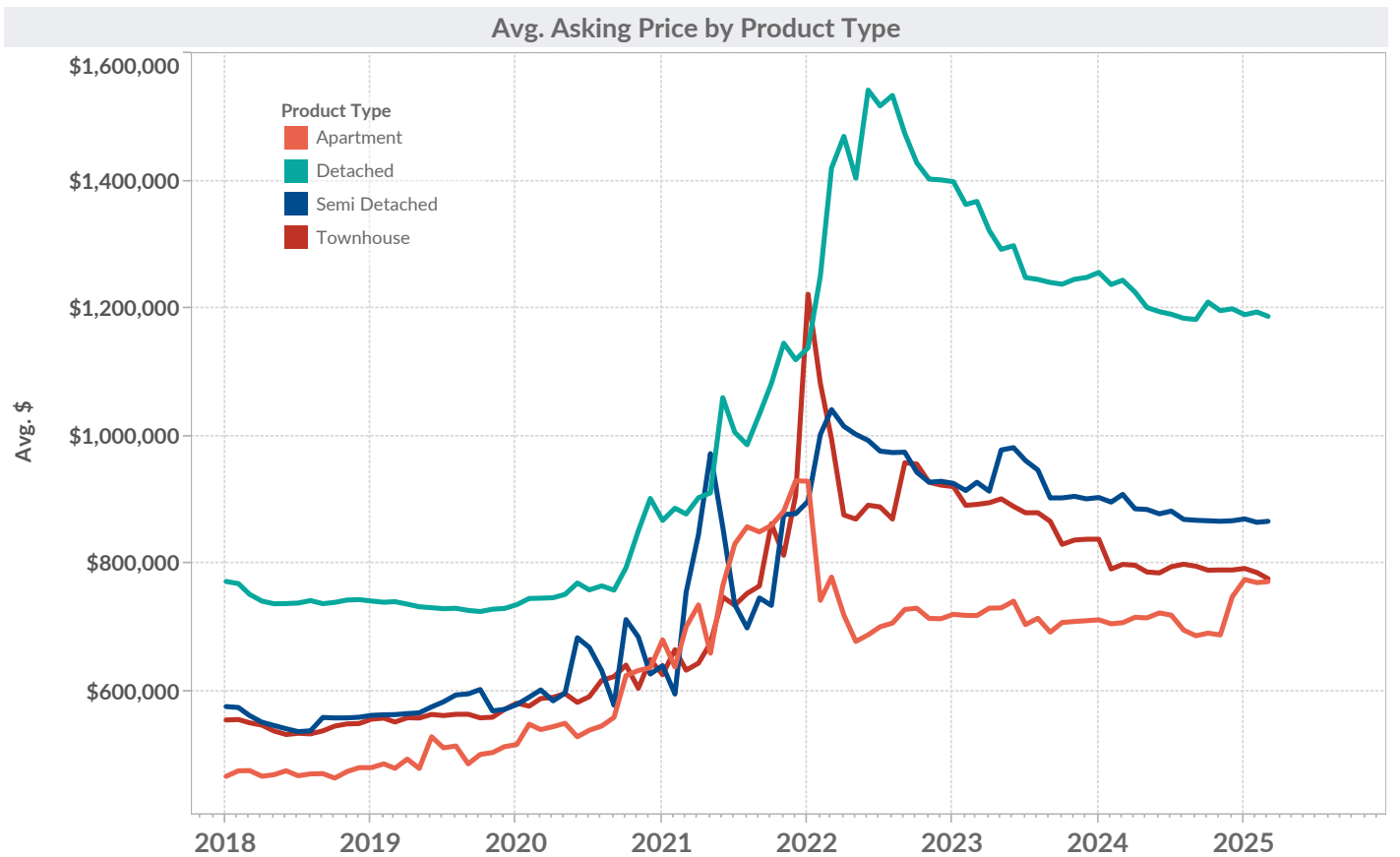
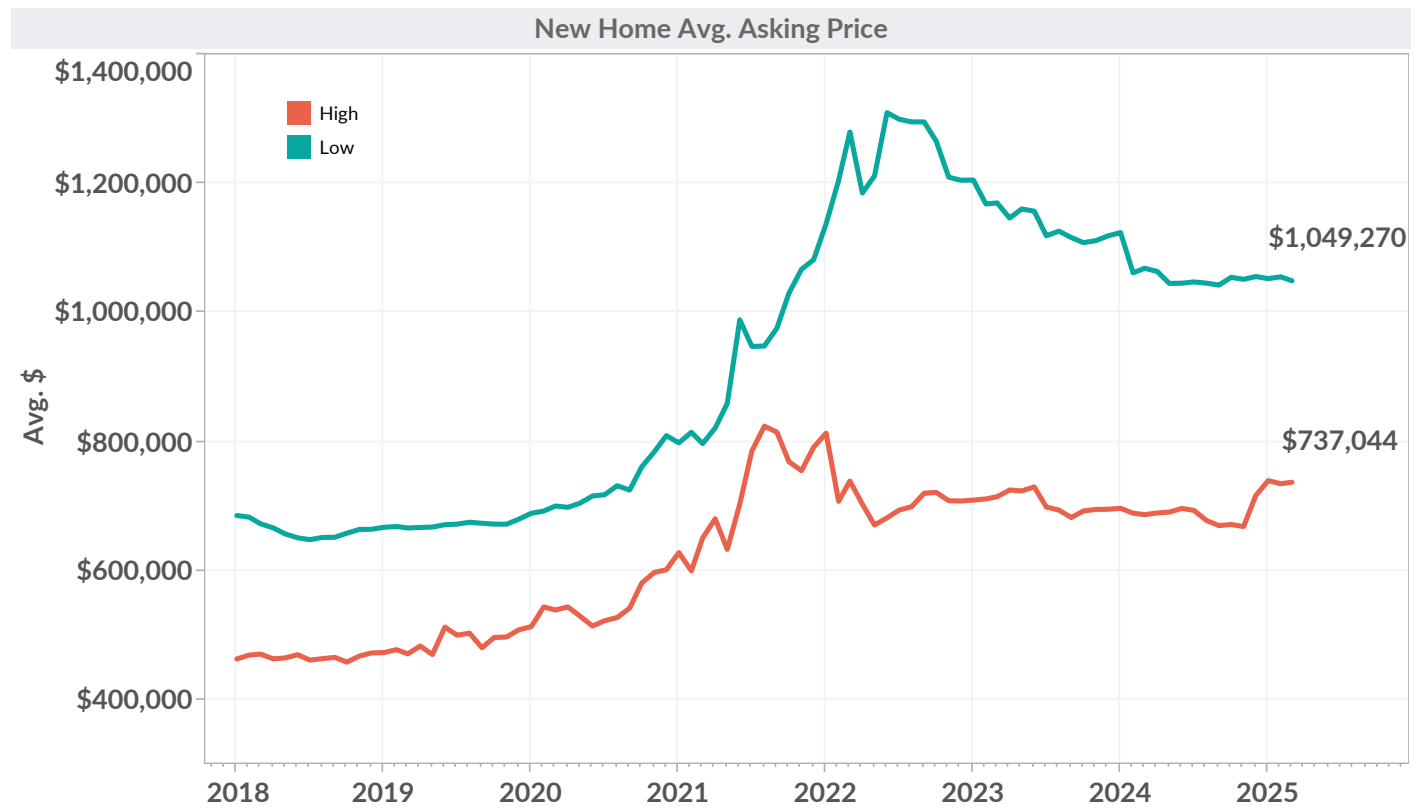
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

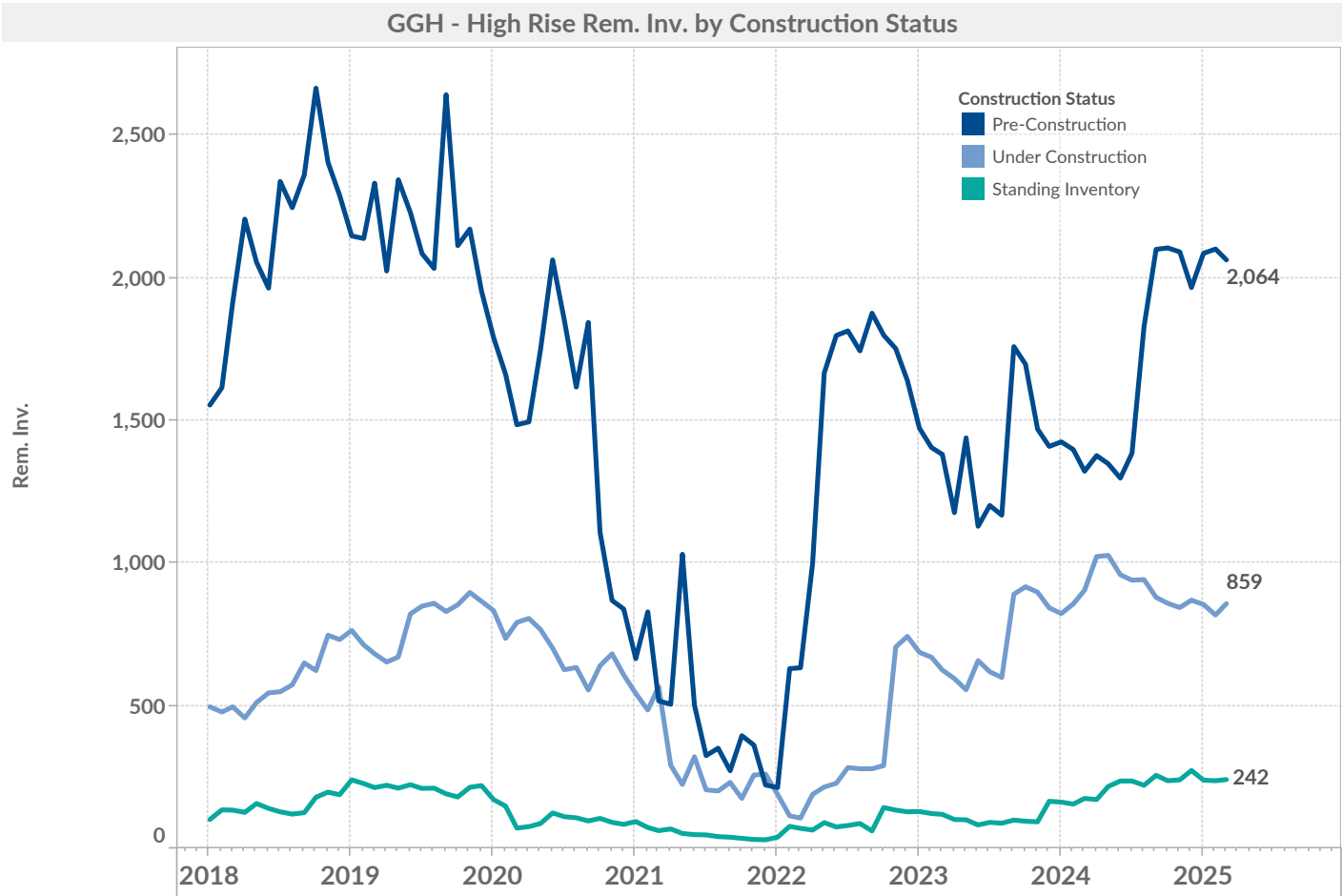
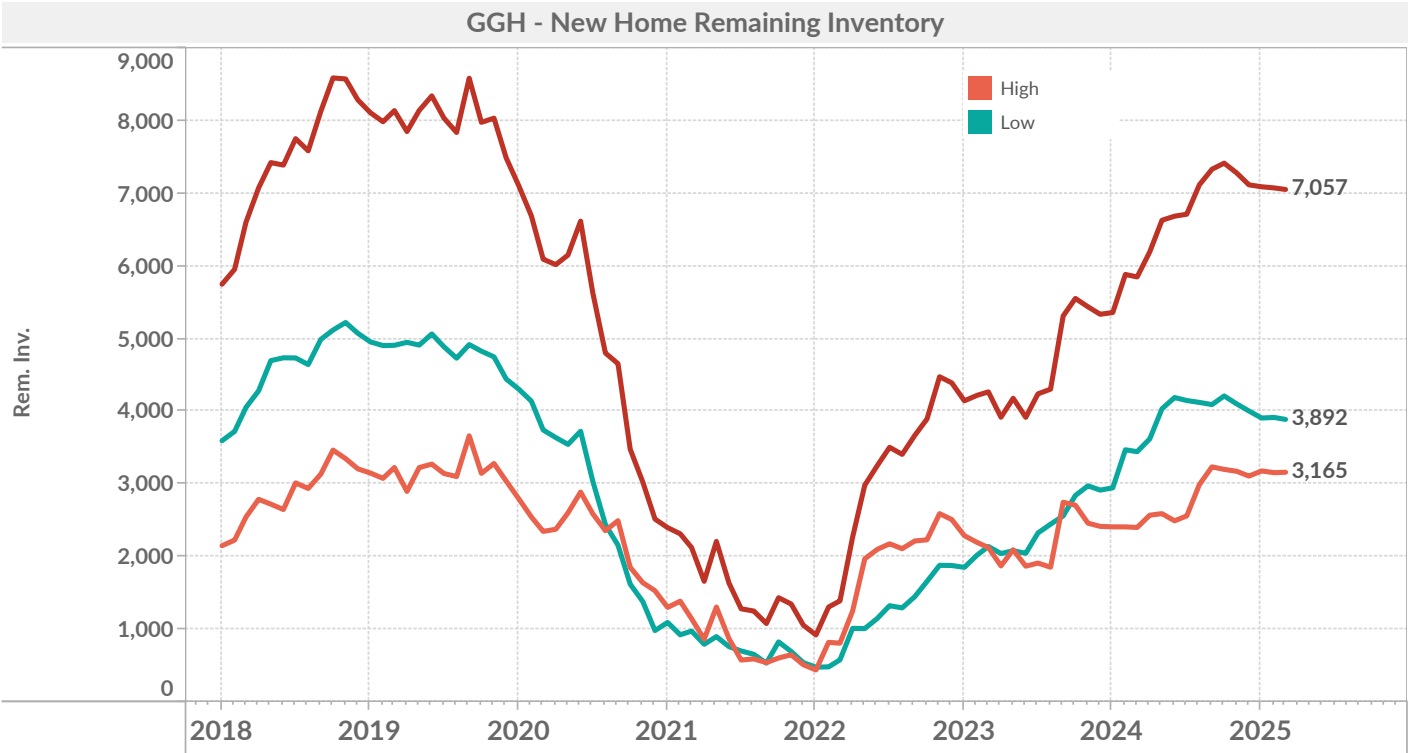
Sales & Remaining Inventory



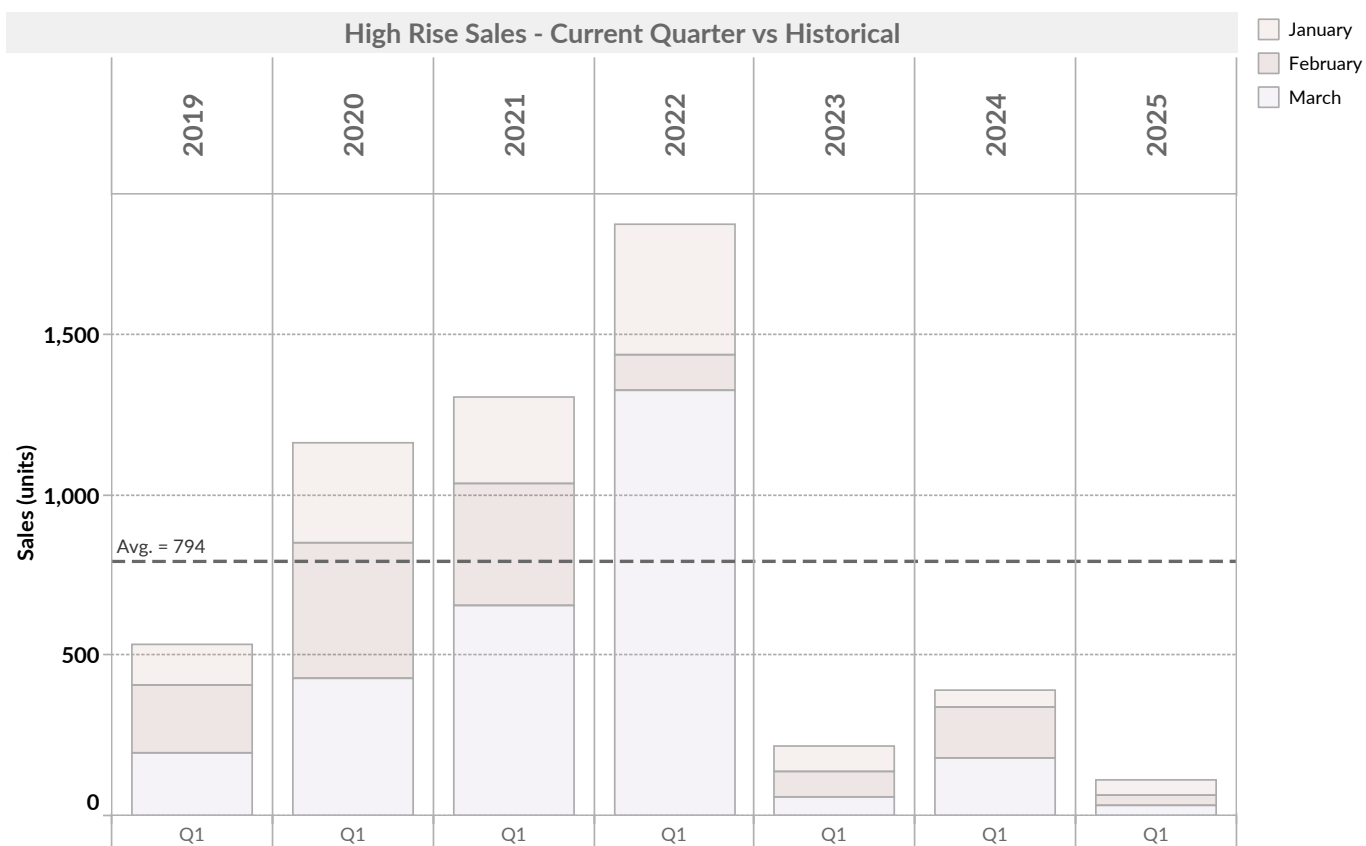
Pricing



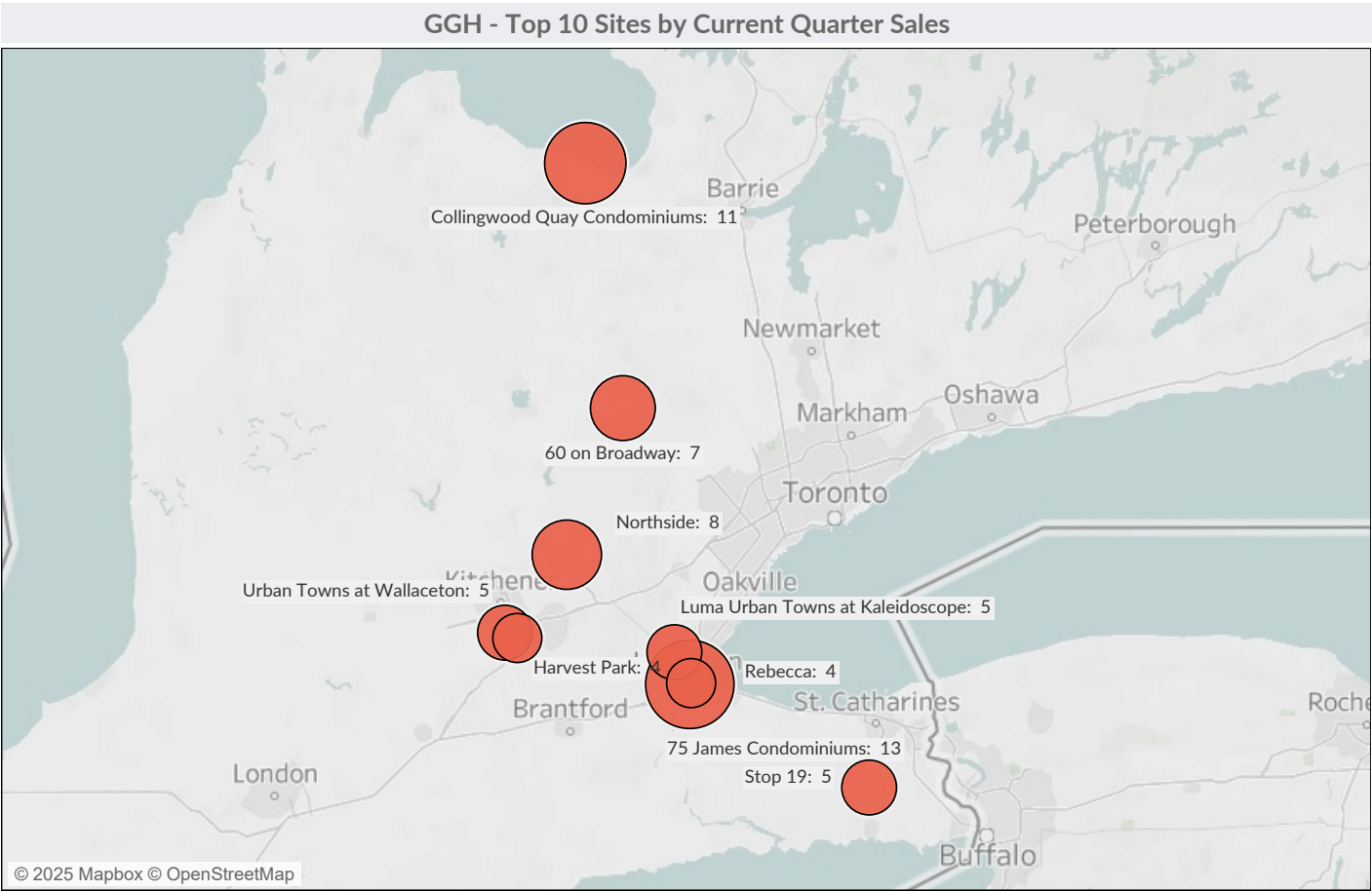
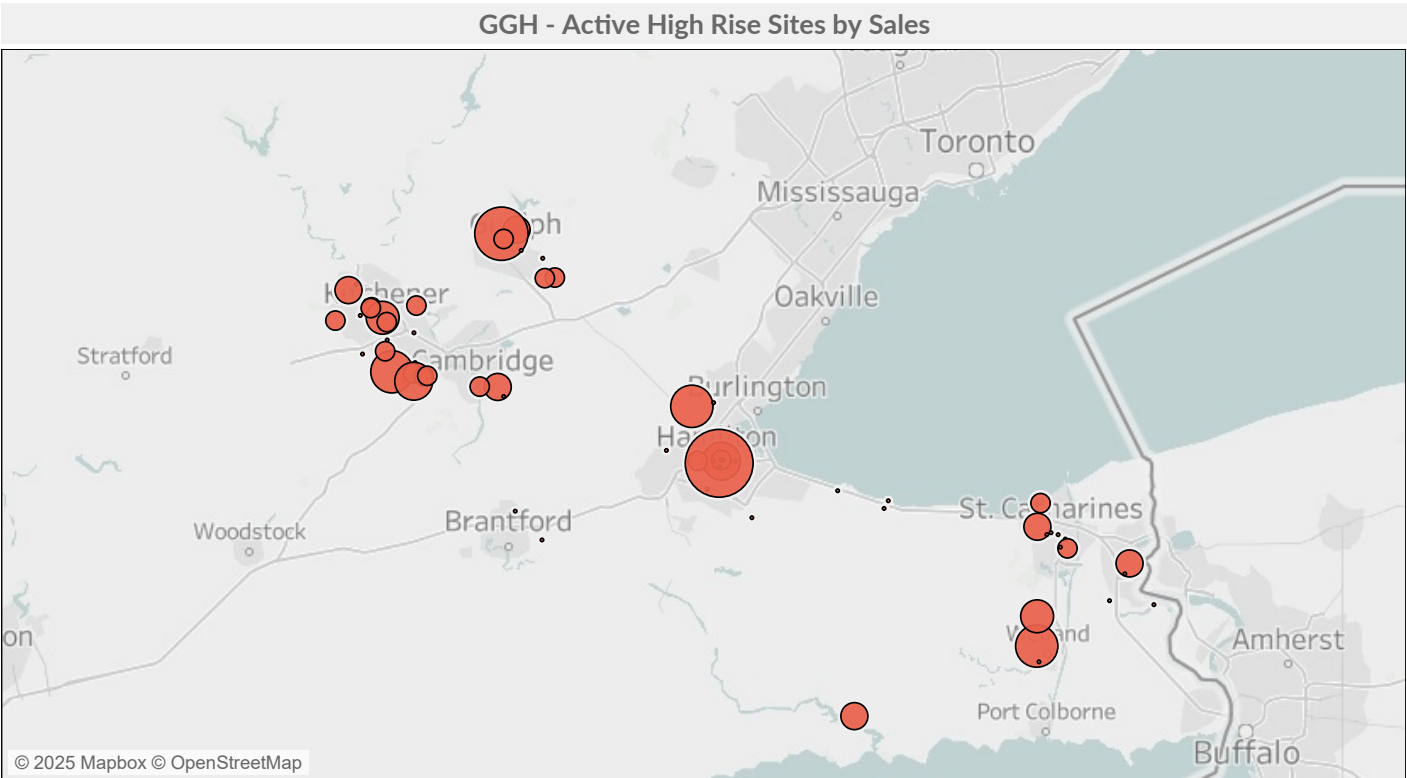
Remaining Inventory



Altus Group



Current Sites

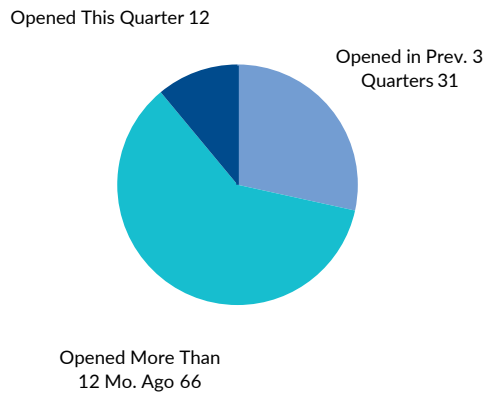


Sales Breakdown

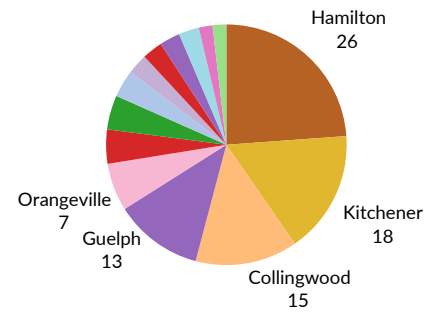


Current Quarter Condominium Apartment Sales Breakdown

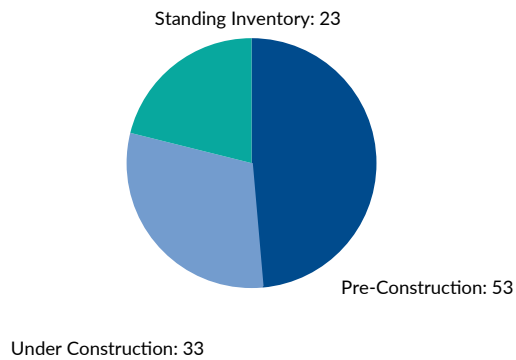
Sales by Opening Date



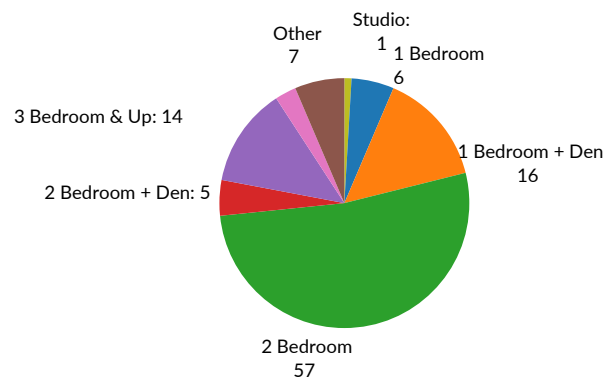
Sales by Municipality



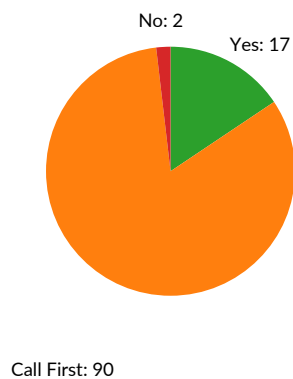
Sales by Const. Status



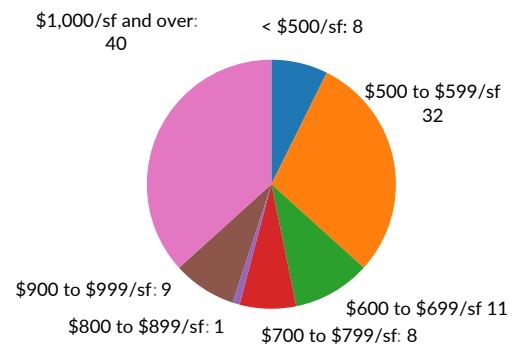
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



New Openings

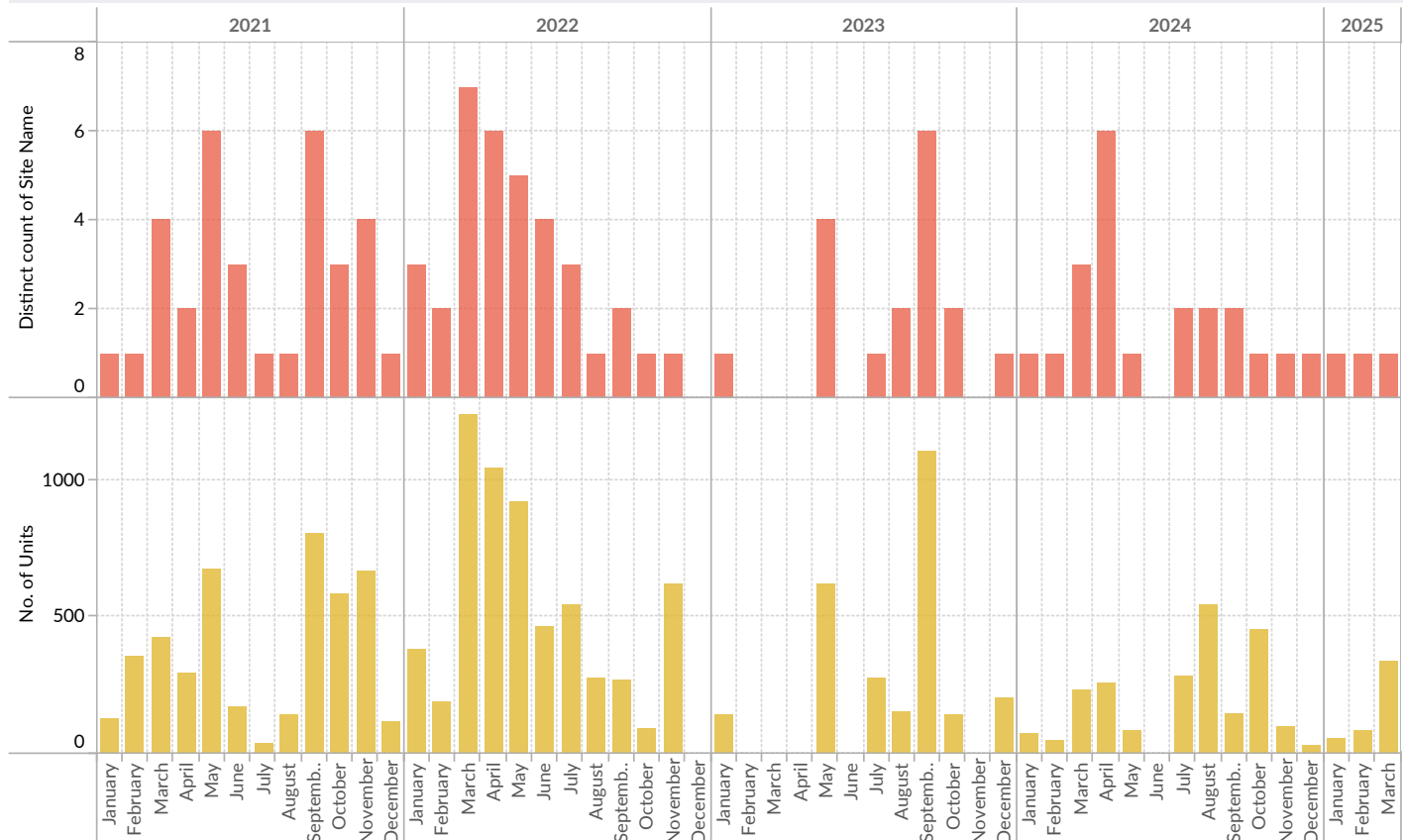


Q1 2025 - New Project Launches

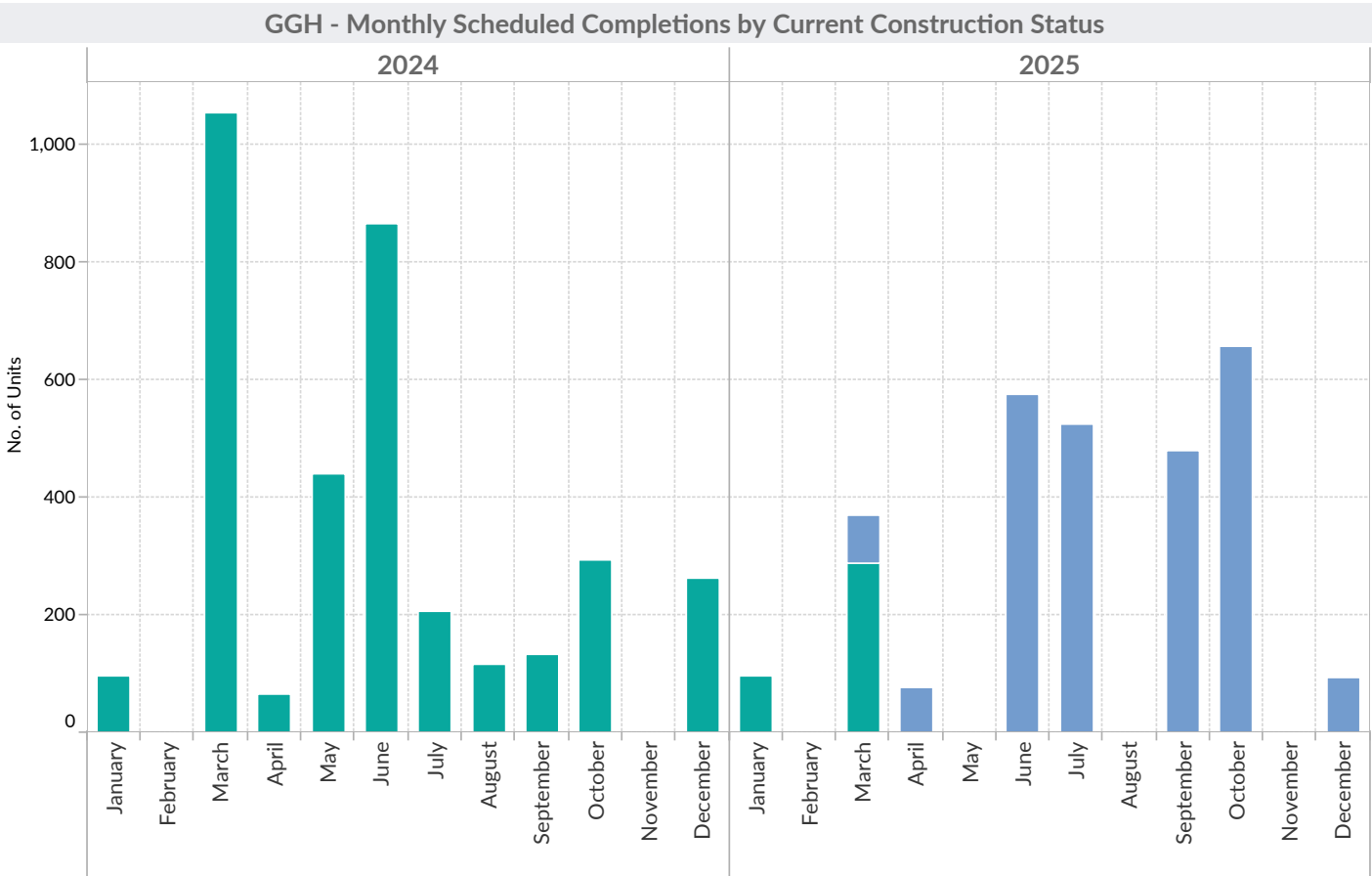
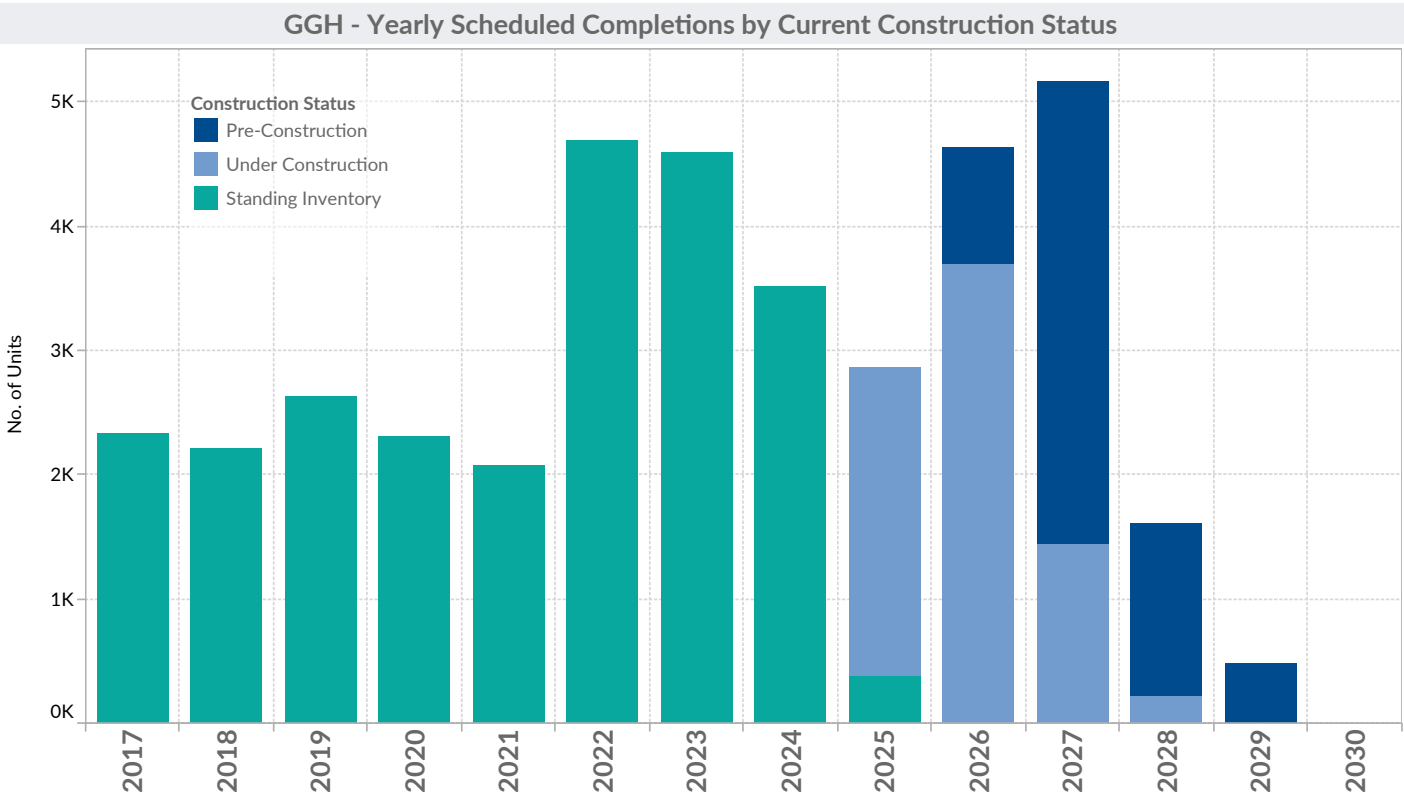
Development Name	Municipality	Opening Date	No. of Units	Current Month Sales	Rem Inv	Avg. Current Price Per Sq Foot
60 on Broadway	Orangeville	1/14/2025	56	1	49	\$1,068
Stop 19	Welland	2/8/2025	84	1	31	\$509
Design District - Chrome Tower	Hamilton	3/28/2025	334	0	29	\$1,002
Grand Total			474	2	109	\$930

* 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



Top Builders



GGH - Top High Rise Builders by YTD Sales

Builder	2025												Total	Market Share %
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Hi-Rise Group	10	2	1										13	11.9%
Fram Building Group	3	5	3										11	10.1%
Slokker	3	5	3										11	10.1%
Granite Homes	3	0	5										8	7.3%
60 on Broadway Development Corpor	5	1	1										7	6.4%
Activa	1	2	3										6	5.5%
Fusion Homes	1	1	4										6	5.5%
Builtup Developments Inc.		4	1										5	4.6%
LIV Communities	3	2	0										5	4.6%
Reid's Heritage Homes	3	1	0										4	3.7%
Total (All 78 Builders)	48	30	31										109	

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



GGH - Top High Rise Sites by Current Quarter Sales

Site Name	Municipality	Product Type	Unit Type	2025 Q1
Collingwood Quay Condominiums - Fram Building Group and Slokker	Collingwood	Apartment	1 Bedroom + Den	0
			2 Bedroom + Den	3
			2 Bedroom	6
			Penthouse	2
			Total	11
Northside - Granite Homes	Guelph	Stacked	2 Bedroom	8
			Total	8
60 on Broadway - 60 on Broadway Development Corporation	Orangeville	Apartment	2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	7
			Total	7
Luma Urban Towns at Kaleidoscope - LIV Communities	Hamilton	Stacked	3 Bedroom & Up	5
			Total	5
Stop 19 - Builtup Developments Inc.	Welland	Stacked	3 Bedroom & Up	1
			2 Bedroom	4
			Total	5
Urban Towns at Wallaceston - Fusion Homes	Kitchener	Stacked	3 Bedroom & Up	0
			2 Bedroom	5
			Total	5
Harvest Park - Activa	Kitchener	Stacked	1 Bedroom	1
			3 Bedroom & Up	3
			Total	4
Rebecca - Rosehaven Homes	Hamilton	Apartment	1 Bedroom	0
			1 Bedroom + Den	2
			2 Bedroom	2
			Total	4
East City Condos - TVM Group	Peterborough	Apartment	1 Bedroom	0
			1 Bedroom + Den	0
			2 Bedroom + Den	0
			3 Bedroom & Up	1
			2 Bedroom	0
			Other	2
			Penthouse	0
			Total	3

Municipal Comparison



Current Quarter Sales Compared to Previous Year by Select Municipality

Municipality	2024 Q1			2025 Q1		
	Apartment	Loft	Stacked	Apartment	Loft	Stacked
Barrie	● 43		● 0	● 0		● 0
Brantford			● 15			● 0
Cambridge			● 6	● 1		● 2
Clearview	● 0			● 0		
Collingwood	● 1			● 15		
Grimsby	● 1			● 0		
Guelph	● 15		● 118	● 0		● 13
Haldimand County			● 3			● 2
Hamilton	● 110	● 0	● 0	● 21	● 0	● 5
Kitchener	● 18		● 28	● 5		● 13
Niagara Falls	● 0		● 10	● 0		● 2
Orangeville				● 7		
Oro-Medonte	● 0		● 0	● 0		● 0
Pelham	● 0			● 3		
Peterborough	● 2			● 3		
St. Catharines	● 14		● 0	● 4		● 0
Wasaga Beach	● 0			● 0		
Waterloo	● 4		● 0	● 2		● 3
Welland	● 0			● 0		● 5
West Gwillimbury	● 2			● 3		
Grand Total	● 210	● 0	● 180	● 64	● 0	● 45

Current KPI's

	Avg. \$	Avg. SF	Sales/Site
Collingwood	\$1,362,662	1,128	0.3
Guelph	\$619,265	1,008	0.4
Kitchener	\$603,772	768	0.2
Orangeville	\$1,058,092	991	0.3
Welland	\$515,671	931	0.2
West Gwillimbury	\$688,252	703	0.3



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