



Altus Group



Greater Toronto Area Low Rise Projects

New Homes Monthly Report
April 2025

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Apr-25		Apr-24		Change
High Rise	105		528		-80.1%
Low Rise	205		599		-65.8%
Total	310		1,127		-72.5%
Year to Date Sales	Jan.-Apr. 2025		Jan.-Apr. 2024		Y/Y Change
High Rise	639		1,801		-64.5%
Low Rise	930		1,913		-51.4%
Total	1,569		3,714		-57.8%
Year to Date Supply	Jan.-Apr. 2025		Jan.-Apr. 2024		Y/Y Change
High Rise	230		1,687		-86.4%
Low Rise	957		2,457		-61.1%
Total	1,187		4,144		-71.4%
Year to Date Completions	Jan.-Apr. 2025		Jan.-Apr. 2024		Y/Y Change
High Rise	6,795		5,108		33.0%
Remaining Inventory	Apr-25	Mar-25	Apr-24	M/M Change	Y/Y Change
High Rise	16,555	16,585	16,097	-0.2%	2.8%
Low Rise	4,808	4,859	3,714	-1.0%	29.5%
Total	21,363	21,444	19,811	-0.4%	7.8%
Benchmark Price	Apr-25	Mar-25	Apr-24	M/M Change	Y/Y Change
High Rise	\$1,019,120	\$1,020,864	\$1,056,786	-0.2%	-3.6%
Low Rise	\$1,530,126	\$1,532,279	\$1,617,896	-0.1%	-5.4%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	1	331	239	100	
High Rise Units	86	84,902	67,805	21,777	
% Sold*	12%	81%	90%	59%	
Low Rise Projects	1	232			
Low Rise Units	58	28,199			
% Sold*	78%	83%			

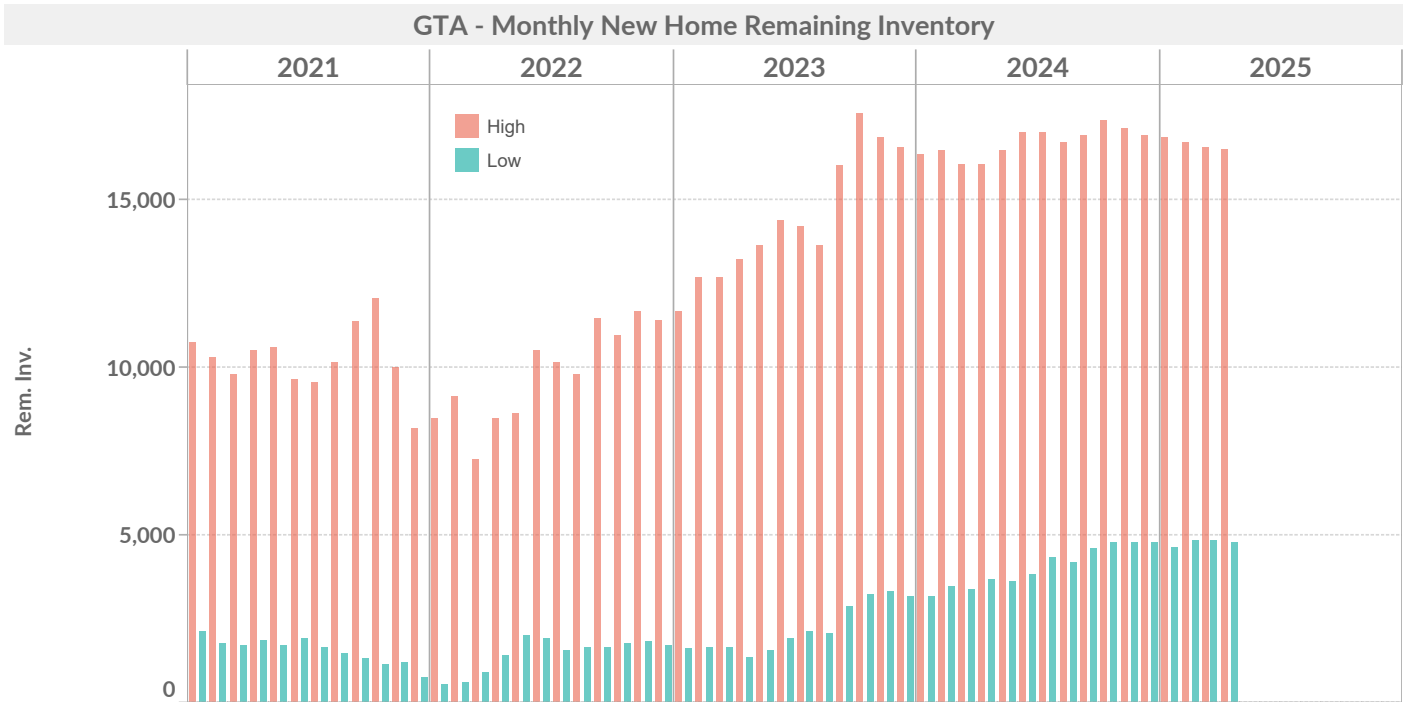
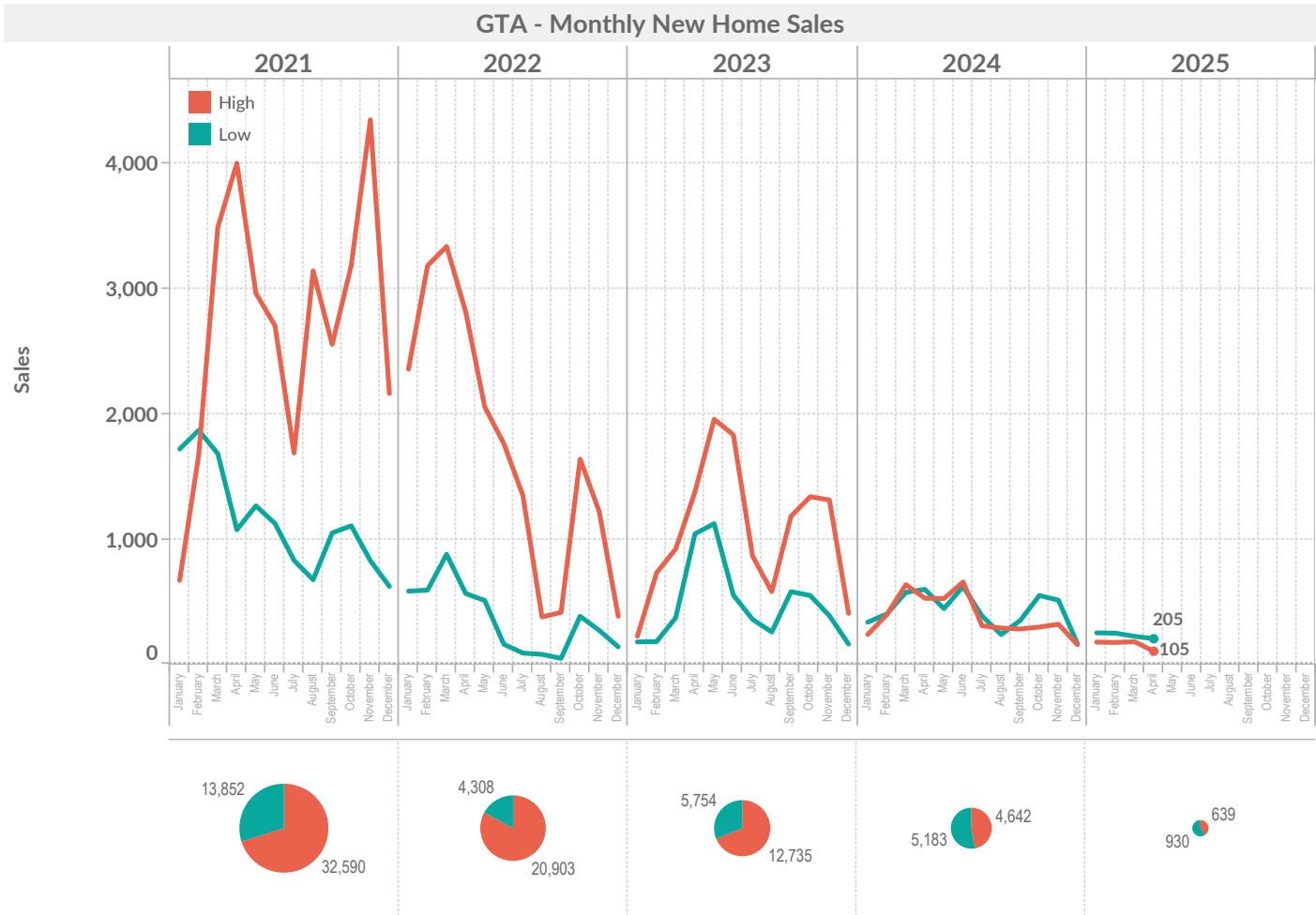
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

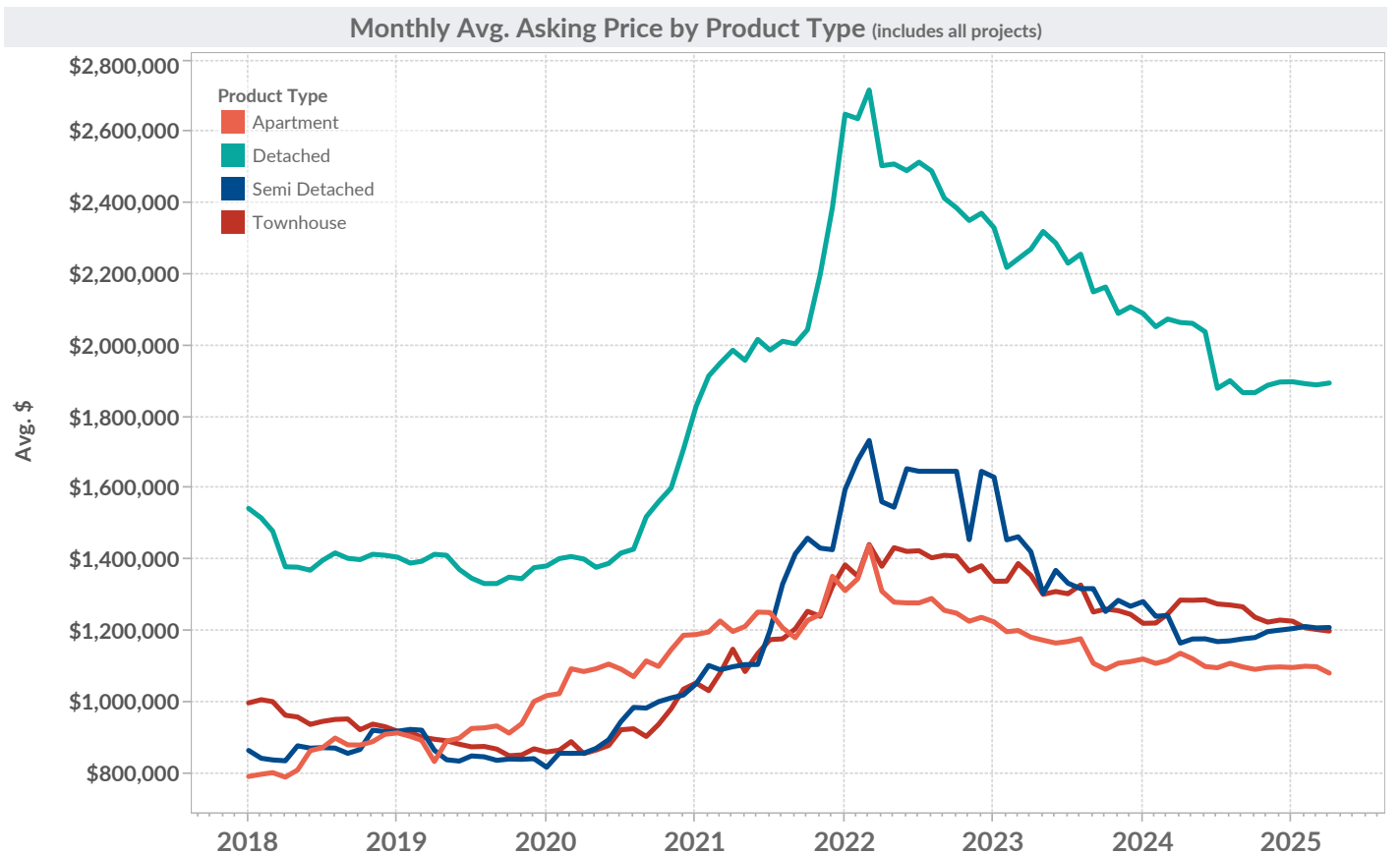
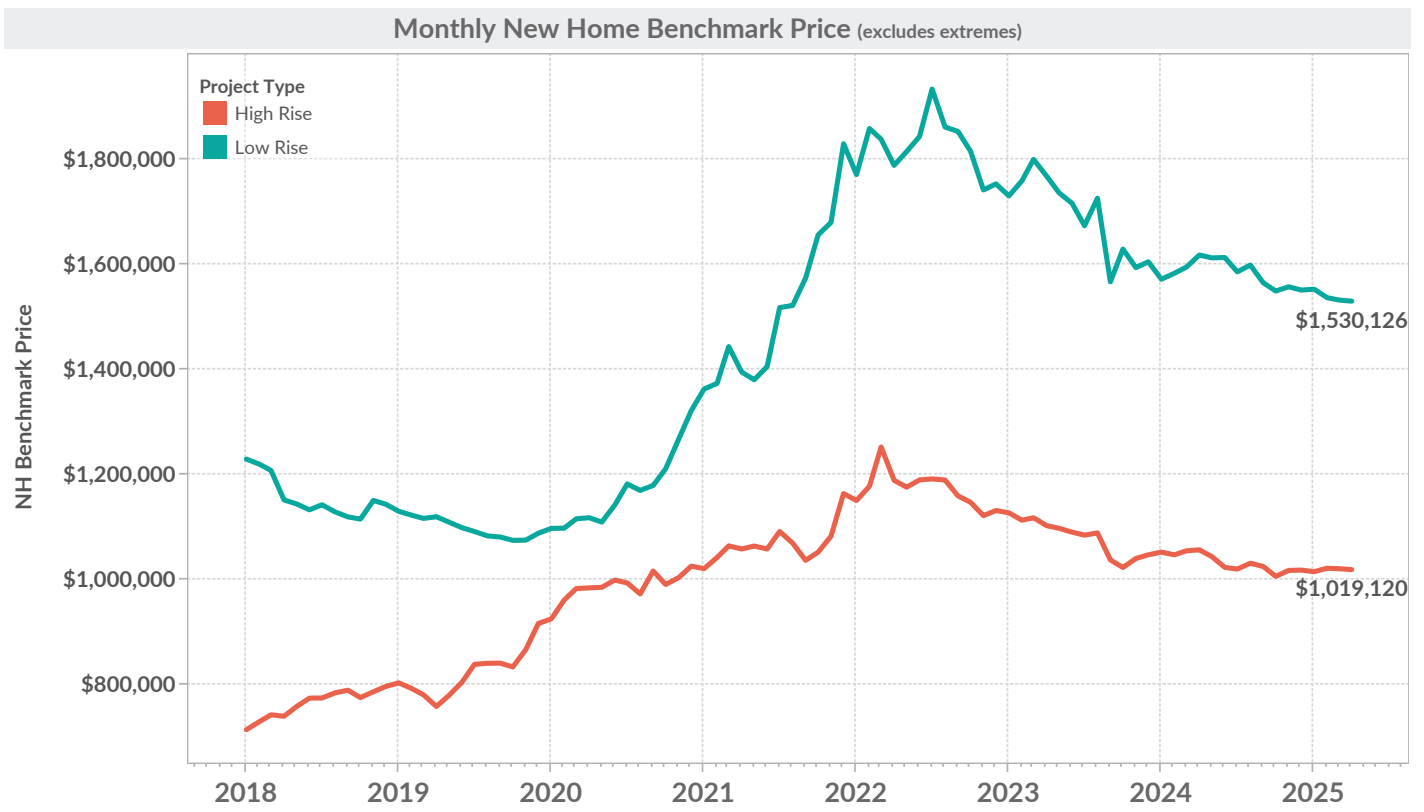
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

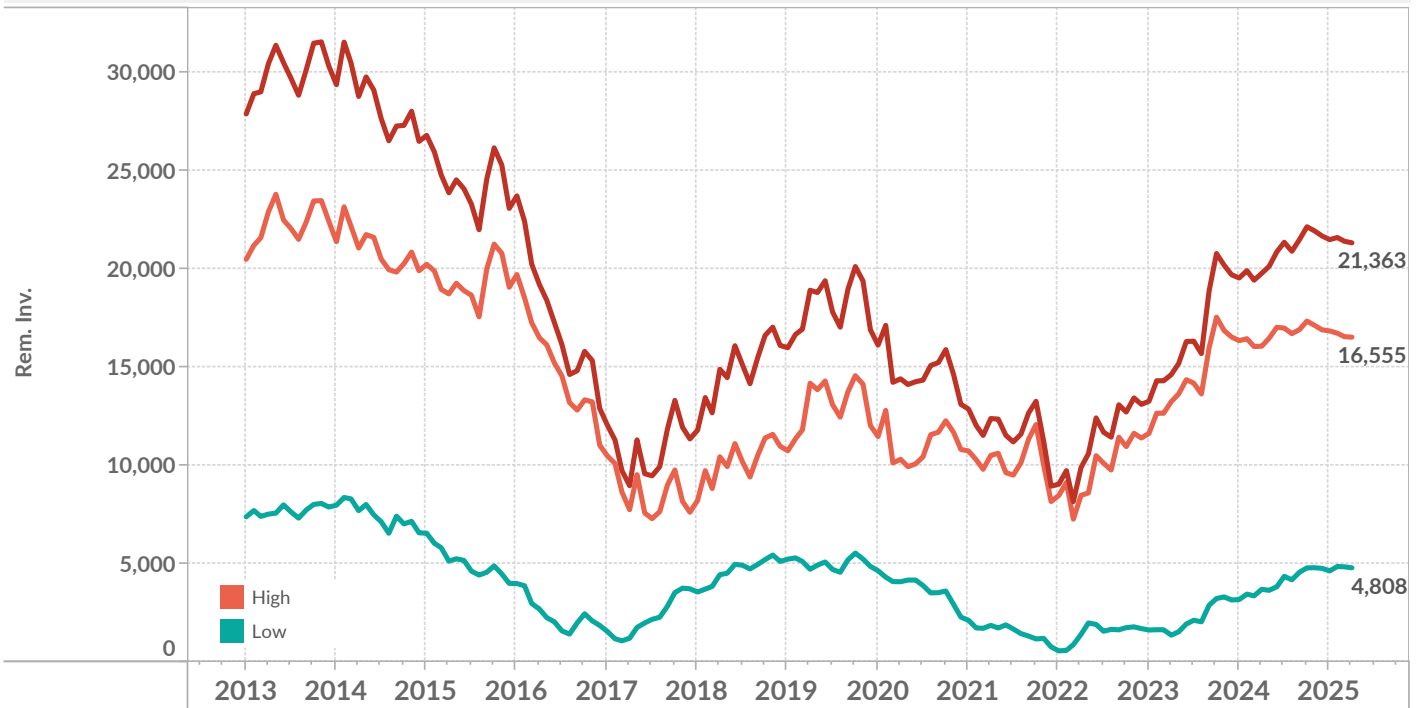


Pricing

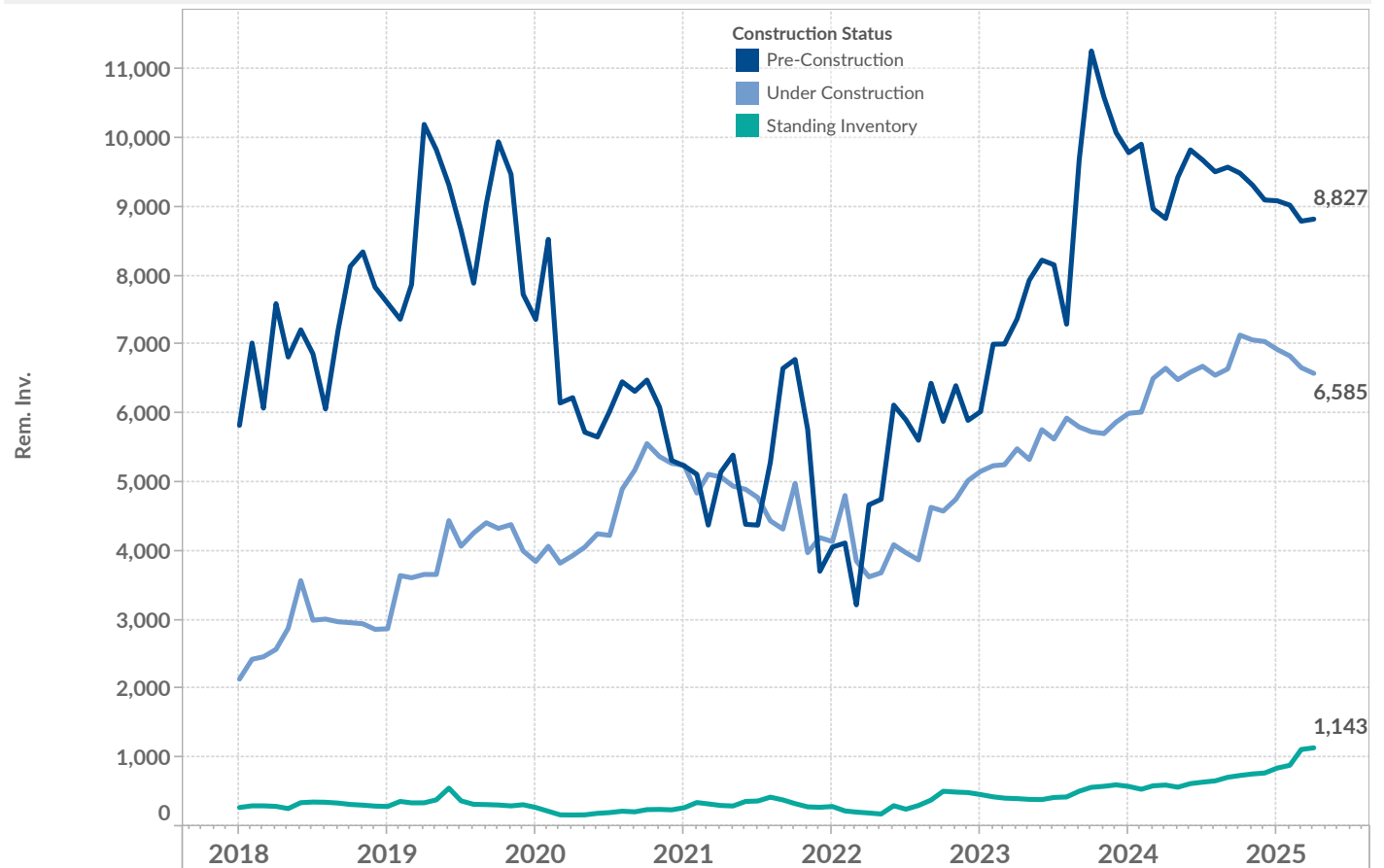


Remaining Inventory

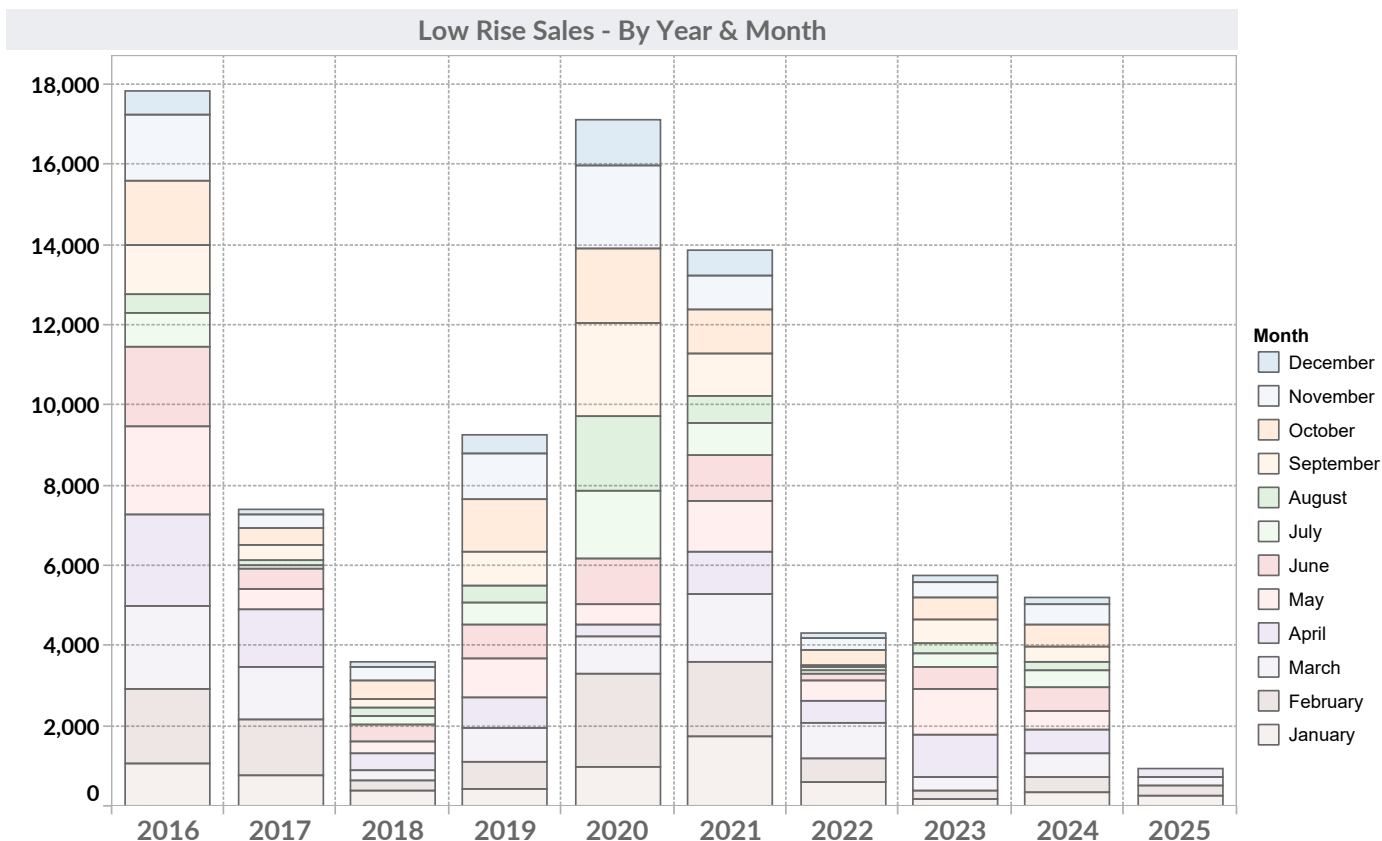
GTA - Monthly New Home Remaining Inventory



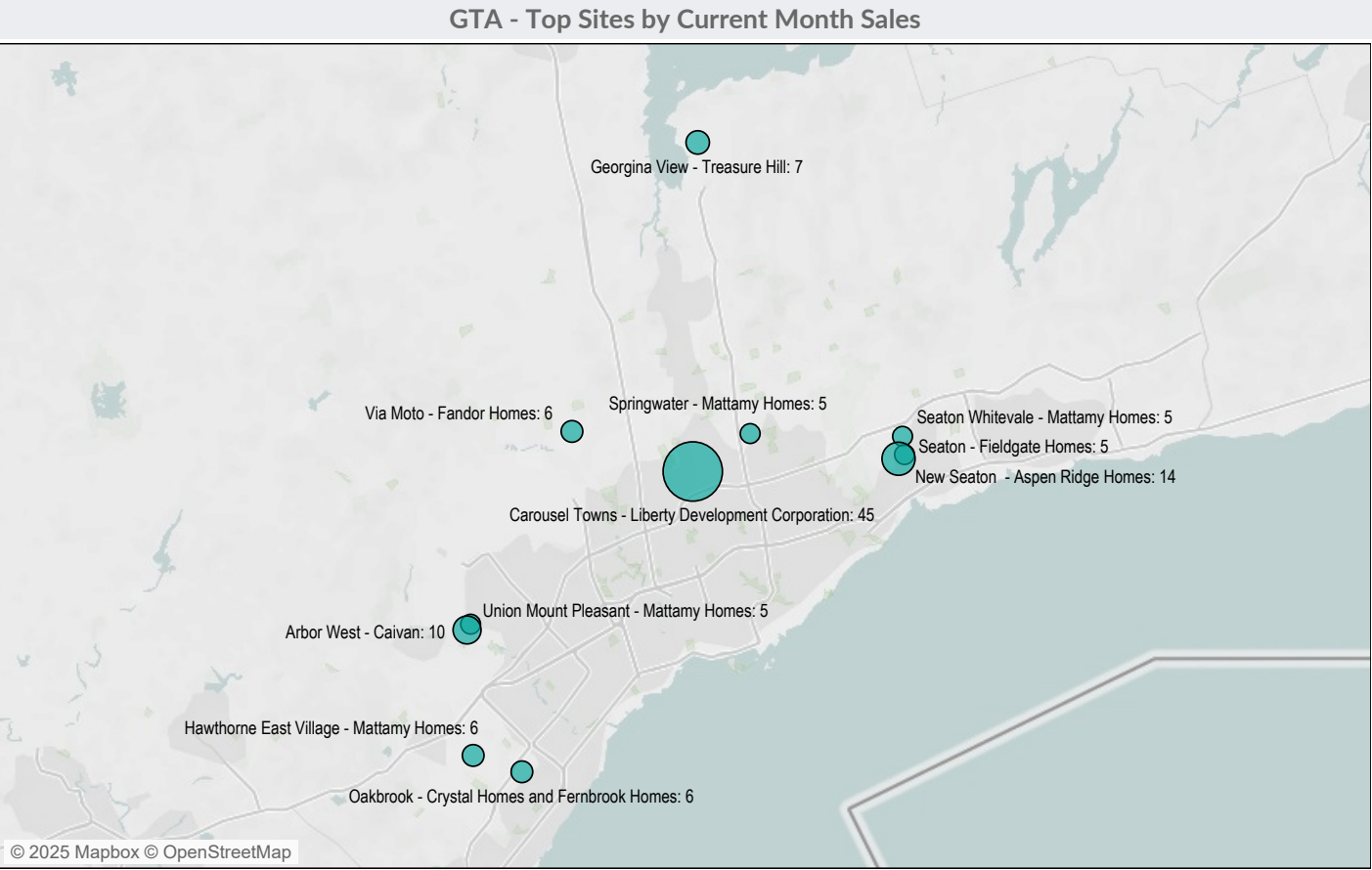
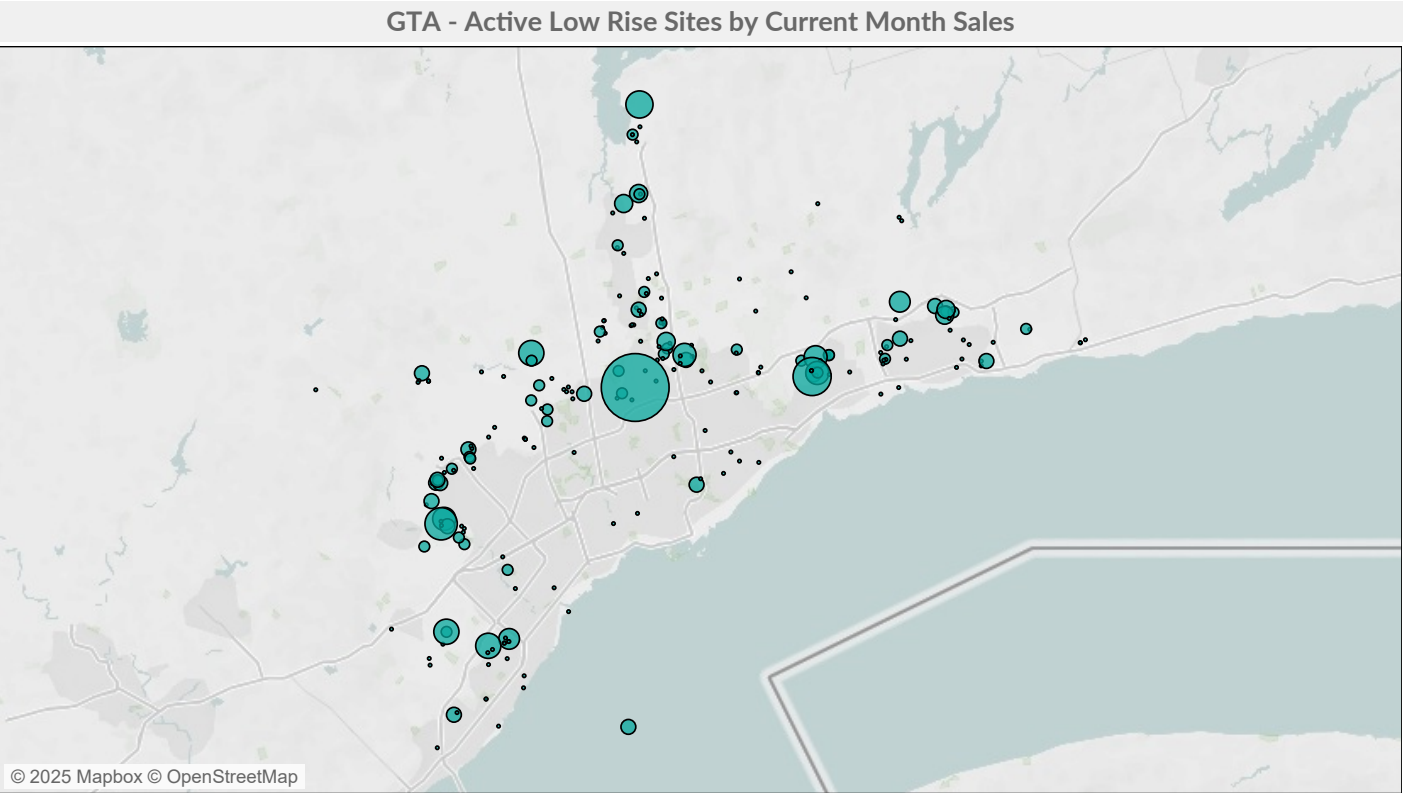
GTA - Monthly High Rise Rem. Inv. by Construction Status



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Current Sites

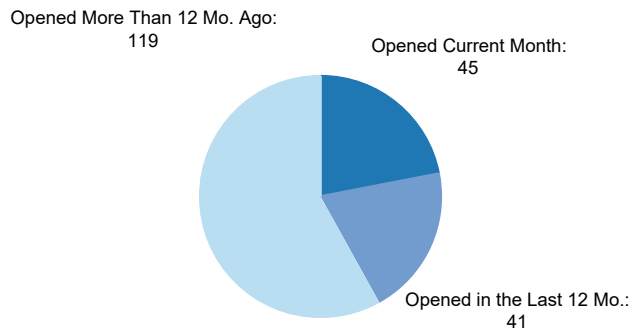


Monthly Sales Breakdown

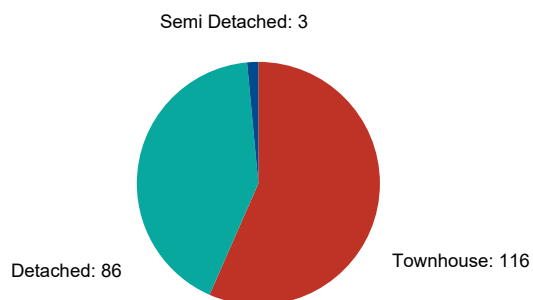


Current Month Low Rise Sales Breakdown

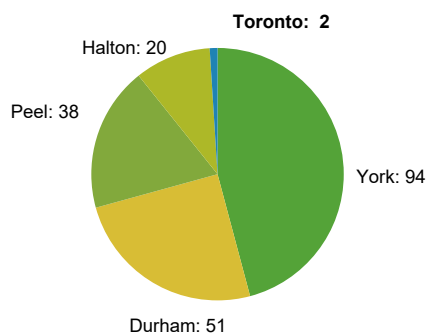
Sales by Opening Date



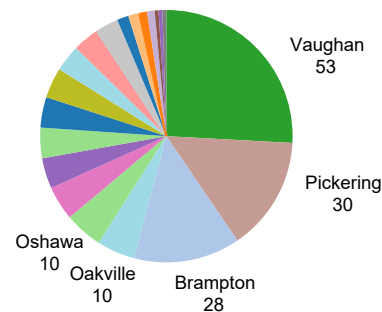
Sales by Product Type



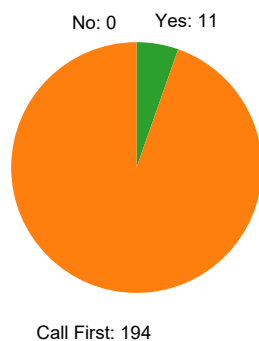
Sales by Region



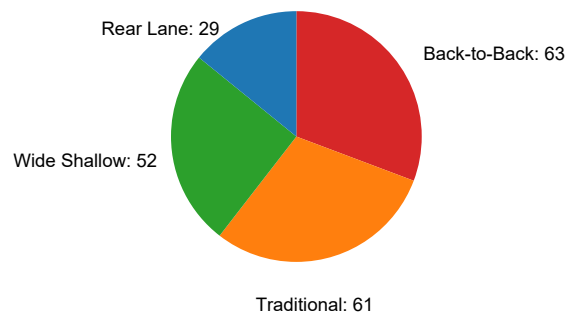
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



New Openings

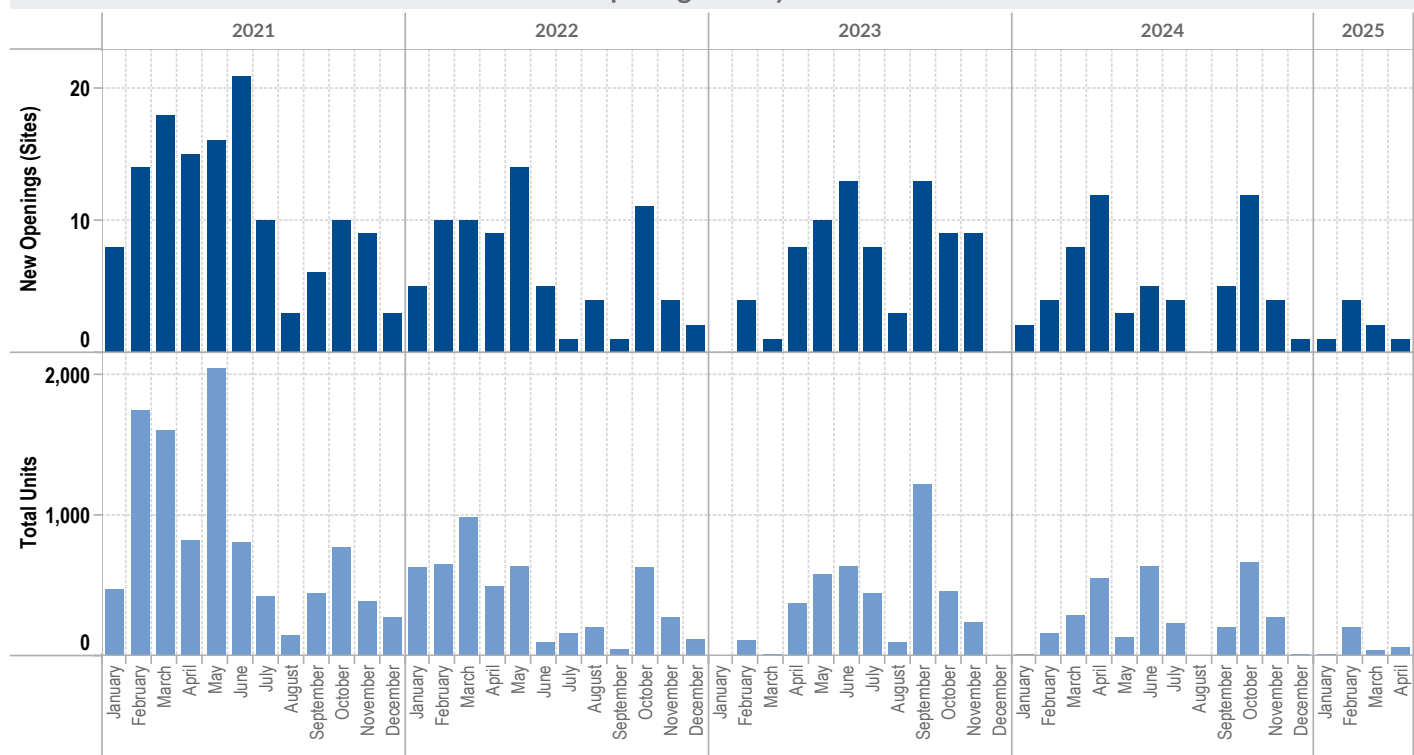


April 2025 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	Opening Date	Current Month Sales *	Rem Inv	Avg. \$/SF	No. of Units **
Carousel Towns - Liberty Development Corporation	Freehold Common Element	Vaughan	4/26/2025	45	13	\$685	58
Grand Total				45	13	\$685	58

* 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	70	51	50	25									196	21.1%		21.1%	
Treasure Hill	12	31	29	10									82	8.8%		29.9%	
Paradise Developments	30	15	16	2									63	6.8%		36.7%	
Starlane Home Corporation	0	36	7	3									46	4.9%		41.6%	
Liberty Development Corporation	0	0	0	45									45	4.8%		46.5%	
Aspen Ridge Homes	7	9	9	19									44	4.7%		51.2%	
Royal Pine Homes	33	4	2	2									41	4.4%		55.6%	
Fieldgate Homes	17	2	11	8									38	4.1%		59.7%	
Caivan	14	4	4	10									32	3.4%		63.1%	
Lakeview Homes	0	0	18	3									21	2.3%		65.4%	
Times Group Corporation		17	3	1									21	2.3%		67.6%	
CountryWide Homes	3	11	6	0									20	2.2%		69.8%	
Zancor Homes	2	10	0	5									17	1.8%		71.6%	
Menkes	10	2	2	2									16	1.7%		73.3%	
Opus Homes	2	5	6	1									14	1.5%		74.8%	
Great Gulf	4	0	8	1									13	1.4%		76.2%	
Regal Crest Homes	4	3	1	4									12	1.3%		77.5%	
Fernbrook Homes	4	2	3	2									11	1.2%		78.7%	
Conservatory Group	1	5	3	1									10	1.1%		79.8%	
Linvest	4	2	3	0									9	1.0%		80.8%	
Minto Developments	2	3	1	3									9	1.0%		81.7%	
Sundial Homes	2	1	4	2									9	1.0%		82.7%	
	252	249	224	205									930				

Top Builders - Last 12 Months



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

Builder	2024								2025				Total	Market Share		Cum. Mkt. Share	
	May	June	July	August	September	October	November	December	January	February	March	April		%		%	
Mattamy Homes	131	108	72	44	61	185	115	49	70	51	50	25	961	22.9%		22.9%	
Treasure Hill	15	251	144	50	14	27	64	9	12	31	29	10	656	15.6%		38.5%	
Fieldgate Homes	9	36	5	12	10	26	88	16	17	2	11	8	240	5.7%		44.2%	
Great Gulf	32	25	17	21	16	17	15	14	4	0	8	1	170	4.0%		48.3%	
Zancor Homes	0	68	10	16	22	27	7	3	2	10	0	5	170	4.0%		52.3%	
Paradise Developments	38	9	4	0	9	11	15	1	30	15	16	2	150	3.6%		55.9%	
Aspen Ridge Homes	30	8	15	5	10	16	12	7	7	9	9	19	147	3.5%		59.4%	
Starlane Home Corporation						63	24	0	0	36	7	3	133	3.2%		62.5%	
Caivan	0	4	3	0	47	14	11	0	14	4	4	10	111	2.6%		65.2%	
Regal Crest Homes	9	6	20	12	18	11	8	3	4	3	1	4	99	2.4%		67.5%	
Royal Pine Homes	0	3	0	0	6	11	15	17	33	4	2	2	93	2.2%		69.8%	
CountryWide Homes	8	8	12	6	6	11	7	6	3	11	6	0	84	2.0%		71.8%	
Fernbrook Homes	3	2	4	2	3	30	10	3	4	2	3	2	68	1.6%		73.4%	
Menkes					26	18	6	2	10	2	2	2	68	1.6%		75.0%	
Opus Homes	30	7	4	2	0	0	3	0	2	5	6	1	60	1.4%		76.4%	
Minto Developments	23	4	2	7	3	2	2	0	2	3	1	3	52	1.2%		77.7%	
Liberty Development Corporation	0	0	0	0	1	0	0	0	0	0	0	45	46	1.1%		78.8%	
Andrin Homes	0	1	2	3	16	10	2	4	1	2	1	1	43	1.0%		79.8%	
Sunny Communities	8	11	8	3	2	2	3	0	0	3	1	0	41	1.0%		80.8%	
Remington Homes	10	2	1	2	5	5	4	6	1	0	2	1	39	0.9%		81.7%	
Crystal Homes and Fernbrook Homes	3	8	6	4	3	3	2	1	1	0	0	6	37	0.9%		82.6%	
Arista Homes	4	9	0	1	5	3	2	1	2	3	1	1	32	0.8%		83.3%	
	445	622	386	238	351	550	513	165	252	249	224	205	4,200				

Top Sites



GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2025 April
Carousel Towns - Liberty Development Corporation	Vaughan	Townhouse	18	45
			Total	45
New Seaton - Aspen Ridge Homes	Pickering	Detached	30	0
			36	0
			38	4
			43	0
			45	9
		Townhouse	13	1
			20	0
		Total		14
Arbor West - Caivan	Brampton	Detached	31	0
			42	4
		Townhouse	18	3
			19	3
		Total		10
Georgina View - Treasure Hill	Georgina	Detached	50	7
			Total	7
Hawthorne East Village - Mattamy Homes	Milton	Detached	30	2
			34	0
			36	1
			43	0
		Townhouse	23	3
			Total	6
Oakbrook - Crystal Homes and Fernbrook Homes	Oakville	Townhouse	18	3
			20	0
			21	3
			Total	6
Via Moto - Fandor Homes	King	Detached	50	4
			80	2
		Total		6
Seaton - Fieldgate Homes	Pickering	Detached	30	0
			36	0
		Semi Detached	25	0
		Townhouse	21	5
			Total	5
Seaton Whitevale - Mattamy Homes	Pickering	Detached	30	0
			36	0
		Townhouse	23	5
			Total	5
Springwater - Mattamy Homes	Markham	Detached	30	0
			38	1
		Townhouse	20	1
			22	3
			23	0
			Total	5

Yr. Over Yr. Sales Comparison



Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	April 2024					April 2025				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	0		1	2	3	0		0		0
	Brock										
	Clarington	9		2	10	21	3		0	0	3
	Oshawa	0		0	5	5	5		0	5	10
	Pickering	30		0	37	67	16		0	14	30
	Scugog	0	0		0	0	0	0		0	0
	Uxbridge	0			0	0	0			0	0
	Whitby	22		7	2	31	3		0	5	8
	Total	61	0	10	56	127	27	0	0	24	51
Halton	Burlington	1		0	0	1	2		0	0	2
	Halton Hills						1			0	1
	Milton	74			25	99	4			3	7
	Oakville	11	0		40	51	3	0		7	10
	Total	86	0	0	65	151	10	0	0	10	20
Peel	Brampton	107		0	25	132	8		2	18	28
	Caledon	7		0	26	33	9		0	0	9
	Mississauga				1	1				1	1
	Total	114		0	52	166	17		2	19	38
Toronto	East York										
	Etobicoke										
	North York				15	15				2	2
	Old Toronto			0		0			0		0
	Scarborough	0			10	10	0			0	0
	York				5	5				0	0
	Total	0		0	30	30	0		0	2	2
York	Aurora	7			8	15	3			0	3
	East Gwillimbury	1		0	1	2	5		1	1	7
	Georgina	1				1	8				8
	King	1			0	1	7			1	8
	Markham	12		0	34	46	3		0	5	8
	Newmarket		1	0	0	1		0	0	1	1
	Richmond Hill	18	0	0	21	39	4	0	0	2	6
	Vaughan	1			19	20	2			51	53
	Whitchurch-Stouffville	0				0	0				0
	Total	41	1	0	83	125	32	0	1	61	94
Grand Total		302	1	10	286	599	86	0	3	116	205

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		3	2	12	10	0		4	0	14	
	Brock						0				0	0	
	Clarington	70		8	22	100	76	0		12	60	148	
	Oshawa	100		2	124	226	138	0		4	135	277	
	Pickering	117		14	266	397	83	0	0	0	115	198	
	Scugog	11	3		0	14	7	4		0	0	11	
	Uxbridge	0			3	3	20	0		0	18	38	
	Whitby	218		38	102	358	98	0		25	96	219	
	Total	523	3	65	519	1,110	432	4	0	45	424	905	
Halton	Burlington	8		0	2	10	18	0		5	17	40	
	Halton Hills	12			11	23	7	0		0	19	26	
	Milton	298			94	392	410	0		0	64	474	
	Oakville	138	0		182	320	156	39		0	286	481	
	Total	456	0	0	289	745	591	39		5	386	1,021	
Peel	Brampton	231		2	232	465	227	0		9	389	625	
	Caledon	174		2	72	248	283	0		1	55	339	
	Mississauga				46	46	0	0		0	71	71	
	Total	405		4	350	759	510	0		10	515	1,035	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York				28	28	0	0		0	19	19	
	Old Toronto			0		0	0	0		12	0	12	
	Scarborough	1			39	40	8	0		0	22	30	
	York				18	18	0			0	4	4	
	Total	1		0	85	86	8	0		12	45	65	
York	Aurora	81			11	92	129	0	0	0	54	183	
	East Gwillimbury	74		7	17	98	64			0	46	110	
	Georgina	79				79	61	0		0	0	61	
	King	33			8	41	95	0		0	45	140	
	Markham	60		0	200	260	217	0		0	381	598	
	Newmarket		0	0	6	6	0	0		2	14	16	
	Richmond Hill	181	3	0	566	750	184	2		6	135	327	
	Vaughan	31			138	169	153	0		0	165	318	
	Whitchurch-Stouffville	5				5	29			0	0	29	
	Total	544	3	7	946	1,500	932	2	0	8	840	1,782	
Grand Total		1,929	6	76	2,189	4,200	2,473	45	0	80	2,210	4,808	



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