



Altus Group



Greater Toronto Area High Rise Projects

New Homes Monthly Report
July 2025

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Jul-25		Jul-24		Change
High Rise	150		308		-51.3%
Low Rise	209		376		-44.4%
Total	359		684		-47.5%
Year to Date Sales	Jan.-Jul. 2025		Jan.-Jul. 2024		Y/Y Change
High Rise	1,258		3,292		-61.8%
Low Rise	1,749		3,332		-47.5%
Total	3,007		6,624		-54.6%
Year to Date Supply	Jan.-Jul. 2025		Jan.-Jul. 2024		Y/Y Change
High Rise	975		4,872		-80.0%
Low Rise	2,806		4,621		-39.3%
Total	3,781		9,493		-60.2%
Year to Date Completions	Jan.-Jul. 2025		Jan.-Jul. 2024		Y/Y Change
High Rise	14,839		13,227		12.2%
Remaining Inventory	Jul-25	Jun-25	Jul-24	M/M Change	Y/Y Change
High Rise	16,670	16,826	17,136	-0.9%	-2.7%
Low Rise	5,984	5,699	4,511	5.0%	32.7%
Total	22,654	22,525	21,647	0.6%	4.7%
Benchmark Price	Jul-25	Jun-25	Jul-24	M/M Change	Y/Y Change
High Rise	\$1,029,391	\$1,028,527	\$1,020,179	0.1%	0.9%
Low Rise	\$1,488,940	\$1,510,079	\$1,585,881	-1.4%	-6.1%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	0	330	217	91	
High Rise Units	0	84,272	67,394	22,037	
% Sold*	n.a.	80%	83%	47%	
Low Rise Projects	8	252			
Low Rise Units	507	31,647			
% Sold*	5%	81%			

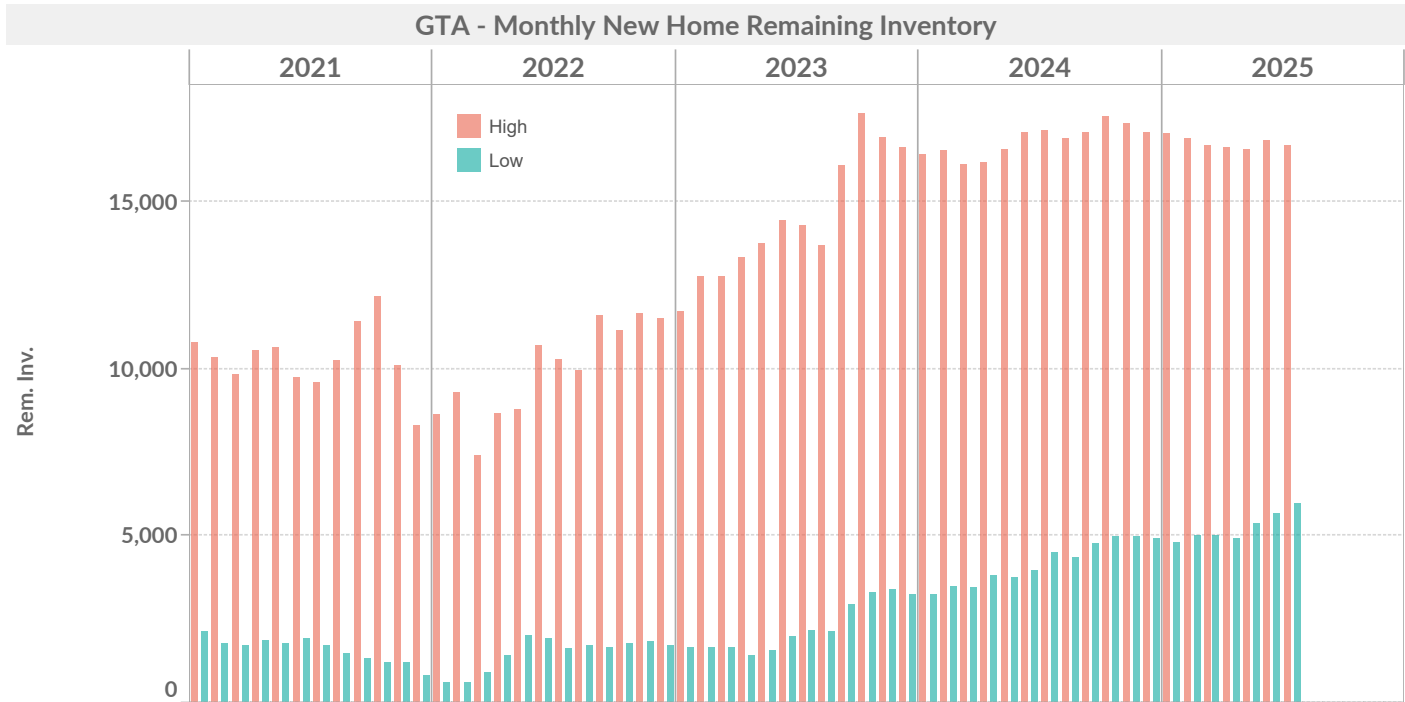
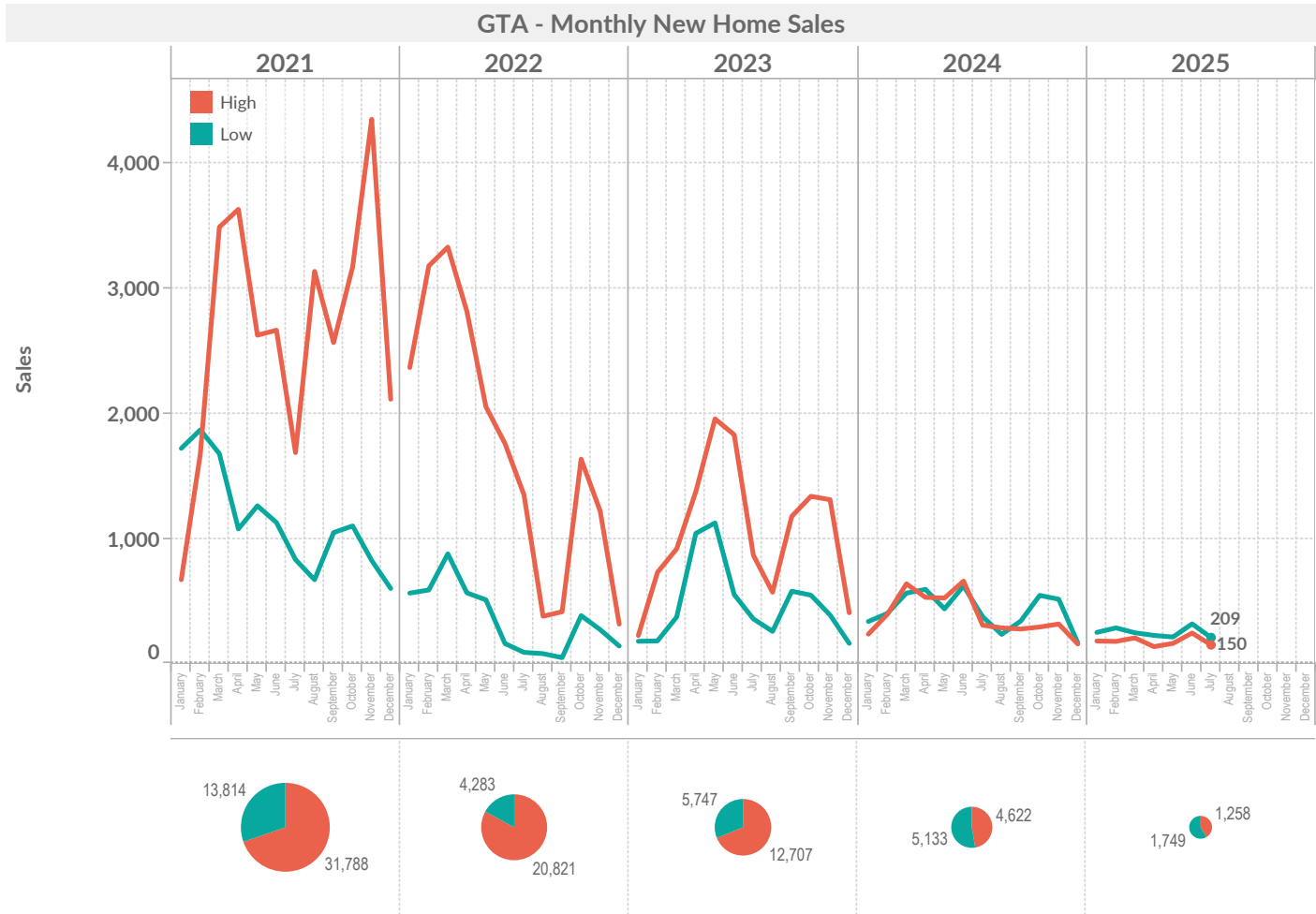
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

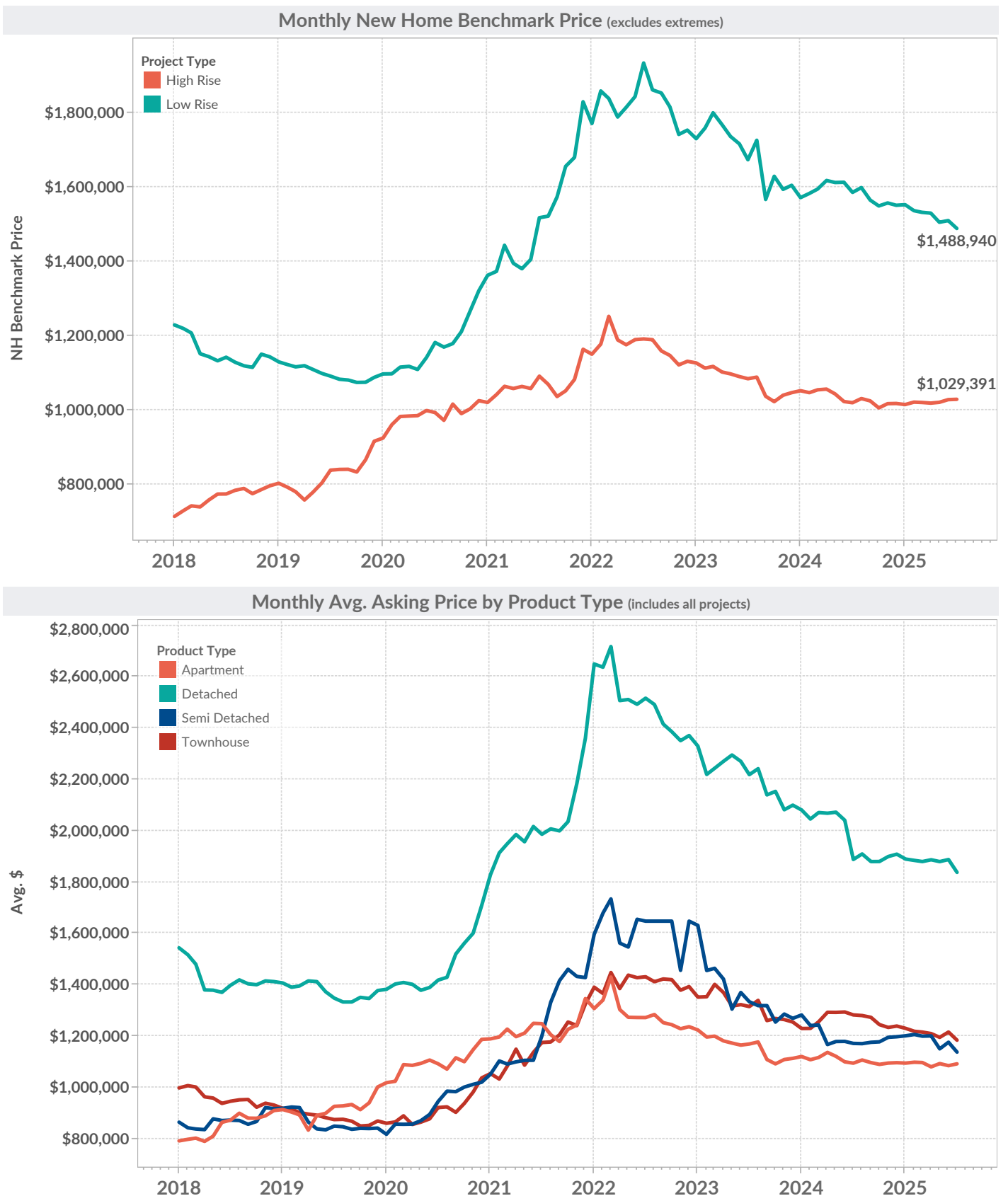
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

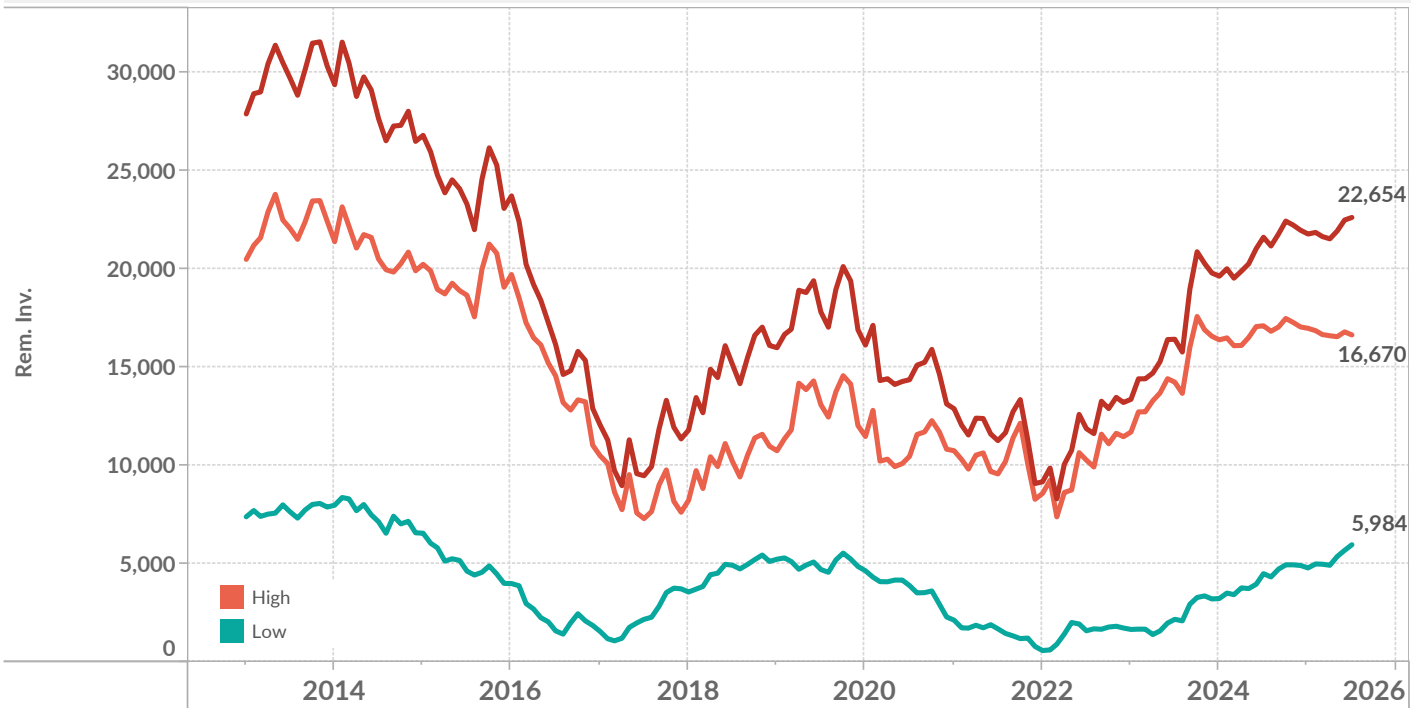


Pricing

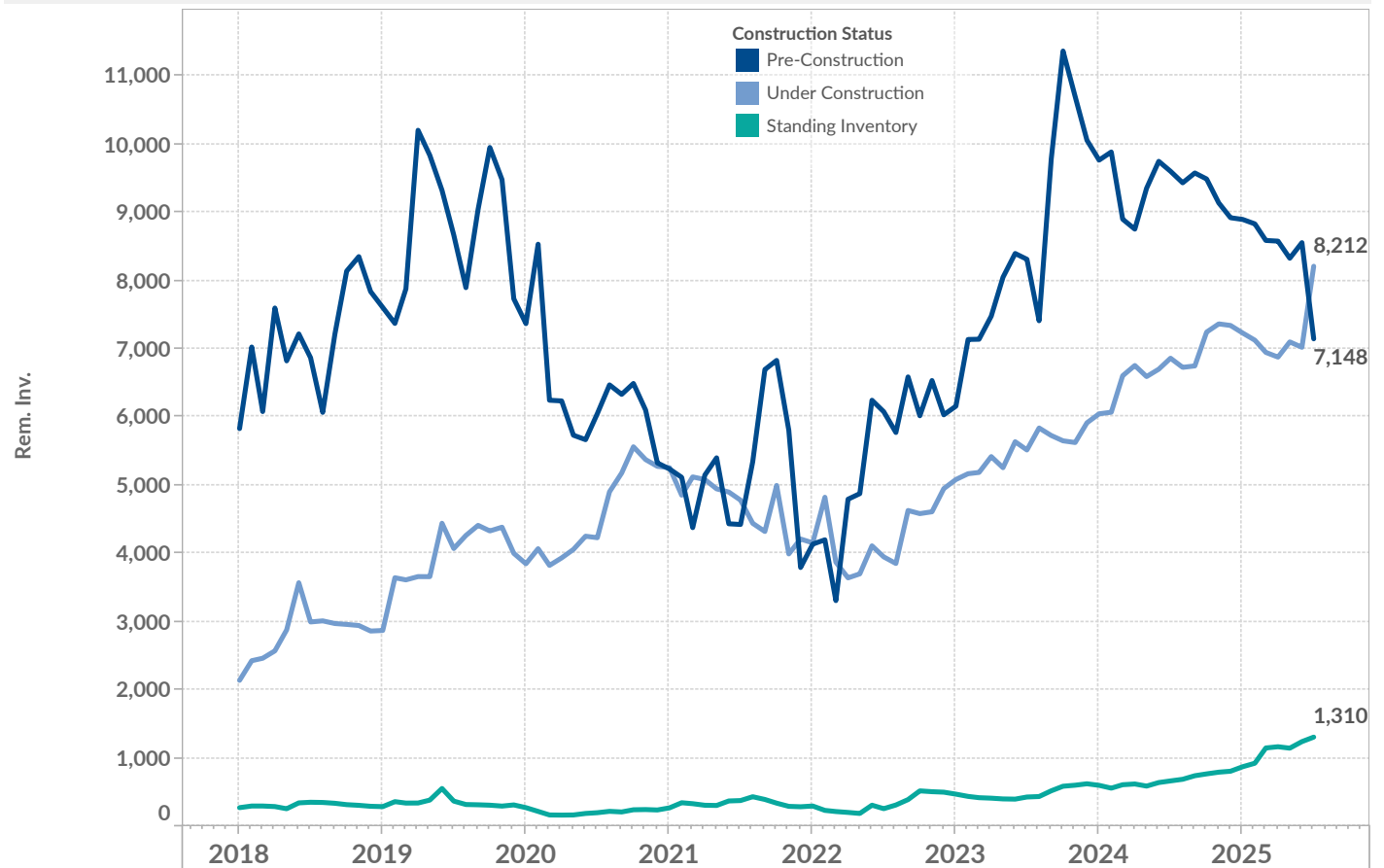


Remaining Inventory

GTA - Monthly New Home Remaining Inventory



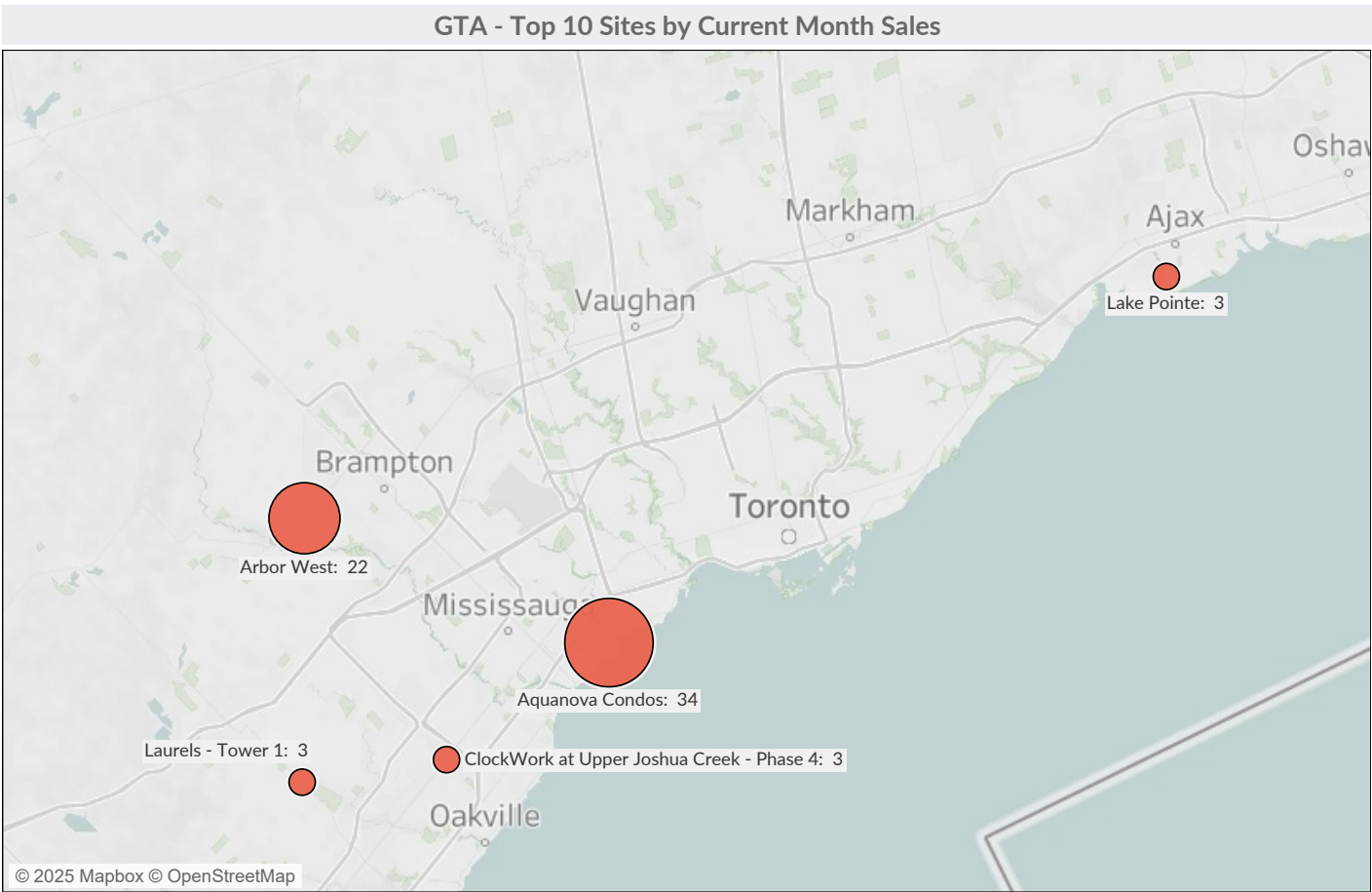
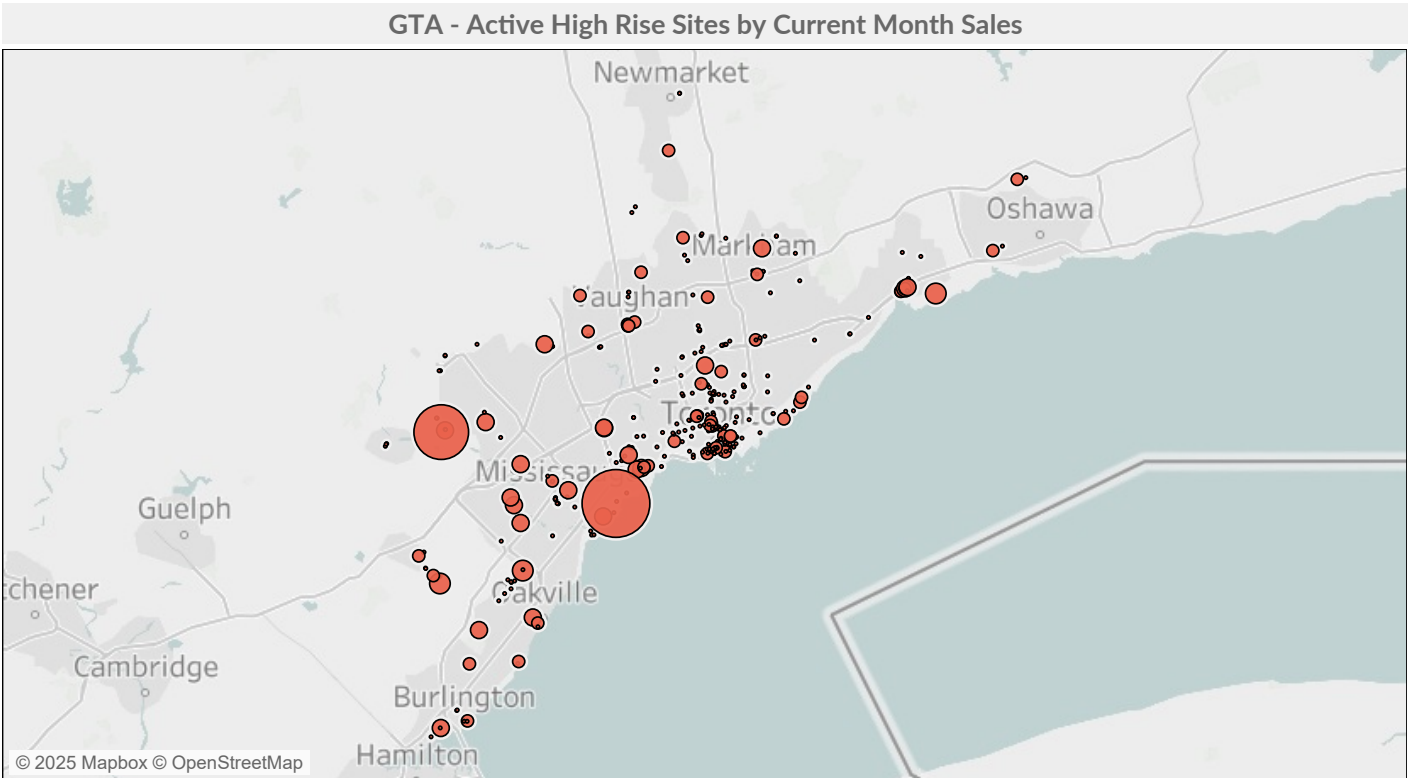
GTA - Monthly High Rise Rem. Inv. by Construction Status



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Current Sites

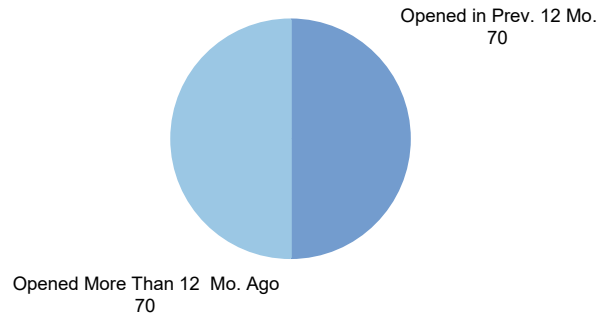


Monthly Sales Breakdown

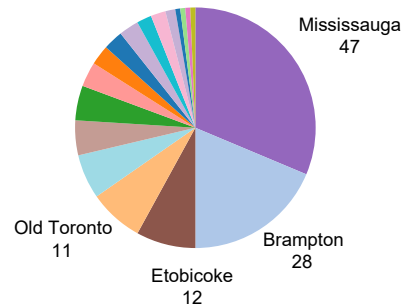


Current Month High Rise Sales Breakdown

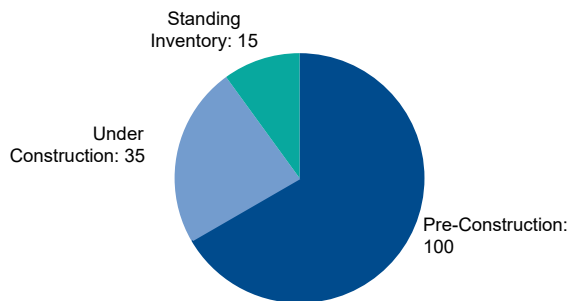
Sales by Opening Date (5 years)



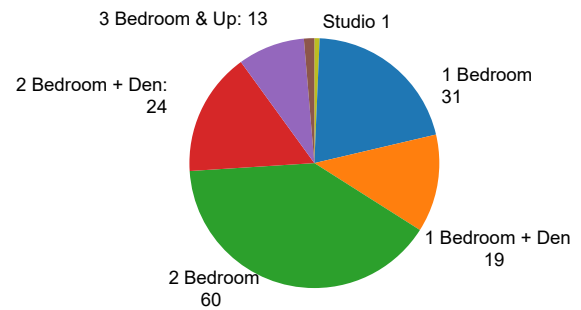
Sales by Municipality/Area



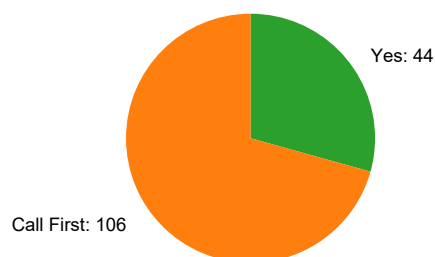
Sales by Const. Status



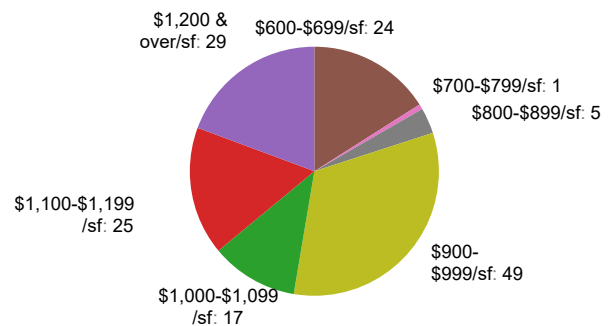
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



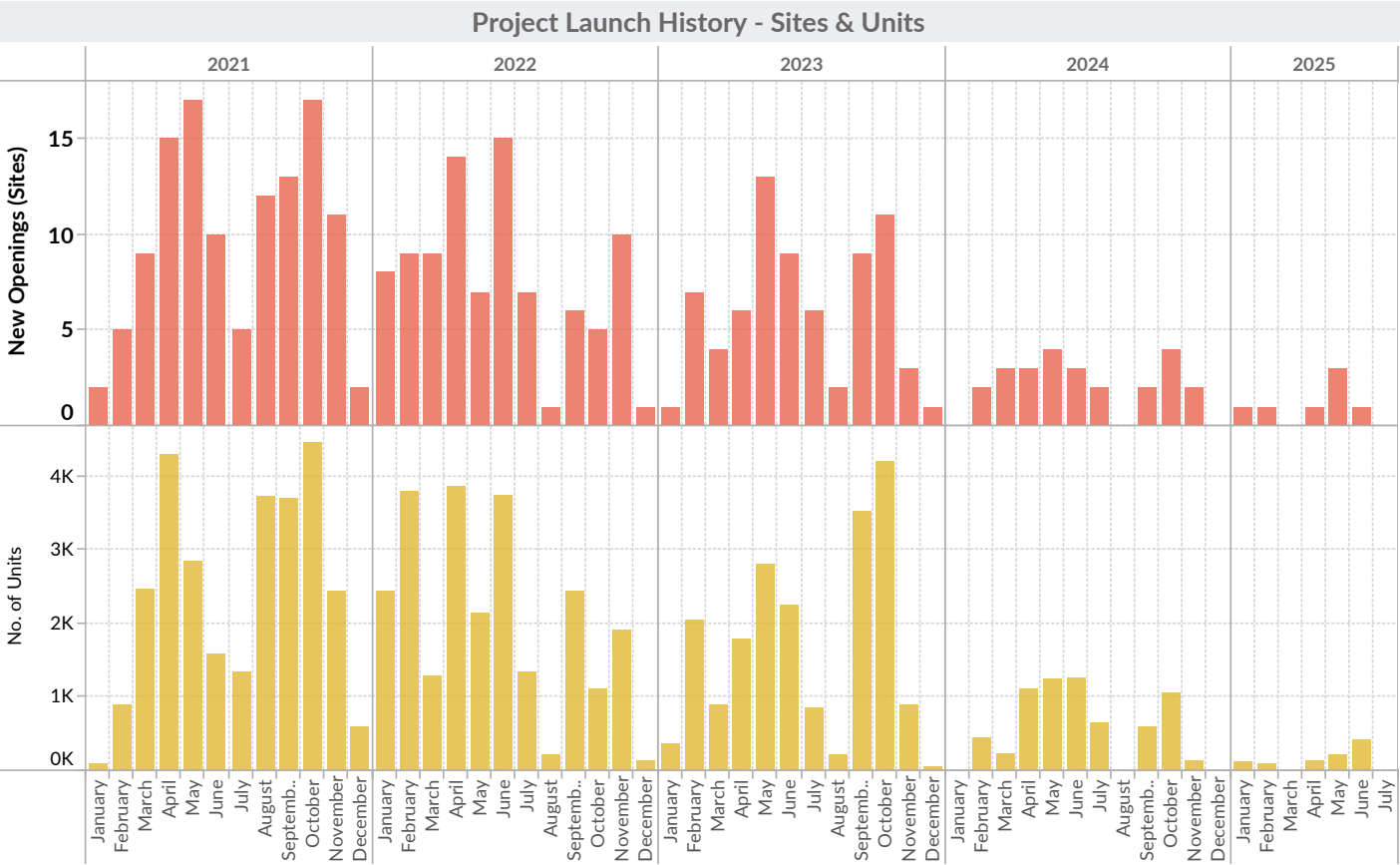
New Openings



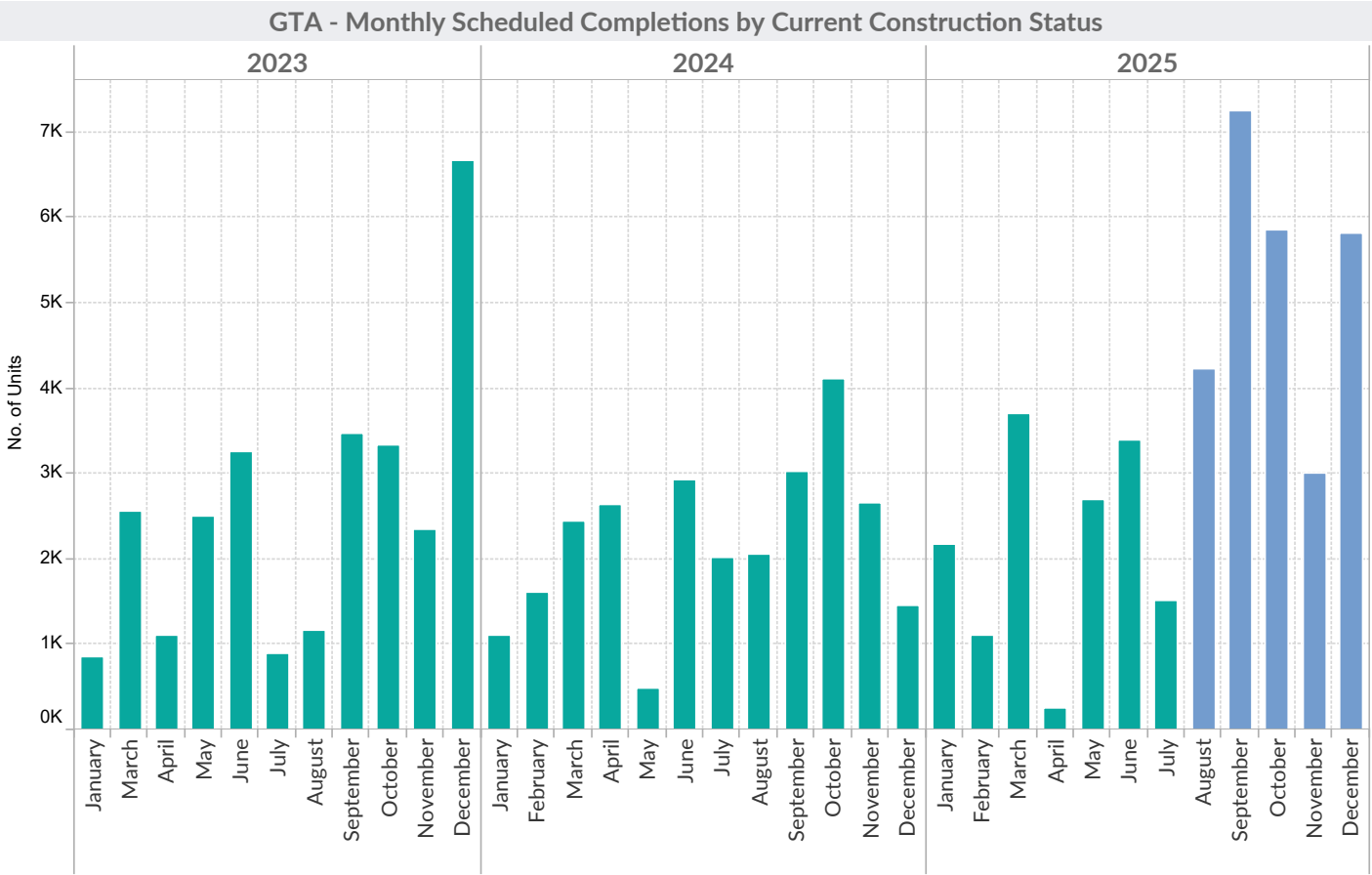
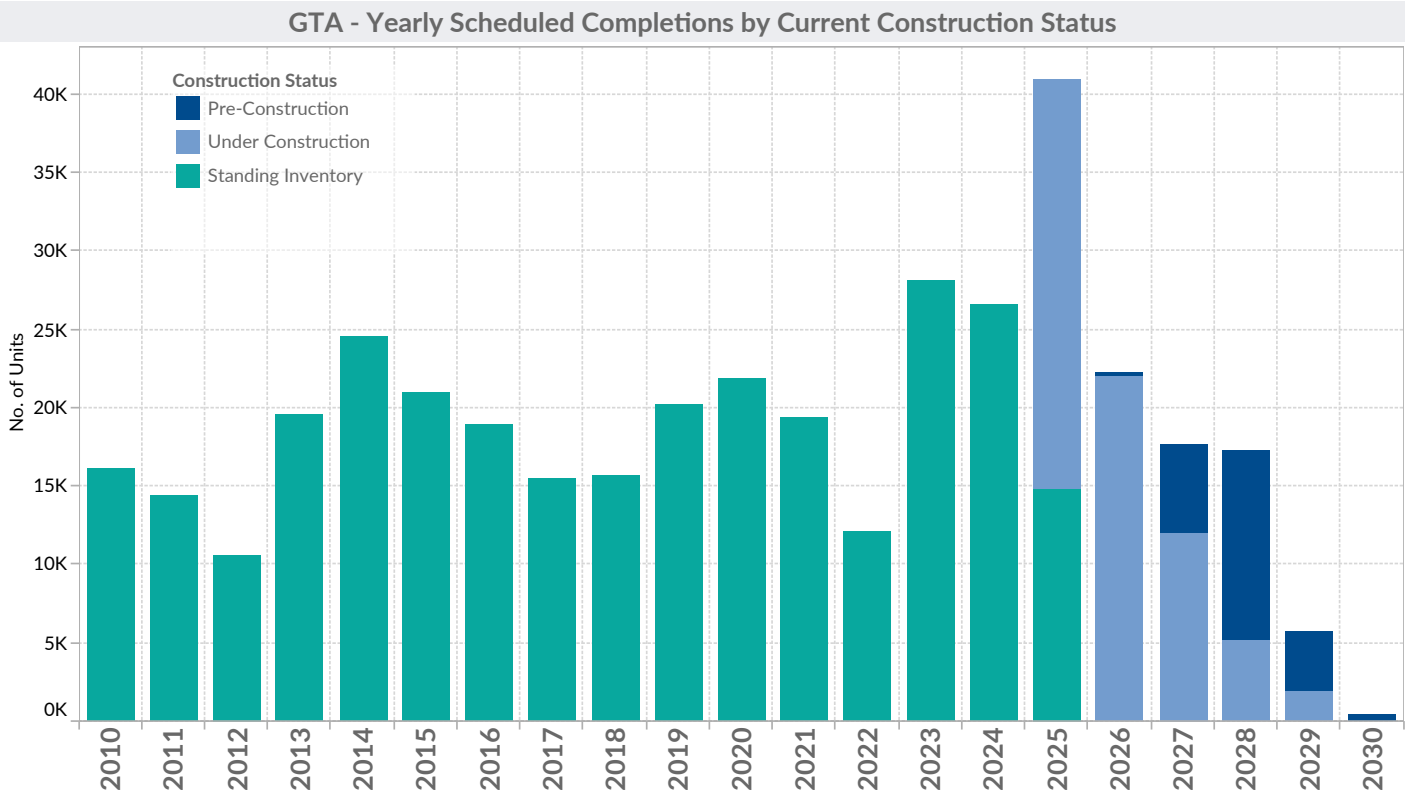
July 2025 - New Project Launches

* **

* 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.



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	49	33	20	17	12	7						166	13.2%
Greenpark Group	5	0	5	0	0	68	35						113	9.0%
Sevoy Developments	9	8	8	7	24	2	2						60	4.8%
Caivan					0	23	22						45	3.6%
Concord Adex	9	9	13	4	5	2	0						42	3.3%
Diamond Corp	9	2	2	11	7	4	0						35	2.8%
Gupta Group	3	3	8	9	6	3	2						34	2.7%
Centrecourt Developments Inc.	8	4	10	3	3	2	3						33	2.6%
Tridel	15	1	2	2	10	1	1						32	2.5%
Curated Properties	8	4	5	11	2	0	0						30	2.4%
Graywood Developments	1	0	0	12	2	11	3						29	2.3%
Lifetime Developments	9	2	2	11	5	0	0						29	2.3%
Brookfield Residential	0	1	0	1	6	16	1						25	2.0%
City Park Homes	6	7	2	1	3	3	3						25	2.0%
Marlin Spring Developments	1	1	3	1	7	8	3						24	1.9%
Capital Developments	4	5	10	2	0	1	0						22	1.7%
Daniels Corporation	0	0	2	2	7	4	6						21	1.7%
National Homes	3	3	5	2	0	5	2						20	1.6%
Neatt Communities	0	3	9	0	5	2	1						20	1.6%
Marshall Homes		15	1	0	0	1	0						17	1.4%
Zancor Homes	0	7	5	2	0	0	2						16	1.3%
Hankyu Hanshin Properties				10	2	2	1						15	1.2%
Basis International Inc.	12	0	0	0	1	1	0						14	1.1%
Emblem Developments	5	0	5	1	0	3	0						14	1.1%
Menkes	1	0	3	2	0	6	2						14	1.1%
Total (All 179 Builders)	181	178	206	136	162	245	150						1,258	

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 %
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul		
Mattamy Homes	2	27	39	51	3	28	49	33	20	17	12	7	288	11.1%
Greenpark Group	13	9	3	4	2	5	0	5	0	0	68	35	144	5.6%
Sevoy Developments	2	2	1	34	28	9	8	8	7	24	2	2	127	4.9%
Centrecourt Developments Inc.	5	8	15	18	15	8	4	10	3	3	2	3	94	3.6%
Concord Adex	14	11	4	3	17	9	9	13	4	5	2	0	91	3.5%
Latch Developments	19	20	19	16	0	2	1	2	2	1	2	1	85	3.3%
Tridel	17	5	12	9	6	15	1	2	2	10	1	1	81	3.1%
QuadReal Property Group	8	2	25	23	2	1	0	2	2	1	6	2	74	2.9%
Diamond Corp	2	4	15	8	3	9	2	2	11	7	4	0	67	2.6%
Westdale Properties	51	0	3	2	2	2	2	1	2	1	0	0	66	2.6%
Parallax Development Corporation	49	0	2	2	2	2	2	1	1	0	0	0	61	2.4%
Gupta Group	1	0	3	3	17	3	3	8	9	6	3	2	58	2.2%
Lifetime Developments	1	3	12	8	3	9	2	2	11	5	0	0	56	2.2%
Curated Properties	5	8	4	8	1	8	4	5	11	2	0	0	56	2.2%
Trinity Point Developments	3	1	3	21	17	3	0	0	1	2	1	1	53	2.0%
Marlin Spring Developments	4	11	5	6	0	1	1	3	1	7	8	3	50	1.9%
Caivan										0	23	22	45	1.7%
Capital Developments	5	4	7	2	3	4	5	10	2	0	1	0	43	1.7%
Daniels Corporation	2	6	7	6	1	0	0	2	2	7	4	6	43	1.7%
National Homes	2	3	3	9	1	3	3	5	2	0	5	2	38	1.5%
Lanterra Developments	3	17	3	0	1	2	3	3	1	0	1	1	35	1.4%
Emblem Developments	0	9	5	3	3	5	0	5	1	0	3	0	34	1.3%
Graywood Developments	1	1	2	0	0	1	0	0	12	2	11	3	33	1.3%
SKALE	4	27	0	0	0	0	0	1	1	0	0	0	33	1.3%
Times Group Corporation	0	0	11	20	0	0	0	0	0	1	1	0	33	1.3%
Total (All 183 Builders)	286	277	293	317	157	181	178	206	136	162	245	150	2,588	

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 July
Aquanova Condos - Greenpark Group	Mississauga	Apartment	1 Bedroom	12
			1 Bedroom + Den	1
			2 Bedroom + Den	11
			3 Bedroom & Up	1
			2 Bedroom	9
			Total	34
Arbor West - Caivan	Brampton	Stacked	2 Bedroom + Den	4
			2 Bedroom	18
			Total	22
ClockWork at Upper Joshua Creek - Phase 4 - Mattamy Homes	Oakville	Apartment	1 Bedroom	2
			1 Bedroom + Den	0
			2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	1
			Total	3
Lake Pointe - Your Home Developments	Ajax	Apartment	1 Bedroom	0
			1 Bedroom + Den	0
			2 Bedroom + Den	1
			3 Bedroom & Up	0
			2 Bedroom	2
			Total	3
Laurels - Tower 1 - Mattamy Homes	Milton	Apartment	1 Bedroom	0
			1 Bedroom + Den	3
			2 Bedroom + Den	0
			2 Bedroom	0
			Total	3
1515 Pickering Parkway - Sevoy Developments	Pickering	Apartment	1 Bedroom	2
			1 Bedroom + Den	0
			2 Bedroom	0
			Studio	0
			Total	2
9Hundred Signature Residences - Tower 1 - Harhay Developments	Etobicoke	Apartment	1 Bedroom	0
			1 Bedroom + Den	0
			2 Bedroom + Den	1
			3 Bedroom & Up	0
			2 Bedroom	1
			Total	2

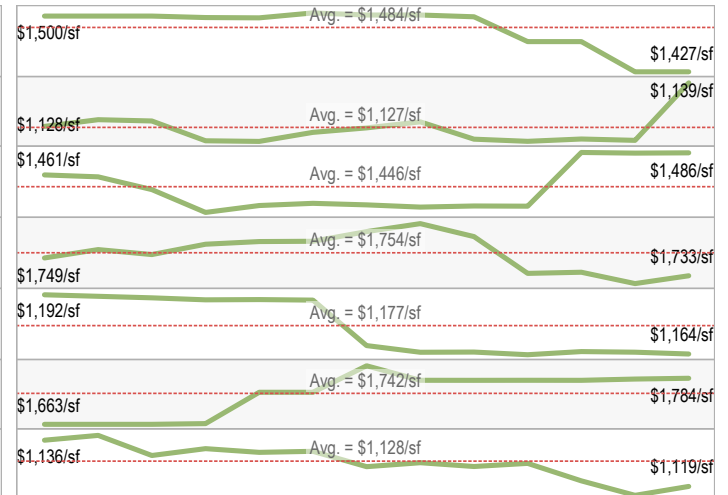
Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	\$1,427/sf
	Etobicoke	\$1,139/sf
	North York	\$1,486/sf
	Old Toronto	\$1,733/sf
	Scarborough	\$1,164/sf
	York	\$1,784/sf
905 Area	905 All Muni.	\$1,119/sf

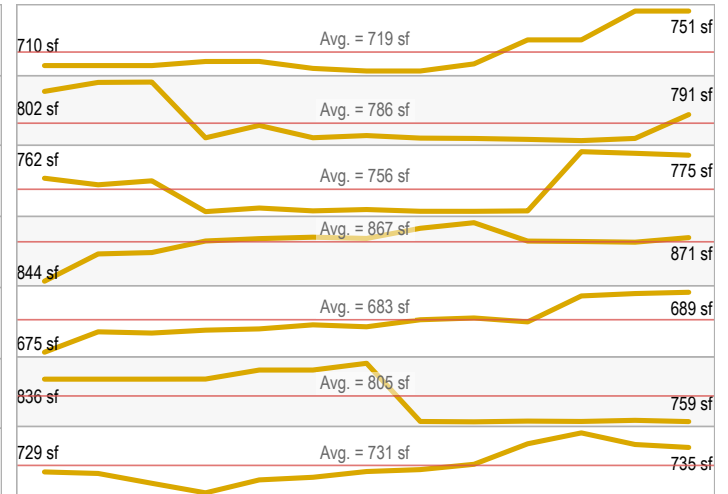
Last 13 Months



Avg. Remaining Unit Size (SF)

416 Area	East York	812 sf
	Etobicoke	788 sf
	North York	771 sf
	Old Toronto	825 sf
	Scarborough	709 sf
	York	835 sf
905 Area	905 All Muni.	758 sf

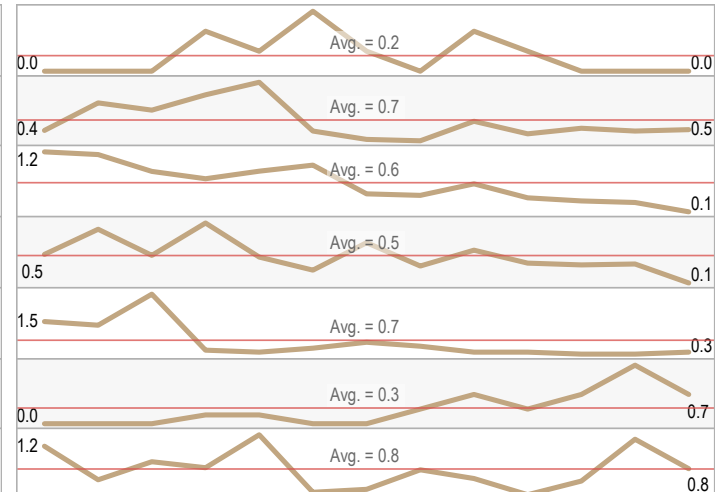
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	0.5
	North York	0.1
	Old Toronto	0.1
	Scarborough	0.3
	York	0.7
905 Area	905 All Muni.	0.8

Last 13 Months



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

Sub Market	Municipality	July 2024			July 2025		
		Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	● 18		● 18	● 2		● 2
Central Waterfront	Old Toronto	● 2		● 2	● 1		● 1
Don Mills - York Mills	North York	● 11	● 2	● 13	● 1	● 0	● 1
Downtown Core	Old Toronto	● 2		● 2	● 0		● 0
Downtown East	Old Toronto	● 6		● 6	● 3		● 3
Downtown West	Old Toronto	● 33		● 33	● 2		● 2
Etobicoke Waterfront	Etobicoke	● 0		● 0	● 0		● 0
Highway7 - Yonge	Richmond Hill	● 19	● 0	● 19	● 1	● 0	● 1
Mississauga City Centre	Mississauga	● 2		● 2	● 0		● 0
North Toronto	Old Toronto	● 7	● 0	● 7	● 1	● 0	● 1
North Yonge Corridor	North York	● 3		● 3	● 2		● 2
North York West	North York	● 25		● 25	● 0		● 0
Not Applicable	Ajax	● 2		● 2	● 3	● 0	● 3
	Aurora		● 0	● 0		● 1	● 1
	Brampton	● 2	● 0	● 2	● 2	● 26	● 28
	Burlington	● 21		● 21	● 2	● 2	● 4
	Caledon	● 0	● 20	● 20	● 0	● 0	● 0
	Clarington	● 0		● 0			
	East York	● 0	● 0	● 0	● 0	● 0	● 0
	Etobicoke	● 10	● 1	● 11	● 12	● 0	● 12
	Georgina	● 0		● 0			
	Halton Hills	● 0		● 0	● 0		● 0
	King	● 1		● 1	● 0		● 0
	Markham	● 14	● 1	● 15	● 3	● 0	● 3
	Milton	● 7		● 7	● 5		● 5
	Mississauga	● 20		● 20	● 47		● 47
	Newmarket	● 0		● 0	● 0		● 0
	Oakville	● 5		● 5	● 9		● 9
	Old Toronto	● 0		● 0	● 0		● 0
	Oshawa	● 0		● 0	● 1		● 1
	Pickering	● 21	● 0	● 21	● 7	● 0	● 7
	Richmond Hill		● 0	● 0		● 0	● 0
	Scarborough	● 20	● 0	● 20	● 3	● 0	● 3
	Vaughan	● 25		● 25	● 7		● 7
	Whitby	● 1		● 1	● 1		● 1
	York	● 0		● 0	● 2		● 2
Sheppard Corridor	North York	● 4	● 0	● 4	● 1	● 0	● 1
Thornhill	Markham	● 1		● 1	● 1		● 1
	Vaughan	● 0		● 0	● 0		● 0
Toronto East	Old Toronto	● 0		● 0	● 0		● 0
Toronto West	Old Toronto	● 2		● 2	● 1		● 1
Yonge - St. Clair	Old Toronto	● 0		● 0	● 1		● 1
Grand Total		● 284	● 24	● 308	● 121	● 29	● 150

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	• 64		• 64	• 427		• 427
Central Waterfront	Old Toronto	• 50		• 50	• 921		• 921
Don Mills - York Mills	North York	• 20	• 2	• 22	• 270	• 11	• 281
	Old Toronto						
Downtown Core	Old Toronto	• 13		• 13	• 439		• 439
Downtown East	Old Toronto	• 64		• 64	• 1,129		• 1,129
Downtown West	Old Toronto	• 239		• 239	• 1,179		• 1,179
Etobicoke Waterfront	Etobicoke	• 5		• 5	• 10		• 10
Highway7 - Yonge	Markham						
	Richmond Hill	• 33	• 1	• 34	• 178	• 22	• 200
Mississauga City Centre	Mississauga	• 16		• 16	• 631		• 631
North Toronto	North York						
	Old Toronto	• 43	• 0	• 43	• 323	• 4	• 327
North Yonge Corridor	North York	• 87		• 87	• 742		• 742
North York East	North York						
North York West	North York	• 98		• 98	• 612		• 612
Not Applicable	Ajax	• 20	• 17	• 37	• 25	• 7	• 32
	Aurora		• 2	• 2		• 6	• 6
	Brampton	• 28	• 57	• 85	• 230	• 155	• 385
	Burlington	• 109	• 21	• 130	• 423	• 15	• 438
	Caledon	• 0	• 5	• 5	• 0	• 39	• 39
	Clarington	• 5		• 5			
	East York	• 10	• 0	• 10	• 104	• 4	• 108
	Etobicoke	• 202	• 14	• 216	• 1,153	• 109	• 1,262
	Georgina	• 4		• 4			
	Halton Hills	• 1		• 1	• 77		• 77
	King	• 13		• 13	• 181		• 181
	Markham	• 73	• 3	• 76	• 399	• 6	• 405
	Milton	• 185		• 185	• 593		• 593
	Mississauga	• 217		• 217	• 1,774		• 1,774
	Newmarket	• 0		• 0	• 46		• 46
	Oakville	• 170		• 170	• 487		• 487
	Old Toronto	• 20		• 20	• 127		• 127
	Oshawa	• 1		• 1	• 225		• 225
	Pickering	• 224	• 0	• 224	• 684	• 0	• 684
	Richmond Hill		• 0	• 0		• 8	• 8
	Scarborough	• 92	• 0	• 92	• 362	• 3	• 365
	Uxbridge						
	Vaughan	• 111		• 111	• 1,201		• 1,201
	Whitby	• 32		• 32	• 59		• 59
	Whitchurch-Stouffville						
	York	• 14		• 14	• 206		• 206
Scarborough City Centre	Scarborough						
Sheppard Corridor	North York	• 48	• 0	• 48	• 409	• 1	• 410
Thornhill	Markham	• 5		• 5	• 25		• 25
	Vaughan	• 0		• 0	• 0		• 0
Toronto East	East York						
	Old Toronto	• 17		• 17	• 157		• 157
Toronto West	Old Toronto	• 68		• 68	• 321		• 321
Yonge - St. Clair	Old Toronto	• 65		• 65	• 151		• 151
Grand Total		• 2,466	• 122	• 2,588	• 16,280	• 390	• 16,670



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