



Altus Group



Greater Toronto Area Low 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%				

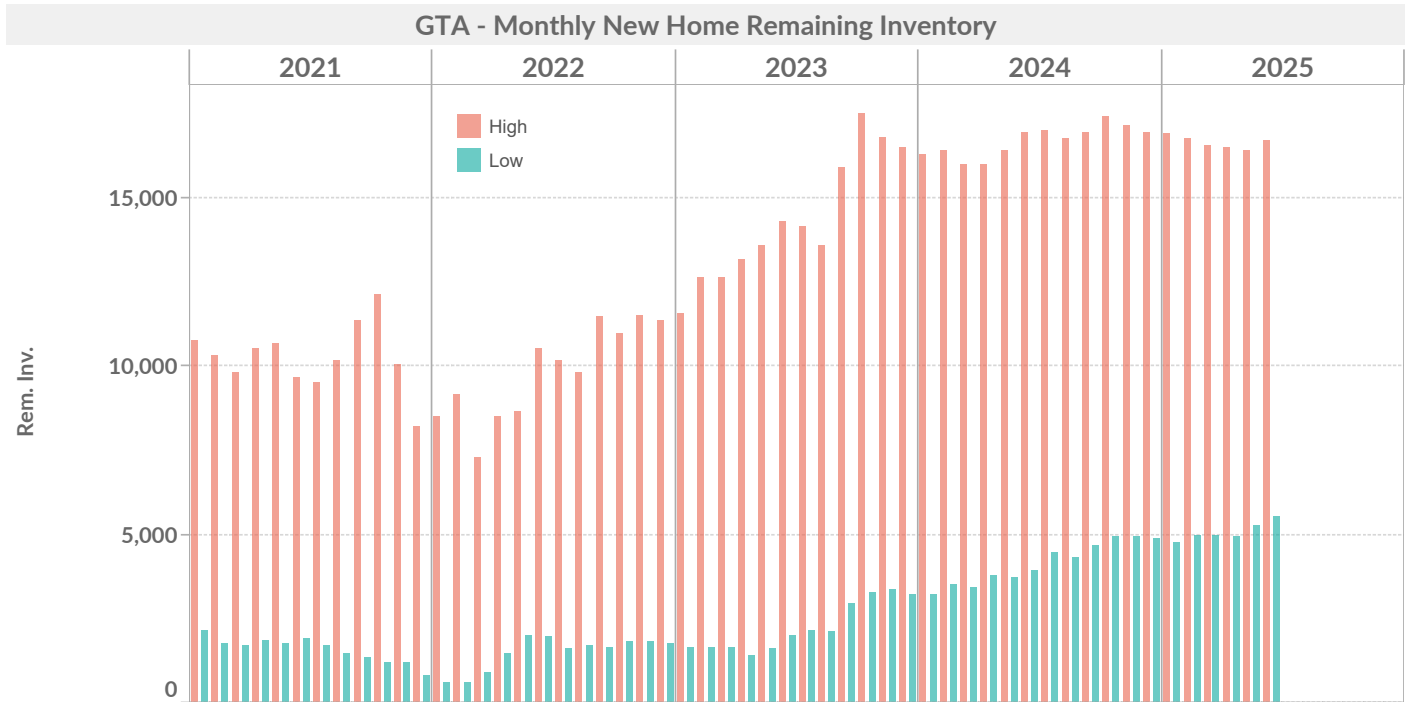
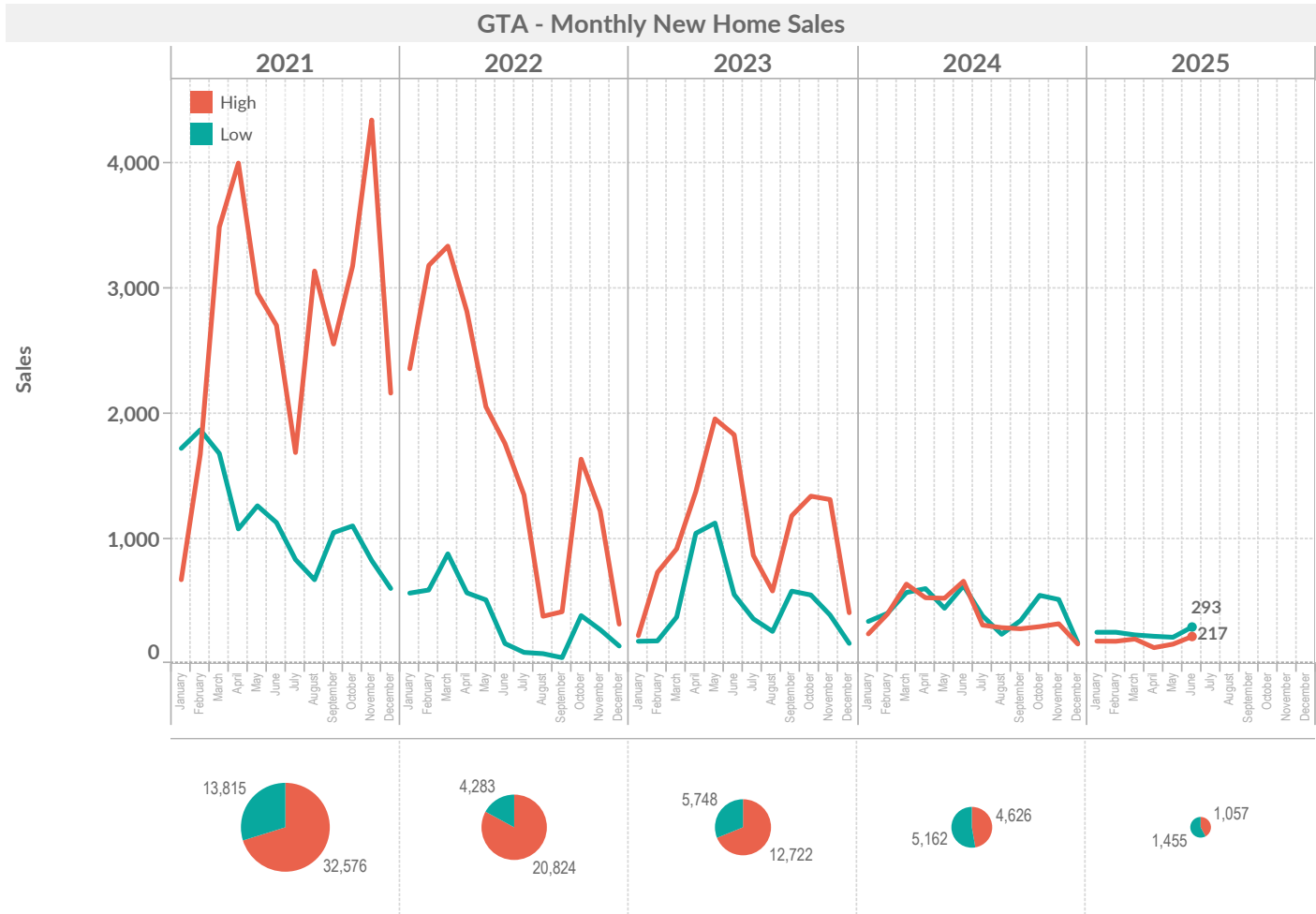
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

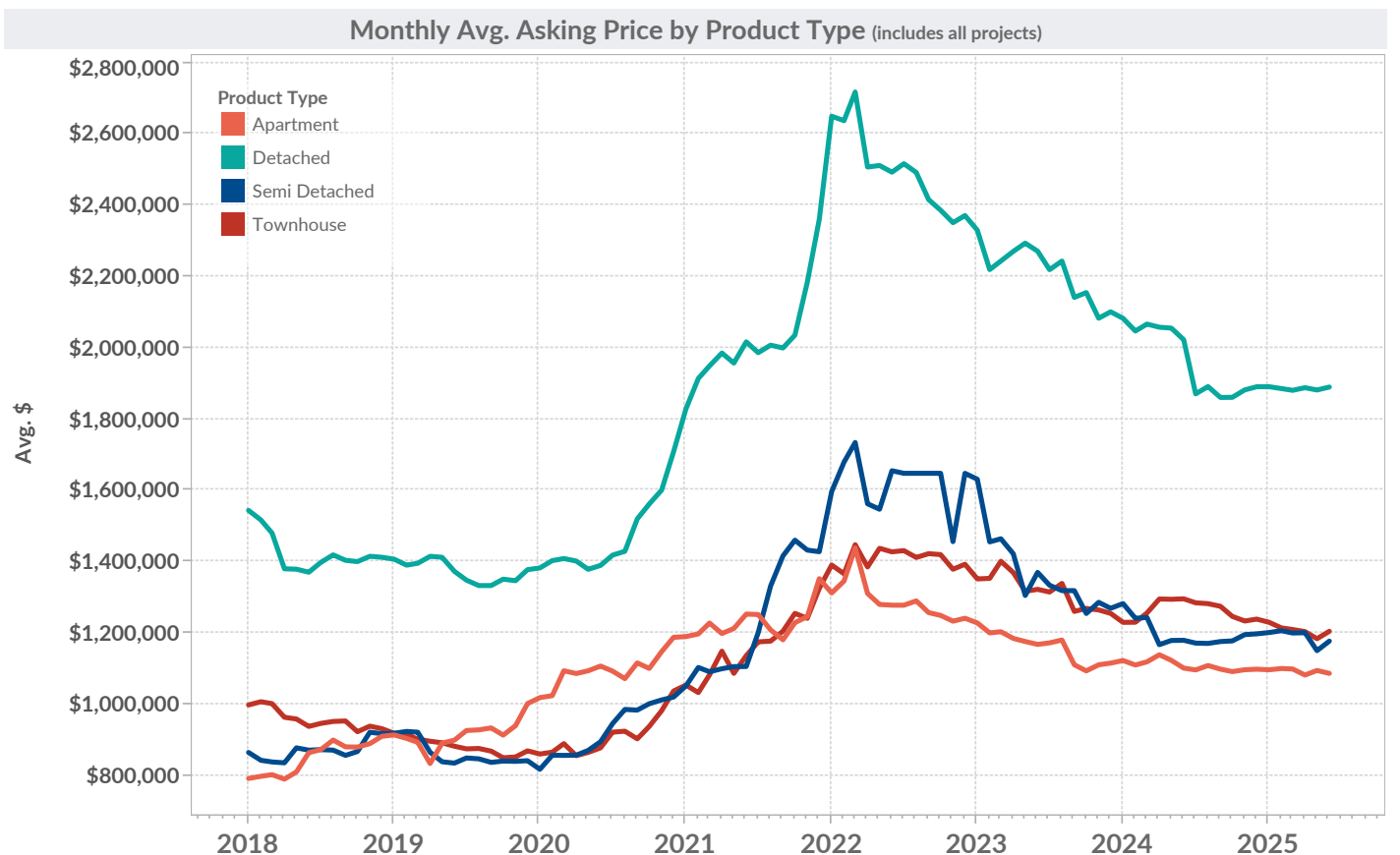
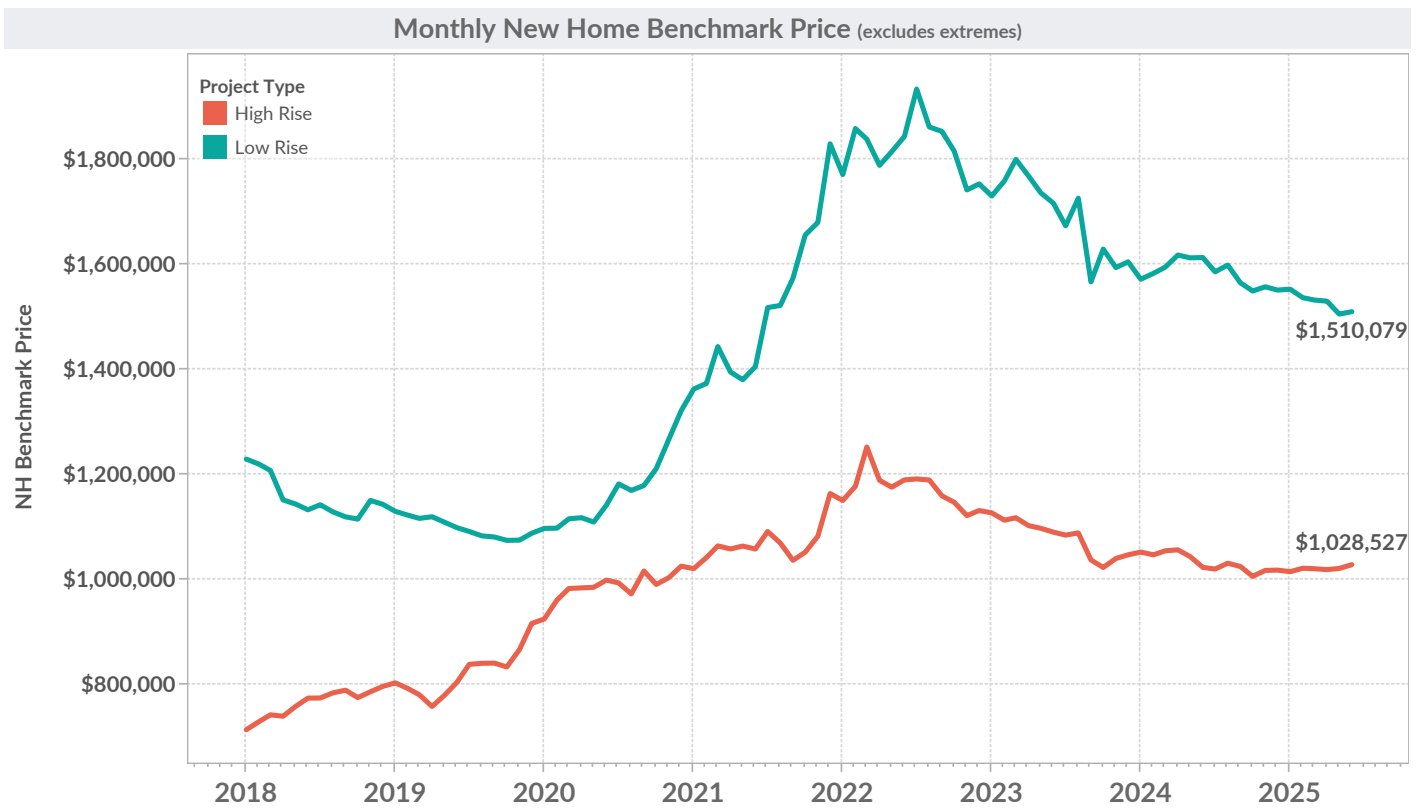
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

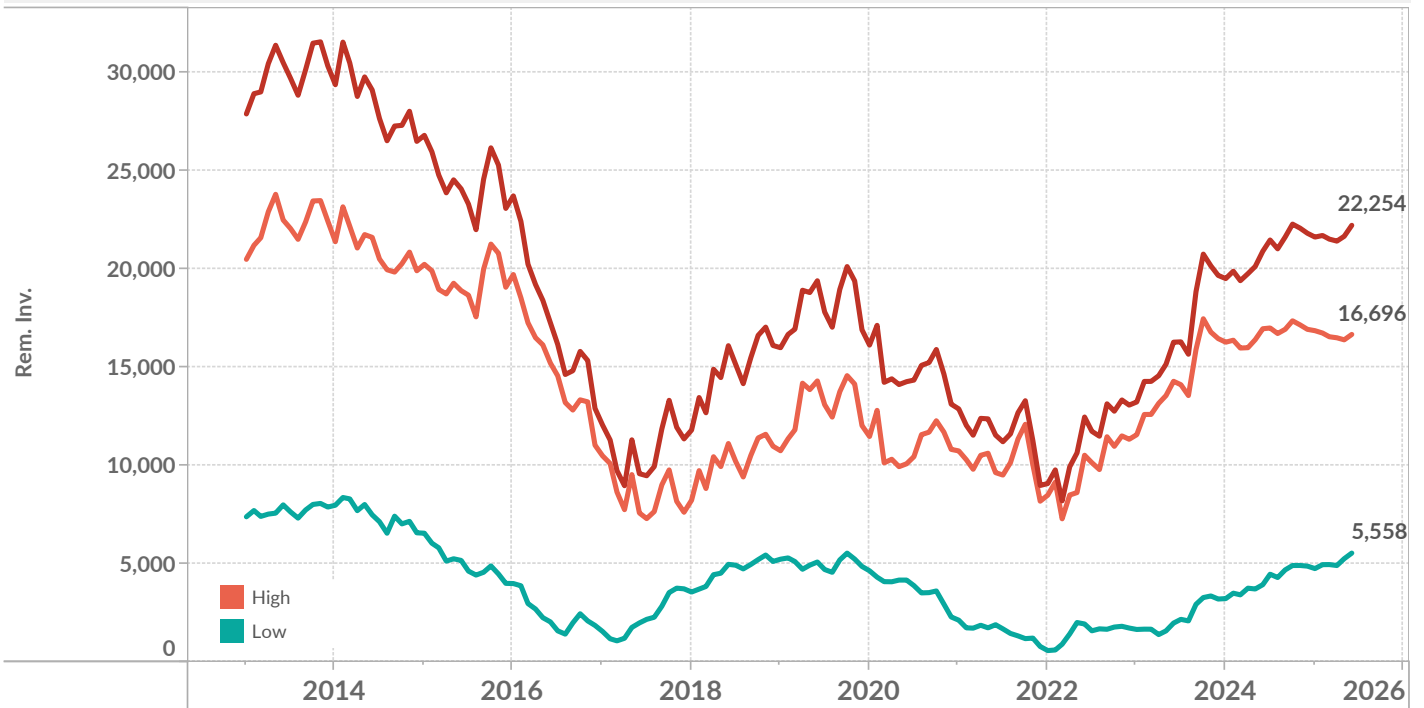


Pricing

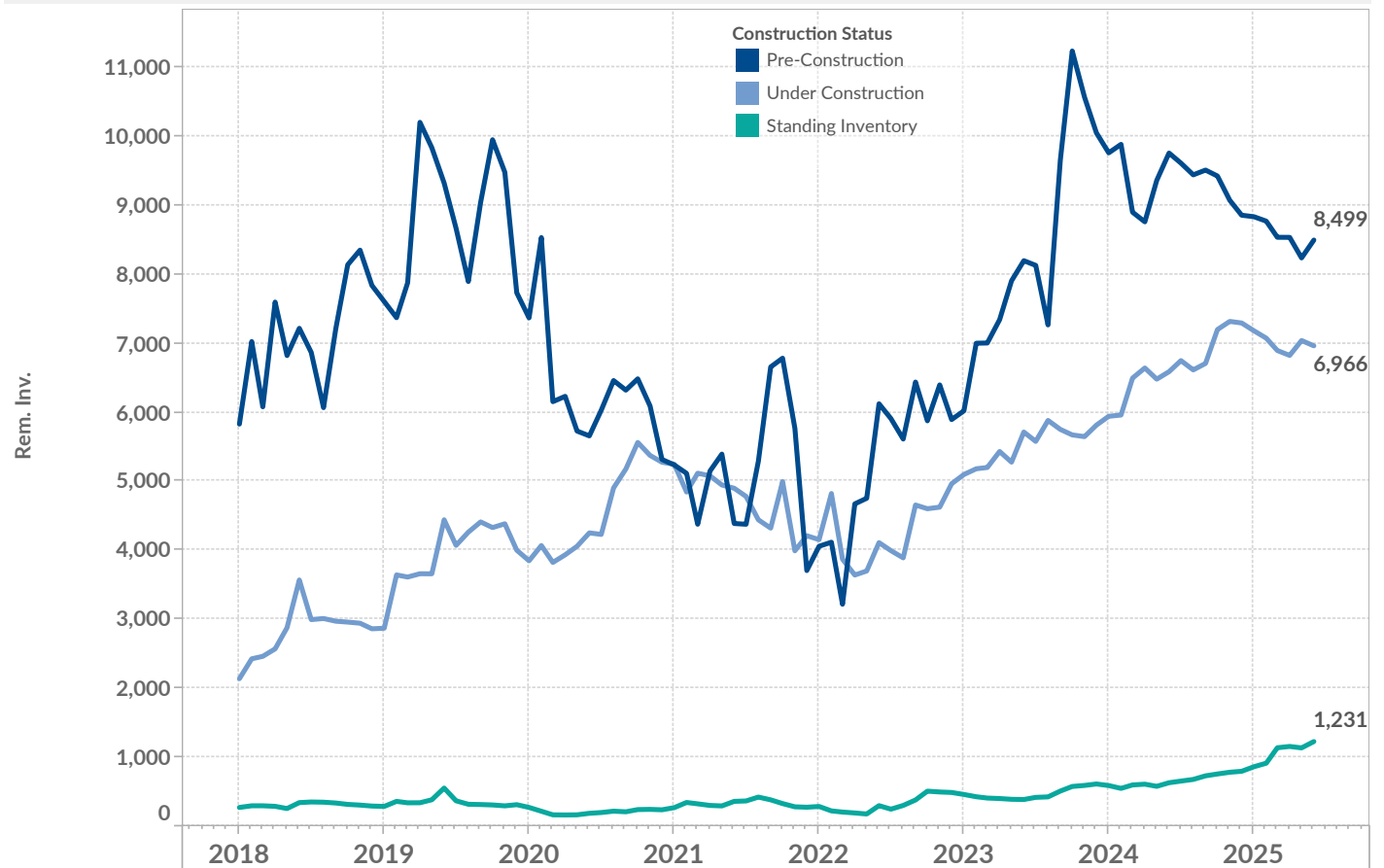


Remaining Inventory

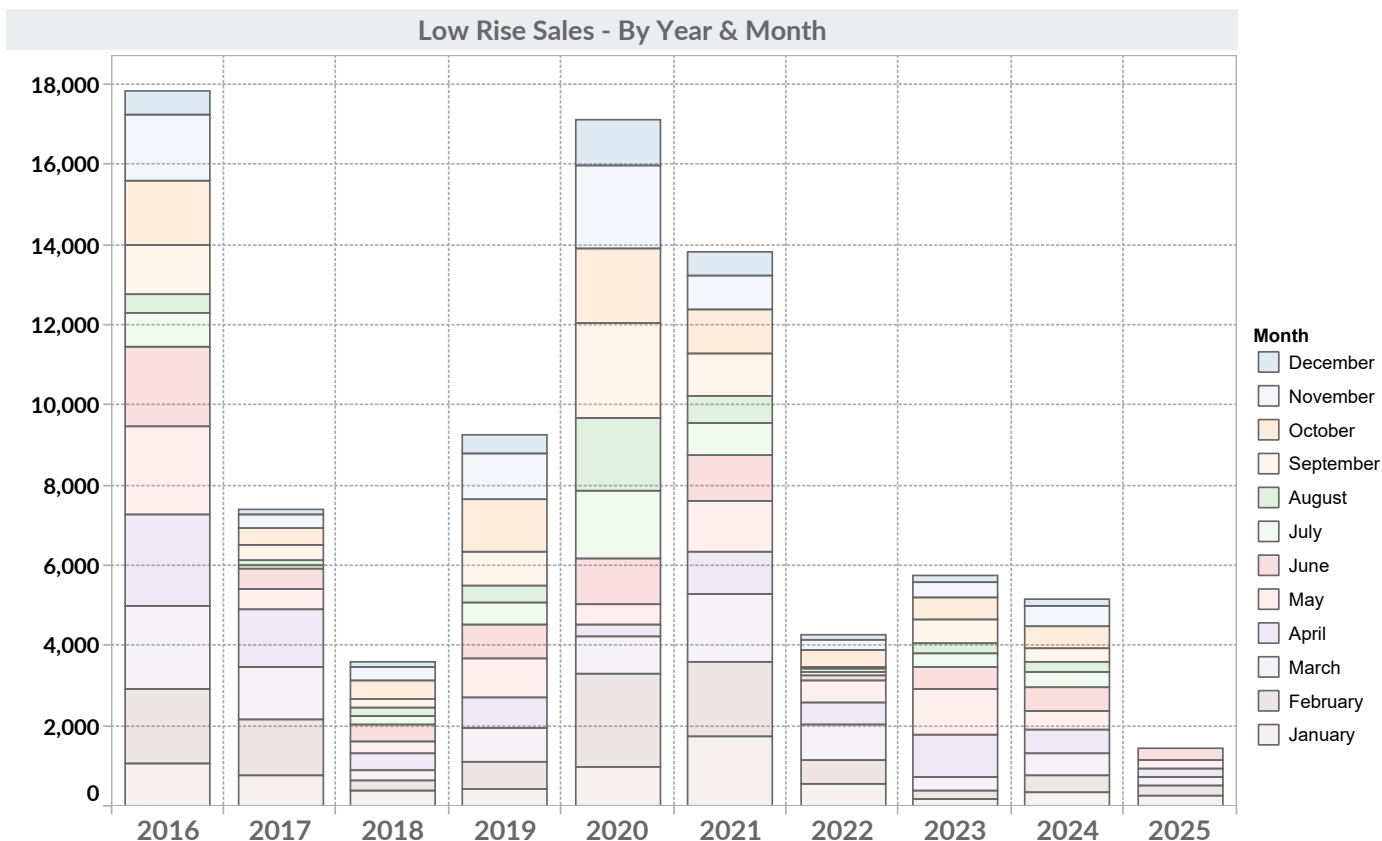
GTA - Monthly New Home Remaining Inventory



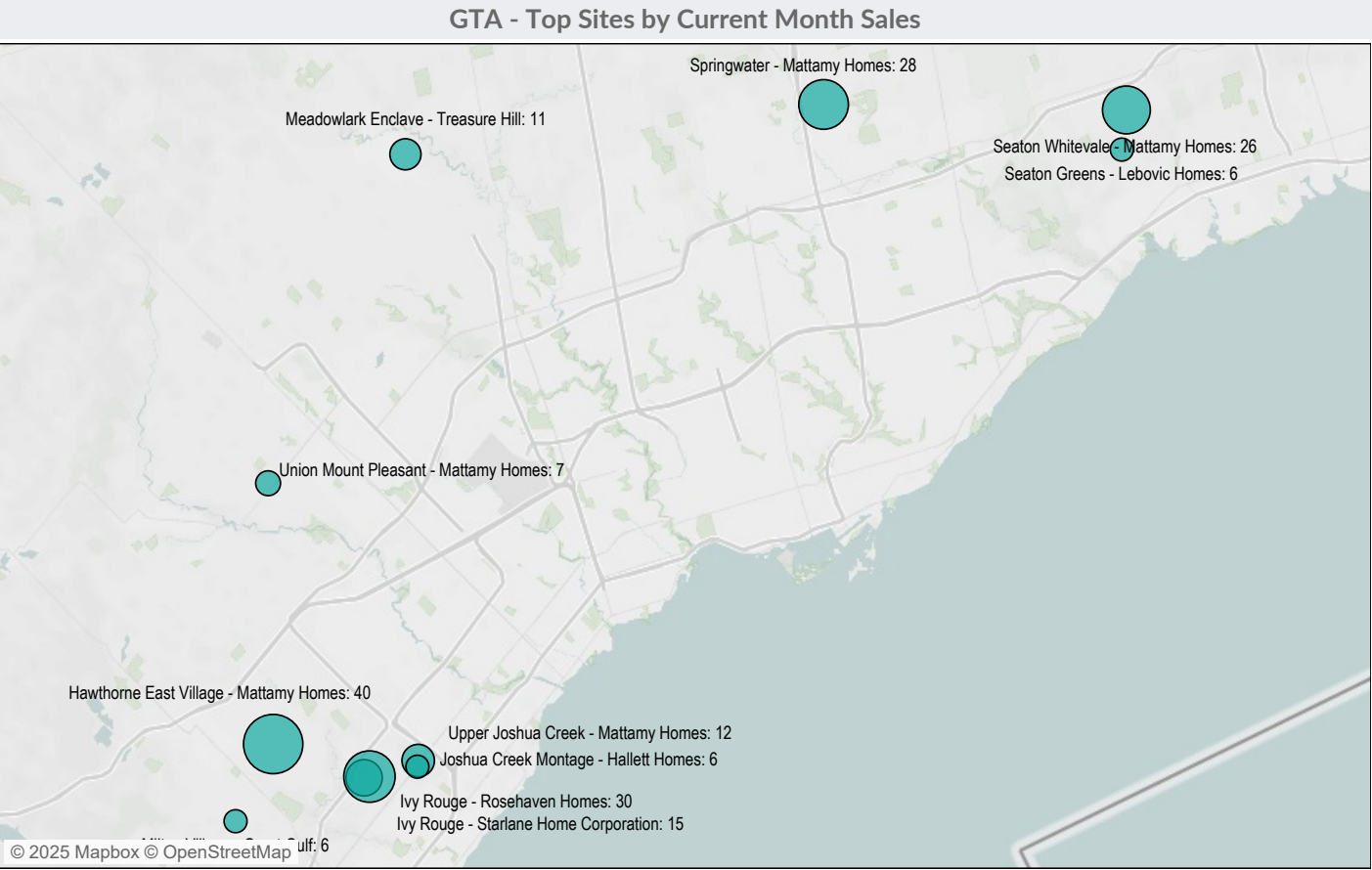
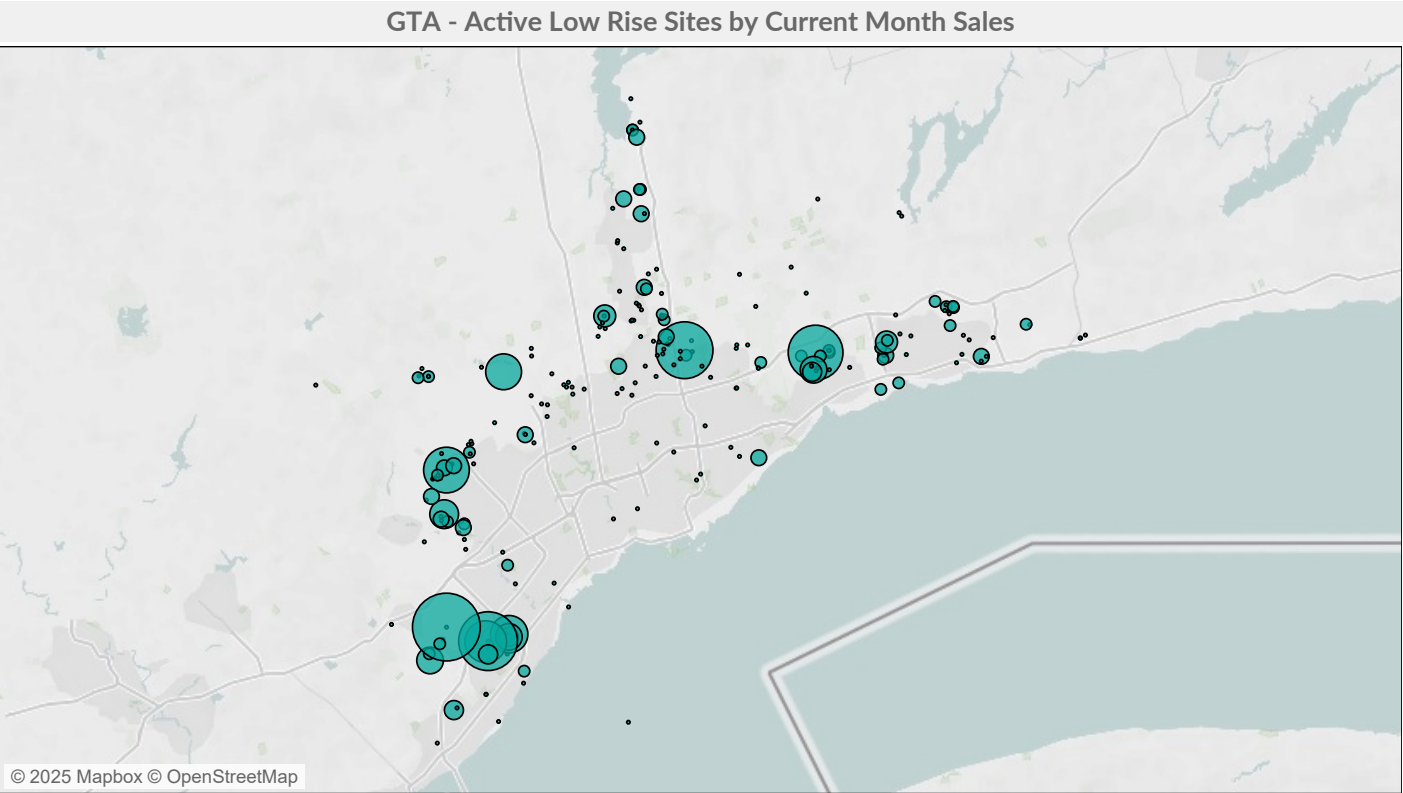
GTA - Monthly High Rise Rem. Inv. by Construction Status



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Current Sites

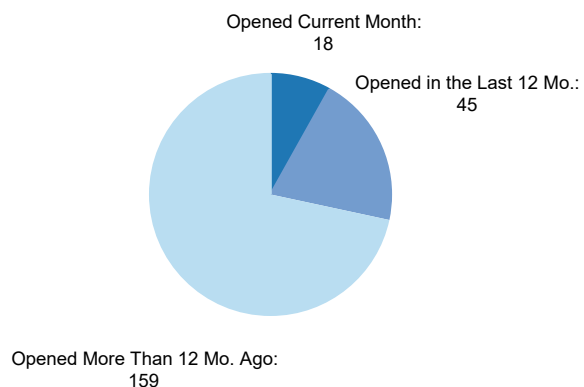


Monthly Sales Breakdown

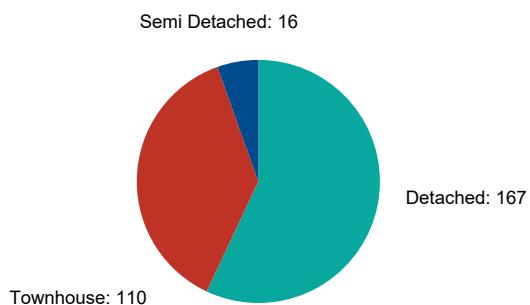


Current Month Low Rise Sales Breakdown

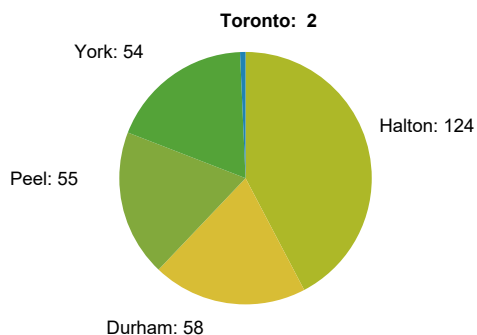
Sales by Opening Date (5 years)



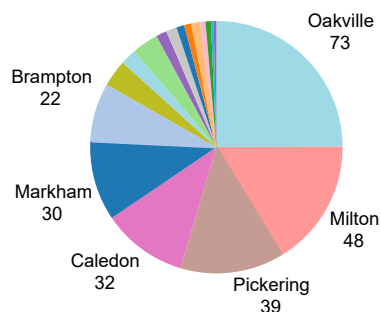
Sales by Product Type



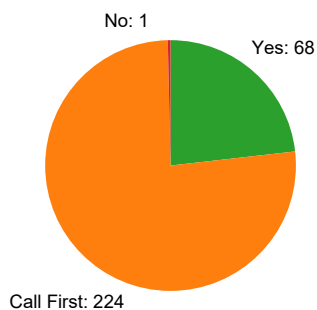
Sales by Region



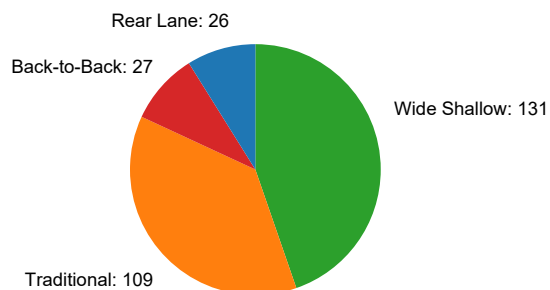
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



New Openings

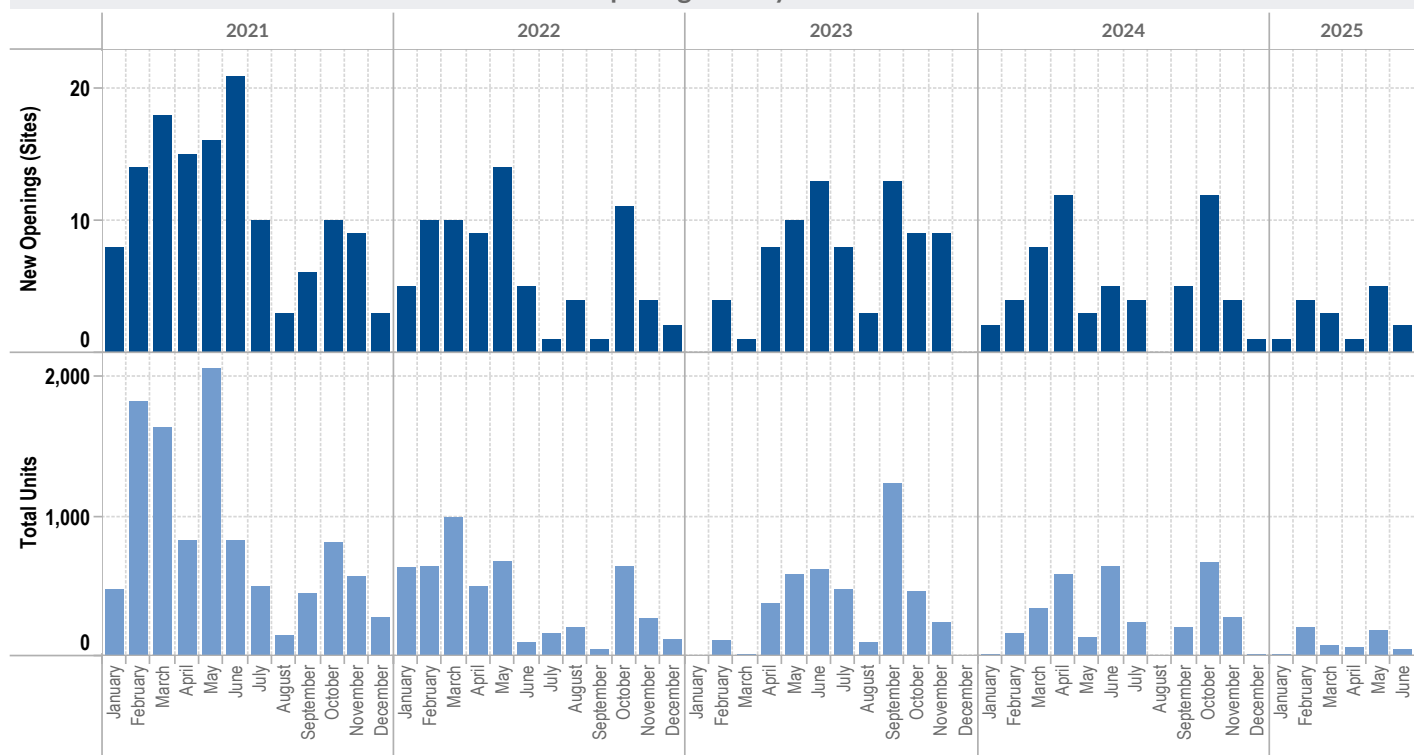


June 2025 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	Opening Date	Current Month Sales *	Rem Inv	Avg. \$/SF	No. of Units **
Homestead Meadows - Ballymore Homes	Freehold	Georgina	6/7/2025	0	10	\$503	10
Summer Valley - Caivan	Freehold	Caledon	*	18	17	\$444	35
Grand Total				18	27	\$459	45

* 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	117							357	24.5%		24.5%			
Treasure Hill	13	32	30	14	16	15							120	8.2%		32.8%			
Paradise Developments	30	15	16	2	3	3							69	4.7%		37.5%			
Caivan	14	4	4	10	14	20							66	4.5%		42.1%			
Starlane Home Corporation	0	36	7	2	2	18							65	4.5%		46.5%			
Aspen Ridge Homes	7	9	9	19	12	6							62	4.3%		50.8%			
Liberty Development Corporation	0	0	0	45	5	0							50	3.4%		54.2%			
Fieldgate Homes	17	2	11	8	5	4							47	3.2%		57.5%			
Royal Pine Homes	33	4	2	2	0	1							42	2.9%		60.3%			
Rosehaven Homes	0	0	0	0	0	30							30	2.1%		62.4%			
Great Gulf	4	0	8	1	7	9							29	2.0%		64.4%			
CountryWide Homes	3	11	6	0	1	2							23	1.6%		66.0%			
Lakeview Homes	0	0	18	3	1	0							22	1.5%		67.5%			
Times Group Corporation		17	3	1	0	0							21	1.4%		68.9%			
Menkes	10	2	2	2	3	1							20	1.4%		70.3%			
Regal Crest Homes	4	2	1	4	4	5							20	1.4%		71.7%			
Zancor Homes	2	10	0	5	3	0							20	1.4%		73.1%			
Greenpark Group	0	0	1	6	4	8							19	1.3%		74.4%			
Opus Homes	2	5	6	1	1	1							16	1.1%		75.5%			
Fernbrook Homes	4	2	3	2	1	3							15	1.0%		76.5%			
Camcos Living	1	3	1	1	8	0							14	1.0%		77.5%			
Lebovic Homes	1	2	3	2	0	6							14	1.0%		78.4%			
	251	251	230	219	211	293							1,455						

Top Builders - Last 12 Months



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

Builder	2024						2025						Total	Market Share		Cum. Mkt. Share	
	July	August	September	October	November	December	January	February	March	April	May	June		%		%	
Mattamy Homes	72	44	61	185	115	49	70	51	50	25	44	117	883	24.2%		24.2%	
Treasure Hill	144	50	14	27	64	9	13	32	30	14	16	15	428	11.8%		36.0%	
Fieldgate Homes	5	12	10	26	88	16	17	2	11	8	5	4	204	5.6%		41.6%	
Starlane Home Corporation				63	24	0	0	36	7	2	2	18	152	4.2%		45.8%	
Caivan	3	0	47	14	11	0	14	4	4	10	14	20	141	3.9%		49.6%	
Great Gulf	17	21	16	17	15	13	4	0	8	1	7	9	128	3.5%		53.2%	
Aspen Ridge Homes	15	5	10	16	12	7	7	9	9	19	12	6	127	3.5%		56.6%	
Paradise Developments	4	0	9	11	15	1	30	15	16	2	3	3	109	3.0%		59.6%	
Zancor Homes	10	16	22	27	7	3	2	10	0	5	3	0	105	2.9%		62.5%	
Royal Pine Homes	0	0	6	11	15	17	33	4	2	2	0	1	91	2.5%		65.0%	
Regal Crest Homes	19	11	17	11	7	3	4	2	1	4	4	5	88	2.4%		67.4%	
Menkes			26	18	6	2	10	2	2	2	3	1	72	2.0%		69.4%	
CountryWide Homes	12	6	6	11	7	6	3	11	6	0	1	2	71	1.9%		71.4%	
Fernbrook Homes	4	2	3	30	10	3	4	2	3	2	1	3	67	1.8%		73.2%	
Liberty Development Corporation	0	0	1	0	0	0	0	0	0	45	5	0	51	1.4%		74.6%	
Andrin Homes	1	2	16	10	2	4	1	2	1	1	1	1	42	1.2%		75.8%	
Greenpark Group	1	1	3	2	6	0	0	0	1	6	4	8	32	0.9%		76.6%	
Rosehaven Homes	0	0	0	1	0	0	0	0	0	0	0	30	31	0.9%		77.5%	
Crystal Homes and Fernbrook Homes	6	4	3	3	2	1	1	0	0	6	2	0	28	0.8%		78.3%	
Lebovic Homes	0	0	2	4	7	1	1	2	3	2	0	6	28	0.8%		79.0%	
Opus Homes	4	2	0	0	6	0	2	5	6	1	1	1	28	0.8%		79.8%	
Branthaven Homes	0	0	1	0	18	1	0	0	1	1	3	2	27	0.7%		80.5%	
	382	235	345	546	513	166	251	251	230	219	211	293	3,642				

Top Sites



GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2025 June
Hawthorne East Village - Mattamy Homes	Milton	Detached	30	6
			34	1
			36	6
			43	0
			66	4
		Townhouse	20	0
			21	11
			23	12
		Total		40
Ivy Rouge - Rosehaven Homes	Oakville	Detached	35	7
			41	13
		Semi Detached	26	6
		Townhouse	20	2
			25	2
		Total		30
Springwater - Mattamy Homes	Markham	Detached	30	5
			38	10
		Townhouse	20	7
			22	1
			23	5
		Total		28
Seaton Whitevale - Mattamy Homes	Pickering	Detached	30	1
			36	9
		Townhouse	23	16
		Total		26
Summer Valley - Caivan	Caledon	Detached	40	3
			42	9
			50	6
		Total		18
Ivy Rouge - Starlane Home Corporation	Oakville	Detached	35	0
			41	9
		Semi Detached	26	3
		Townhouse	20	2
			25	1
		Total		15
Upper Joshua Creek - Mattamy Homes	Oakville	Detached	34	0
			38	5
			45	0
		Townhouse	20	4
			23	3
		Total		12
Meadowlark Enclave - Treasure Hill	Caledon	Detached	36	11
			40	0
		Total		11
Union Mount Pleasant - Mattamy Homes	Brampton	Townhouse	18	1

Yr. Over Yr. Sales Comparison



Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	June 2024					June 2025				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	2		0	0	2	1		0		1
	Brock										
	Clarington	6		3	2	11	1		0	2	3
	Oshawa	3		0	5	8	3		0	2	5
	Pickering	11		0	17	28	16		3	20	39
	Scugog	1	0		0	1	0	0		0	0
	Uxbridge	0			0	0	0			0	0
	Whitby	76		6	9	91	6		2	2	10
	Total	99	0	9	33	141	27	0	5	26	58
Halton	Burlington	0		0	0	0	3		0	0	3
	Halton Hills	1			1	2	0			0	0
	Milton	43			11	54	20		0	28	48
	Oakville	10	0		35	45	40	0	9	24	73
	Total	54	0	0	47	101	63	0	9	52	124
Peel	Brampton	45		0	5	50	9		2	11	22
	Caledon	9		0	18	27	31		0	1	32
	Mississauga				7	7				1	1
	Total	54		0	30	84	40		2	13	55
Toronto	East York										
	Etobicoke										
	North York				1	1	0			0	0
	Old Toronto			0		0			0		0
	Scarborough	1			4	5	0			2	2
	York				2	2				0	0
	Total	1		0	7	8	0		0	2	2
York	Aurora	2			0	2	3			0	3
	East Gwillimbury	2		0	0	2	5		0	1	6
	Georgina	3				3	4				4
	King	0			0	0	4			1	5
	Markham	7		0	26	33	15		0	15	30
	Newmarket		0	0	0	0		0	0	0	0
	Richmond Hill	5	0	0	233	238	4	0	0	0	4
	Vaughan	2			9	11	2			0	2
	Whitchurch-Stouffville	0				0	0				0
	Total	21	0	0	268	289	37	0	0	17	54
Grand Total		229	0	9	385	623	167	0	16	110	293

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	3		2	2	7	9	0		4	0	13	
	Brock						0				0	0	
	Clarington	61		1	16	78	74	0		12	56	142	
	Oshawa	116		2	104	222	135	0		4	134	273	
	Pickering	104		13	261	378	101	0	0	2	151	254	
	Scugog	16	0		0	16	60	8		0	0	68	
	Uxbridge	0			1	1	21	0		0	21	42	
	Whitby	137		32	89	258	91	0		36	81	208	
	Total	437	0	50	473	960	491	8	0	58	443	1,000	
Halton	Burlington	11		0	1	12	14	0		5	19	38	
	Halton Hills	7			4	11	15	0		0	22	37	
	Milton	256		1	109	366	393	0		15	178	586	
	Oakville	162	0	9	155	326	324	39		19	527	909	
	Total	436	0	10	269	715	746	39		39	746	1,570	
Peel	Brampton	196		4	244	444	220	0		7	366	593	
	Caledon	208		2	35	245	264	0		1	59	324	
	Mississauga				33	33	0	0		0	67	67	
	Total	404		6	312	722	484	0		8	492	984	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York	0			19	19	9	0		0	34	43	
	Old Toronto			0		0	0	0		12	0	12	
	Scarborough	3			35	38	5	0		0	38	43	
	York				12	12	0			0	4	4	
	Total	3		0	66	69	14	0		12	76	102	
York	Aurora	75			8	83	125	0	0	0	54	179	
	East Gwillimbury	88		8	19	115	65			0	43	108	
	Georgina	76				76	118	0		0	0	118	
	King	38			10	48	143	0		0	59	202	
	Markham	57		0	183	240	210	0		0	384	594	
	Newmarket		1	0	7	8	0	0		2	13	15	
	Richmond Hill	172	3	0	275	450	180	2		6	164	352	
	Vaughan	32			119	151	146	0		0	159	305	
	Whitchurch-Stouffville	5				5	29			0	0	29	
	Total	543	4	8	621	1,176	1,016	2	0	8	876	1,902	
Grand Total		1,823	4	74	1,741	3,642	2,751	49	0	125	2,633	5,558	



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