



Greater Toronto Area Low 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%				

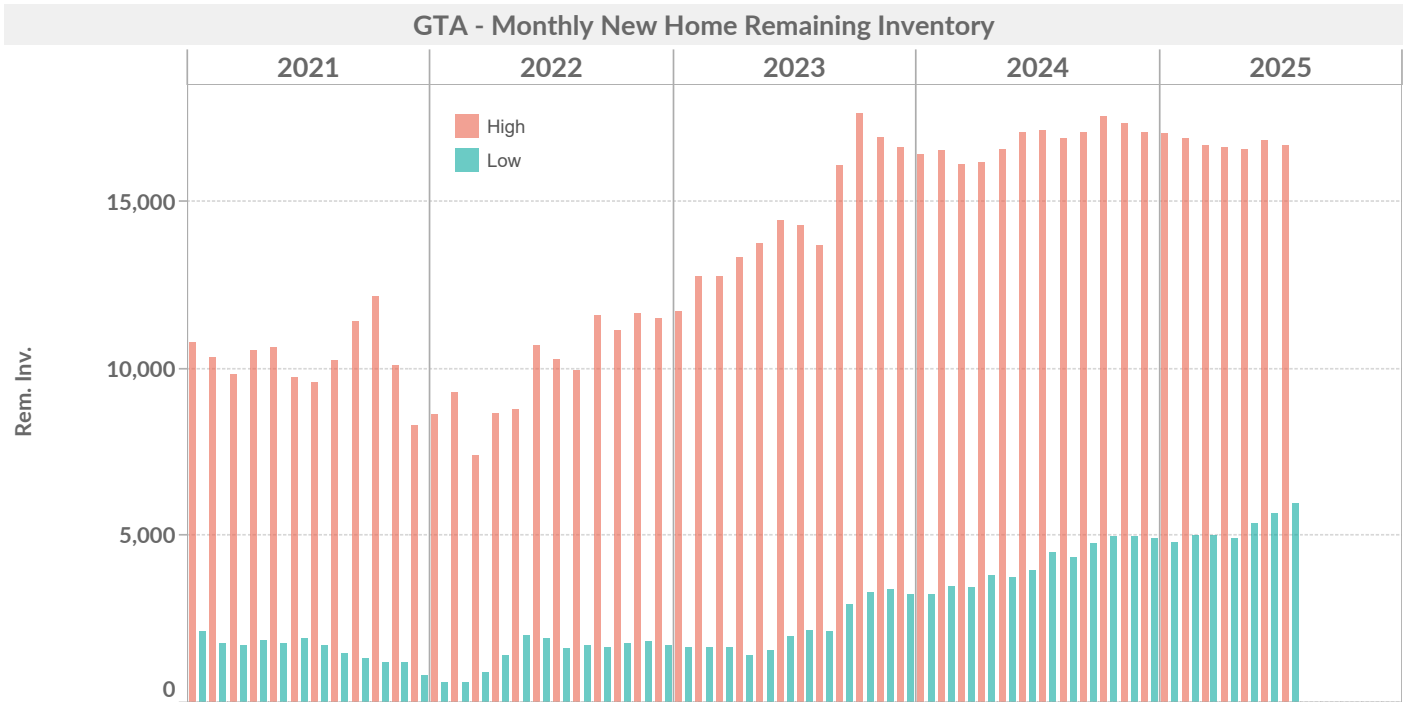
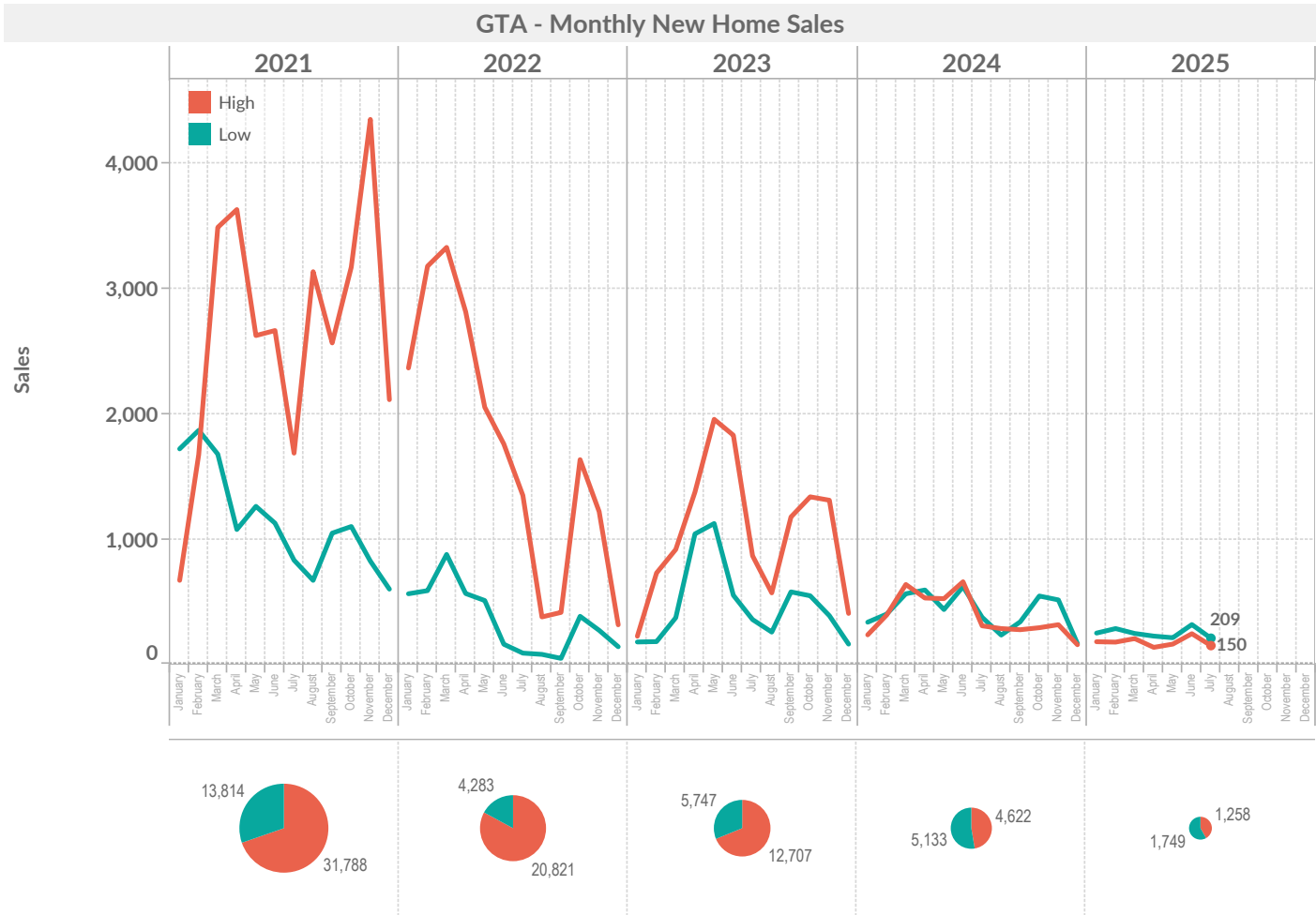
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

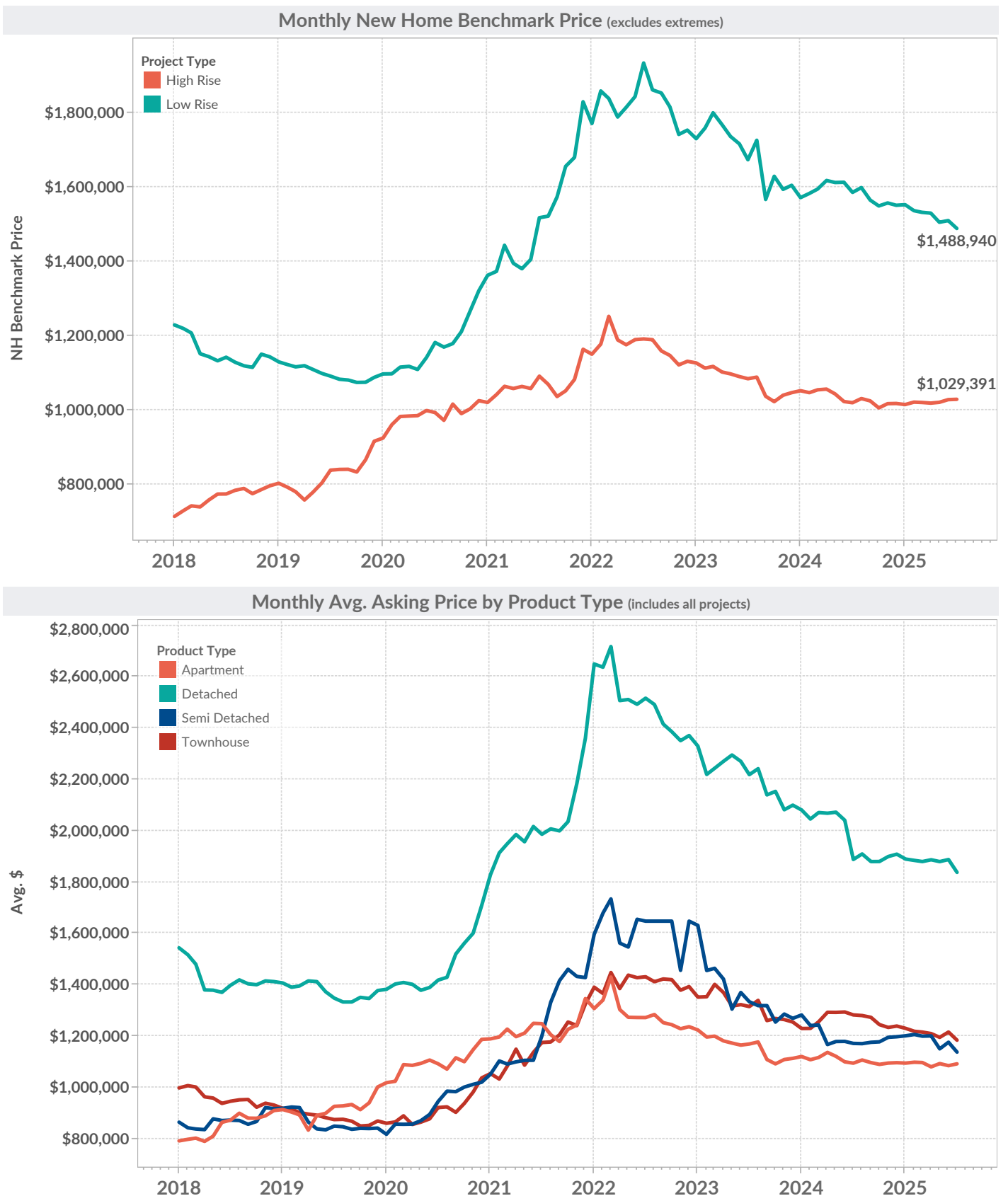
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

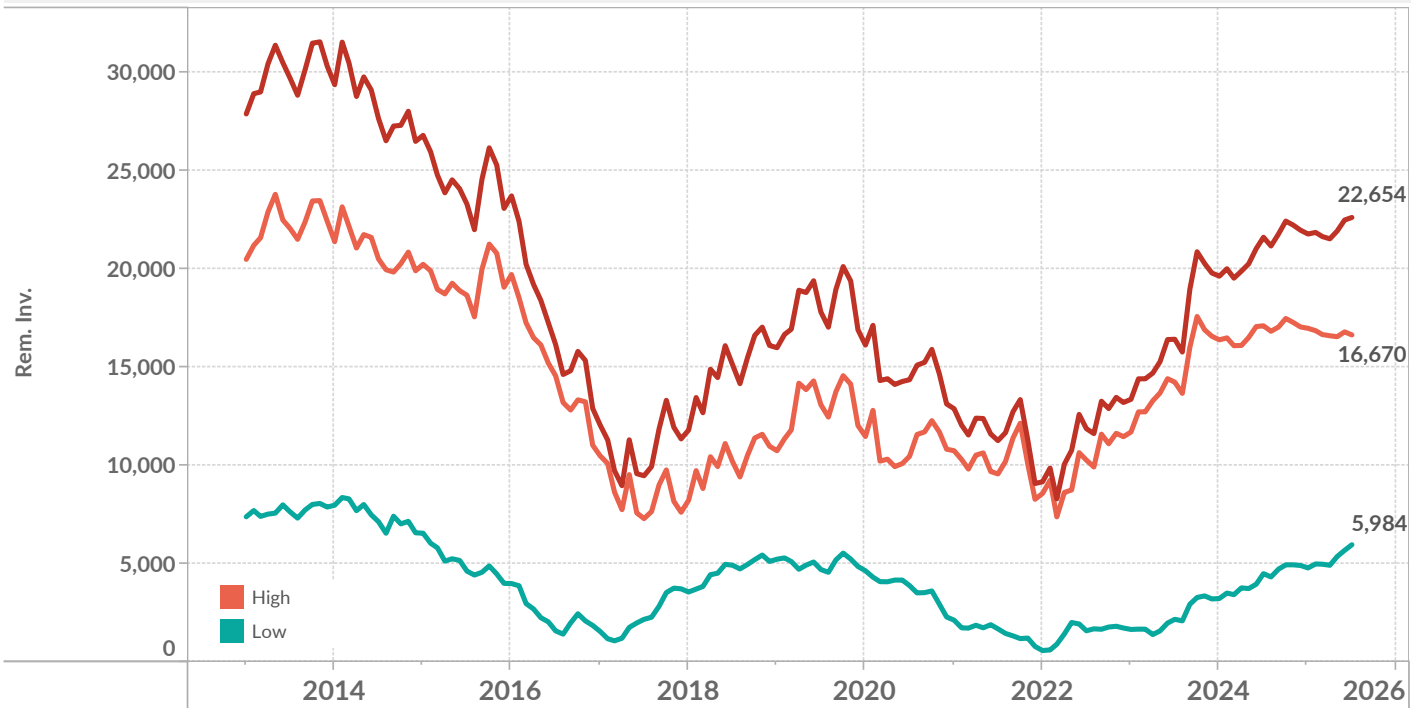


Pricing

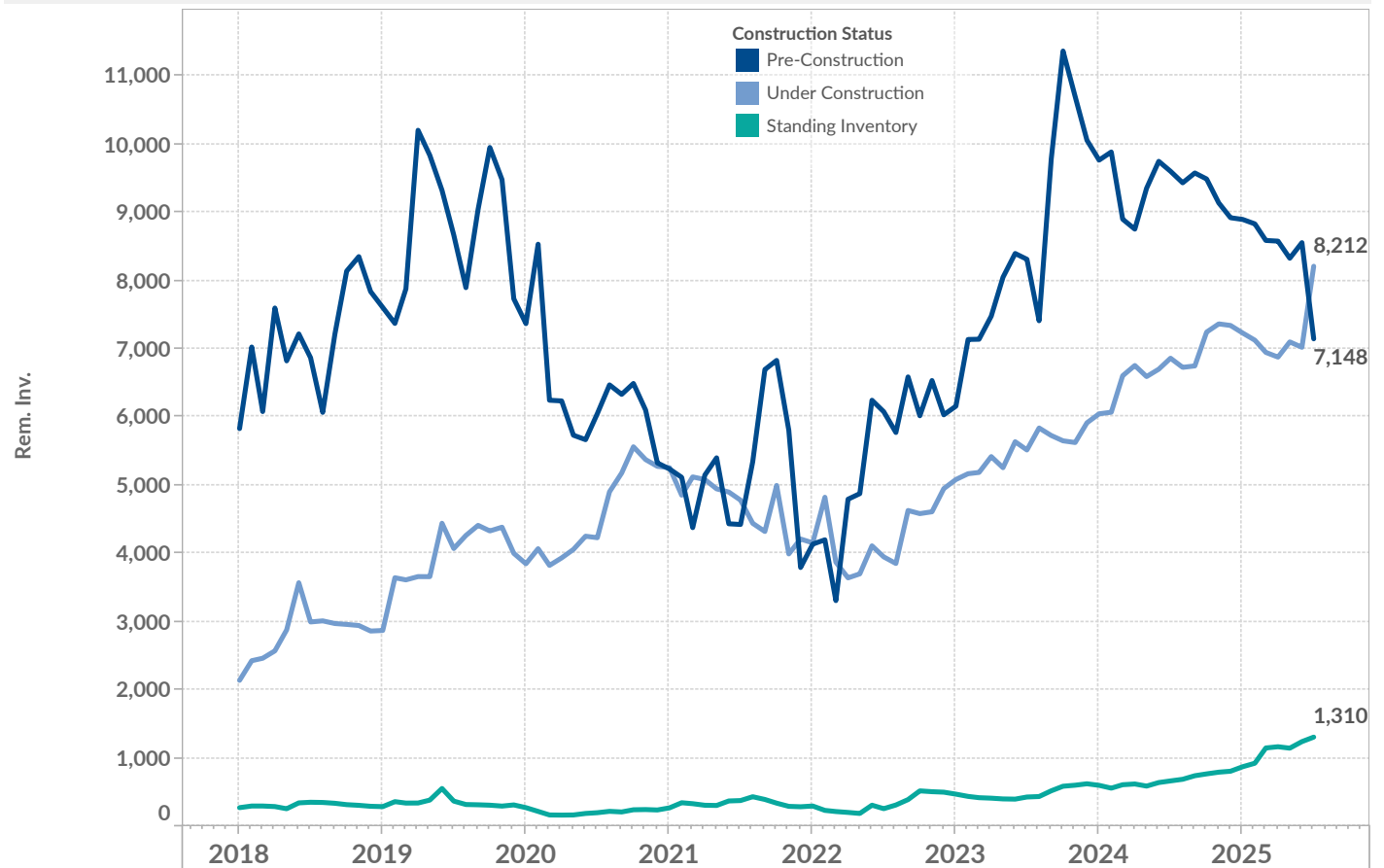


Remaining Inventory

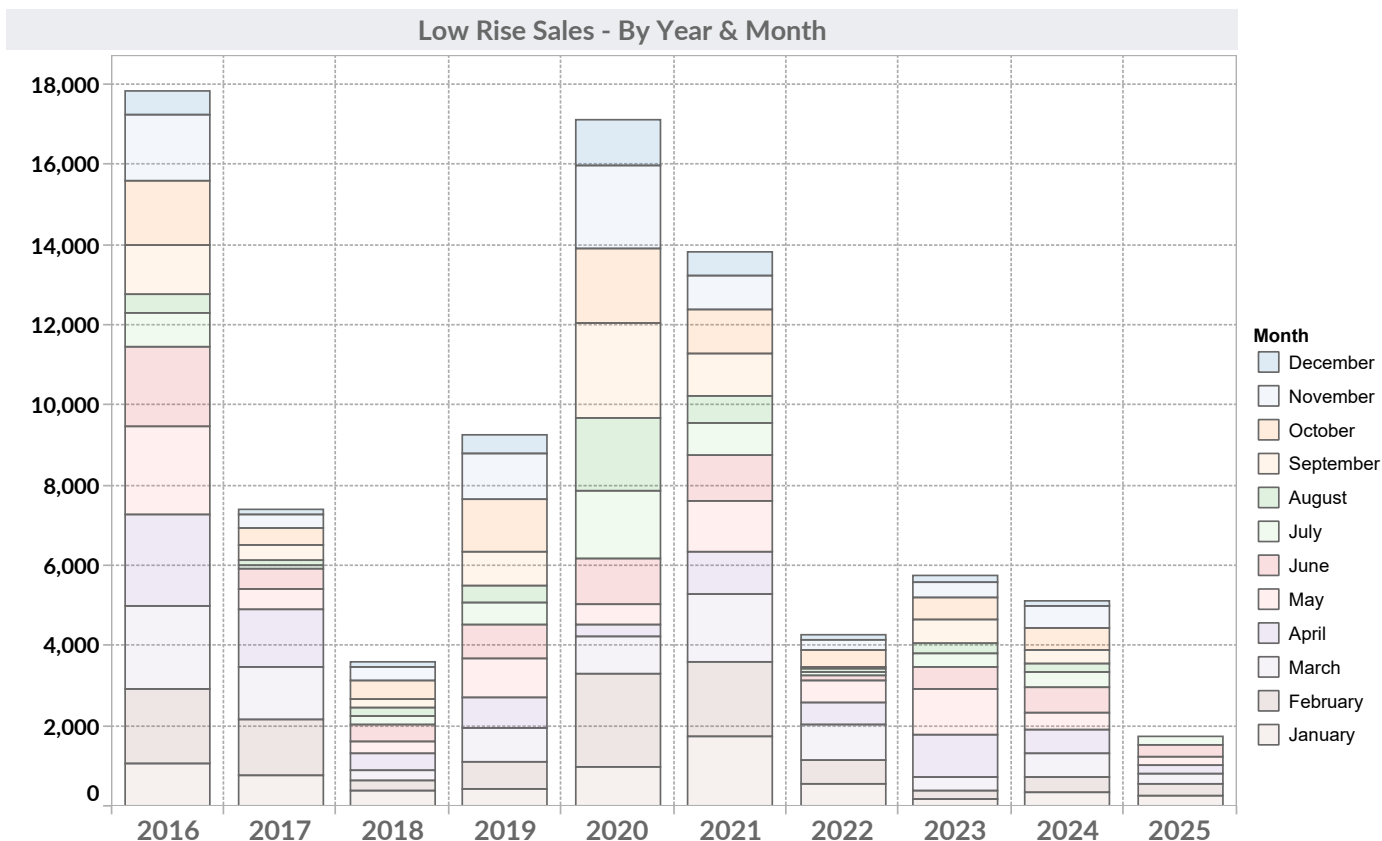
GTA - Monthly New Home Remaining Inventory



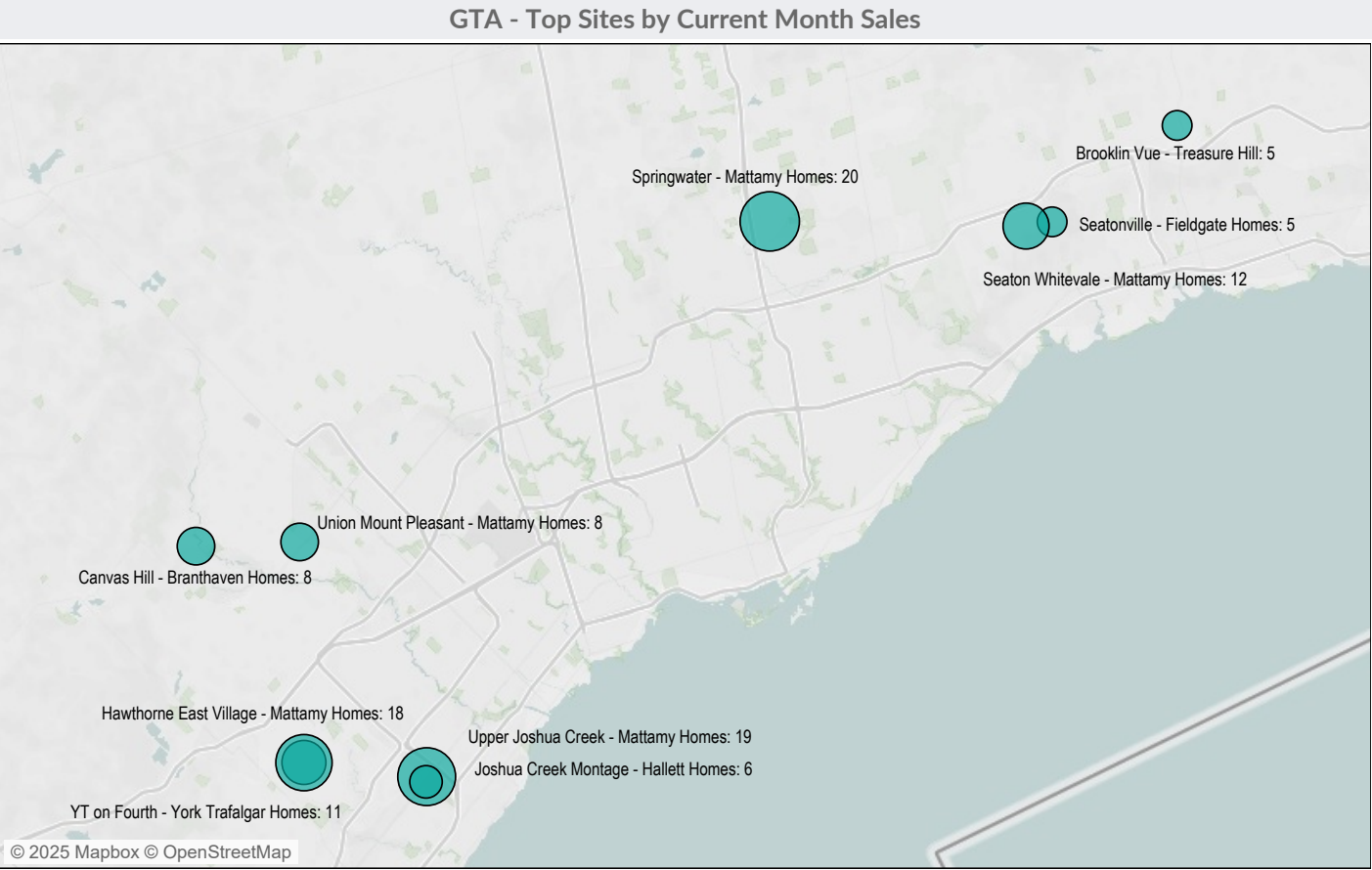
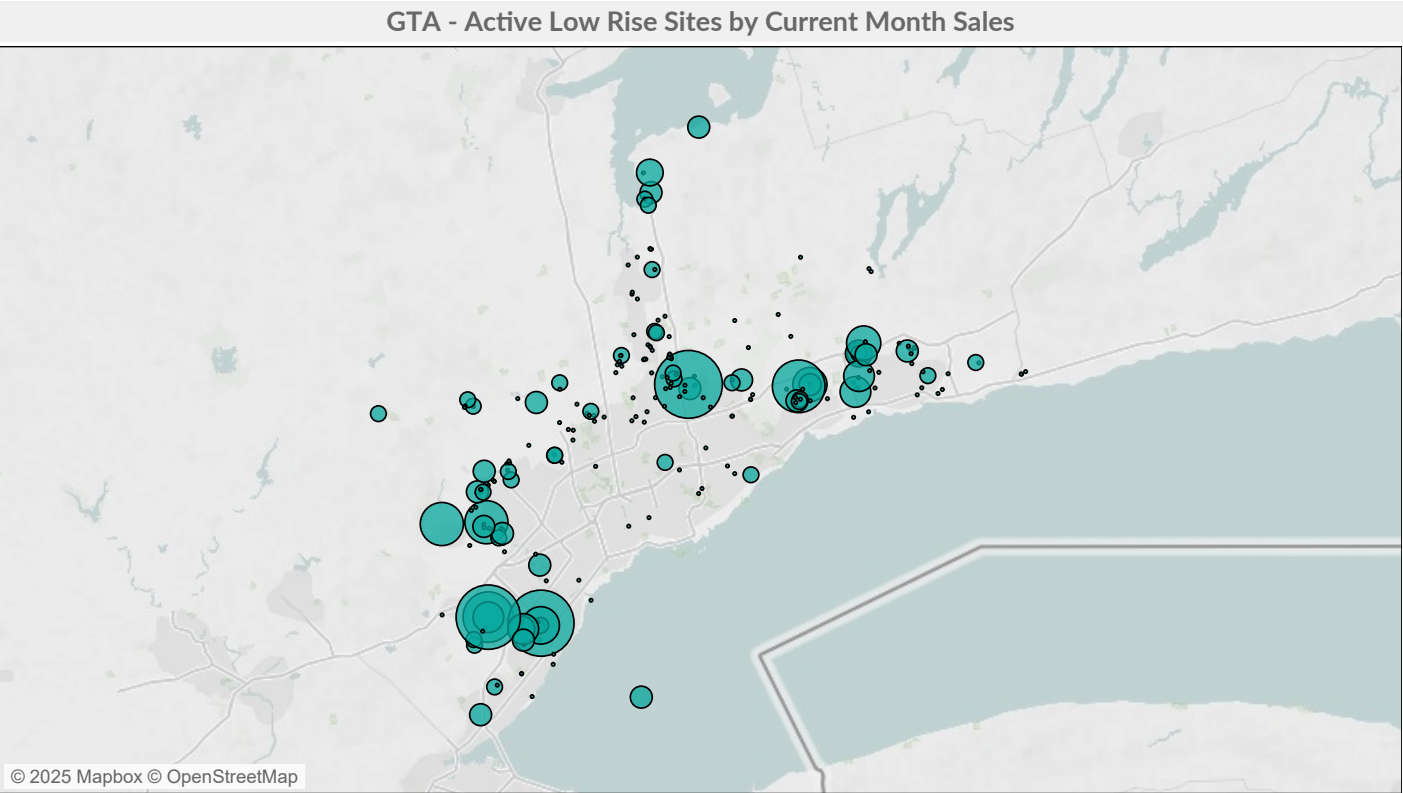
GTA - Monthly High Rise Rem. Inv. by Construction Status



Altus Group



Current Sites

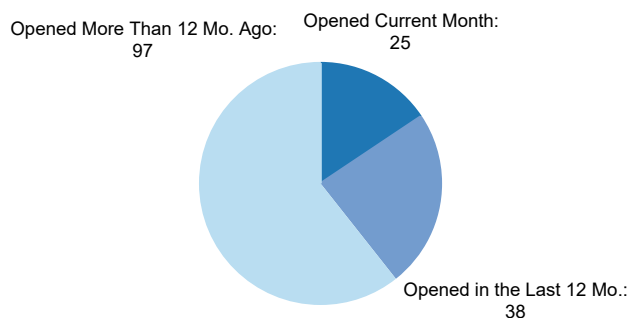


Monthly Sales Breakdown

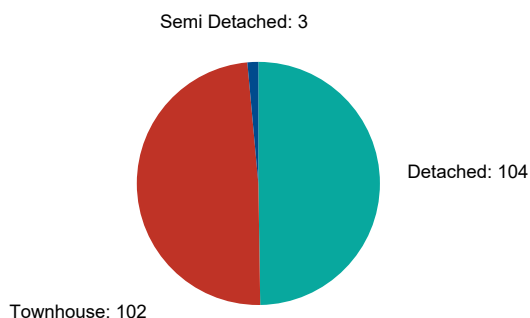


Current Month Low Rise Sales Breakdown

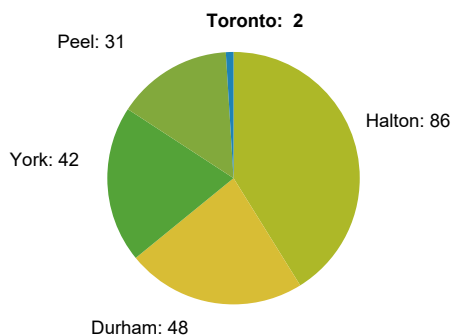
Sales by Opening Date (5 years)



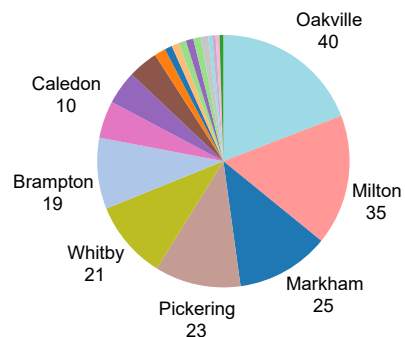
Sales by Product Type



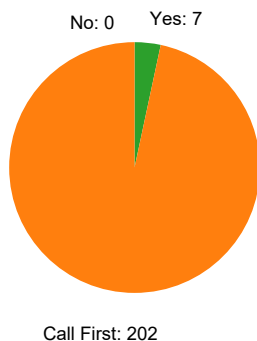
Sales by Region



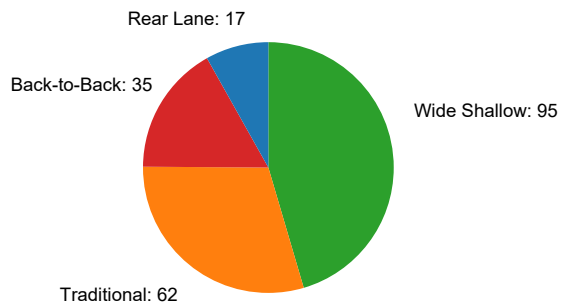
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



New Openings

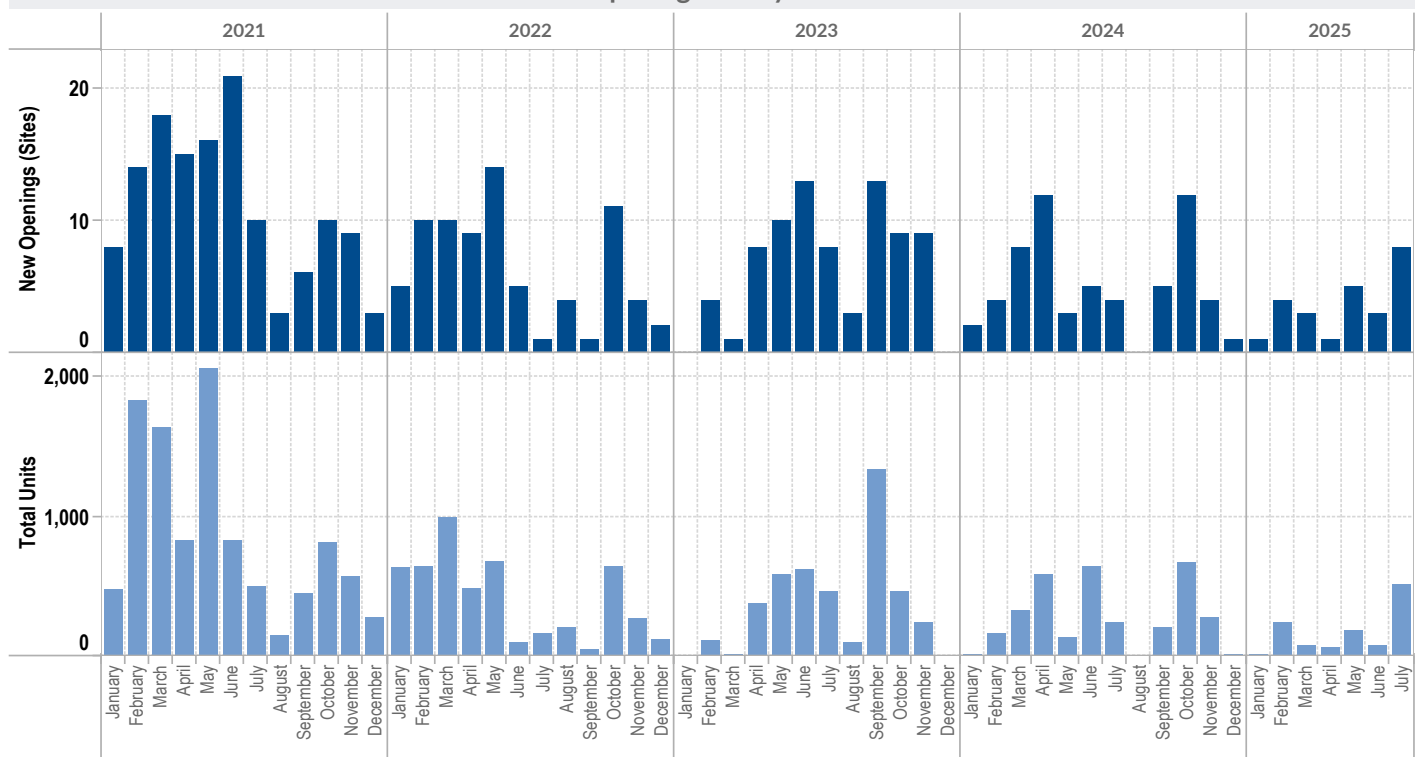


July 2025 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	Opening Date	Current Month Sales *	Rem Inv	Avg. \$/SF	No. of Units **
YT on Fourth - York Trafalgar Homes	Freehold	Milton	7/1/2025	11	71	\$561	82
Georgina View - Greenpark Group	Freehold	Georgina	7/2/2025	3	92	\$407	95
Brooklin Vue - Treasure Hill	Freehold	Whitby	7/12/2025	2	32	\$509	34
	Freehold Common Element	Whitby	7/12/2025	3	39	\$485	42
West Brooklin - Centurion Homes	Freehold	Whitby	7/23/2025	1	26	\$471	27
West Brooklin - Fernbrook Homes	Freehold	Whitby	7/23/2025	3	27	\$474	30
West Brooklin - Zancor Homes	Freehold	Whitby	7/23/2025	2	25	\$473	27
Brooklin Trails - Sorbara	Freehold	Whitby	7/25/2025	0	83	\$564	83
Brooklin Trails - Tribute Communities	Freehold	Whitby	7/25/2025	0	87	\$536	87
Grand Total				25	482	\$497	507

* 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	124	81						445	25.4%		25.4%	
Treasure Hill	13	32	30	14	16	15	9						129	7.4%		32.8%	
Paradise Developments	30	15	16	2	3	3	1						70	4.0%		36.8%	
Starlane Home Corporation	0	36	7	2	2	18	5						70	4.0%		40.8%	
Caivan	14	4	4	10	14	20	2						68	3.9%		44.7%	
Aspen Ridge Homes	6	9	9	20	12	6	3						65	3.7%		48.4%	
Umbria Development Group		41	15	2	2	0	2						62	3.5%		52.0%	
Fieldgate Homes	17	2	13	8	5	5	8						58	3.3%		55.3%	
Liberty Development Corporation	0	0	0	46	5	0	1						52	3.0%		58.3%	
Royal Pine Homes	33	4	2	2	0	1	0						42	2.4%		60.7%	
Rosehaven Homes	0	0	0	0	0	29	4						33	1.9%		62.6%	
Times Group Corporation		15	3	4	4	4	1						31	1.8%		64.3%	
Great Gulf	4	0	8	1	7	8	2						30	1.7%		66.0%	
Branthaven Homes	0	0	1	1	3	12	11						28	1.6%		67.6%	
CountryWide Homes	3	11	6	0	1	2	0						23	1.3%		69.0%	
Regal Crest Homes	4	2	1	5	5	6	0						23	1.3%		70.3%	
Lakeview Homes	0	0	18	3	1	0	0						22	1.3%		71.5%	
Zancor Homes	2	10	0	5	3	0	2						22	1.3%		72.8%	
Greenpark Group	0	0	3	5	1	7	5						21	1.2%		74.0%	
Menkes	10	2	2	2	3	1	0						20	1.1%		75.1%	
Fernbrook Homes	4	2	3	2	1	3	3						18	1.0%		76.2%	
Arista Homes	2	4	1	1	4	1	4						17	1.0%		77.1%	
	250	286	247	226	213	318	209						1,749				

Top Builders - Last 12 Months



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

Builder	2024					2025							Total	Market Share		Cum. Mkt. Share	
	August	September	October	November	December	January	February	March	April	May	June	July		%		%	
Mattamy Homes	44	61	185	115	49	70	51	50	25	44	124	81	899	25.3%		25.3%	
Treasure Hill	50	14	27	64	9	13	32	30	14	16	15	9	293	8.3%		33.6%	
Fieldgate Homes	12	10	26	88	16	17	2	13	8	5	5	8	210	5.9%		39.5%	
Starlane Home Corporation			63	24	0	0	36	7	2	2	18	5	157	4.4%		43.9%	
Caivan	0	47	14	11	0	14	4	4	10	14	20	2	140	3.9%		47.9%	
Great Gulf	21	16	17	15	13	4	0	8	1	7	8	2	112	3.2%		51.0%	
Aspen Ridge Homes	4	6	16	12	7	6	9	9	20	12	6	3	110	3.1%		54.1%	
Paradise Developments	0	9	11	15	1	30	15	16	2	3	3	1	106	3.0%		57.1%	
Zancor Homes	16	22	27	7	3	2	10	0	5	3	0	2	97	2.7%		59.8%	
Royal Pine Homes	0	6	11	15	17	33	4	2	2	0	1	0	91	2.6%		62.4%	
Menkes		26	18	6	2	10	2	2	2	3	1	0	72	2.0%		64.4%	
Regal Crest Homes	11	17	11	7	3	4	2	1	5	5	6	0	72	2.0%		66.5%	
Fernbrook Homes	2	3	30	10	3	4	2	3	2	1	3	3	66	1.9%		68.3%	
Umbria Development Group							41	15	2	2	0	2	62	1.7%		70.1%	
CountryWide Homes	6	6	11	7	6	3	11	6	0	1	2	0	59	1.7%		71.7%	
Liberty Development Corporation	0	1	0	0	0	0	0	0	46	5	0	1	53	1.5%		73.2%	
Branthaven Homes	0	1	0	18	1	0	0	1	1	3	12	11	48	1.4%		74.6%	
Andrin Homes	2	16	10	2	4	1	2	1	1	1	1	4	45	1.3%		75.8%	
Rosehaven Homes	0	0	1	0	0	0	0	0	0	0	29	4	34	1.0%		76.8%	
Greenpark Group	1	3	2	6	0	0	0	3	5	1	7	5	33	0.9%		77.7%	
Times Group Corporation							15	3	4	4	4	1	31	0.9%		78.6%	
Lebovic Homes	0	2	4	7	1	1	2	3	2	0	6	2	30	0.8%		79.4%	
	234	340	546	515	166	250	286	247	226	213	318	209	3,550				

Top Sites



GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2025 July
Springwater - Mattamy Homes	Markham	Detached	30	3
			38	3
		Townhouse	20	0
			22	12
			23	2
		Total		20
Upper Joshua Creek - Mattamy Homes	Oakville	Detached	34	3
			38	11
			45	2
		Townhouse	20	0
			23	3
		Total		19
Hawthorne East Village - Mattamy Homes	Milton	Detached	30	6
			34	0
			36	2
			43	0
		Townhouse	20	0
			21	6
			23	4
		Total		18
Seaton Whitevale - Mattamy Homes	Pickering	Detached	30	1
			36	0
		Townhouse	23	11
				12
YT on Fourth - York Trafalgar Homes	Milton	Detached	38	8
			55	1
			60	2
		Townhouse	20	0
				11
Canvas Hill - Branthaven Homes	Halton Hills	Detached	82	8
		Total		8
Union Mount Pleasant - Mattamy Homes	Brampton	Townhouse	18	3
			21	5
		Total		8
Joshua Creek Montage - Hallett Homes	Oakville	Detached	38	2
			42	1
		Townhouse	21	3
				6
Brooklin Vue - Treasure Hill	Whitby	Detached	38	1
		Townhouse	20	4
		Total		5
Seatonville - Fieldgate Homes	Pickering	Detached	30	2
			36	0
		Townhouse	20	3
				5

Yr. Over Yr. Sales Comparison



Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	July 2024					July 2025				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	1		0	0	1	0		0		0
	Brock										
	Clarington	4		1	2	7	1		0	1	2
	Oshawa	1		0	3	4	1		0	1	2
	Pickering	3		0	8	11	6		0	17	23
	Scugog	6	0		0	6	0	0		0	0
	Uxbridge	0			0	0	0			0	0
	Whitby	14		5	14	33	8	0	1	12	21
	Total	29	0	6	27	62	16	0	1	31	48
Halton	Burlington	0		0	0	0	1		0	2	3
	Halton Hills	0			0	0	8			0	8
	Milton	23			16	39	19		0	16	35
	Oakville	12	0		10	22	26	0	1	13	40
	Total	35	0	0	26	61	54	0	1	31	86
Peel	Brampton	24		0	4	28	4		0	15	19
	Caledon	10		0	8	18	6		1	3	10
	Mississauga				10	10				2	2
	Total	34		0	22	56	10		1	20	31
Toronto	East York										
	Etobicoke										
	North York				6	6	0			1	1
	Old Toronto			0		0			0		0
	Scarborough	0			4	4	0			1	1
	York				0	0				0	0
	Total	0		0	10	10	0		0	2	2
York	Aurora	1			0	1	2			0	2
	East Gwillimbury	8		0	1	9	1		0	0	1
	Georgina	3				3	9				9
	King	3			0	3	2			0	2
	Markham	4		0	12	16	8		0	17	25
	Newmarket		0	0	0	0		0	0	0	0
	Richmond Hill	4	5	0	137	146	1		0	1	2
	Vaughan	0			9	9	1			0	1
	Whitchurch-Stouffville	0				0	0				0
	Total	23	5	0	159	187	24	0	0	18	42
Grand Total		121	5	6	244	376	104	0	3	102	209

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	2		2	2	6	9	0		4	0	13	
	Brock						0				0	0	
	Clarington	58		0	15	73	73	0		12	55	140	
	Oshawa	113		2	102	217	135	0		4	133	272	
	Pickering	110		13	270	393	110	0	0	16	132	258	
	Scugog	10	0		0	10	60	8		0	0	68	
	Uxbridge	0			1	1	21	0		0	21	42	
	Whitby	131	0	27	89	247	193	10		50	263	516	
	Total	424	0	44	479	947	601	18	0	86	604	1,309	
Halton	Burlington	12		0	3	15	13	0		5	17	35	
	Halton Hills	25			4	29	29	0		0	22	51	
	Milton	253		1	108	362	430	0		15	144	589	
	Oakville	174	0	10	166	350	300	39		18	580	937	
	Total	464	0	11	281	756	772	39		38	763	1,612	
Peel	Brampton	176		4	304	484	216	0		7	302	525	
	Caledon	204		3	30	237	258	0		0	56	314	
	Mississauga				25	25	0	0		0	65	65	
	Total	380		7	359	746	474	0		7	423	904	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York	0			13	13	9	0		0	34	43	
	Old Toronto			0		0	0	0		12	0	12	
	Scarborough	3			32	35	5	0		0	37	42	
	York				12	12	0			0	4	4	
	Total	3		0	57	60	14	0		12	75	101	
York	Aurora	76			8	84	123	0	0	0	54	177	
	East Gwillimbury	81		8	18	107	64			0	43	107	
	Georgina	83				83	229	0		0	0	229	
	King	37			10	47	141	0		0	59	200	
	Markham	61		0	189	250	202	0		0	355	557	
	Newmarket		1	0	7	8	0	0		2	13	15	
	Richmond Hill	158		0	150	308	212	0		6	183	401	
	Vaughan	39			110	149	139	0		0	204	343	
	Whitchurch-Stouffville	5				5	29			0	0	29	
	Total	540	1	8	492	1,041	1,139	0	0	8	911	2,058	
Grand Total		1,811	1	70	1,668	3,550	3,000	57	0	151	2,776	5,984	



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