



Altus Group



Greater Toronto Area Low Rise Projects

New Homes Monthly Report
May 2025

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	May-25		May-24		Change
High Rise	137		525		-73.9%
Low Rise	208		444		-53.2%
Total	345		969		-64.4%
Year to Date Sales	Jan.- May. 2025		Jan.-May. 2024		Y/Y Change
High Rise	807		2,323		-65.3%
Low Rise	1,158		2,354		-50.8%
Total	1,965		4,677		-58.0%
Year to Date Supply	Jan.- May. 2025		Jan.-May. 2024		Y/Y Change
High Rise	443		2,989		-85.2%
Low Rise	1,508		2,838		-46.9%
Total	1,951		5,827		-66.5%
Year to Date Completions	Jan.- May. 2025		Jan.-May. 2024		Y/Y Change
High Rise	9,483		8,287		14.4%
Remaining Inventory	May-25	Apr-25	May-24	M/M Change	Y/Y Change
High Rise	16,384	16,526	16,497	-0.9%	-0.7%
Low Rise	5,187	4,865	3,679	6.6%	41.0%
Total	21,571	21,391	20,176	0.8%	6.9%
Benchmark Price	May-25	Apr-25	May-24	M/M Change	Y/Y Change
High Rise	\$1,021,339	\$1,019,120	\$1,043,861	0.2%	-2.2%
Low Rise	\$1,505,539	\$1,530,126	\$1,612,515	-1.6%	-6.6%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	1	329	239	94	
High Rise Units	72	84,006	70,399	24,574	
% Sold*	14%	80%	85%	48%	
Low Rise Projects	4	236			
Low Rise Units	154	29,663			
% Sold*	9%	83%			

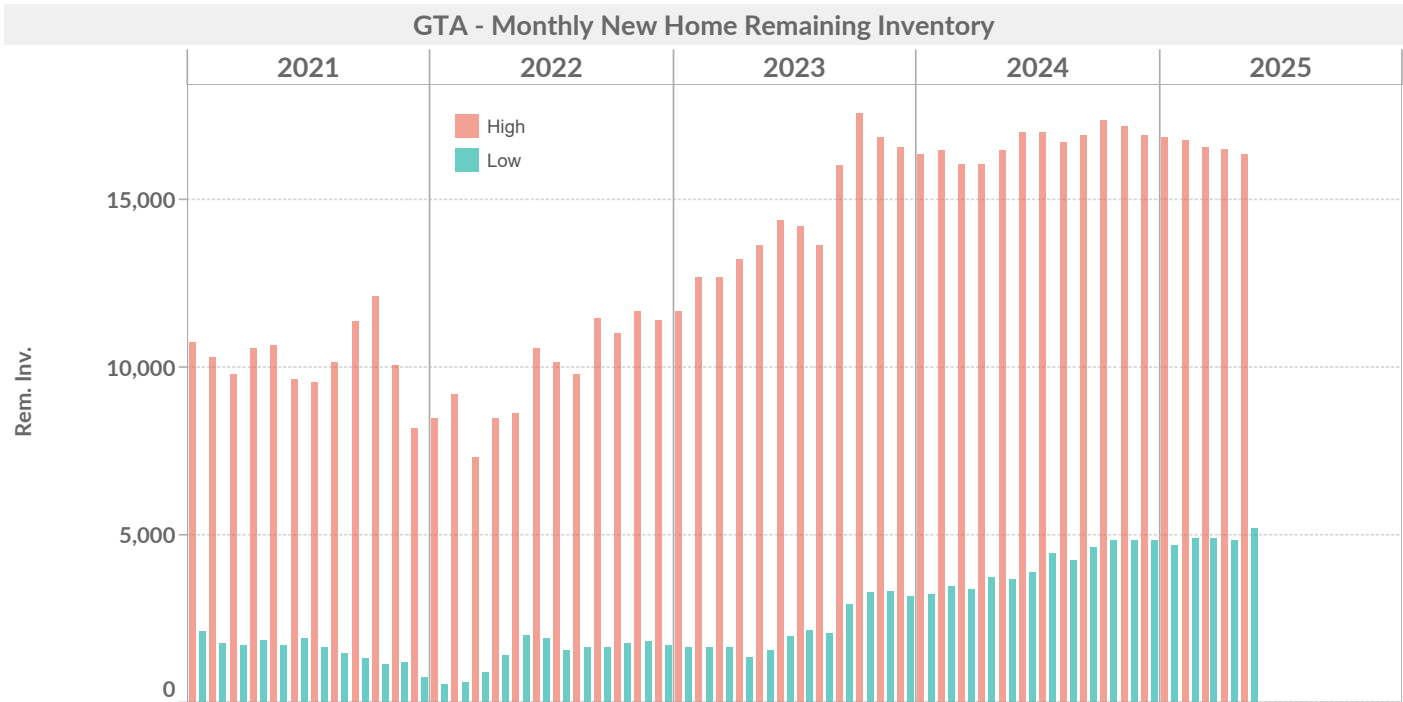
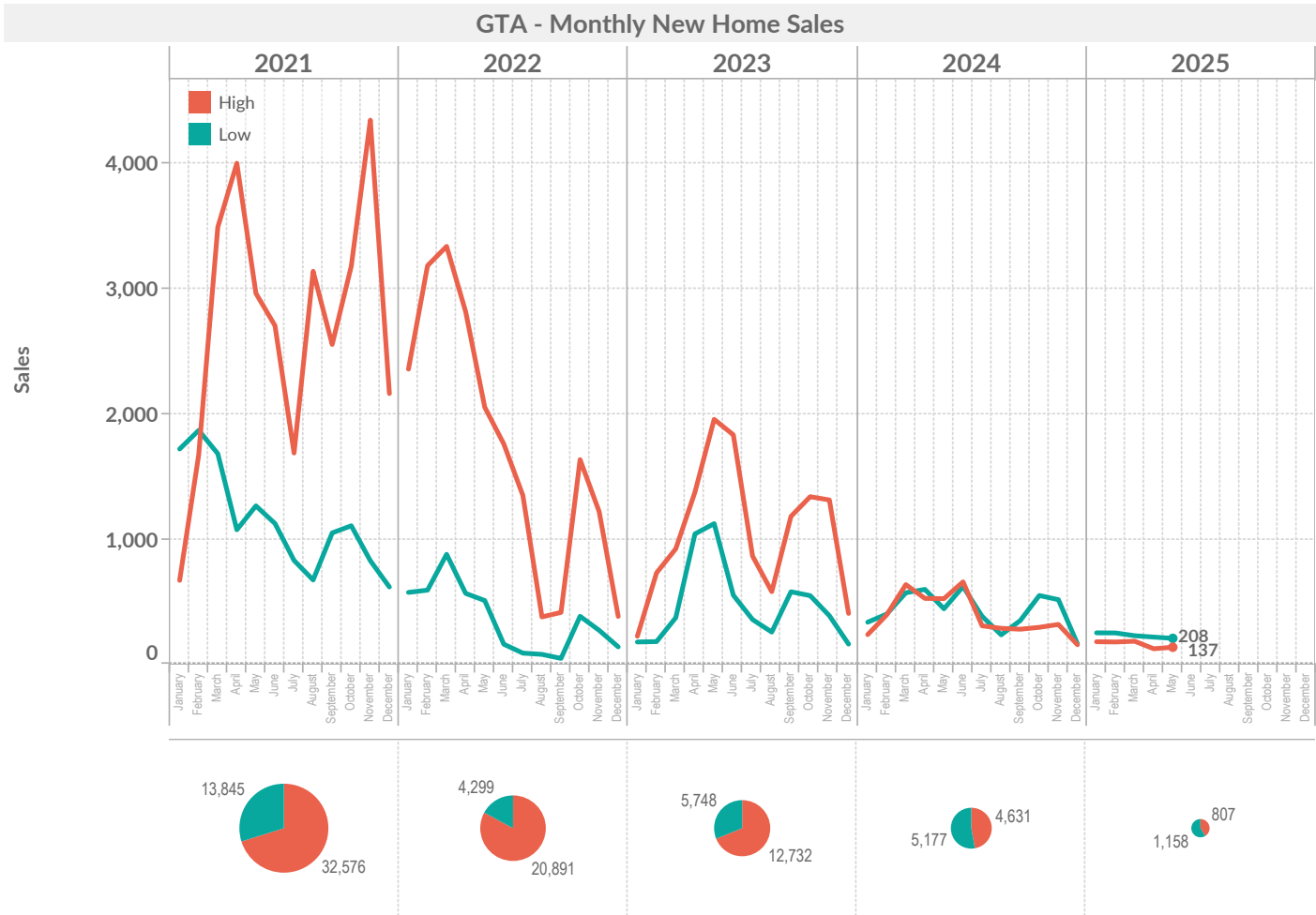
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

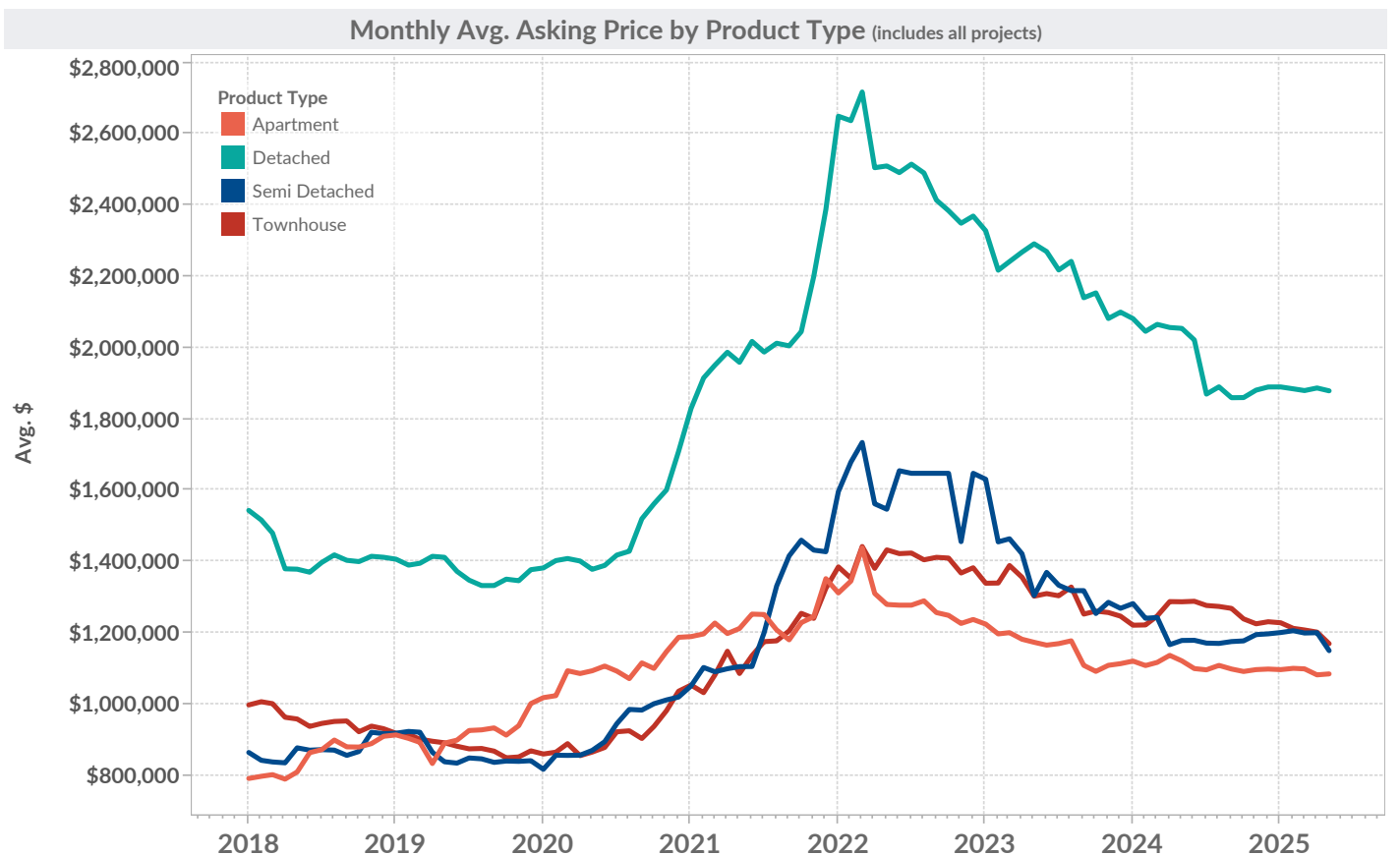
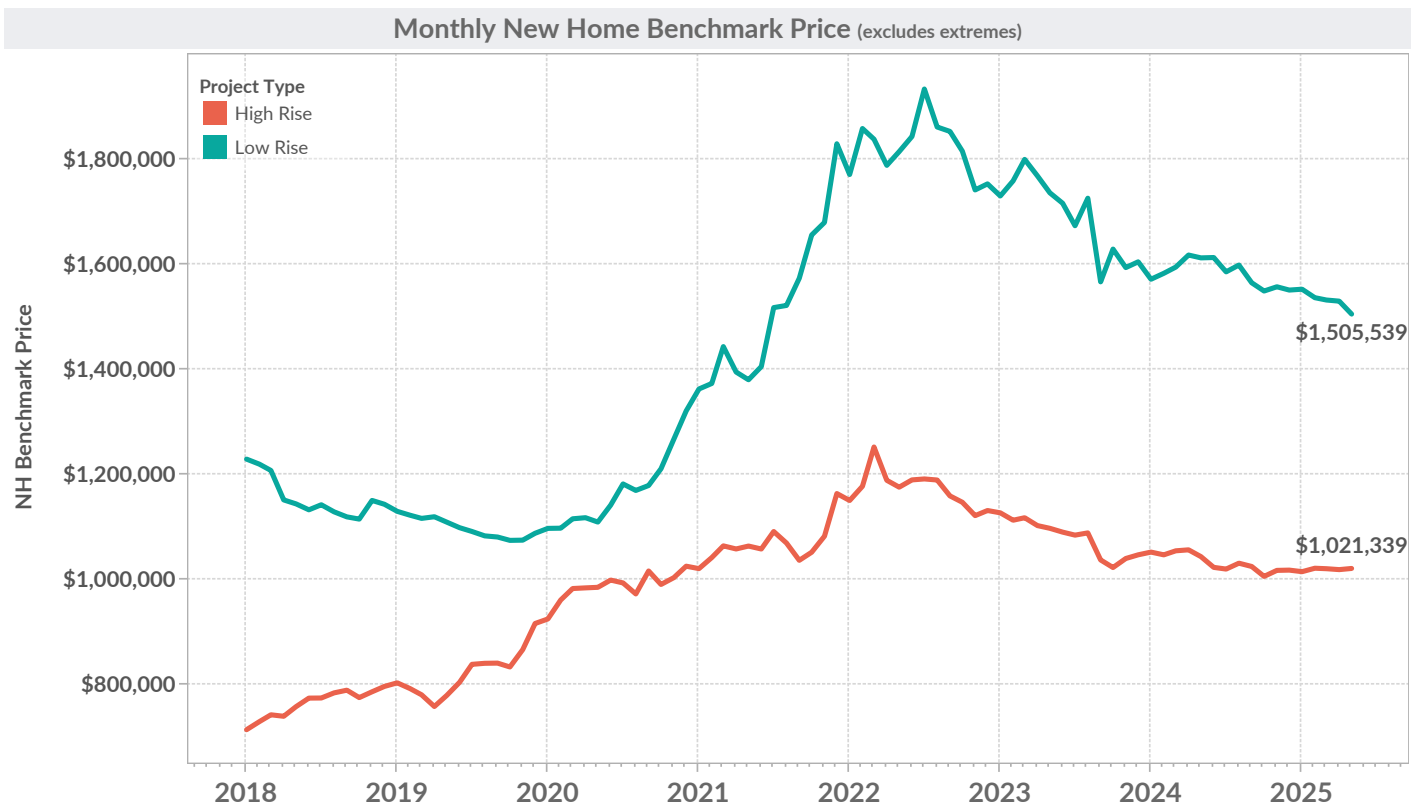
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

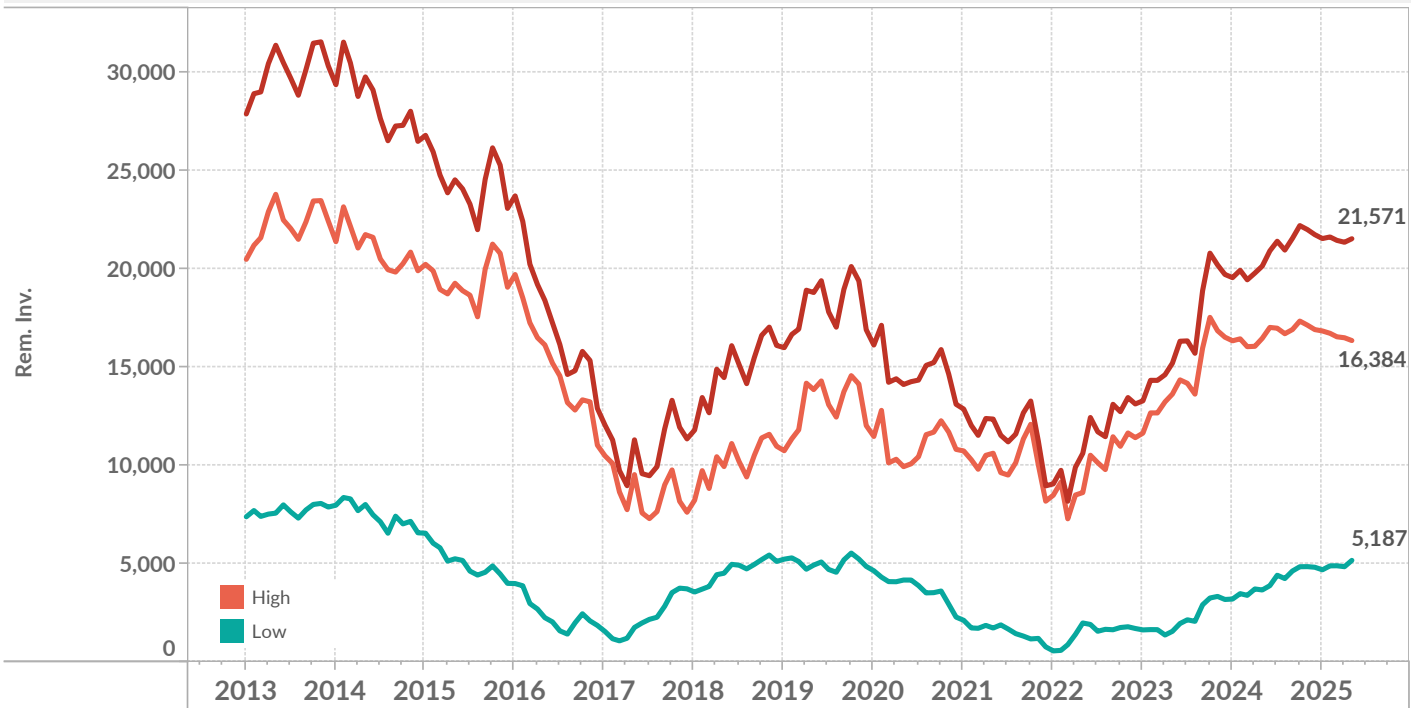


Pricing

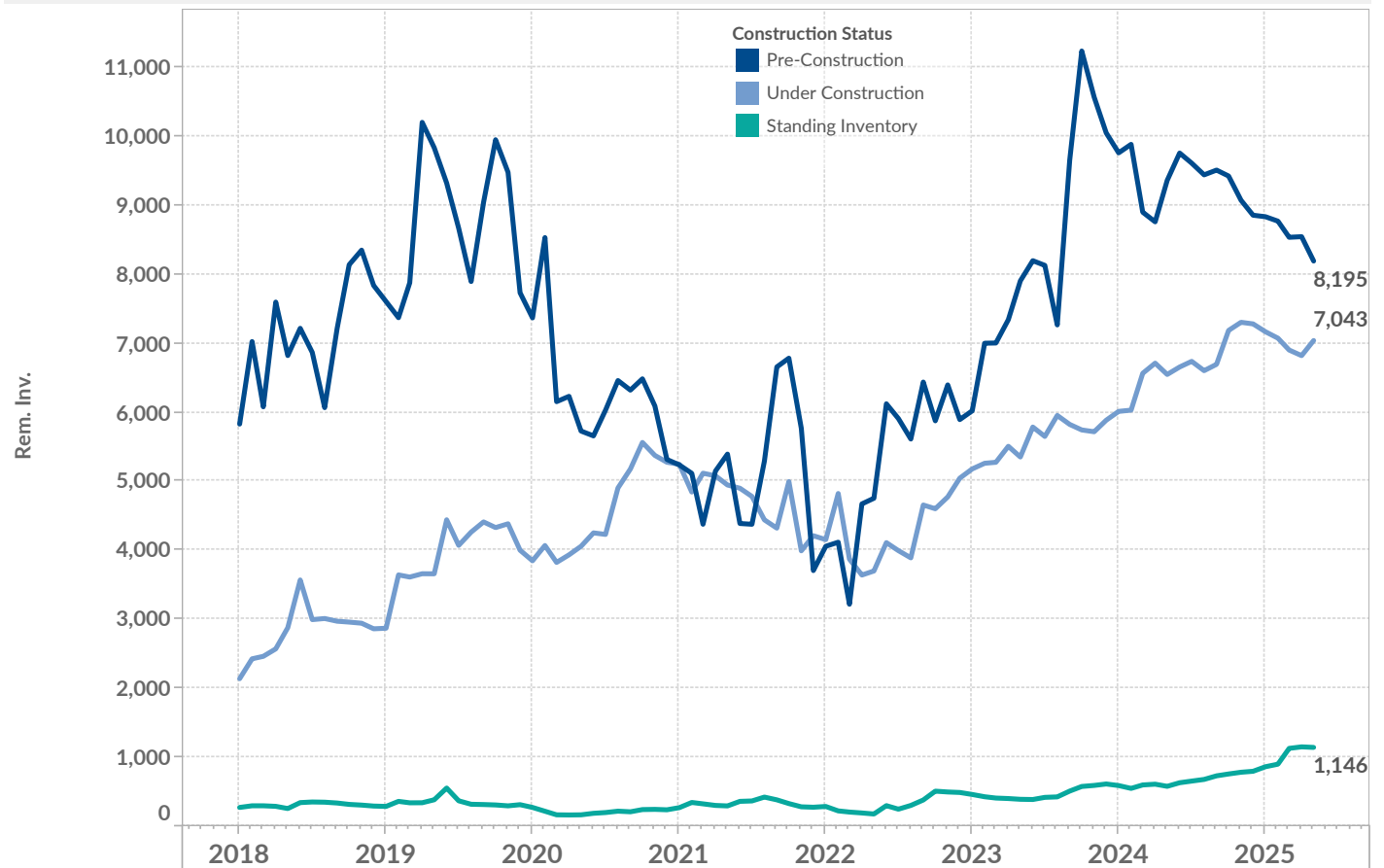


Remaining Inventory

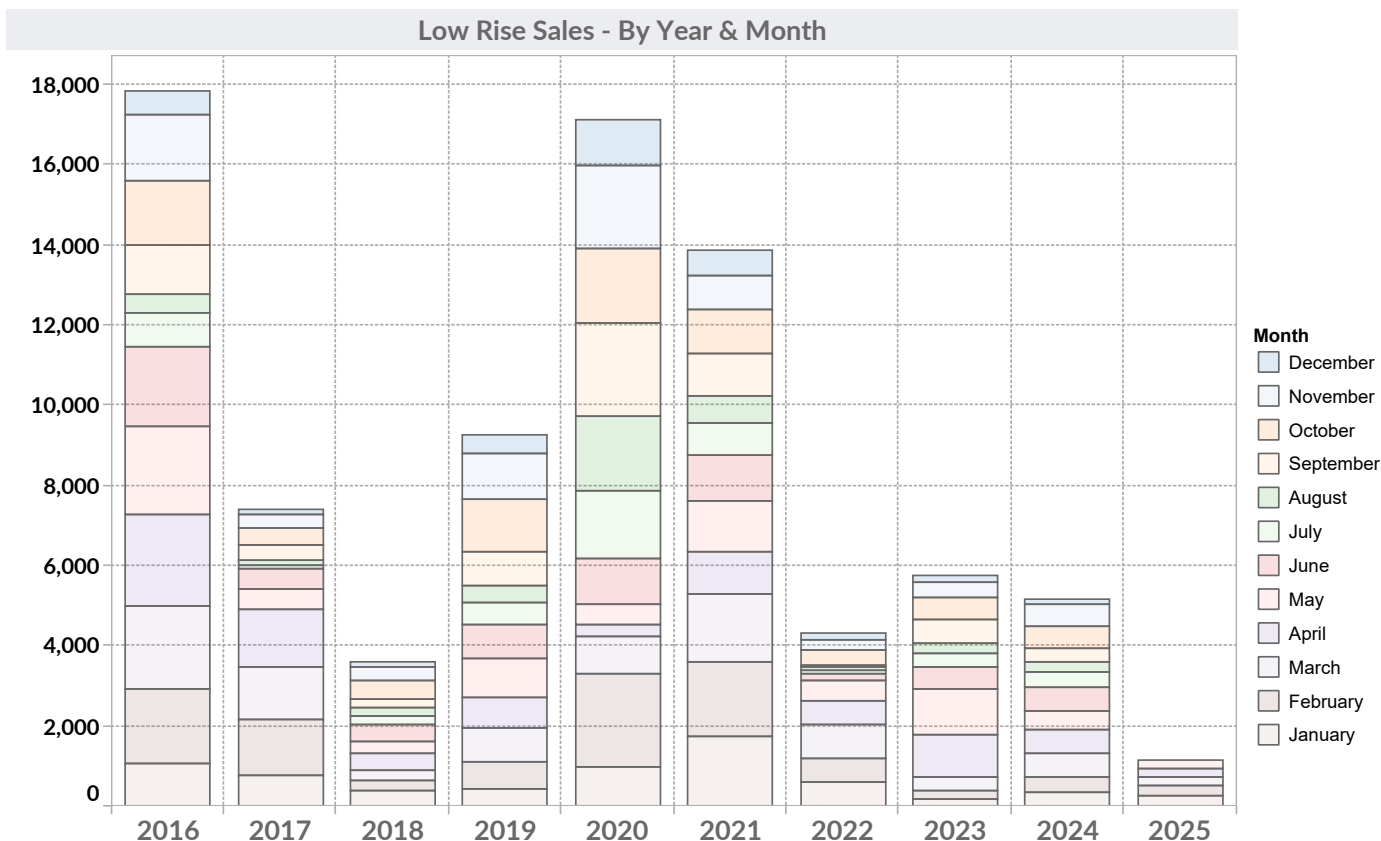
GTA - Monthly New Home Remaining Inventory



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

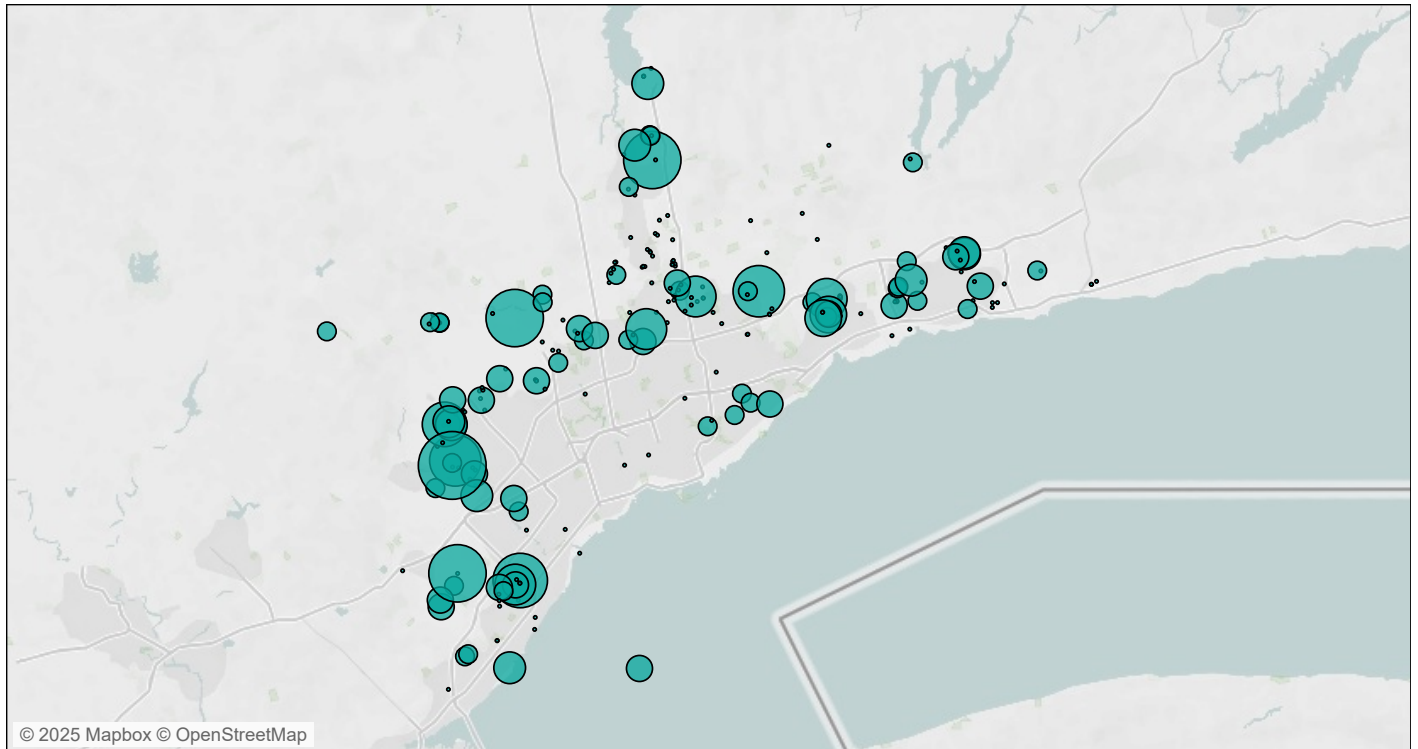


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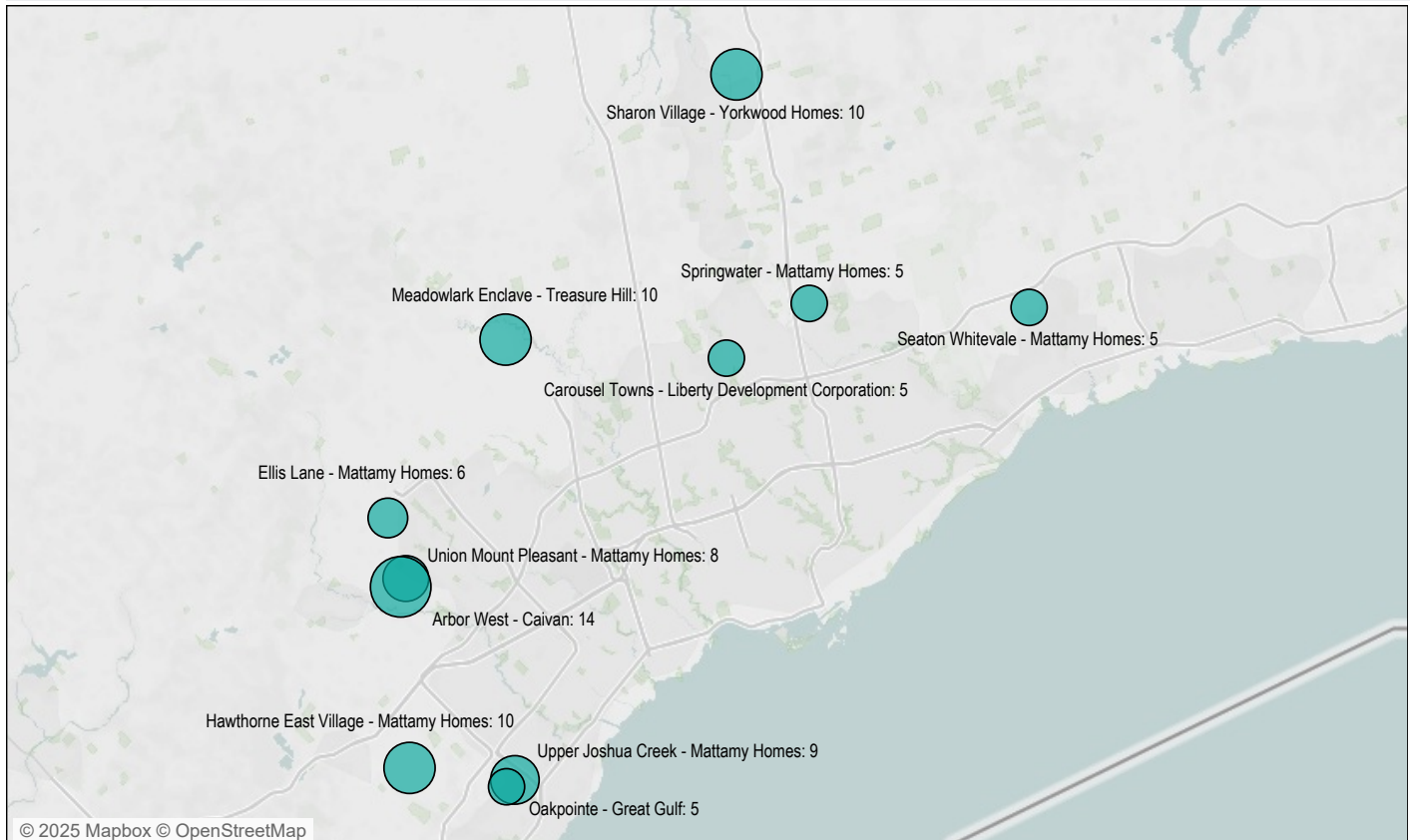


Current Sites

GTA - Active Low Rise Sites by Current Month Sales



GTA - Top Sites by Current Month Sales

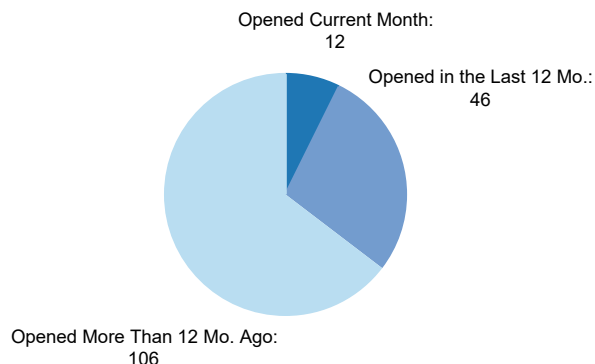


Monthly Sales Breakdown

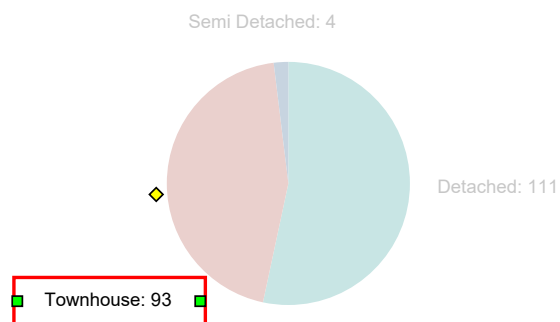


Current Month Low Rise Sales Breakdown

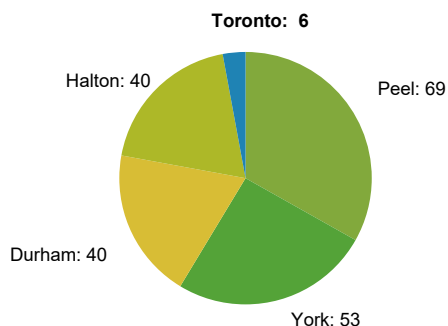
Sales by Opening Date (5 years)



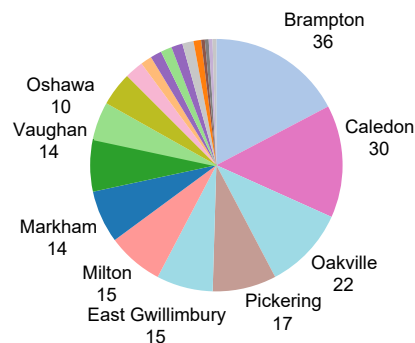
Sales by Product Type



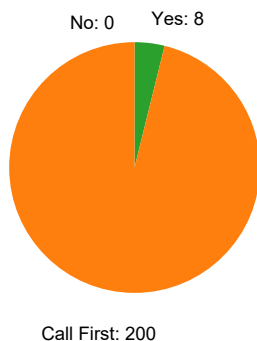
Sales by Region



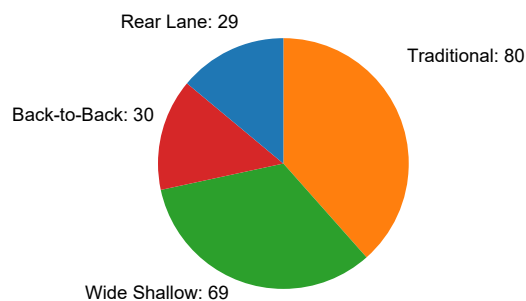
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



New Openings

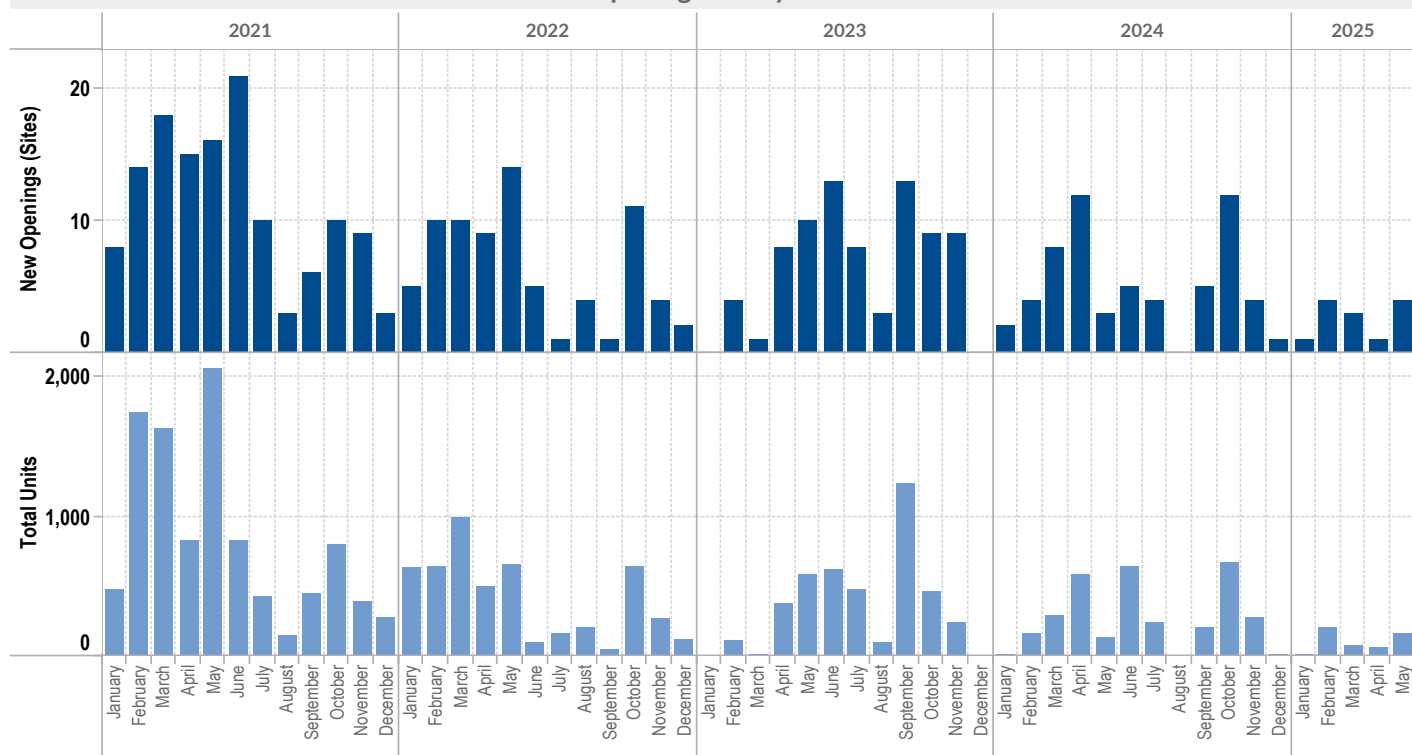


May 2025 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	Opening Date	Current Month Sales *	Rem Inv	Avg. \$/SF	No. of Units **
Oakpointe - Great Gulf	Freehold	Oakville	5/3/2025	4	42	\$655	46
Townhomes of Little Rouge - Camcos Living	Freehold	Markham	5/8/2025	8	22		30
Carding House Towns - Mattamy Homes	Condominium	Oakville	5/24/2025	0	18	\$635	18
Triple Crown Estates - Greenpark Group	Freehold	King	5/24/2025	0	60	\$620	60
Grand Total				12	142	\$631	154

* 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	44								240	20.7%		20.7%	
Treasure Hill	13	32	30	14	16								105	9.1%		29.8%	
Paradise Developments	30	15	16	2	3								66	5.7%		35.5%	
Aspen Ridge Homes	7	9	9	19	12								56	4.8%		40.3%	
Liberty Development Corporation	0	0	0	45	5								50	4.3%		44.6%	
Starlane Home Corporation	0	36	7	2	2								47	4.1%		48.7%	
Caivan	14	4	4	10	14								46	4.0%		52.7%	
Fieldgate Homes	17	2	11	8	5								43	3.7%		56.4%	
Royal Pine Homes	33	4	2	2	0								41	3.5%		59.9%	
Lakeview Homes	0	0	18	3	1								22	1.9%		61.8%	
CountryWide Homes	3	11	6	0	1								21	1.8%		63.6%	
Times Group Corporation		17	3	1	0								21	1.8%		65.5%	
Great Gulf	4	0	8	1	7								20	1.7%		67.2%	
Zancor Homes	2	10	0	5	3								20	1.7%		68.9%	
Menkes	10	2	2	2	3								19	1.6%		70.6%	
Opus Homes	2	5	6	1	1								15	1.3%		71.8%	
Regal Crest Homes	4	2	1	4	4								15	1.3%		73.1%	
Camcos Living	1	3	1	1	8								14	1.2%		74.4%	
Arista Homes	2	4	1	1	4								12	1.0%		75.4%	
Fernbrook Homes	4	2	3	2	1								12	1.0%		76.4%	
Ashley Oaks Homes Inc.	0	1	3	3	4								11	0.9%		77.4%	
Greenpark Group	0	0	1	6	4								11	0.9%		78.3%	
	252	251	229	218	208								1,158				

Top Builders - Last 12 Months



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

Builder	2024							2025					Total	Market Share		Cum. Mkt. Share	
	June	July	August	September	October	November	December	January	February	March	April	May		%		%	
Mattamy Homes	108	72	44	61	185	115	49	70	51	50	25	44	874	22.0%		22.0%	
Treasure Hill	251	144	50	14	27	64	9	13	32	30	14	16	664	16.7%		38.6%	
Fieldgate Homes	36	5	12	10	26	88	16	17	2	11	8	5	236	5.9%		44.6%	
Zancor Homes	68	10	16	22	27	7	3	2	10	0	5	3	173	4.3%		48.9%	
Great Gulf	25	17	21	16	17	15	13	4	0	8	1	7	144	3.6%		52.5%	
Starlane Home Corporation					63	24	0	0	36	7	2	2	134	3.4%		55.9%	
Aspen Ridge Homes	8	15	5	10	16	12	7	7	9	9	19	12	129	3.2%		59.1%	
Caivan	4	3	0	47	14	11	0	14	4	4	10	14	125	3.1%		62.3%	
Paradise Developments	9	4	0	9	11	15	1	30	15	16	2	3	115	2.9%		65.2%	
Royal Pine Homes	3	0	0	6	11	15	17	33	4	2	2	0	93	2.3%		67.5%	
Regal Crest Homes	6	19	11	17	11	7	3	4	2	1	4	4	89	2.2%		69.7%	
CountryWide Homes	8	12	6	6	11	7	6	3	11	6	0	1	77	1.9%		71.7%	
Menkes				26	18	6	2	10	2	2	2	3	71	1.8%		73.4%	
Fernbrook Homes	2	4	2	3	30	10	3	4	2	3	2	1	66	1.7%		75.1%	
Liberty Development Corporation	0	0	0	1	0	0	0	0	0	0	45	5	51	1.3%		76.4%	
Andrin Homes	1	1	2	16	10	2	4	1	2	1	1	1	42	1.1%		77.4%	
Crystal Homes and Fernbrook Homes	8	6	4	3	3	2	1	1	0	0	6	2	36	0.9%		78.3%	
Opus Homes	7	4	2	0	0	6	0	2	5	6	1	1	34	0.9%		79.2%	
Arista Homes	9	0	1	5	3	2	1	2	4	1	1	4	33	0.8%		80.0%	
Sunny Communities	11	8	3	2	2	3	0	0	3	1	0	0	33	0.8%		80.9%	
Remington Homes	2	1	2	5	5	4	6	1	0	2	1	2	31	0.8%		81.6%	
Minto Developments	4	2	7	3	2	2	0	2	3	1	3	0	29	0.7%		82.4%	
	622	384	236	350	550	517	164	252	251	229	218	208	3,981				

Top Sites



GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2025 May
Arbor West - Caivan	Brampton	Detached	31	2
			42	6
		Townhouse	18	6
			19	0
		Total		14
Hawthorne East Village - Mattamy Homes	Milton	Detached	30	3
			34	1
			36	3
			43	0
		Townhouse	20	0
			21	0
			23	3
		Total		10
Meadowlark Enclave - Treasure Hill	Caledon	Detached	36	10
			40	0
		Total		10
Sharon Village - Yorkwood Homes	East Gwillimbury	Detached	36	1
			42	8
			50	1
		Total		10
Upper Joshua Creek - Mattamy Homes	Oakville	Detached	34	0
			38	1
			45	1
		Townhouse	20	2
			23	5
		Total		9
Townhomes of Little Rouge - Camcos Living	Markham	Townhouse	20	5
			24	3
		Total		8
Union Mount Pleasant - Mattamy Homes	Brampton	Townhouse	18	1
			21	7
		Total		8
Ellis Lane - Mattamy Homes	Caledon	Detached	36	3
		Townhouse	20	3
		Total		6
Carousel Towns - Liberty Development Corporation	Vaughan	Townhouse	18	5
			Total	5
Oakpointe - Great Gulf	Oakville	Detached	28	2
			36	2
		Townhouse	18	1
			20	0
		Total		5
Seaton Whitevale - Mattamy Homes	Pickering	Detached	30	0
			36	2
		Townhouse	23	3

Yr. Over Yr. Sales Comparison



Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	May 2024					May 2025				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	3		1	0	4	0		0		0
	Brock										
	Clarington	5		4	8	17	1		0	2	3
	Oshawa	0		0	17	17	9		0	1	10
	Pickering	25		4	19	48	7		0	10	17
	Scugog	0	0		0	0	1	0		0	1
	Uxbridge	0			0	0	0			0	0
	Whitby	13		2	10	25	4		2	3	9
	Total	46	0	11	54	111	22	0	2	16	40
Halton	Burlington	1		0	2	3	1		0	1	2
	Halton Hills	4			5	9	0			1	1
	Milton	39			10	49	9		1	5	15
	Oakville	17	0		28	45	10	0		12	22
	Total	61	0	0	45	106	20	0	1	19	40
Peel	Brampton	29		0	12	41	18		0	18	36
	Caledon	12		0	26	38	24		0	6	30
	Mississauga				10	10				3	3
	Total	41		0	48	89	42		0	27	69
Toronto	East York										
	Etobicoke										
	North York				11	11				1	1
	Old Toronto			0		0			0		0
	Scarborough	0			5	5	2			3	5
	York				4	4				0	0
	Total	0		0	20	20	2		0	4	6
York	Aurora	8			3	11	0			0	0
	East Gwillimbury	1		0	1	2	12		1	2	15
	Georgina	2				2	3				3
	King	0			0	0	2			1	3
	Markham	13		0	18	31	2		0	12	14
	Newmarket		0	0	0	0		0	0	1	1
	Richmond Hill	8	0	0	44	52	2	0	0	1	3
	Vaughan	4			16	20	4			10	14
	Whitchurch-Stouffville	0				0	0				0
	Total	36	0	0	82	118	25	0	1	27	53
Grand Total		184	0	11	249	444	111	0	4	93	208

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	4		2	2	8	10	0		4	0	14	
	Brock						0				0	0	
	Clarington	66		4	16	86	75	0		12	58	145	
	Oshawa	117		2	108	227	137	0		4	135	276	
	Pickering	99		10	258	367	92	0	0	5	114	211	
	Scugog	17	0		0	17	60	8		0	0	68	
	Uxbridge	0			3	3	20	0		0	18	38	
	Whitby	207		36	96	339	97	0		38	83	218	
	Total	510	0	54	483	1,047	491	8	0	63	408	970	
Halton	Burlington	8		0	1	9	17	0		5	19	41	
	Halton Hills	8			7	15	7	0		0	18	25	
	Milton	268		1	89	358	398	0		15	206	619	
	Oakville	131	0		166	297	192	39		0	325	556	
	Total	415	0	1	263	679	614	39		20	568	1,241	
Peel	Brampton	232		2	238	472	229	0		9	377	615	
	Caledon	186		2	52	240	259	0		1	60	320	
	Mississauga				39	39	0	0		0	68	68	
	Total	418		4	329	751	488	0		10	505	1,003	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York				18	18	0	0		0	18	18	
	Old Toronto			0		0	0	0		12	0	12	
	Scarborough	4			37	41	5	0		0	40	45	
	York				14	14	0			0	4	4	
	Total	4		0	69	73	5	0		12	62	79	
York	Aurora	74			8	82	128	0	0	0	54	182	
	East Gwillimbury	85		8	18	111	70			0	44	114	
	Georgina	75				75	102	0		0	0	102	
	King	35			9	44	146	0		0	60	206	
	Markham	49		0	194	243	215	0		0	399	614	
	Newmarket		0	0	7	7	0	0		2	13	15	
	Richmond Hill	173	3	0	523	699	184	2		6	134	326	
	Vaughan	33			132	165	147	0		0	159	306	
	Whitchurch-Stouffville	5				5	29			0	0	29	
	Total	529	3	8	891	1,431	1,021	2	0	8	863	1,894	
Grand Total		1,876	3	67	2,035	3,981	2,619	49	0	113	2,406	5,187	



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