



Altus Group



Greater Toronto Area High Rise Projects

New Homes Monthly Report
June 2025

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Jun-25		Jun-24		Change
High Rise	217		659		-67.1%
Low Rise	293		623		-53.0%
Total	510		1,282		-60.2%
Year to Date Sales	Jan.-Jun. 2025		Jan.-Jun. 2024		Y/Y Change
High Rise	1,057		2,979		-64.5%
Low Rise	1,455		2,975		-51.1%
Total	2,512		5,954		-57.8%
Year to Date Supply	Jan.-Jun. 2025		Jan.-Jun. 2024		Y/Y Change
High Rise	886		4,240		-79.1%
Low Rise	2,119		3,706		-42.8%
Total	3,005		7,946		-62.2%
Year to Date Completions	Jan.-Jun. 2025		Jan.-Jun. 2024		Y/Y Change
High Rise	13,310		11,213		18.7%
Remaining Inventory	Jun-25	May-25	Jun-24	M/M Change	Y/Y Change
High Rise	16,696	16,422	16,985	1.7%	-1.7%
Low Rise	5,558	5,273	3,949	5.4%	40.7%
Total	22,254	21,695	20,934	2.6%	6.3%
Benchmark Price	Jun-25	May-25	Jun-24	M/M Change	Y/Y Change
High Rise	\$1,028,527	\$1,021,339	\$1,023,389	0.7%	0.5%
Low Rise	\$1,510,079	\$1,505,539	\$1,613,163	0.3%	-6.4%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	1	329	225	94	
High Rise Units	416	84,228	67,021	24,534	
% Sold*	16%	80%	85%	47%	
Low Rise Projects	2	242			
Low Rise Units	45	30,785			
% Sold*	40%	82%			

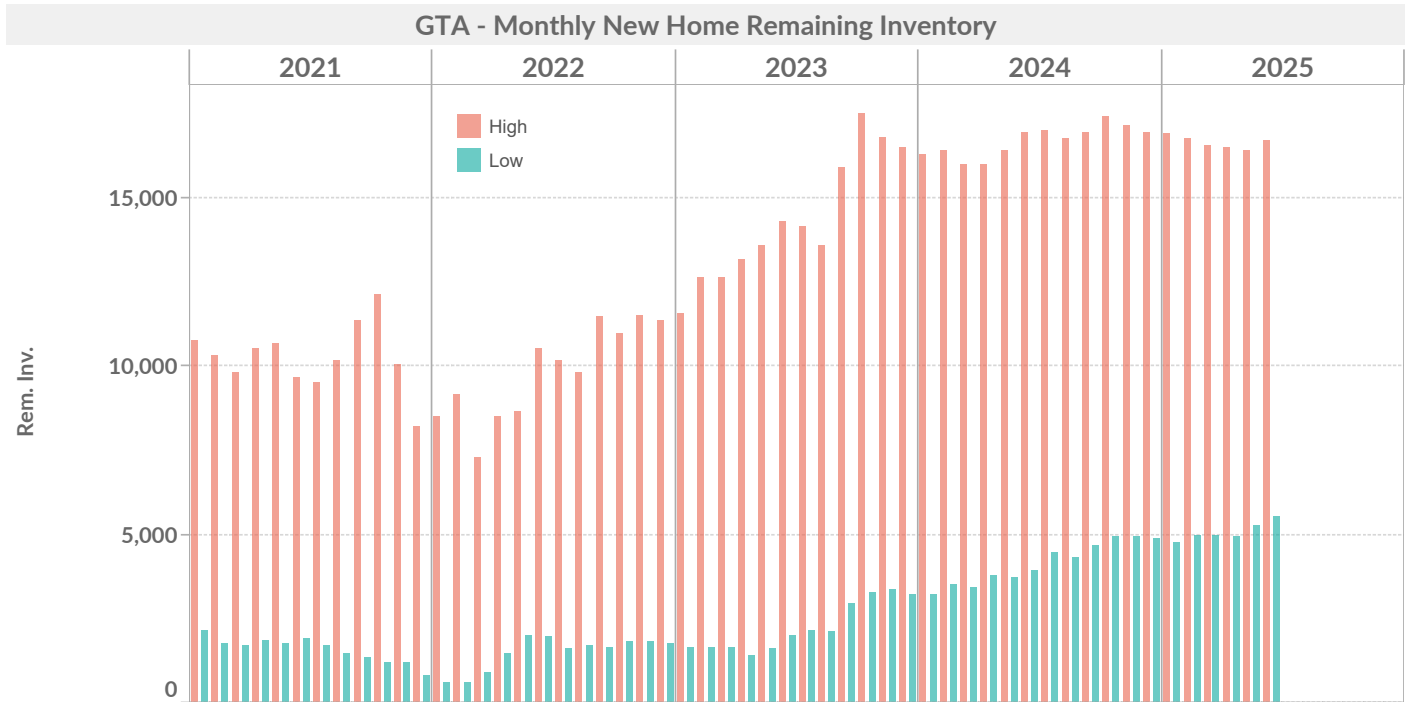
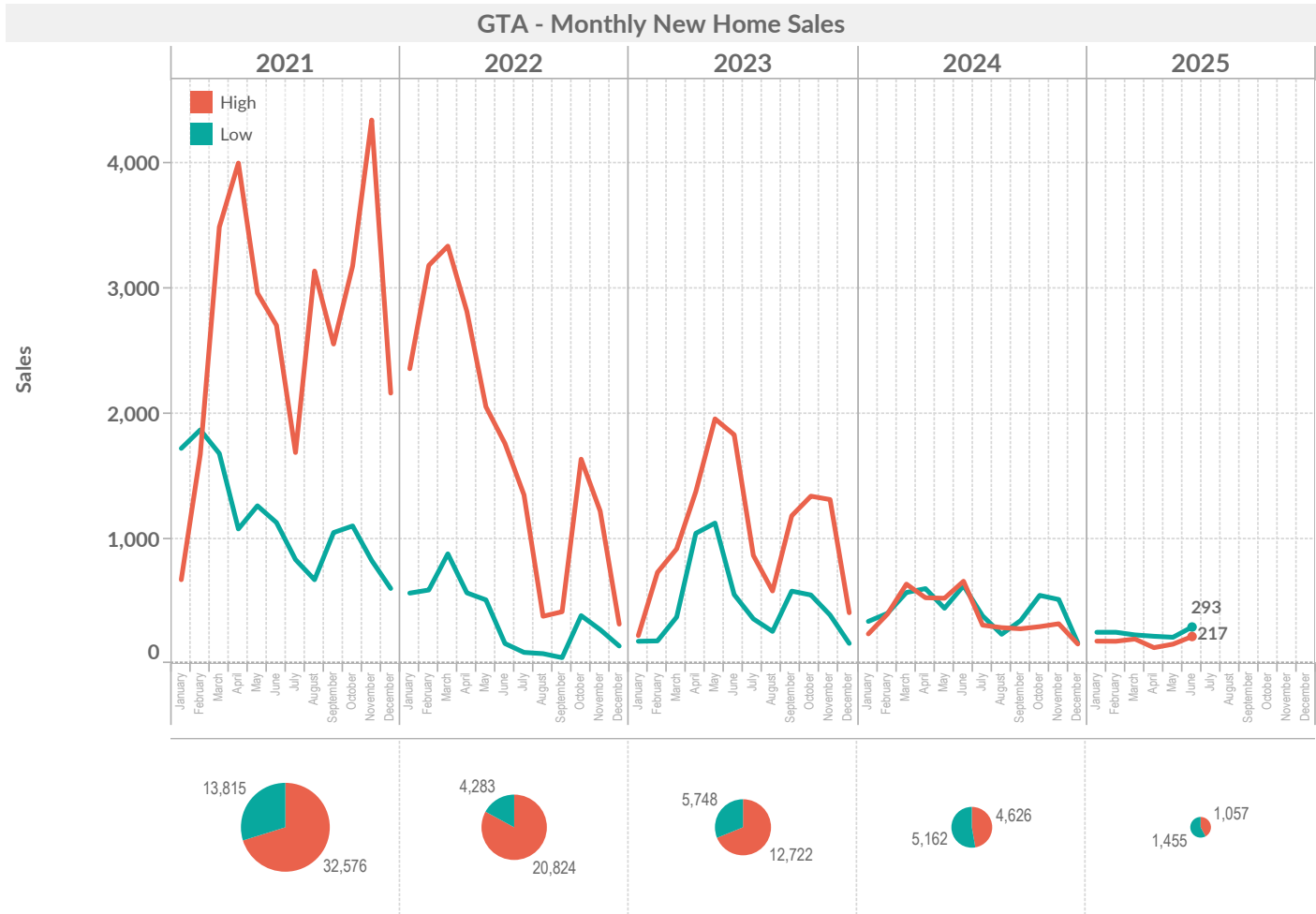
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

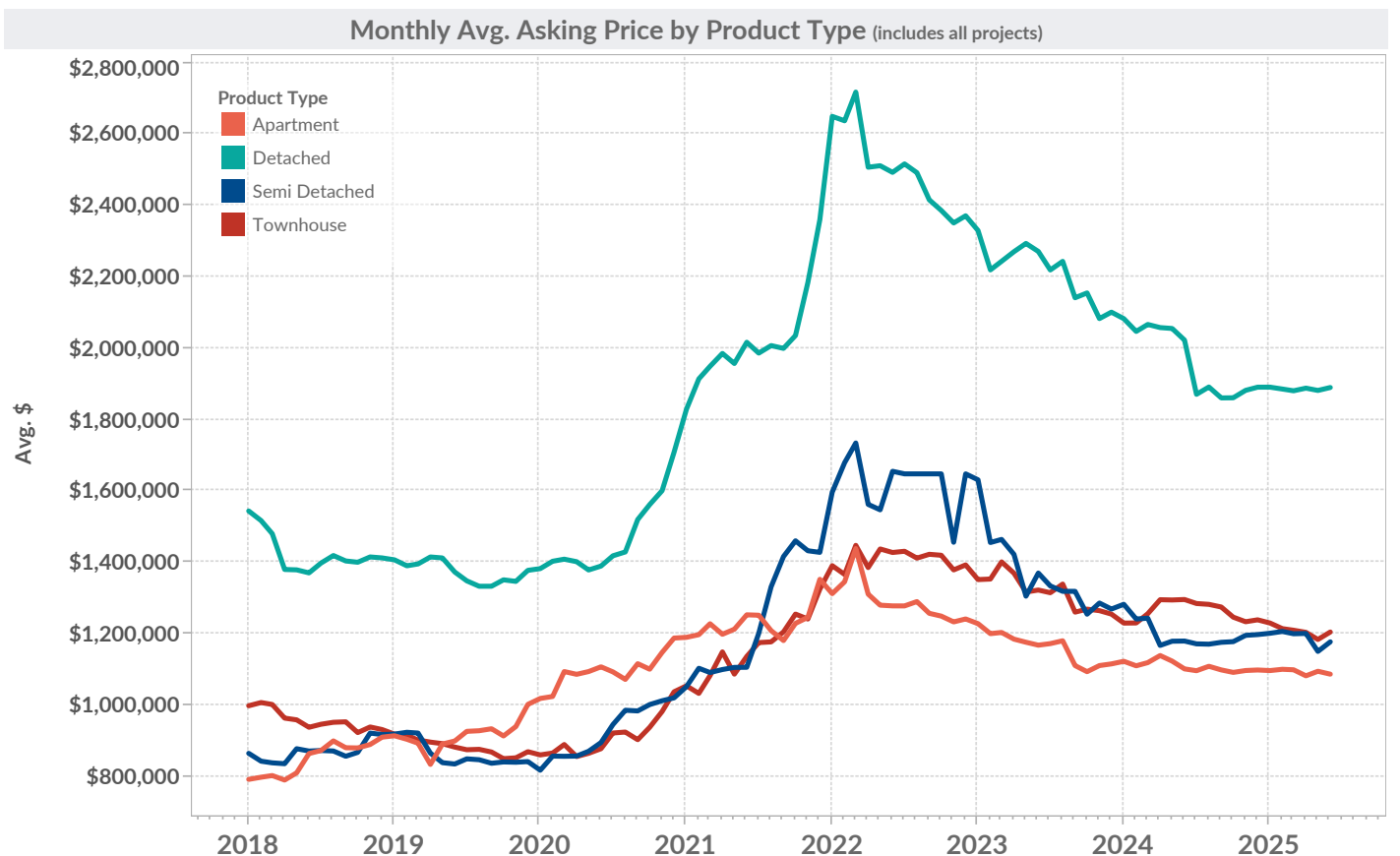
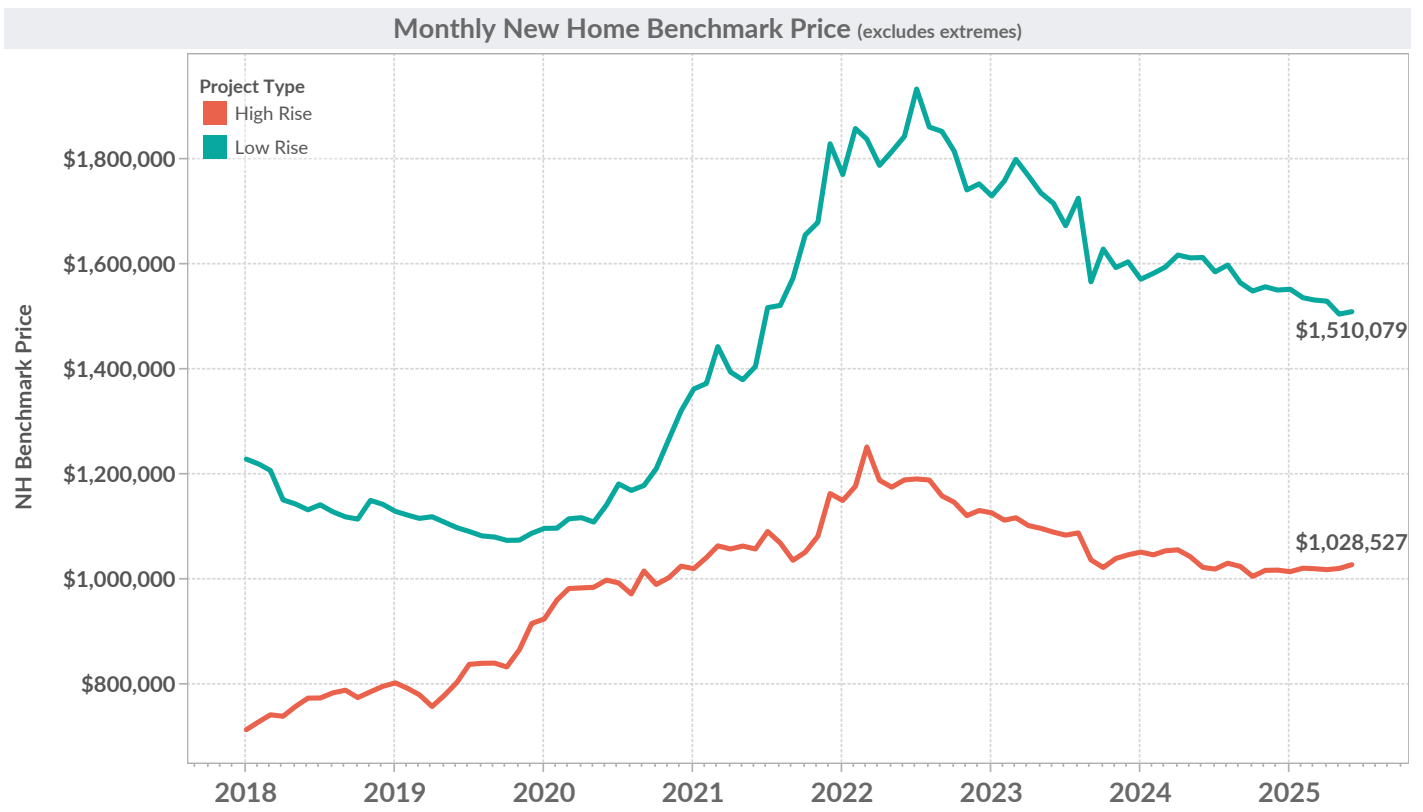
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

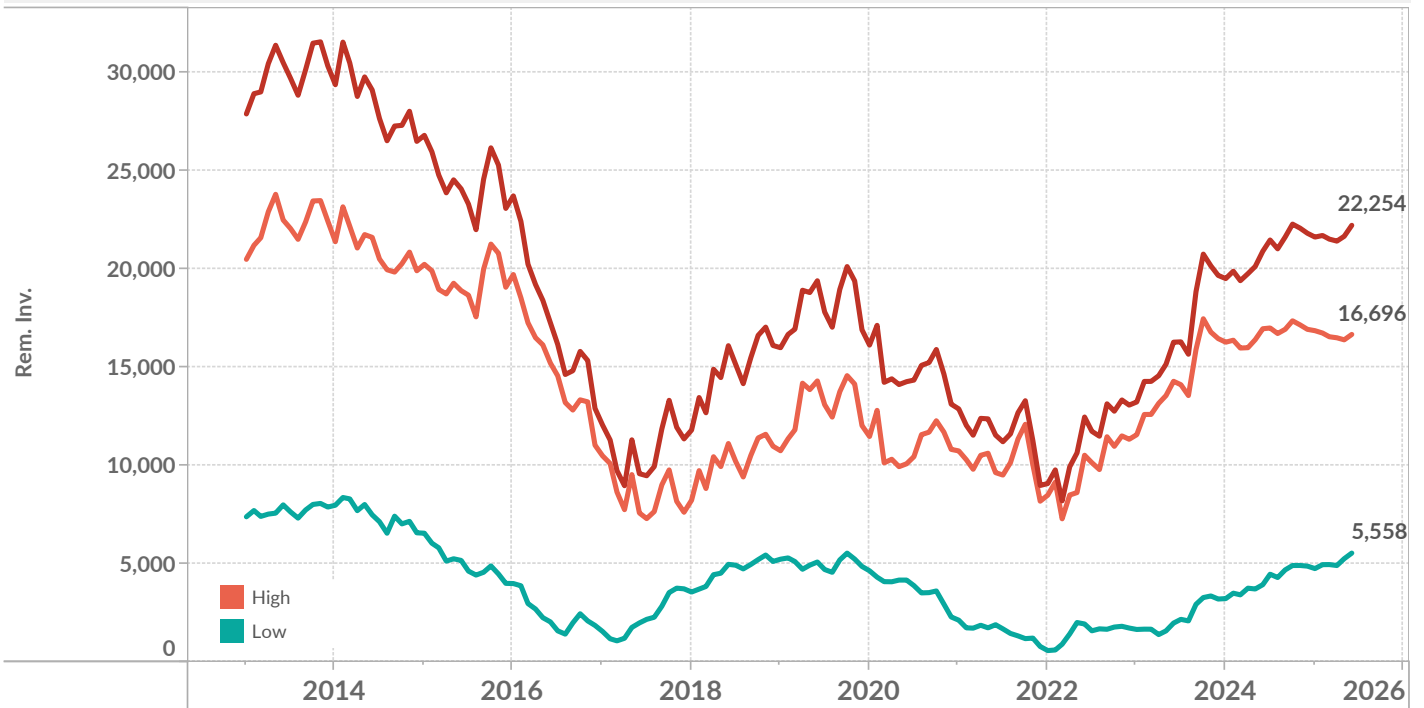


Pricing

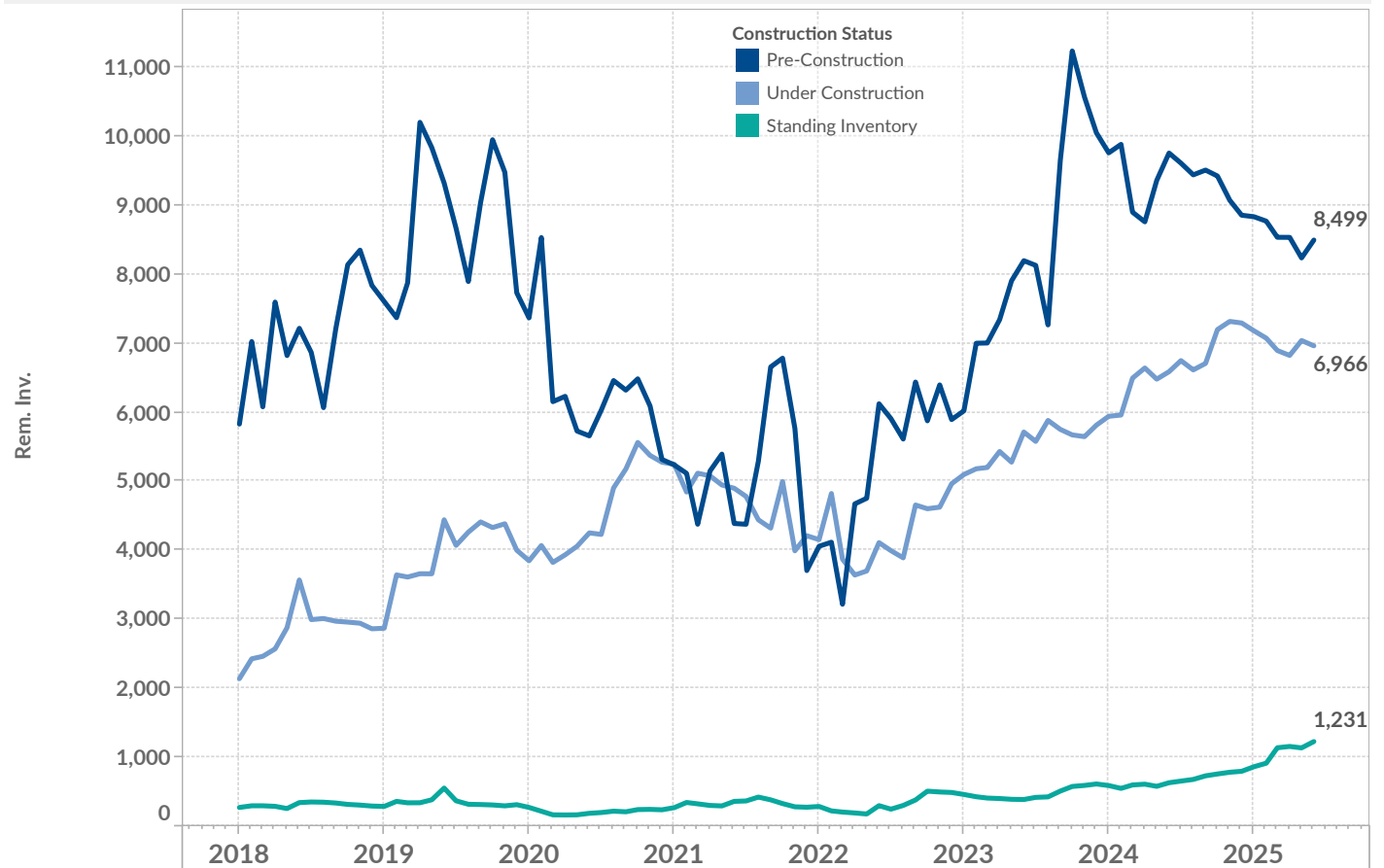


Remaining Inventory

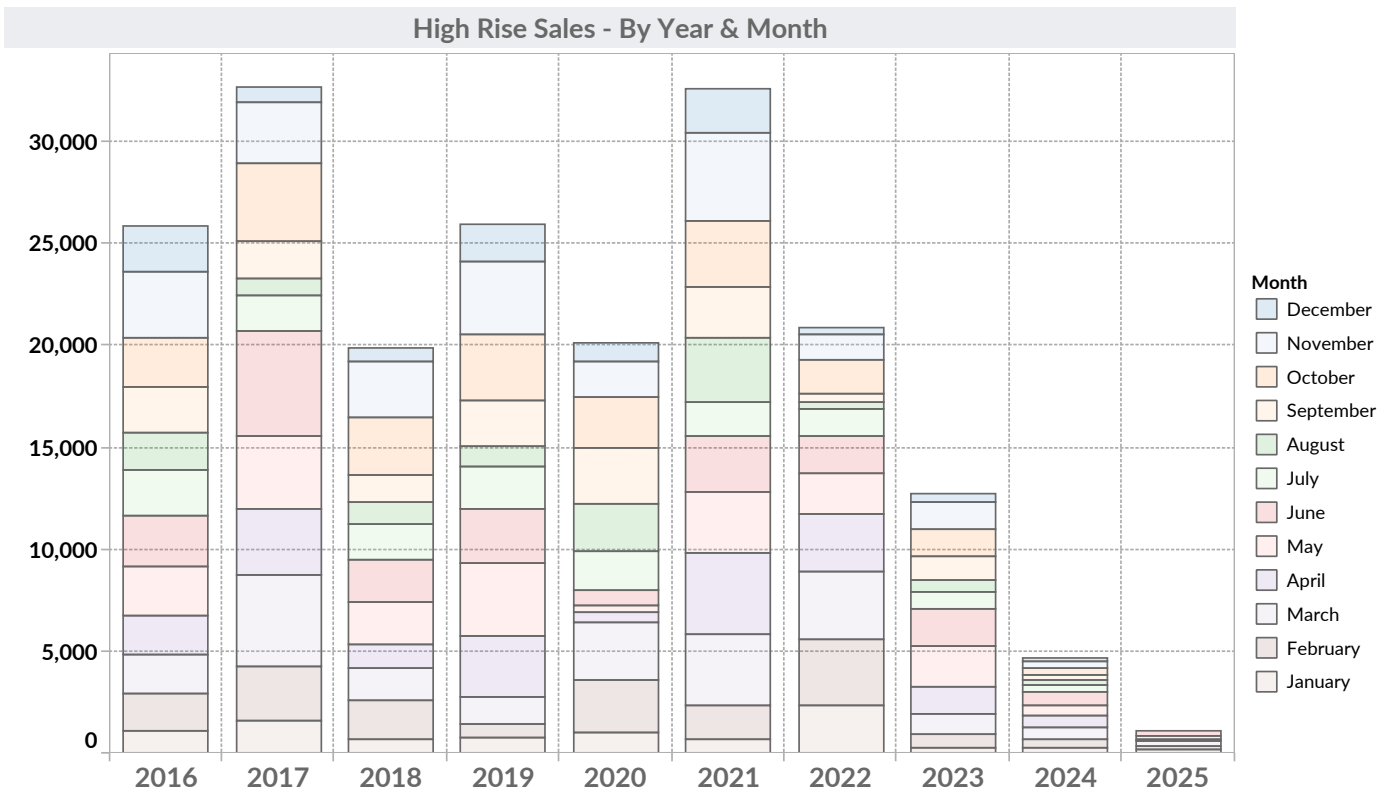
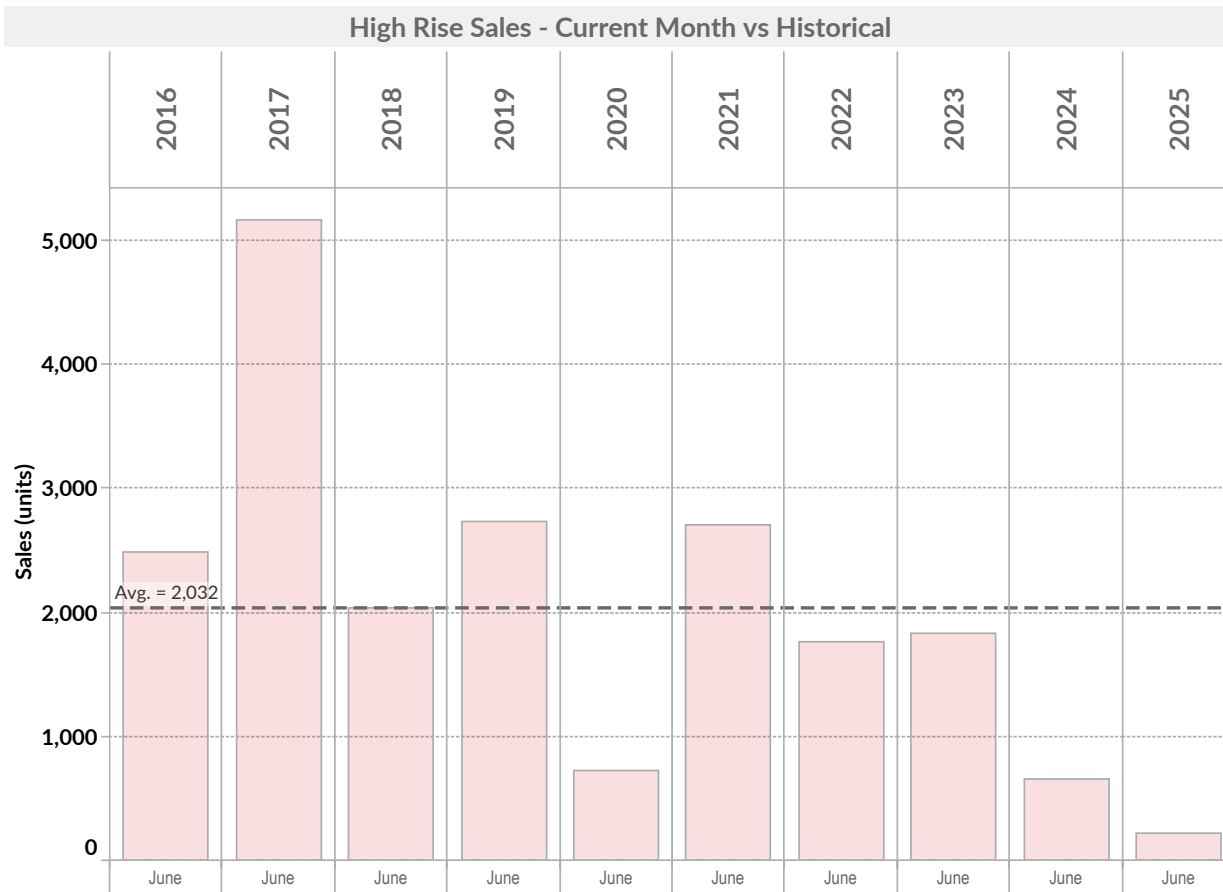
GTA - Monthly New Home Remaining Inventory



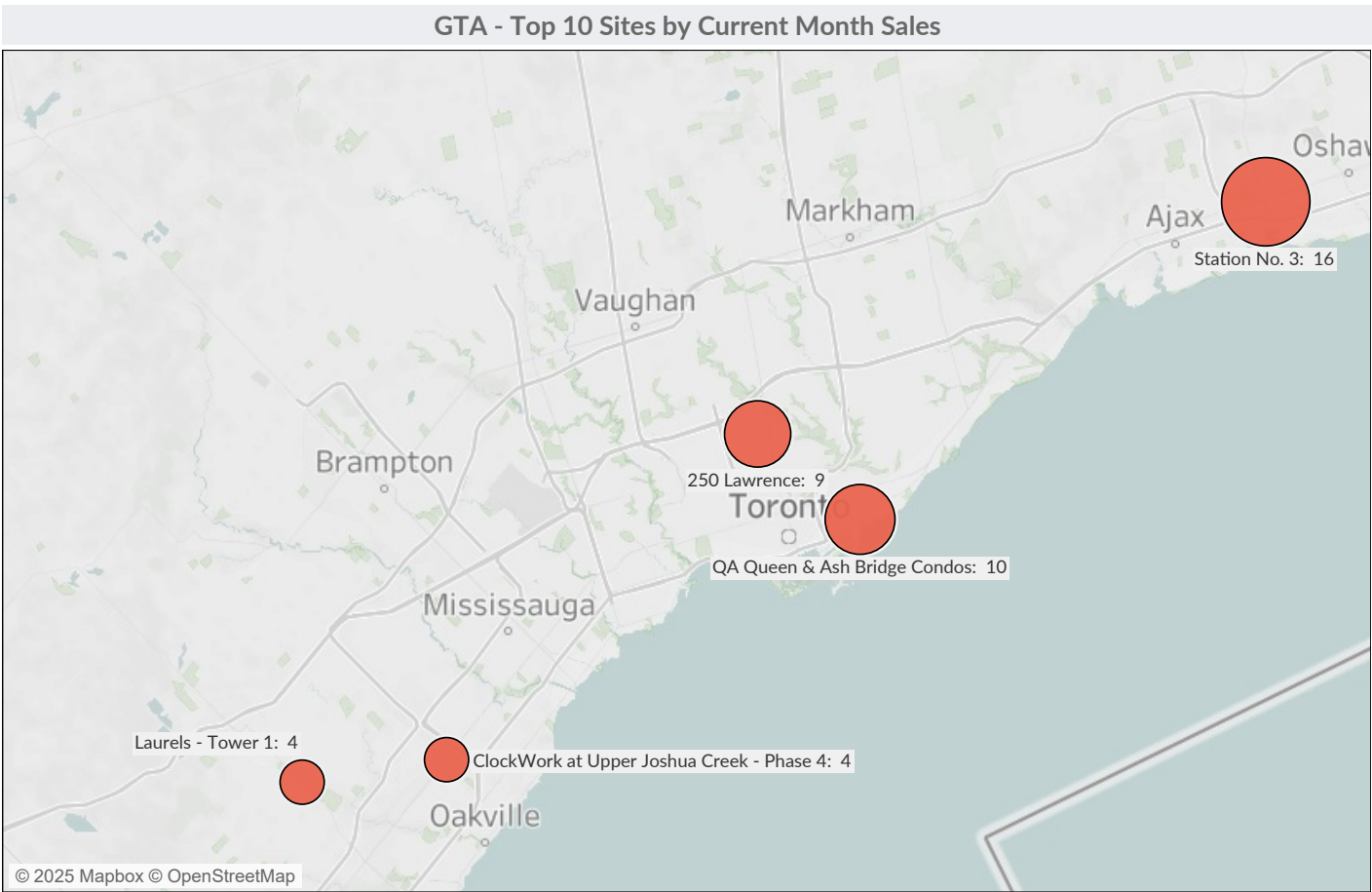
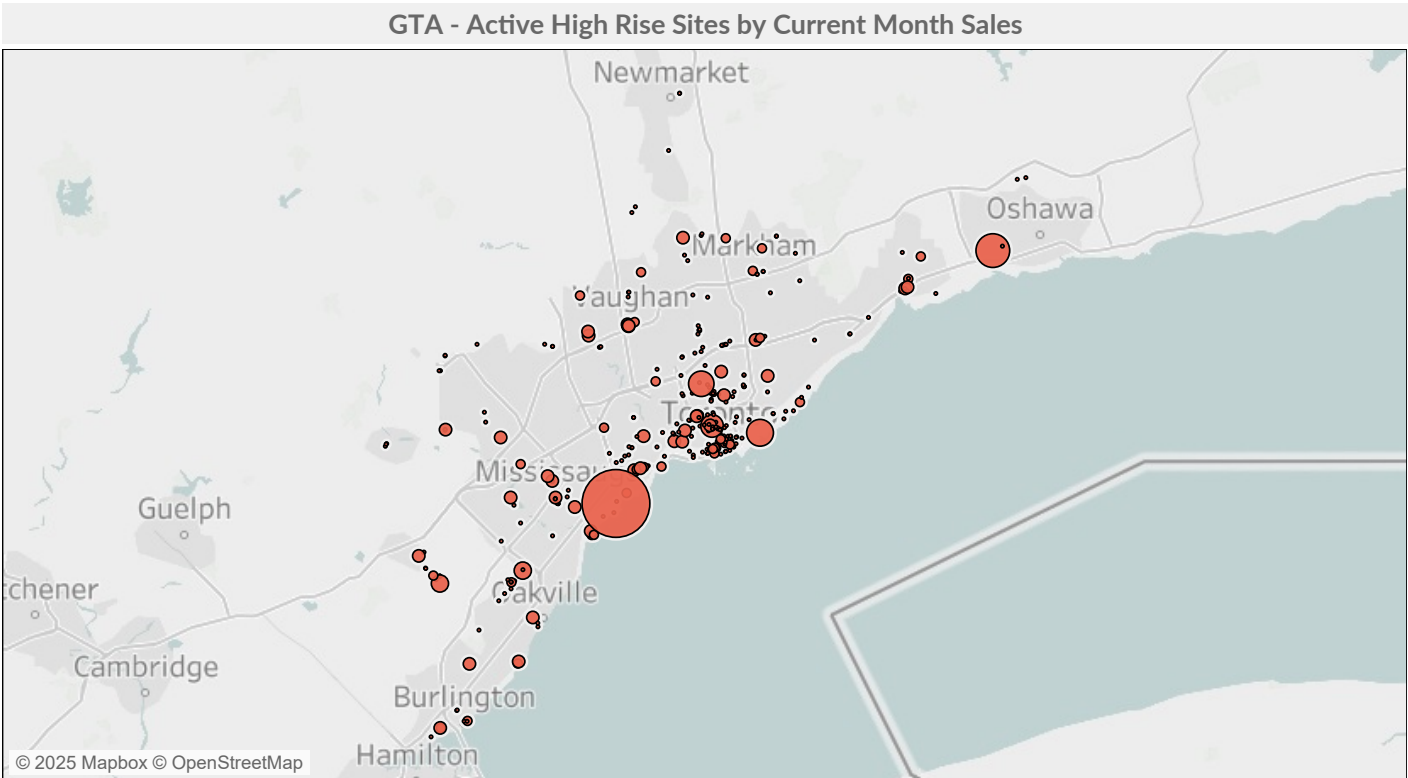
GTA - Monthly High Rise Rem. Inv. by Construction Status



Historical Sales Comparison



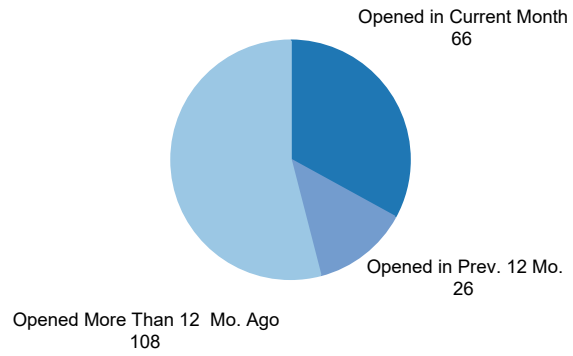
Current Sites



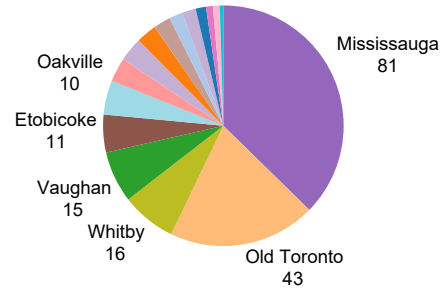
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

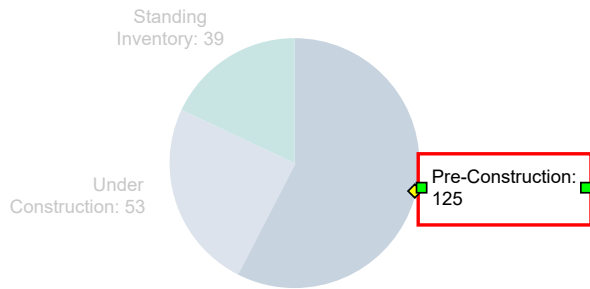
Sales by Opening Date (5 years)



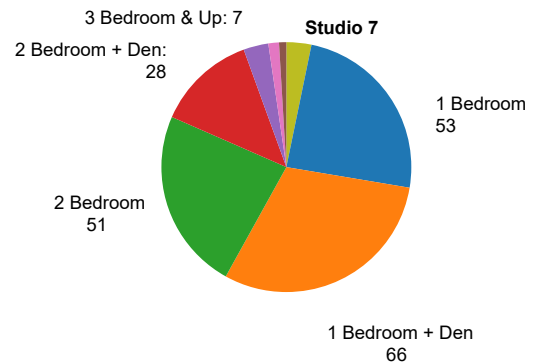
Sales by Municipality/Area



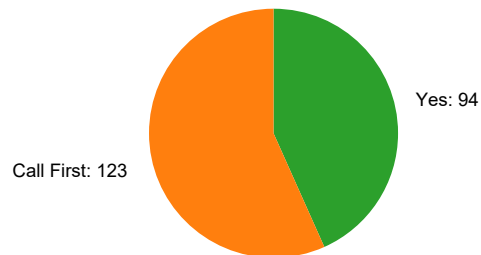
Sales by Const. Status



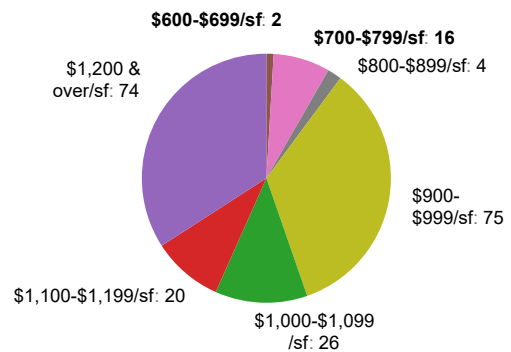
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



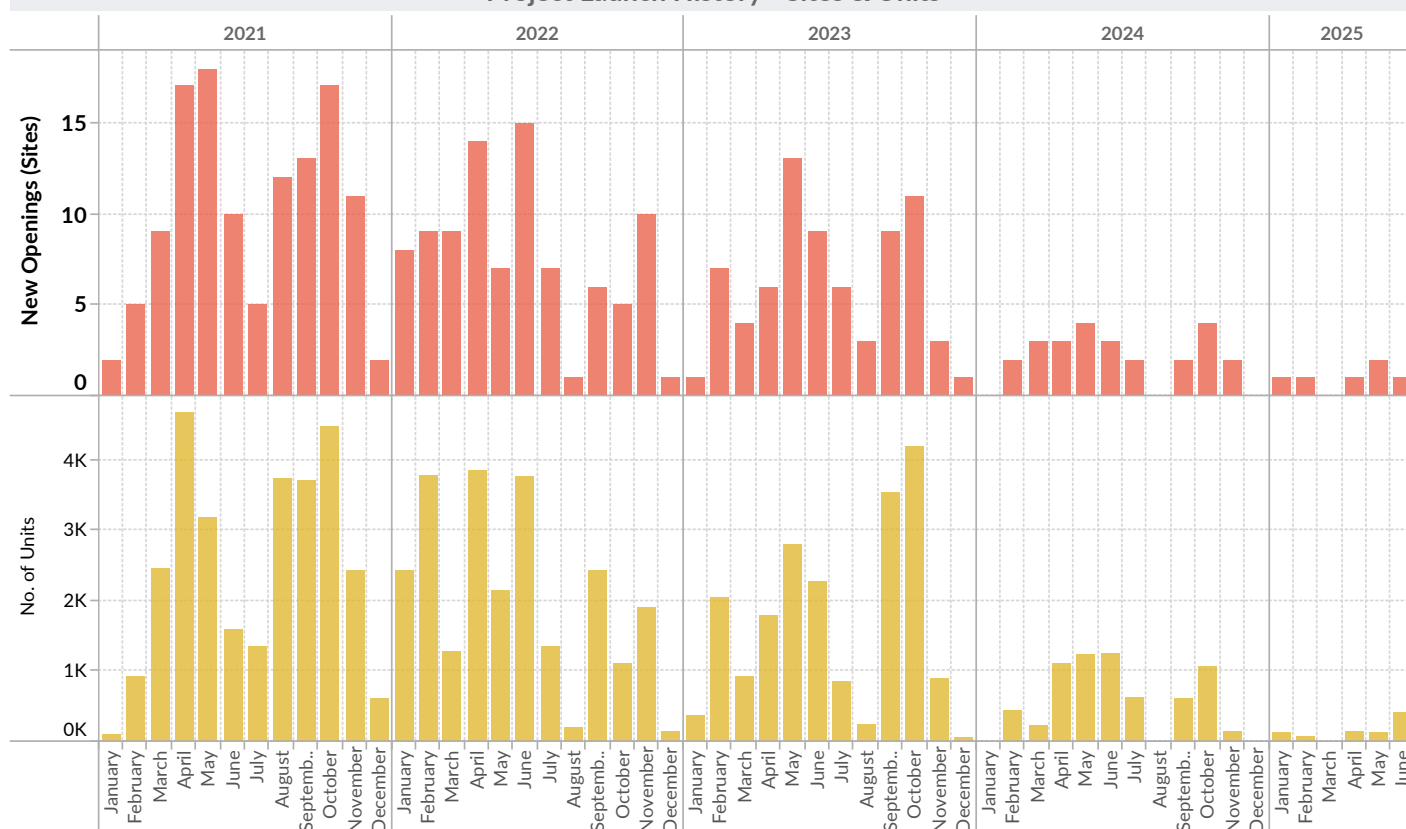
New Openings

June 2025 - New Project Launches

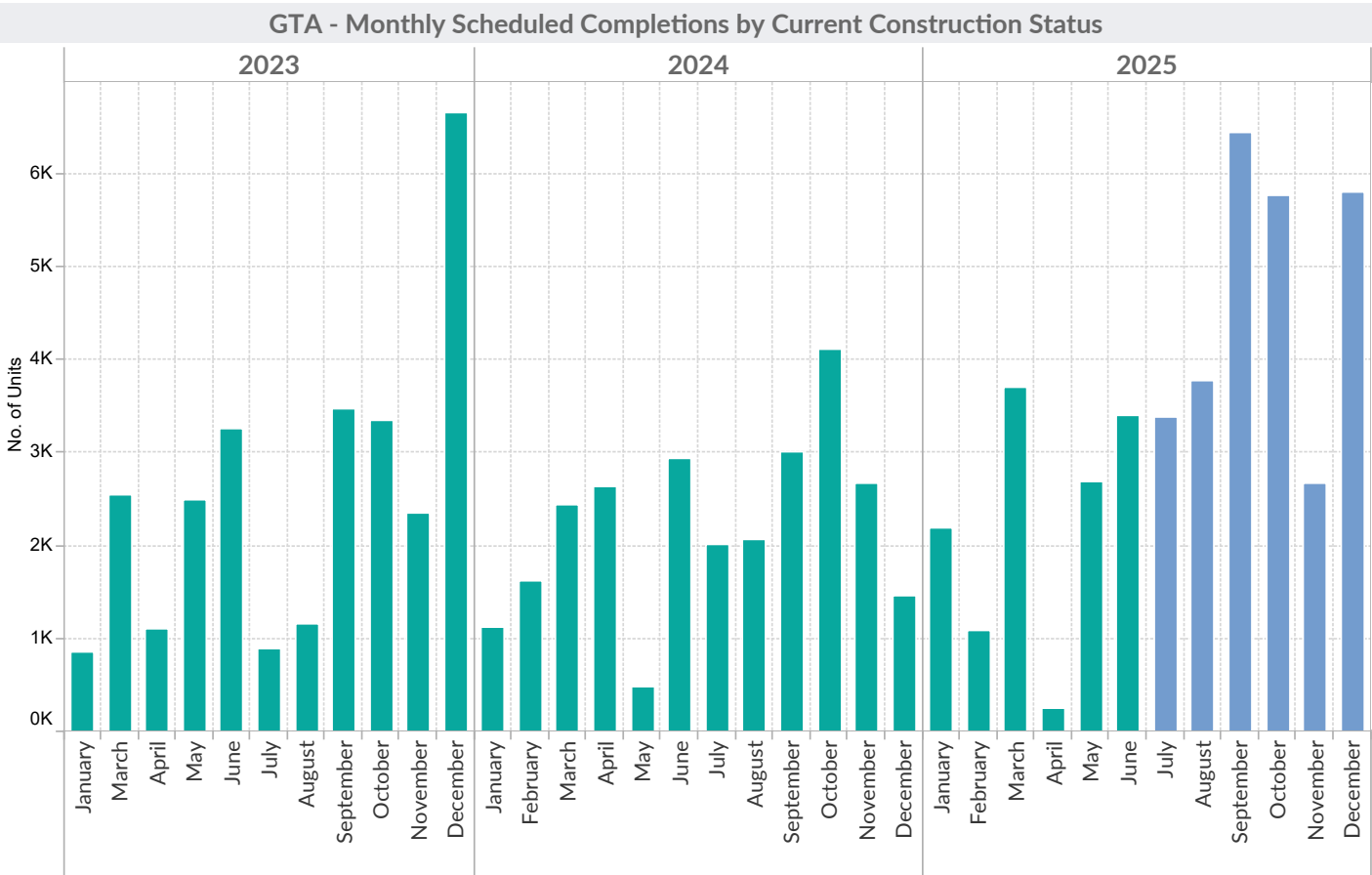
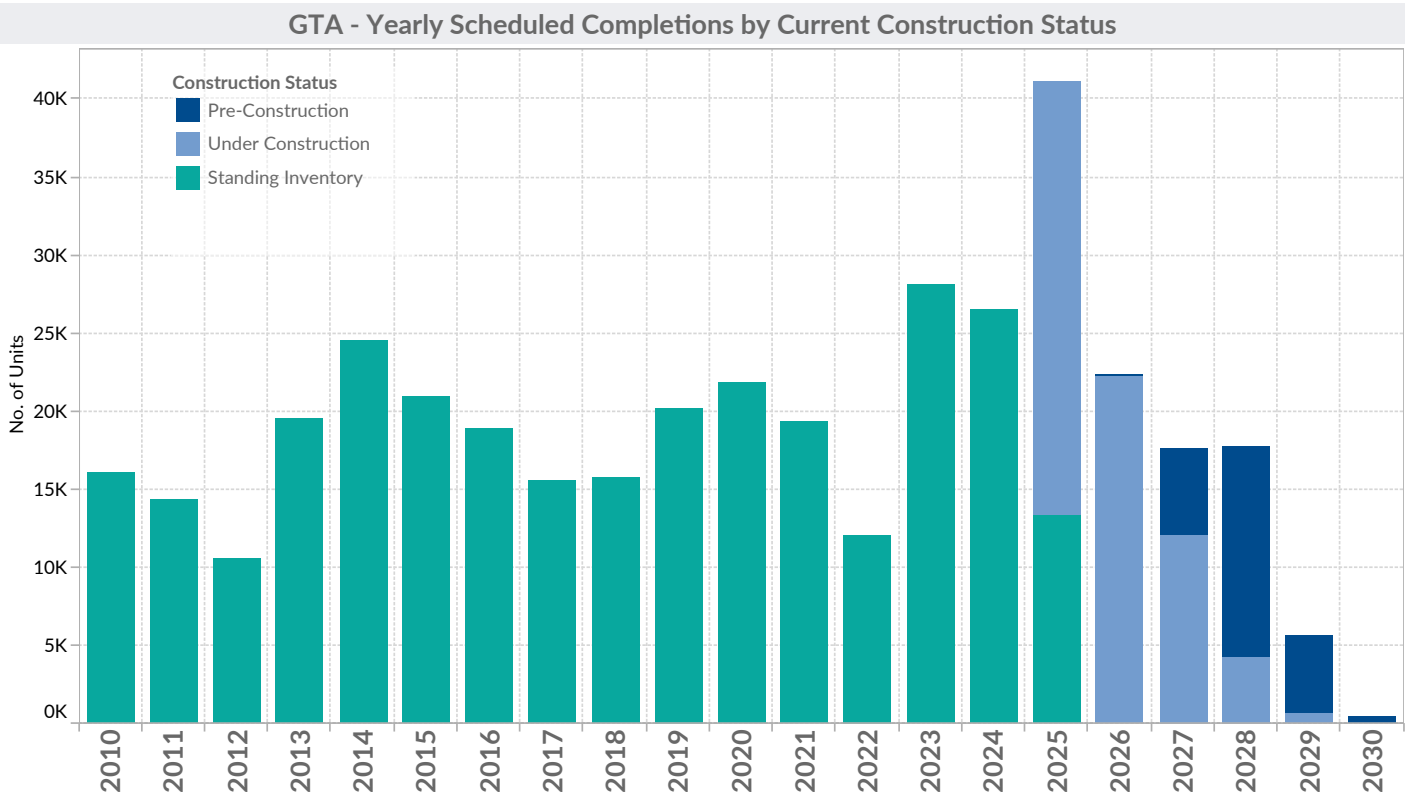
Site Name	Municipality	Opening Date	No. of Units *	Current Month Sales **	Rem Inv	Avg. Current Price Per Sq Fo..
Aquanova Condos - Greenpark Group	Mississauga	6/18/2025	416	66	350	\$935
Grand Total			416	66	350	\$935

* Excludes unreleased units. ** 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 - YTD

GTA - Top High Rise Builders by YTD Sales

Builder	2025												Total	Market Share %
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Mattamy Homes	28	50	33	22	18	12							163	15.4%
Greenpark Group	5	0	5	0	0	68							78	7.4%
Sevoy Developments	9	8	8	7	24	2							58	5.5%
Concord Adex	9	9	13	4	5	2							42	4.0%
Diamond Corp	9	2	2	11	7	4							35	3.3%
Tridel	15	1	2	2	10	1							31	2.9%
Curated Properties	8	4	5	11	2	0							30	2.8%
Centrecourt Developments Inc.	8	4	10	3	3	2							30	2.8%
Lifetime Developments	9	2	2	11	5	0							29	2.7%
Graywood Developments	1	0	0	12	2	11							26	2.5%
Brookfield Residential	0	1	0	1	6	16							24	2.3%
Capital Developments	4	5	10	2	0	1							22	2.1%
City Park Homes	6	7	2	1	3	3							22	2.1%
Marlin Spring Developments	1	1	3	1	7	8							21	2.0%
Neatt Communities	0	3	9	0	5	2							19	1.8%
National Homes	3	3	5	2	0	5							18	1.7%
Marshall Homes		15	1	0	0	1							17	1.6%
Daniels Corporation	0	0	2	2	7	4							15	1.4%
Bazis International Inc.	12	0	0	0	1	1							14	1.3%
Emblem Developments	5	0	5	1	0	3							14	1.3%
Zancor Homes	0	7	5	2	0	0							14	1.3%
Hankyu Hanshin Properties				10	2	2							14	1.3%
Cortel Group	1	6	0	1	3	1							12	1.1%
Gairloch	6	2	1	0	1	2							12	1.1%
Menkes	1	0	3	2	0	6							12	1.1%
Total (All 179 Builders)	180	179	197	128	156	217							1,057	

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 Builders - Last 12 Months



GTA - Top High Rise Builders by Last 12 Month's Sales

Builder	2024						2025						Total	Market Share %
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		
Mattamy Homes	3	2	27	39	52	3	28	50	33	22	18	12	289	10.7%
Sevoy Developments	7	2	2	1	34	28	9	8	8	7	24	2	132	4.9%
Greenpark Group	20	13	9	3	4	2	5	0	5	0	0	68	129	4.8%
Latch Developments	20	19	20	19	16	0	2	1	2	2	1	2	104	3.8%
Centrecourt Developments Inc.	8	5	8	15	18	15	8	4	10	3	3	2	99	3.7%
Tridel	16	17	5	12	9	6	15	1	2	2	10	1	96	3.6%
QuadReal Property Group	23	8	2	25	23	2	1	0	2	2	1	6	95	3.5%
Concord Adex	3	14	11	4	3	17	9	9	13	4	5	2	94	3.5%
Westdale Properties	7	51	0	3	2	2	2	2	1	2	1	0	73	2.7%
Diamond Corp	4	2	4	15	8	3	9	2	2	11	7	4	71	2.6%
Curated Properties	14	5	8	4	8	1	8	4	5	11	2	0	70	2.6%
Parallax Development Corporation	0	49	0	2	2	2	2	2	1	1	0	0	61	2.3%
Lifetime Developments	2	1	3	12	8	3	9	2	2	11	5	0	58	2.1%
Trinity Point Developments	3	3	1	3	21	17	3	0	0	1	2	1	55	2.0%
Menkes	23	12	2	2	0	1	1	0	3	2	0	6	52	1.9%
Marlin Spring Developments	5	4	11	5	6	0	1	1	3	1	7	8	52	1.9%
Capital Developments	8	5	4	7	2	3	4	5	10	2	0	1	51	1.9%
Malibu Investments Inc.	19	17	2	5	2	0	0	0	1	1	0	0	47	1.7%
95 Developments	15	7	2	2	2	5	4	2	1	1	1	1	43	1.6%
National Homes	2	2	3	3	9	1	3	3	5	2	0	5	38	1.4%
SKALE	5	4	27	0	0	0	0	0	1	1	0	0	38	1.4%
Diamante Development Corporation	5	4	27	0	0	0	0	0	1	1	0	0	38	1.4%
Daniels Corporation	0	2	6	7	6	1	0	0	2	2	7	4	37	1.4%
Lanterra Developments	3	3	17	3	0	1	2	3	3	1	0	1	37	1.4%
Metropia	14	7	3	3	0	5	4	0	0	0	0	0	36	1.3%
Total (All 184 Builders)	308	288	279	296	319	157	180	179	197	128	156	217	2,704	

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



GTA - Top High Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Unit Type	2025 June
Aquanova Condos - Greenpark Group	Mississauga	Apartment	1 Bedroom	11
			1 Bedroom + Den	19
			2 Bedroom + Den	18
			3 Bedroom & Up	1
			2 Bedroom	17
			Total	66
Station No. 3 - Brookfield Residential	Whitby	Apartment	1 Bedroom	4
			1 Bedroom + Den	9
			2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	3
			Total	16
QA Queen & Ash Bridge Condos - Context Developments and RioCan Living	Old Toronto	Apartment	1 Bedroom	10
			1 Bedroom + Den	0
			2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	0
			Other	0
			Studio	0
			Total	10
250 Lawrence - Graywood Developments	Old Toronto	Apartment	1 Bedroom	2
			1 Bedroom + Den	3
			2 Bedroom + Den	0
			3 Bedroom & Up	1
			2 Bedroom	2
			Other	1
			Total	9
One Ten Avenue Road - Sierra Building Group	Old Toronto	Apartment	1 Bedroom	0
			1 Bedroom + Den	2
			2 Bedroom + Den	1
			3 Bedroom & Up	2
			2 Bedroom	2
			Total	7

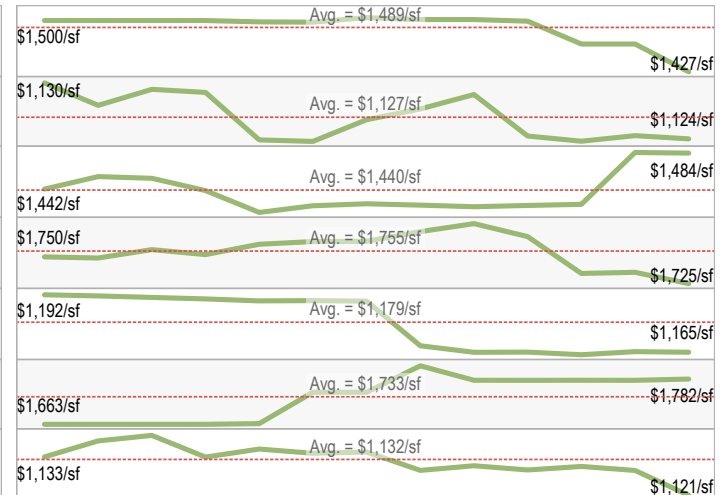
Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	\$1,427/sf
	Etobicoke	\$1,124/sf
	North York	\$1,484/sf
	Old Toronto	\$1,725/sf
	Scarborough	\$1,165/sf
	York	\$1,782/sf
905 Area	905 All Muni.	\$1,121/sf

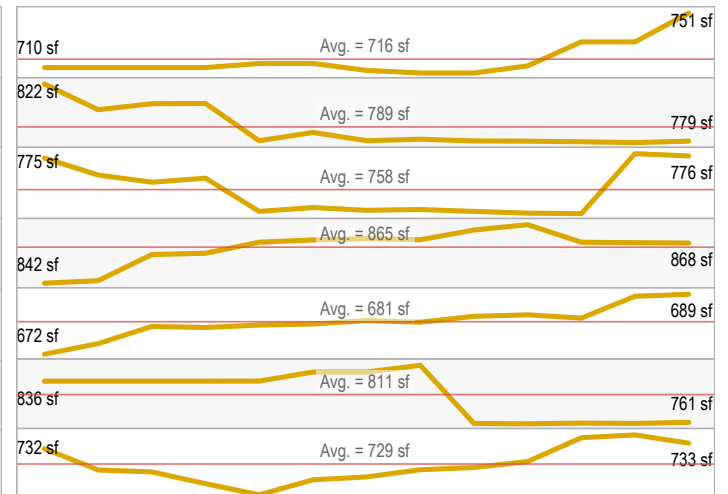
Last 13 Months



Avg. Remaining Unit Size (SF)

416 Area	East York	812 sf
	Etobicoke	788 sf
	North York	775 sf
	Old Toronto	825 sf
	Scarborough	709 sf
	York	835 sf
905 Area	905 All Muni.	756 sf

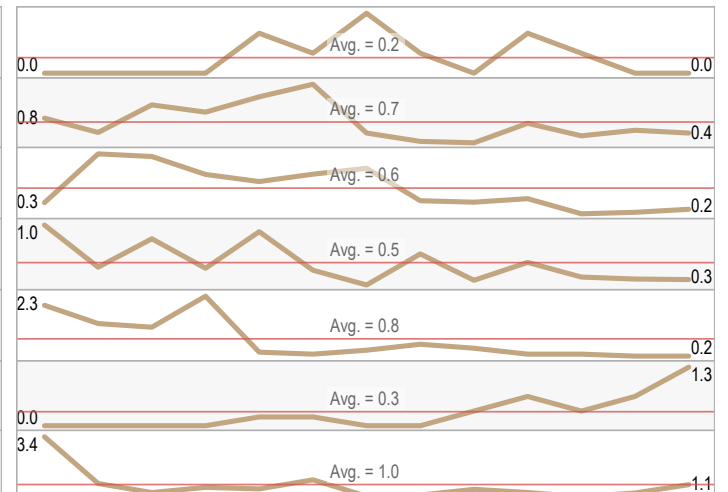
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	0.4
	North York	0.2
	Old Toronto	0.3
	Scarborough	0.2
	York	1.3
905 Area	905 All Muni.	1.1

Last 13 Months



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

Sub Market	Municipality	June 2024			June 2025		
		Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	• 11		• 11	• 9		• 9
Central Waterfront	Old Toronto	• 2		• 2	• 0		• 0
Don Mills - York Mills	North York	• 4	• 0	• 4	• 2	• 2	• 4
Downtown Core	Old Toronto	• 0		• 0	• 1		• 1
Downtown East	Old Toronto	• 4		• 4	• 2		• 2
Downtown West	Old Toronto	• 59		• 59	• 4		• 4
Etobicoke Waterfront	Etobicoke	• 0		• 0	• 1		• 1
Highway7 - Yonge	Richmond Hill	• 148	• 0	• 148	• 2	• 0	• 2
Mississauga City Centre	Mississauga	• 1		• 1	• 2		• 2
North Toronto	Old Toronto	• 30	• 0	• 30	• 11	• 0	• 11
North Yonge Corridor	North York	• 0		• 0	• 0		• 0
North York West	North York	• 2		• 2	• 1		• 1
Not Applicable	Ajax	• 3		• 3	• 0	• 1	• 1
	Aurora		• 0	• 0		• 0	• 0
	Brampton	• 8	• 1	• 9	• 4	• 0	• 4
	Burlington	• 27		• 27	• 5	• 1	• 6
	Caledon	• 0	• 4	• 4	• 0	• 0	• 0
	Clarington	• 0		• 0			
	East York	• 0	• 0	• 0	• 0	• 0	• 0
	Etobicoke	• 14	• 6	• 20	• 9	• 1	• 10
	Georgina	• 0		• 0			
	Halton Hills	• 0		• 0	• 0		• 0
	King	• 0		• 0	• 0		• 0
	Markham	• 23	• 0	• 23	• 3	• 0	• 3
	Milton	• 36		• 36	• 7		• 7
	Mississauga	• 19		• 19	• 79		• 79
	Newmarket	• 0		• 0	• 0		• 0
	North York		• 0	• 0		• 0	• 0
	Oakville	• 15		• 15	• 10		• 10
	Old Toronto	• 5		• 5	• 0		• 0
	Oshawa	• 2		• 2	• 0		• 0
	Pickering	• 109	• 0	• 109	• 5	• 0	• 5
	Richmond Hill		• 0	• 0		• 0	• 0
	Scarborough	• 30	• 0	• 30	• 2	• 0	• 2
	Vaughan	• 81	• 0	• 81	• 15	• 0	• 15
	Whitby	• 0		• 0	• 16		• 16
	York	• 0		• 0	• 4		• 4
Sheppard Corridor	North York	• 6	• 0	• 6	• 2	• 0	• 2
Thornhill	Markham	• 1		• 1	• 0		• 0
	Vaughan	• 0		• 0	• 0		• 0
Toronto East	Old Toronto	• 4		• 4	• 10		• 10
Toronto West	Old Toronto	• 3		• 3	• 6		• 6
Yonge - St. Clair	Old Toronto	• 0	• 1	• 1	• 0		• 0
Grand Total		• 647	• 12	• 659	• 212	• 5	• 217

Sales & Remaining Inventory

Last 12 Month's Sales & Remaining Inventory by Submarket

Last 12 Months - Sales					Remaining Inventory			
Sub Market	Municipality	Apartment	Stacked	Total	Apartment	Stacked	Total	
Bloor - Yorkville	Old Toronto	• 80		• 80	• 429		• 429	
Central Waterfront	Old Toronto	• 51		• 51	• 922		• 922	
Don Mills - York Mills	North York	• 30	• 4	• 34	• 271	• 11	• 282	
	Old Toronto							
Downtown Core	Old Toronto	• 15		• 15	• 439		• 439	
Downtown East	Old Toronto	• 67		• 67	• 1,132		• 1,132	
Downtown West	Old Toronto	• 270		• 270	• 1,181		• 1,181	
Etobicoke Waterfront	Etobicoke	• 5		• 5	• 10		• 10	
Highway7 - Yonge	Markham							
	Richmond Hill	• 51	• 1	• 52	• 179	• 22	• 201	
Mississauga City Centre	Mississauga	• 18		• 18	• 631		• 631	
North Toronto	North York							
	Old Toronto	• 49	• 0	• 49	• 324	• 4	• 328	
North Yonge Corridor	North York	• 56		• 56	• 776		• 776	
North York East	North York							
North York West	North York	• 123		• 123	• 618		• 618	
	York							
Not Applicable	Ajax	• 15	• 17	• 32	• 49	• 7	• 56	
	Aurora		• 1	• 1		• 7	• 7	
	Brampton	• 29	• 8	• 37	• 221	• 144	• 365	
	Burlington	• 128	• 17	• 145	• 425	• 19	• 444	
	Caledon	• 0	• 25	• 25	• 0	• 39	• 39	
	Clarington	• 5		• 5				
	East York	• 10	• 0	• 10	• 104	• 4	• 108	
	Etobicoke	• 200	• 15	• 215	• 1,165	• 109	• 1,274	
	Georgina	• 4		• 4				
	Halton Hills	• 1		• 1	• 77		• 77	
	King	• 21		• 21	• 165		• 165	
	Markham	• 90	• 4	• 94	• 396	• 6	• 402	
	Milton	• 192		• 192	• 593		• 593	
	Mississauga	• 190		• 190	• 1,821		• 1,821	
	Newmarket	• 0		• 0	• 46		• 46	
	North York		• 2	• 2		• 10	• 10	
	Oakville	• 166		• 166	• 496		• 496	
	Old Toronto	• 20		• 20	• 127		• 127	
	Oshawa	• 0		• 0	• 226		• 226	
	Pickering	• 238	• 0	• 238	• 691	• 0	• 691	
	Richmond Hill		• 0	• 0		• 8	• 8	
	Scarborough	• 109	• 0	• 109	• 365	• 3	• 368	
	Uxbridge							
	Vaughan	• 129	• 0	• 129	• 1,086	• 0	• 1,086	
	Whitby	• 32		• 32	• 60		• 60	
	Whitchurch-Stouffville							
	York	• 12		• 12	• 208		• 208	
Scarborough City Centre	Scarborough							
Sheppard Corridor	North York	• 51	• 0	• 51	• 410	• 1	• 411	
Thornhill	Markham	• 5		• 5	• 26		• 26	
	Vaughan	• 0		• 0	• 0		• 0	
Toronto East	East York							
	Old Toronto	• 17		• 17	• 157		• 157	
Toronto West	Old Toronto	• 69		• 69	• 322		• 322	
Yonge - St. Clair	Old Toronto	• 62		• 62	• 154		• 154	
Grand Total		• 2,610	• 94	• 2,704	• 16,302	• 394	• 16,696	



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