



Greater Golden Horseshoe Major Markets High Rise Projects

New Homes Market Report
Q2 2025

GGH Overview



Altus Data Solutions Market Report - GGH New Homes Overview

Quarterly Sales	Q2 2025		Q2 2024		Change
Condominium Apartment	110		309		-64.4%
Single Family	395		1,059		-62.7%
Total	505		1,368		-63.1%
Year to Date Sales	Jan.-Jun. 2025		Jan.-Jun. 2024		Y/Y Change
Condominium Apartment	237		699		-66.1%
Single Family	796		1,837		-56.7%
Total	1,033		2,536		-59.3%
Year to Date Supply	Jan.-Jun. 2025		Jan.-Jun. 2024		Y/Y Change
Condominium Apartment	543		698		-22.2%
Single Family	881		3,113		-71.7%
Total	1,424		3,811		-62.6%
Year to Date Completions	Jan.-Jun. 2025		Jan.-Jun. 2024		Y/Y Change
Condominium Apartment	1,107		2,515		-56.0%
Remaining Inventory	Jun-25	Mar-25	Jun-24	M/M Change	Y/Y Change
Condominium Apartment	3,247	3,159	2,494	2.8%	30.2%
Single Family	4,107	3,921	4,239	4.7%	-3.1%
Total	7,354	7,080	6,733	3.9%	9.2%
Average Asking Price	Jun-25	Mar-25	Jun-24	M/M Change	Y/Y Change
Condominium Apartment	\$725,395	\$735,073	\$696,292	-1.3%	4.2%
Single Family	\$1,016,045	\$1,029,324	\$1,044,191	-1.3%	-2.7%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
Condominium Apartment Projects	2	89	161	132	
Condominium Apartment Units	69	11,421	7,258	6,307	
% Sold*	4%	72%	78%	47%	
Single Family Projects	9	200			
Single Family Units	274	21,632			
% Sold*	5%	81%			

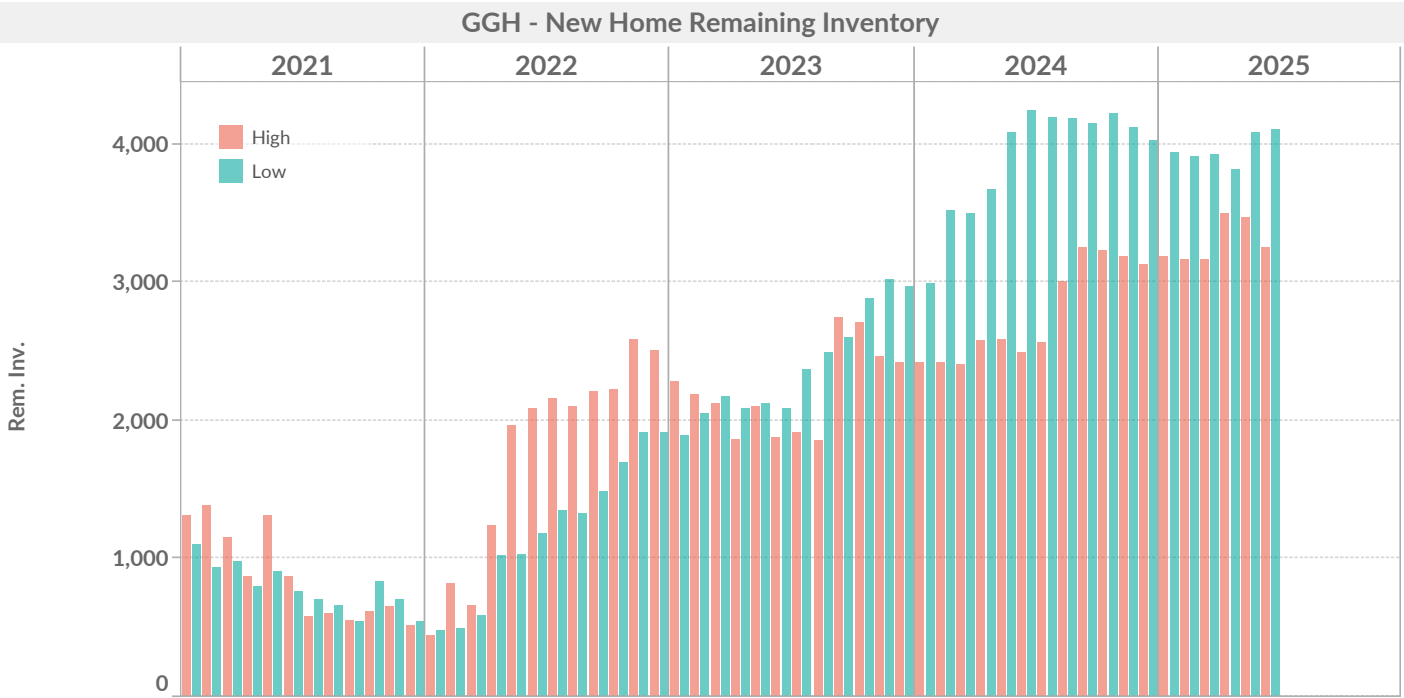
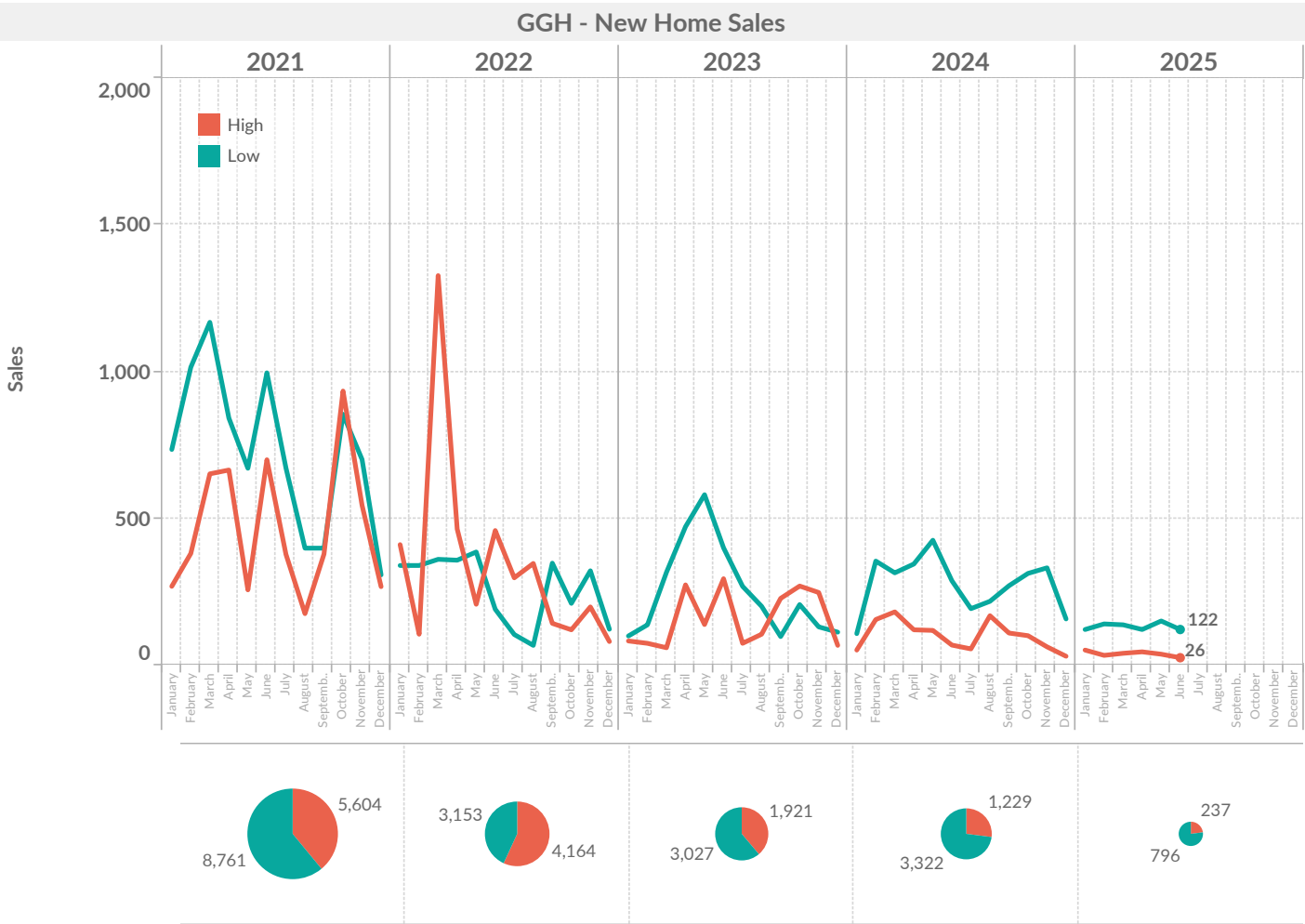
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

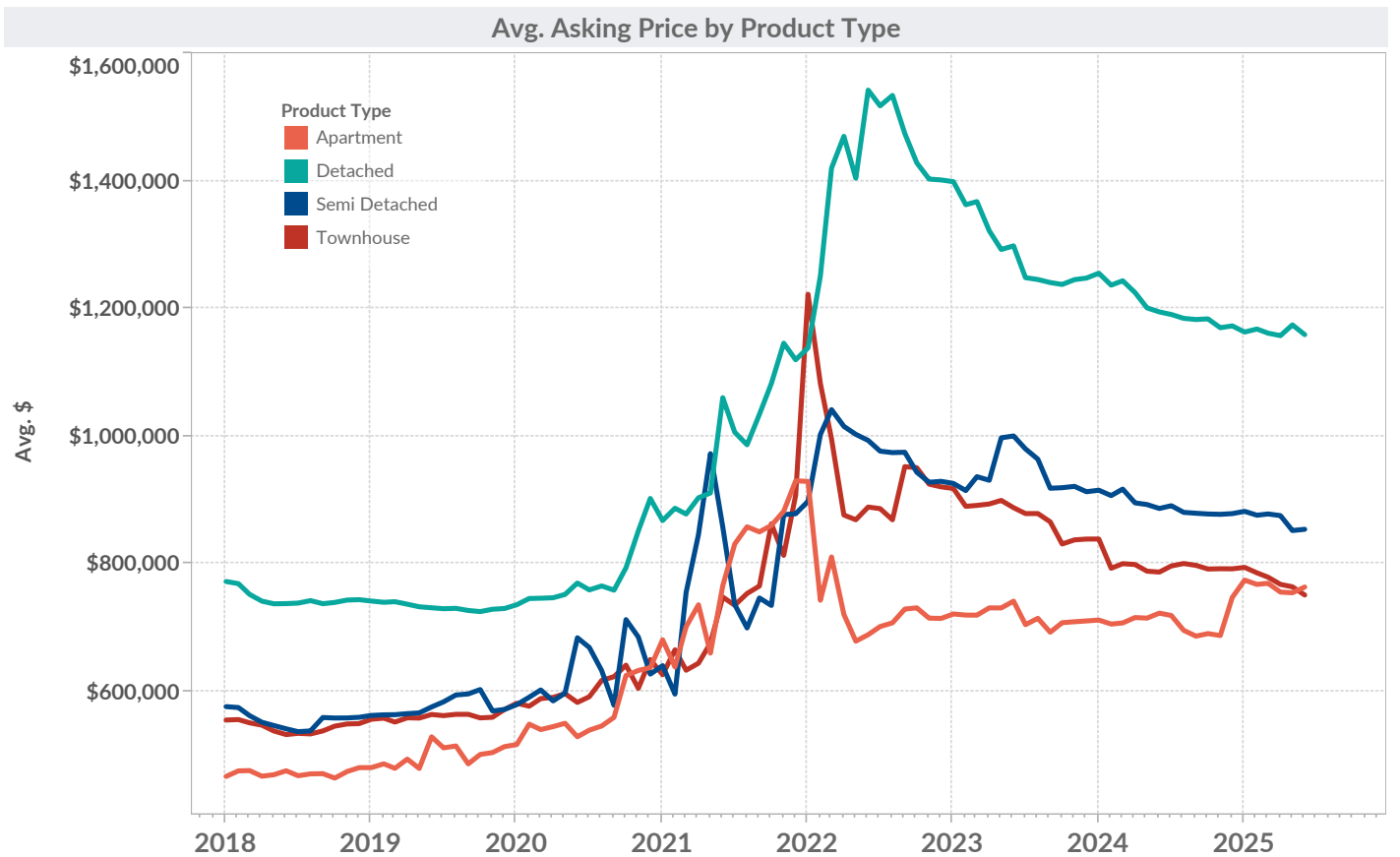
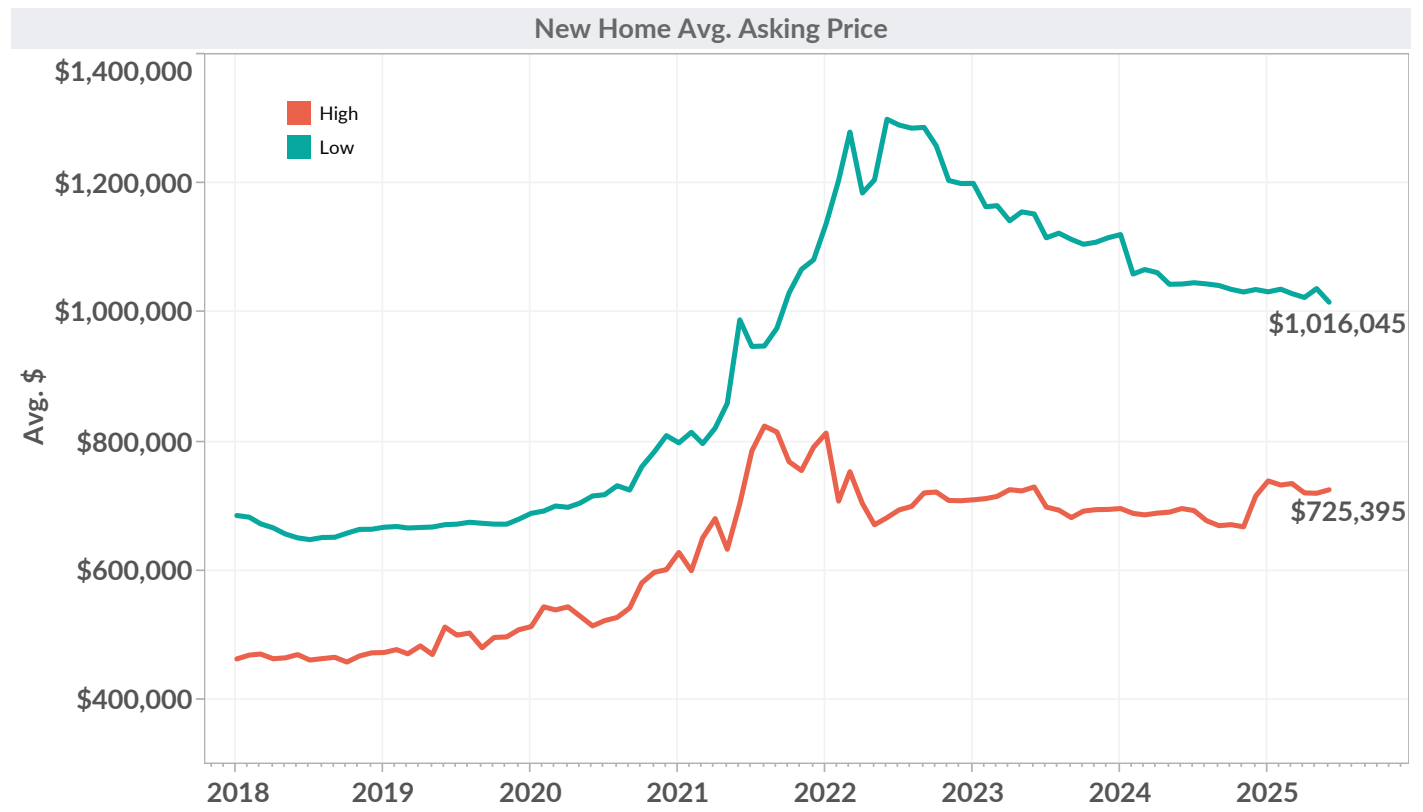
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

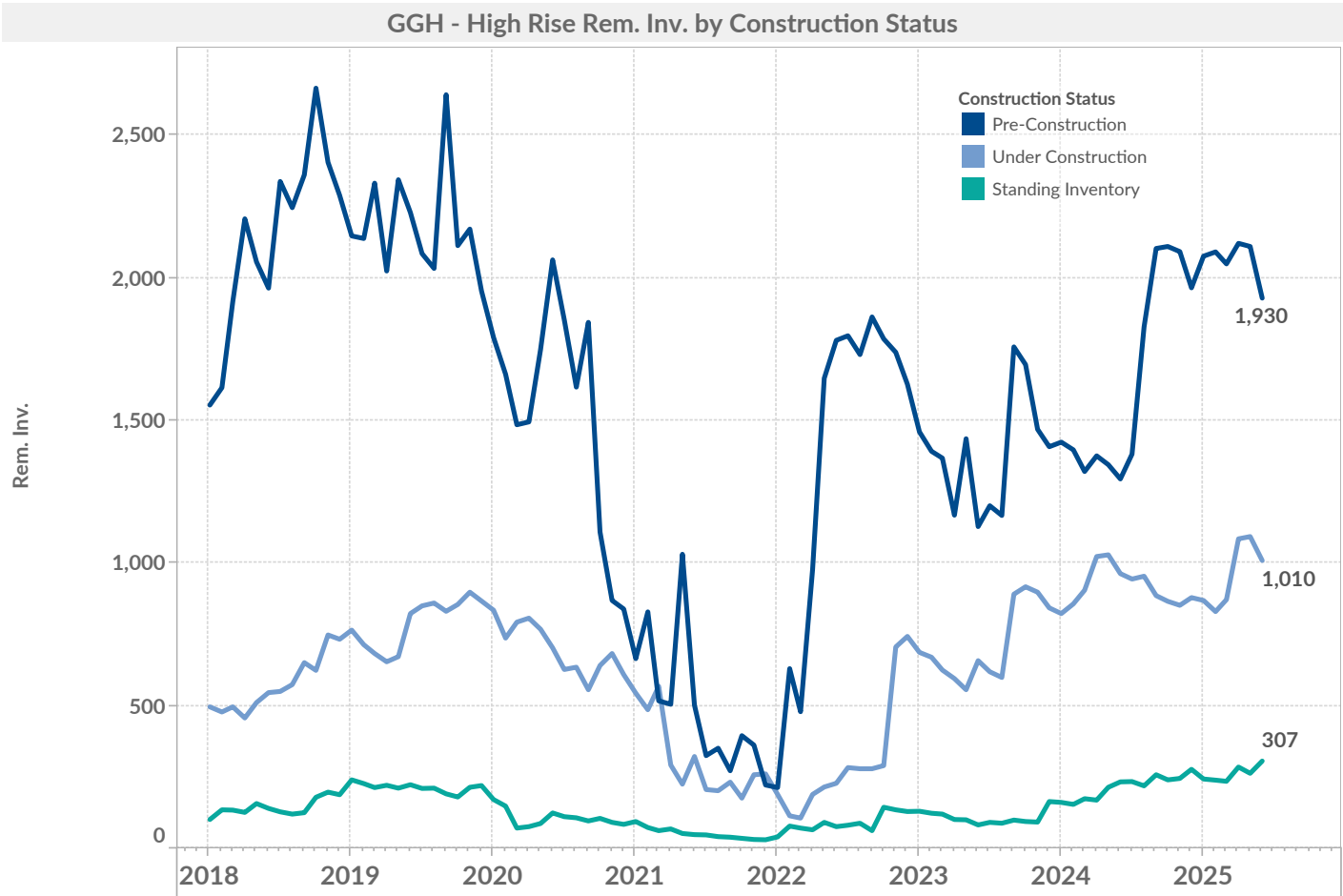
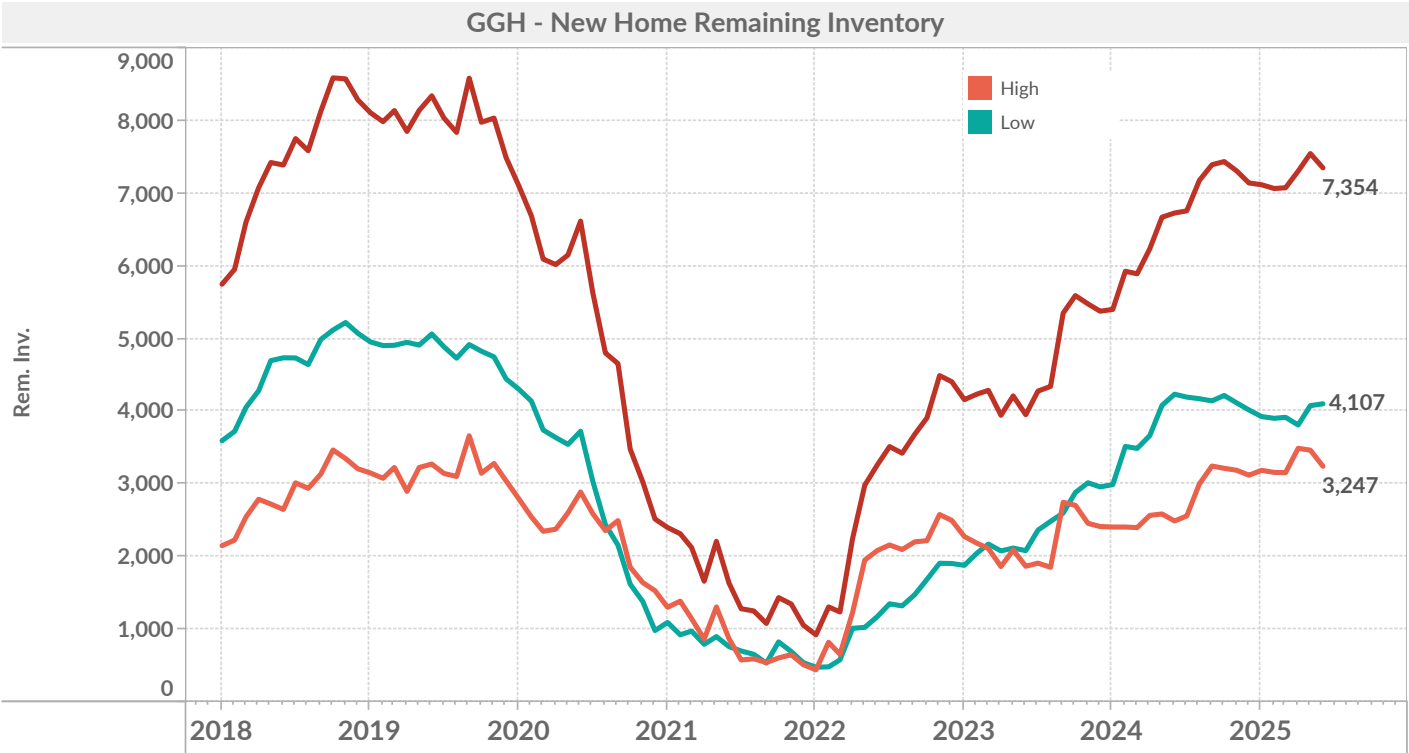
Sales & Remaining Inventory



Pricing

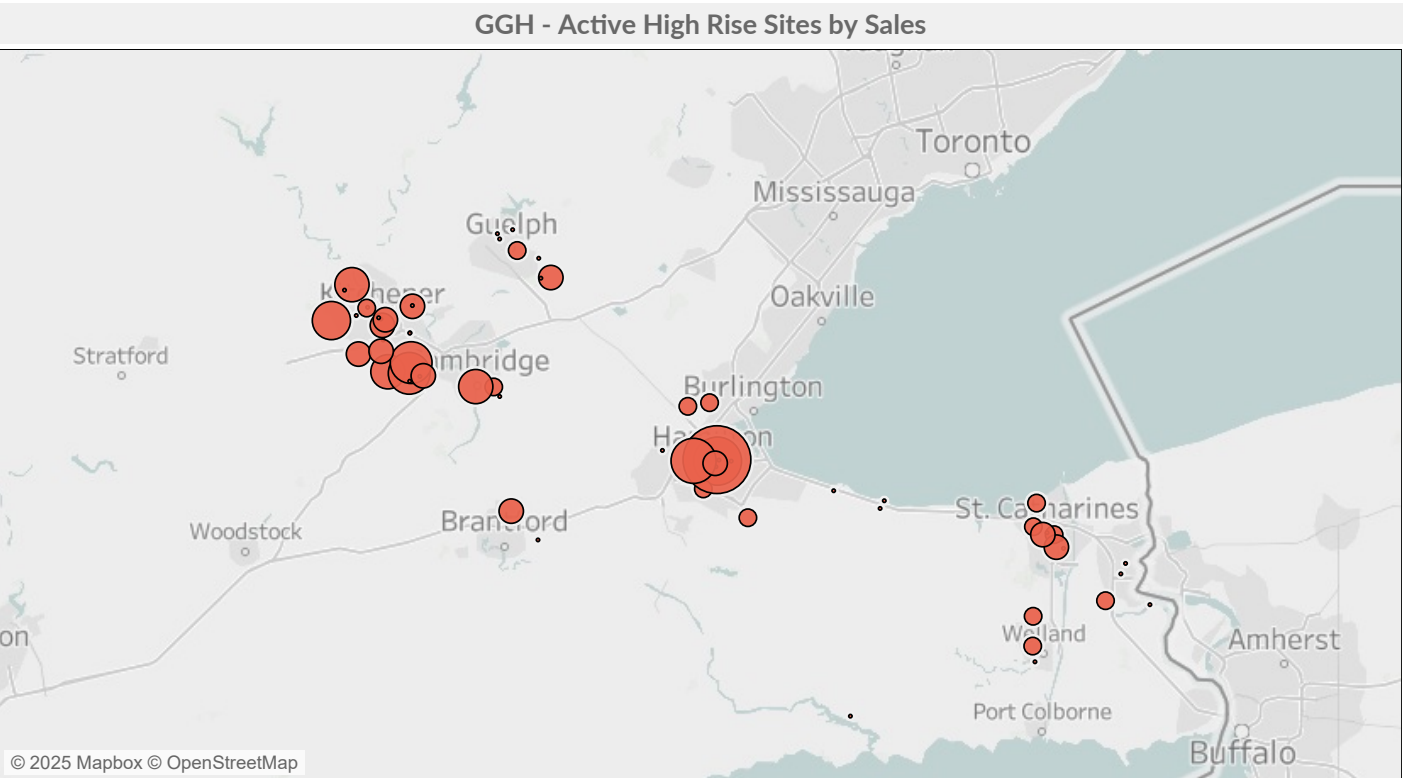


Remaining Inventory





Current Sites

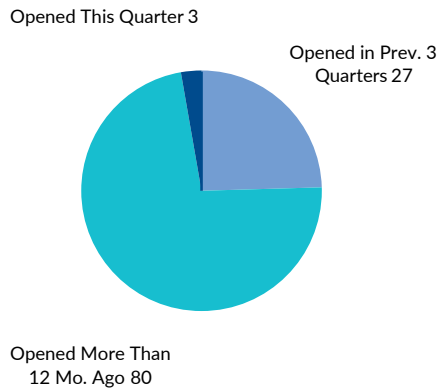


Sales Breakdown

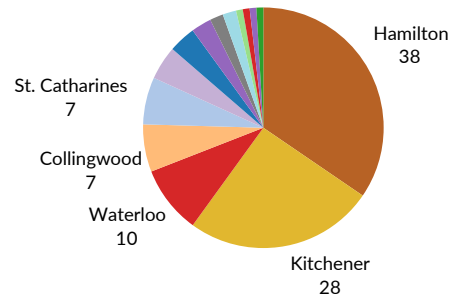


Current Quarter Condominium Apartment Sales Breakdown

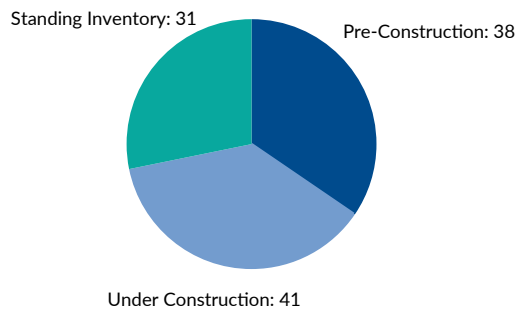
Sales by Opening Date



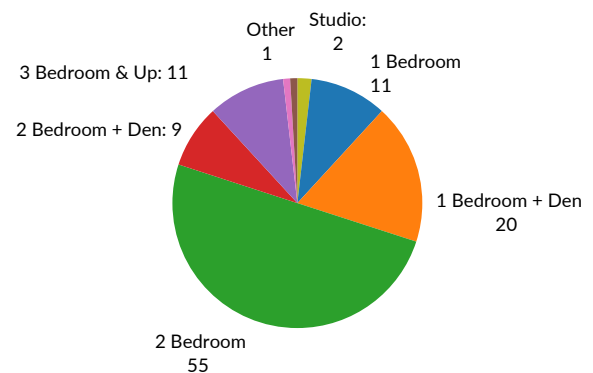
Sales by Municipality



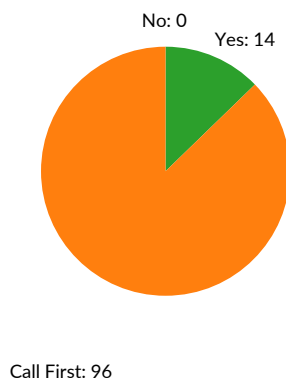
Sales by Const. Status



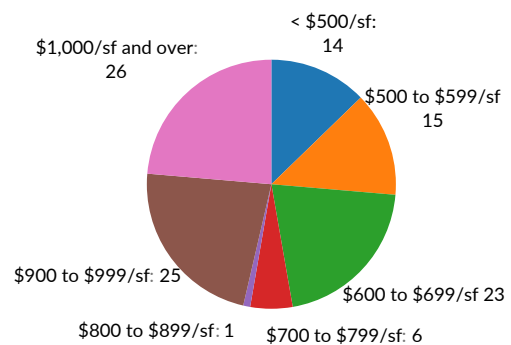
Sales by Unit Type



Sales by Sites with Broker Cooperation



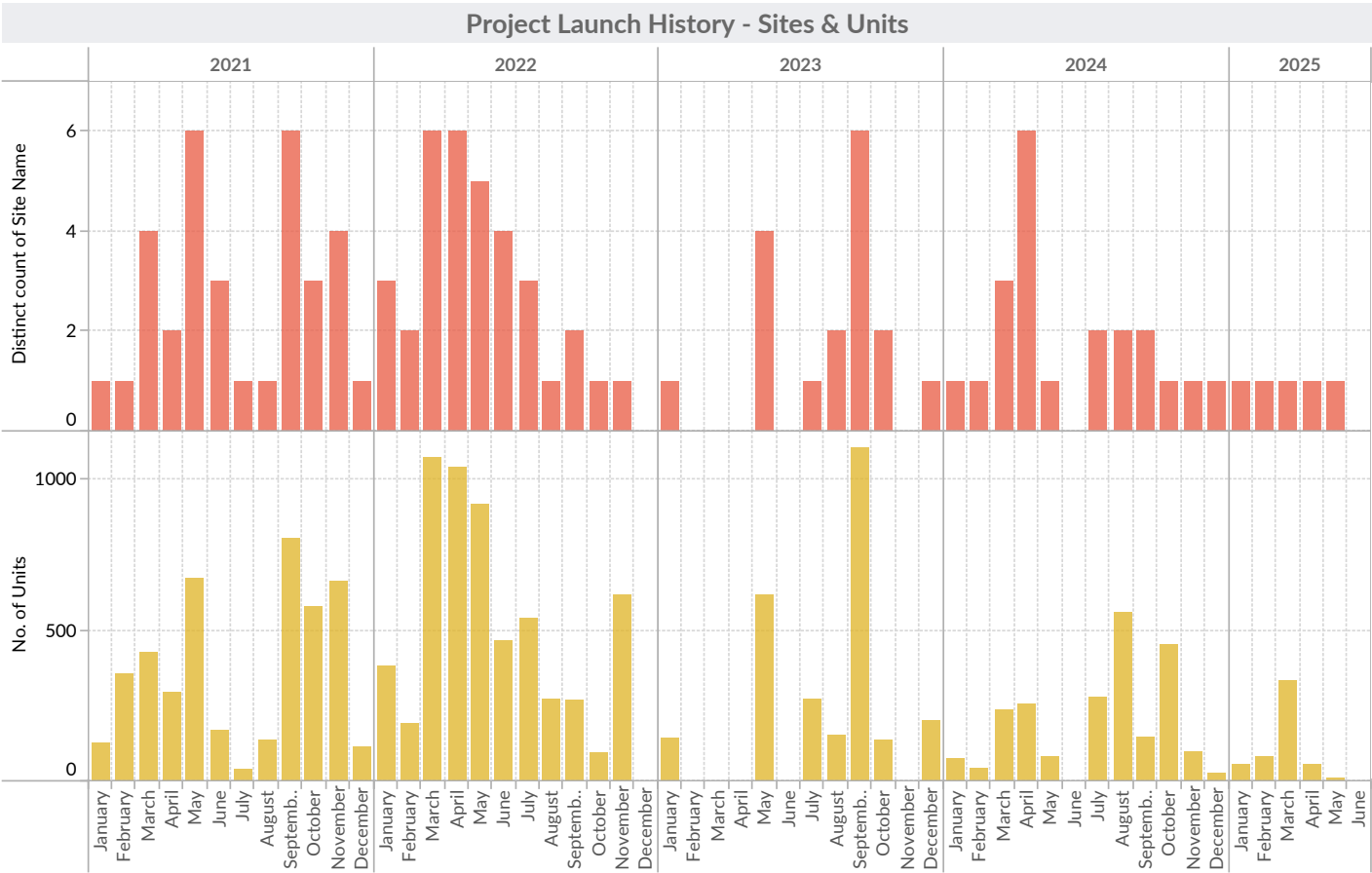
Sales by Price Range



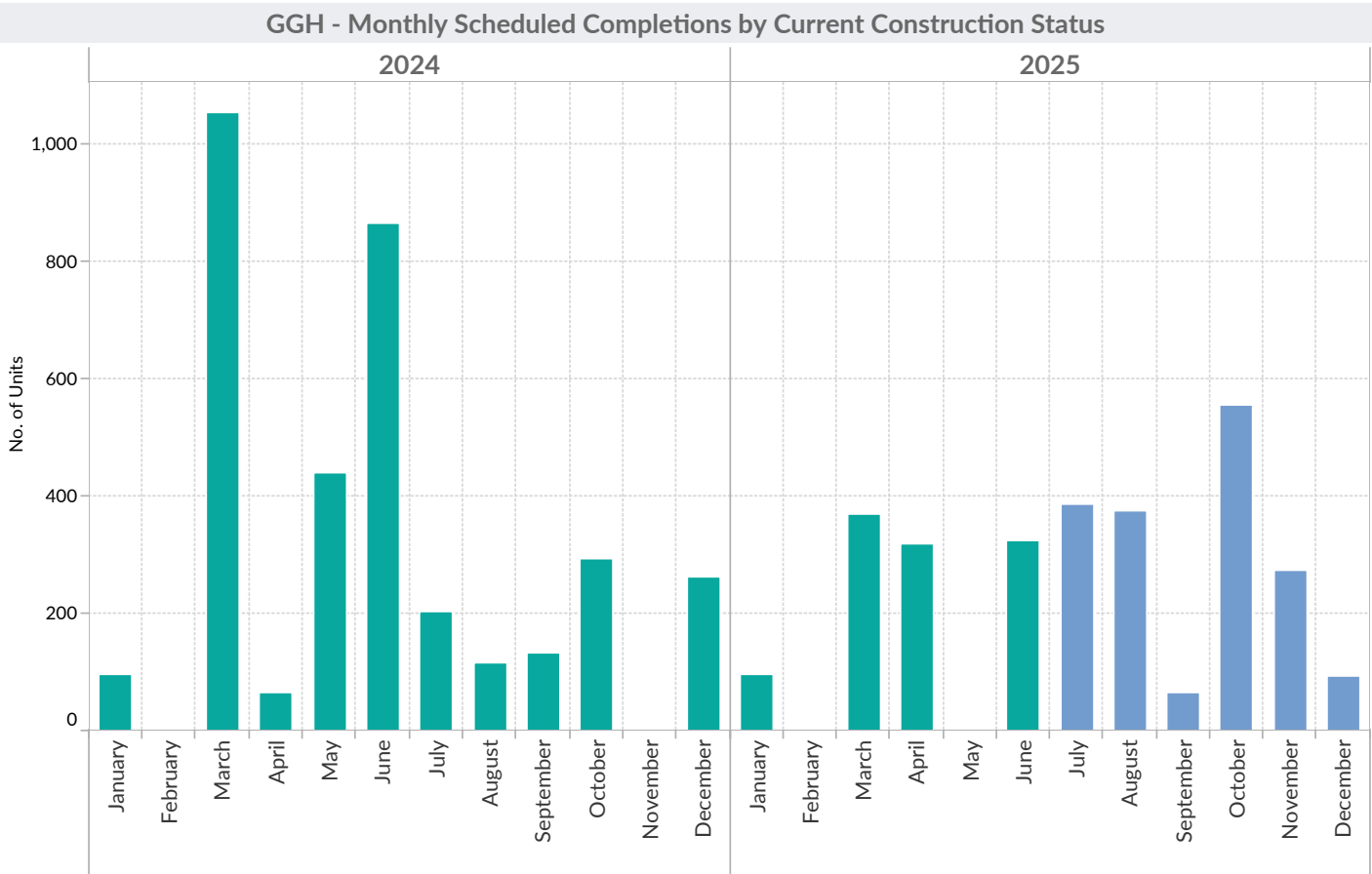
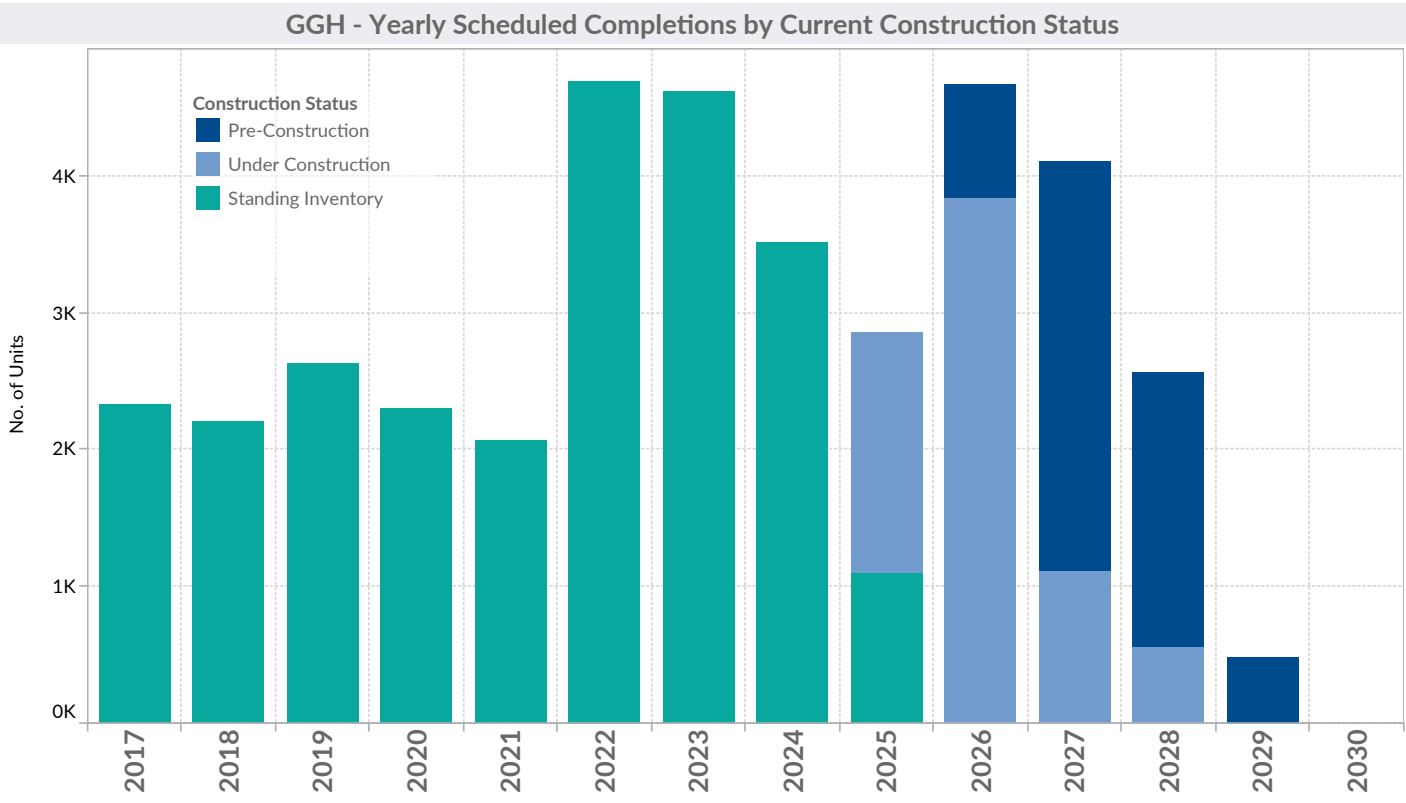
New Openings

Q2 2025 - New Project Launches						
Development Name	Municipality	Opening Date	No. of Units	Current Month Sales	Rem Inv	Avg. Current Price Per Sq Foot
Mira	Barrie	5/24/2025	12	1	11	\$446
Victoria Nest	Kitchener	4/1/2025	57	1	55	\$474
Grand Total			69	2	66	\$467

* Projects launched or commenced signings within 10 days of month end cannot report any firm sales until the following month due to rescission period...



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		
IN8 Developments	4	4	6	6	1	0							21	8.9%
Westdale Properties	4	4	6	6	1	0							21	8.9%
Crescent Homes	2	3	2	2	5	5							19	8.0%
Fram Building Group	3	5	3	0	4	3							18	7.6%
Slokker	3	5	3	0	4	3							18	7.6%
Emblem Developments	0	0	1	10	4	2							17	7.2%
Activa	1	2	3	5	4	0							15	6.3%
Hi-Rise Group	10	2	1	1	1	0							15	6.3%
Rosehaven Homes	0	0	4	8	0	0							12	5.1%
Fusion Homes	1	1	4	1	4	0							11	4.6%
Total (All 78 Builders)	52	34	41	46	38	26							237	

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.

GGH - 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		
Emblem Developments	2	67	1	1	1	0	0	0	1	10	4	2	89	11.6%
Urban Legend Developments	6	32	38	7	1	2	1	1	1	0	0	0	89	11.6%
VanMar Developments	5	32	24	7	1	3	1	1	1	1	2	1	79	10.3%
IN8 Developments	1	3	2	21	7	2	4	4	6	6	1	0	57	7.4%
Westdale Properties	1	3	2	21	7	2	4	4	6	6	1	0	57	7.4%
Crescent Homes	8	9	5	2	1	1	2	3	2	2	5	5	45	5.9%
Rosehaven Homes	1	1	1	9	7	11	0	0	4	8	0	0	42	5.5%
Reid's Heritage Homes	3	5	9	7	5	4	3	1	0	1	2	0	40	5.2%
Fusion Homes	7	0	0	10	7	1	1	1	4	1	4	0	36	4.7%
Hi-Rise Group	2	2	2	4	3	1	10	2	1	1	1	0	29	3.8%
Total (All 78 Builders)	56	169	110	101	63	31	52	34	41	46	38	26	767	

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 Q2
Design District - Chrome Tower - Emblem Developments	Hamilton	Apartment	1 Bedroom	1
			1 Bedroom + Den	3
			2 Bedroom + Den	2
			3 Bedroom & Up	1
			2 Bedroom	7
			Studio	2
			Total	16
Rebecca - Rosehaven Homes	Hamilton	Apartment	1 Bedroom	2
			1 Bedroom + Den	3
			2 Bedroom	3
			Total	8
1107 Main - IN8 Developments and Westdale Properties	Hamilton	Apartment	1 Bedroom	0
			1 Bedroom + Den	4
			2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	3
			Studio	0
			Total	7
Collingwood Quay Condominiums - Fram Building Group and Slokker	Collingwood	Apartment	1 Bedroom + Den	0
			2 Bedroom + Den	3
			2 Bedroom	3
			Penthouse	1
			Total	7
Pioneer Park Towns - Tofino Builders	Kitchener	Stacked	1 Bedroom	3
			3 Bedroom & Up	2
			2 Bedroom	1
			Total	6
South Creek - Crescent Homes	Kitchener	Stacked	2 Bedroom	6
			Total	6
Vista Hills - Activa	Waterloo	Stacked	3 Bedroom & Up	3
			2 Bedroom	2
			Total	5
Georgie - Crescent Homes	Cambridge	Apartment	1 Bedroom	0
			1 Bedroom + Den	1
			2 Bedroom + Den	0
			2 Bedroom	3
			Total	4

Municipal Comparison



Current Quarter Sales Compared to Previous Year by Select Municipality

Municipality	2024 Q2			2025 Q2		
	Apartment	Loft	Stacked	Apartment	Loft	Stacked
Barrie	• 4		• 0	• 3		• 1
Brantford			• 3			• 2
Cambridge	• 3		• 4	• 4		• 1
Clearview	• 1			• 0		
Collingwood	• 1			• 7		
Grimsby	• 0			• 0		
Guelph	• 4		• 50	• 1		• 2
Haldimand County			• 4			• 0
Hamilton	• 111	• 2	• 10	• 36	• 0	• 2
Kitchener	• 6		• 32	• 4		• 24
Niagara Falls	• 0		• 7	• 1		• 0
Orangeville				• 0		
Oro-Medonte	• 0		• 0	• 0		• 0
Pelham	• 0			• 1		
Peterborough	• 2			• 1		
St. Catharines	• 18		• 1	• 6		• 1
Wasaga Beach	• 0			• 0		
Waterloo	• 6		• 31	• 5		• 5
Welland	• 8			• 0		• 1
West Gwillimbury	• 1			• 2		
Grand Total	• 165	• 2	• 142	• 71	• 0	• 39

Current KPI's

	Avg. \$	Avg. SF	Sales/Site
Barrie	\$715,219	885	0.1
Brantford	\$464,900	721	0.3
Cambridge	\$600,391	990	0.3
Collingwood	\$1,463,220	1,287	0.3
Kitchener	\$606,691	794	0.1
Pelham	\$463,833	859	0.3
Welland	\$492,159	919	0.2
West Gwillimbury	\$694,385	709	0.3



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