



Altus Group



Greater Toronto Area Low Rise Projects

New Homes Monthly Report
August 2025

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Aug-25	Aug-24		Change	
High Rise	118	286		-58.7%	
Low Rise	182	231		-21.2%	
Total	300	517		-42.0%	
Year to Date Sales	Jan.-Aug. 2025	Jan.-Aug. 2024		Y/Y Change	
High Rise	1,354	3,612		-62.5%	
Low Rise	1,948	3,561		-45.3%	
Total	3,302	7,173		-54.0%	
Year to Date Supply	Jan.-Aug. 2025	Jan.-Aug. 2024		Y/Y Change	
High Rise	975	4,872		-80.0%	
Low Rise	2,859	4,628		-38.2%	
Total	3,834	9,500		-59.6%	
Year to Date Completions	Jan.-Aug. 2025	Jan.-Aug. 2024		Y/Y Change	
High Rise	16,960	15,287		10.9%	
Remaining Inventory	Aug-25	Jul-25	Aug-24	M/M Change	Y/Y Change
High Rise	16,447	16,677	16,840	-1.4%	-2.3%
Low Rise	5,798	5,948	4,299	-2.5%	34.9%
Total	22,245	22,625	21,139	-1.7%	5.2%
Benchmark Price	Aug-25	Jul-25	Aug-24	M/M Change	Y/Y Change
High Rise	\$1,028,782	\$1,029,391	\$1,031,356	-0.1%	-0.2%
Low Rise	\$1,462,342	\$1,488,940	\$1,598,852	-1.8%	-8.5%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	0	330	208	90	
High Rise Units	0	84,491	65,237	21,854	
% Sold*	n.a.	81%	83%	47%	
Low Rise Projects	1	252			
Low Rise Units	50	31,359			
% Sold*	0%	82%			

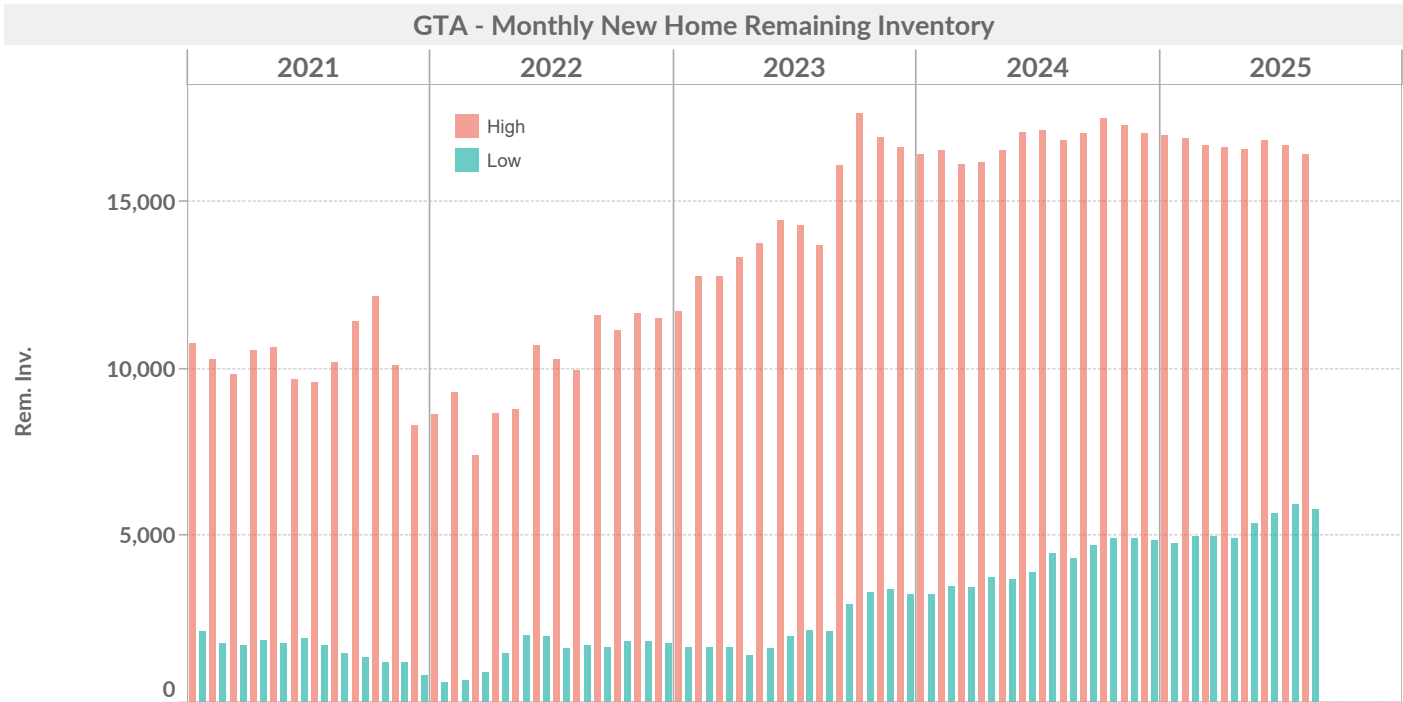
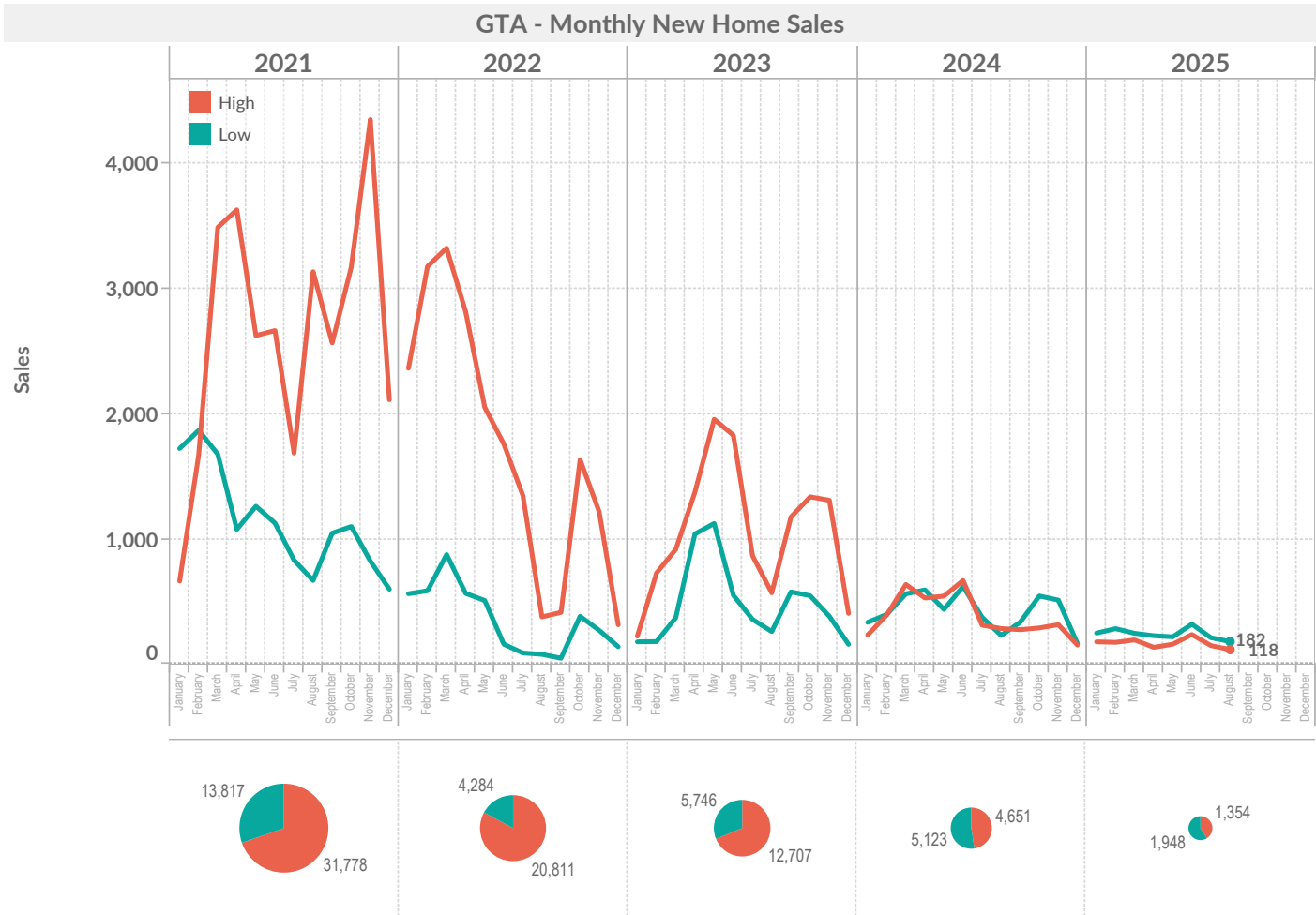
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

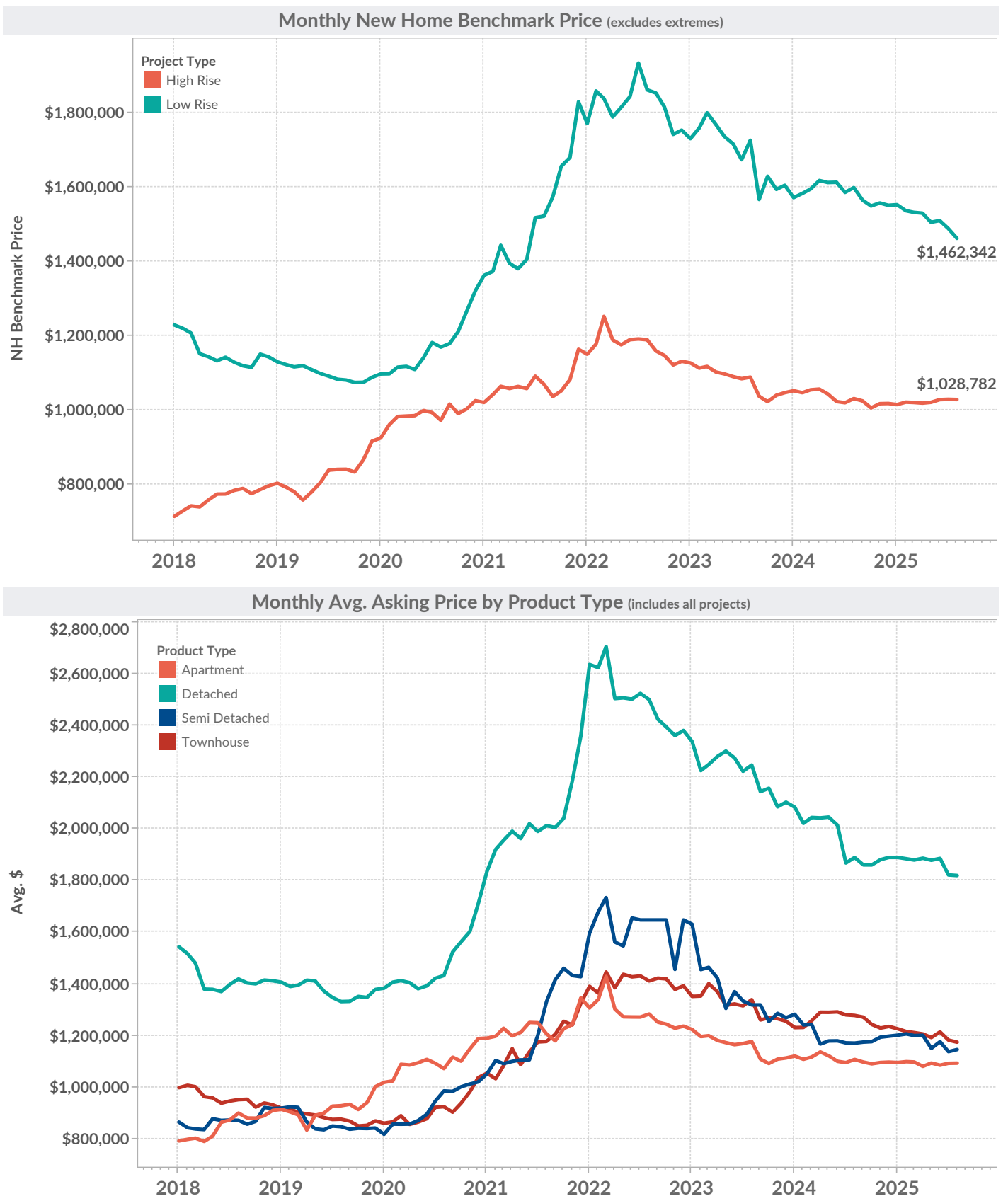
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

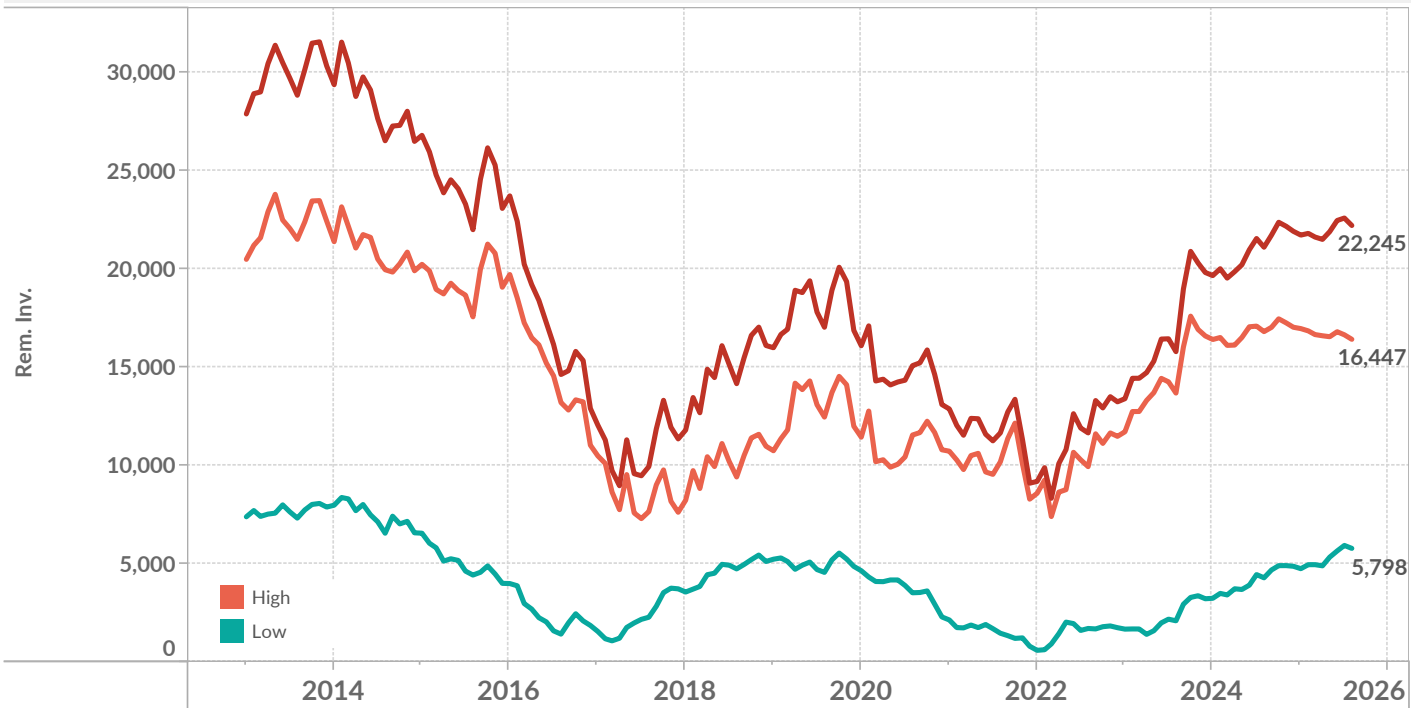


Pricing

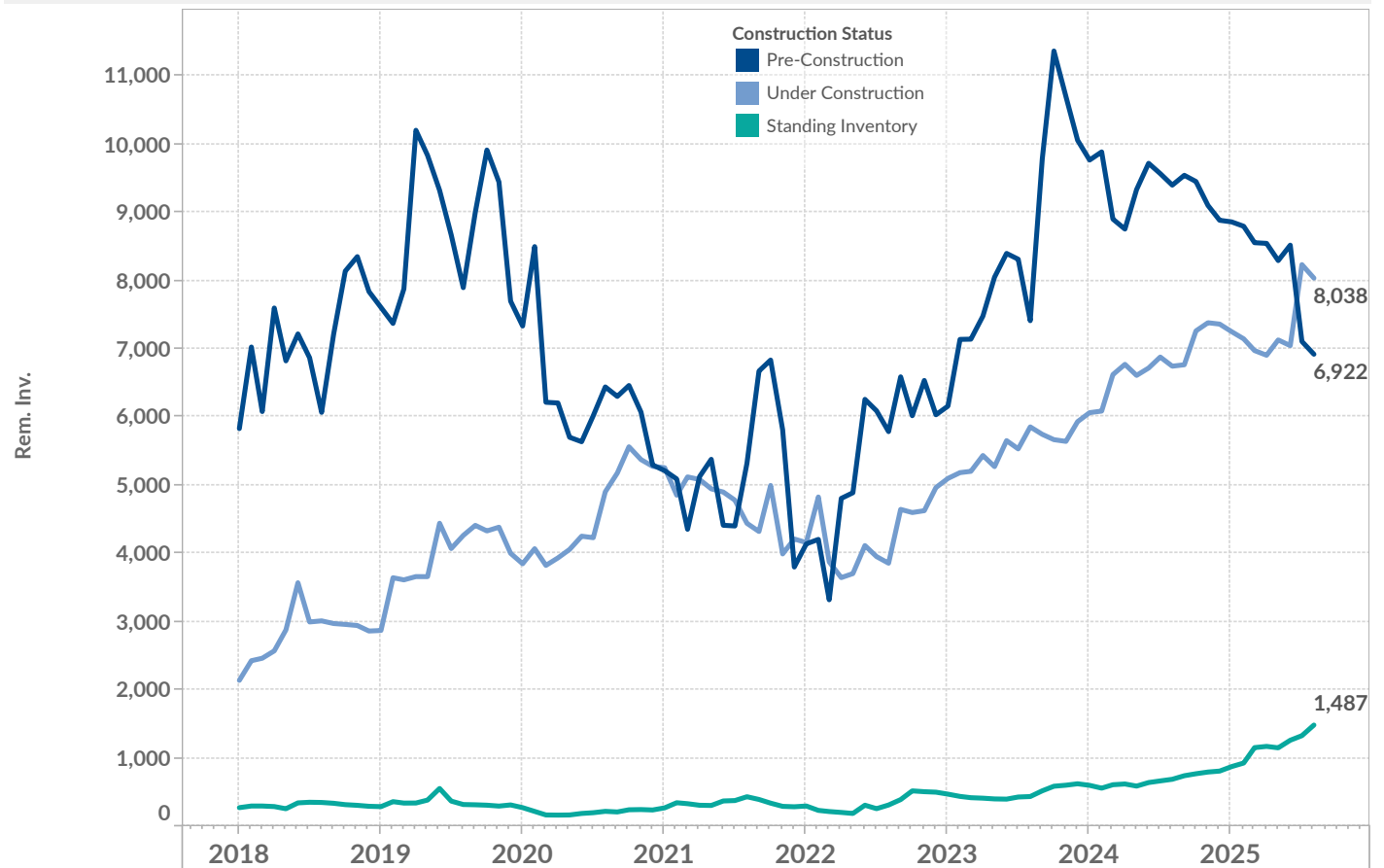


Remaining Inventory

GTA - Monthly New Home Remaining Inventory

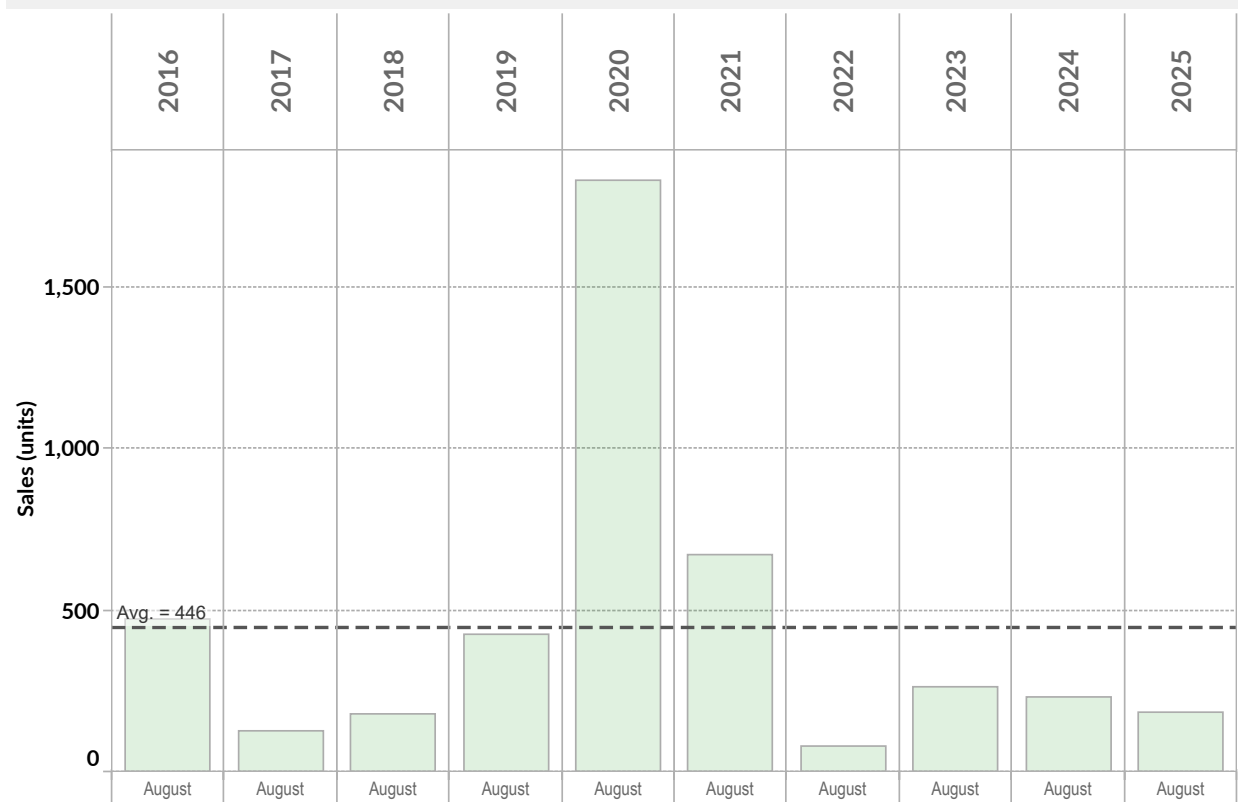


GTA - Monthly High Rise Rem. Inv. by Construction Status

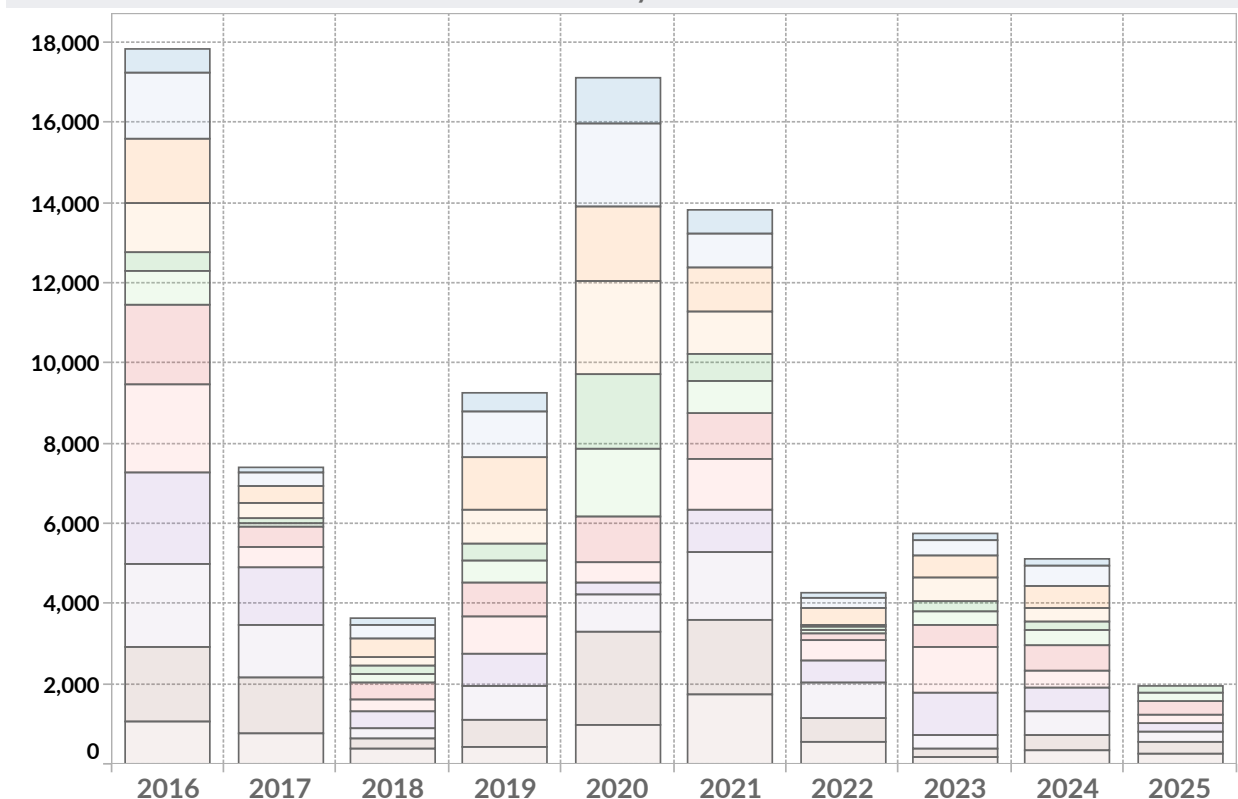


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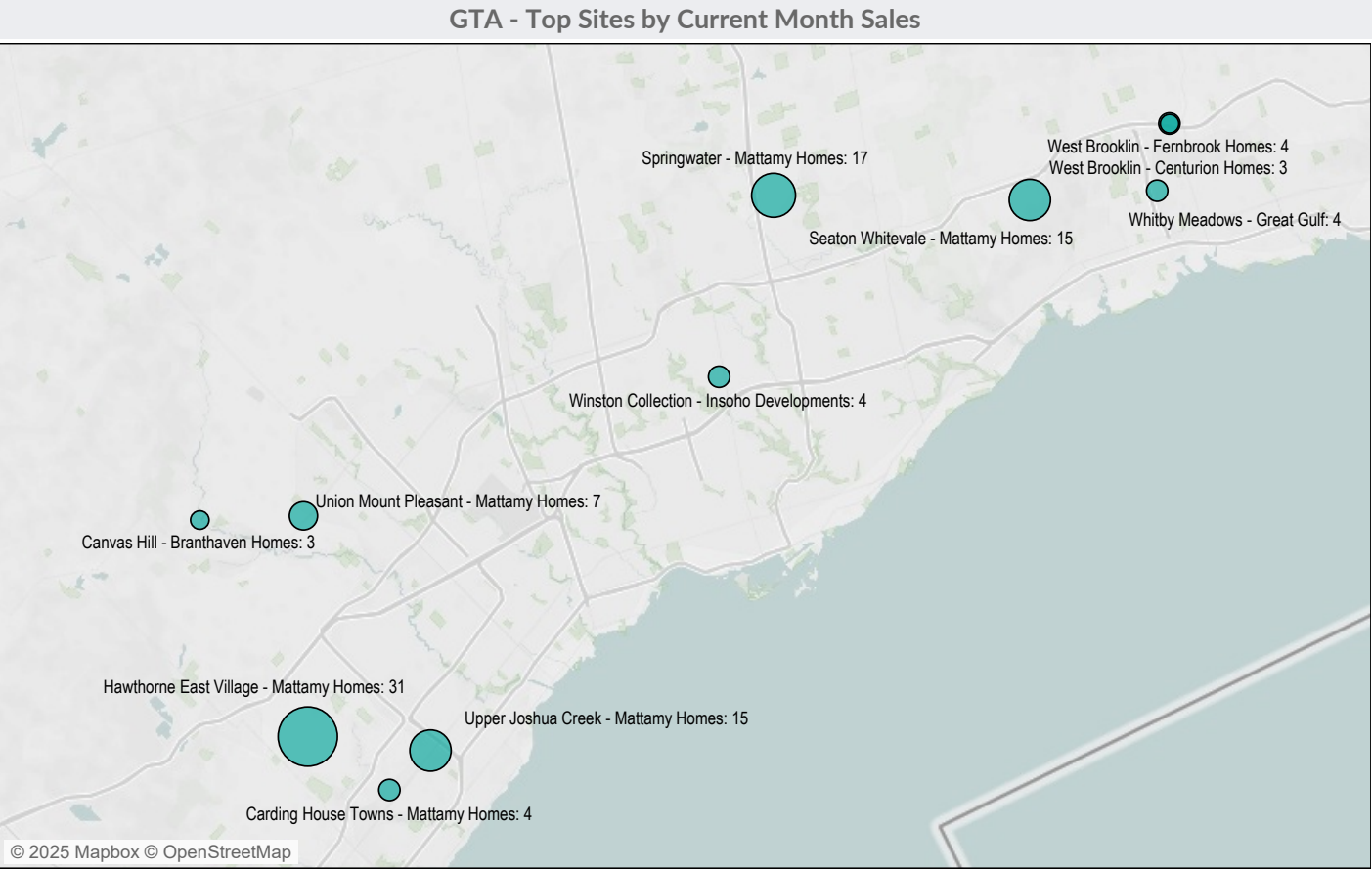
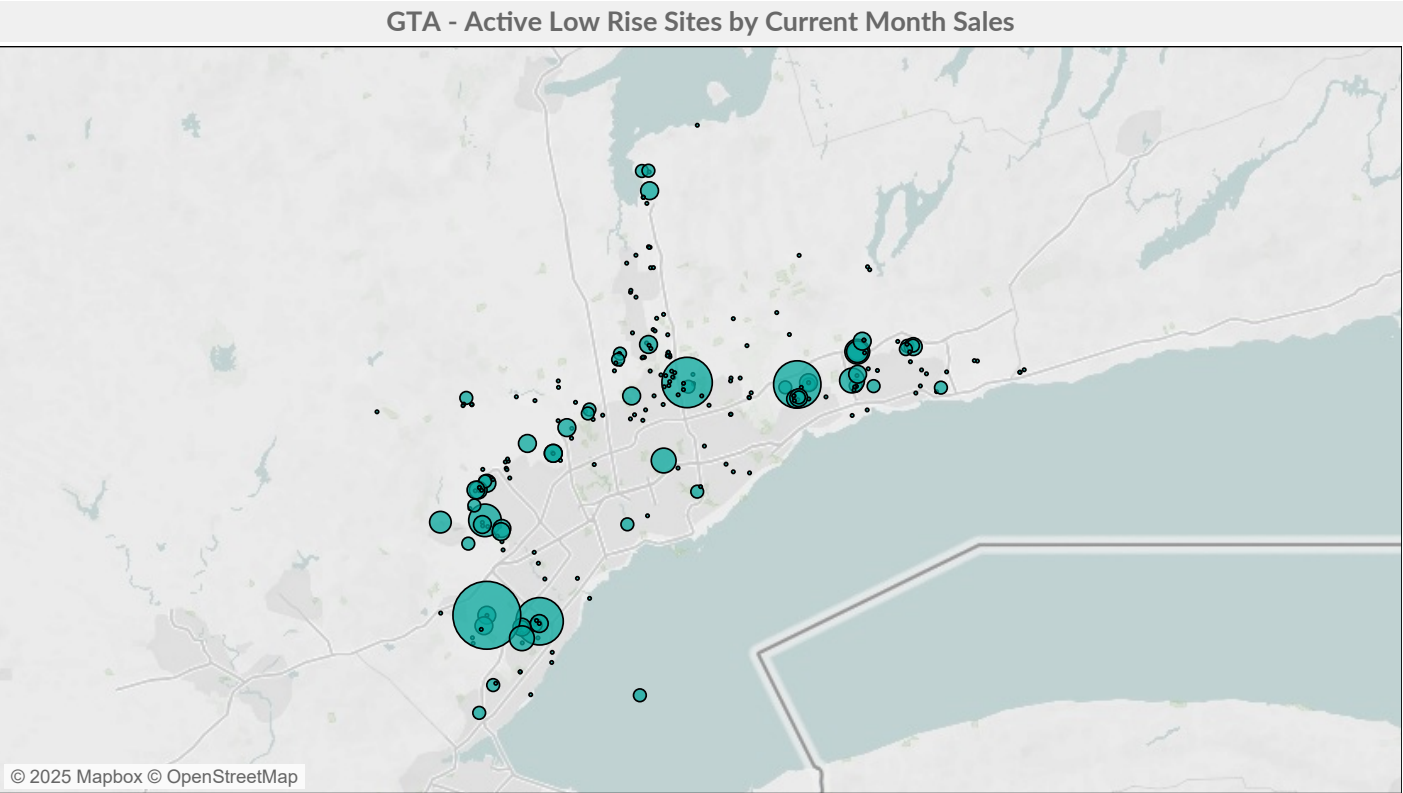
Low Rise Sales - Current Month vs Historical



Low Rise Sales - By Year & Month



Current Sites

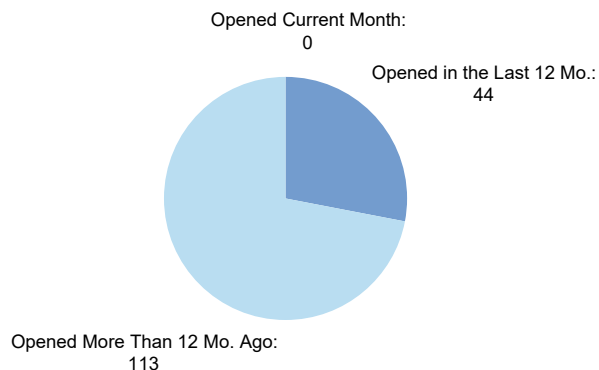


Monthly Sales Breakdown

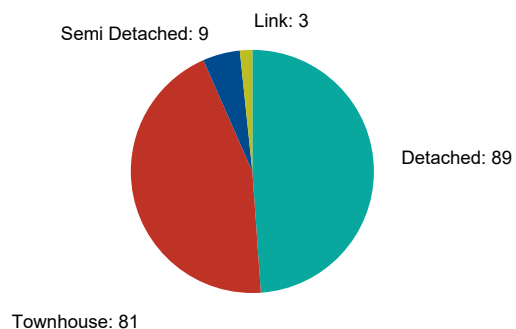


Current Month Low Rise Sales Breakdown

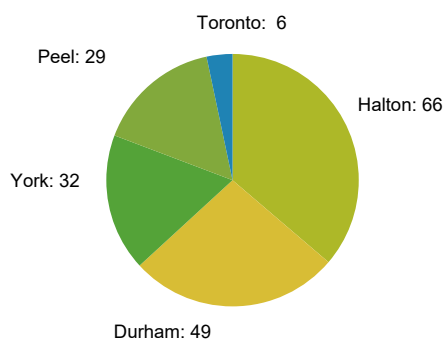
Sales by Opening Date (5 years)



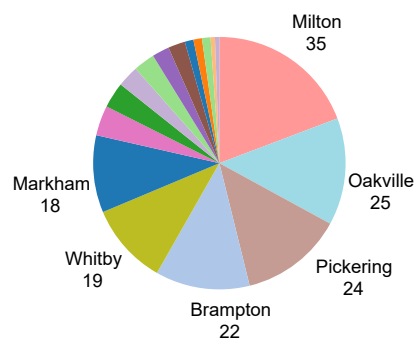
Sales by Product Type



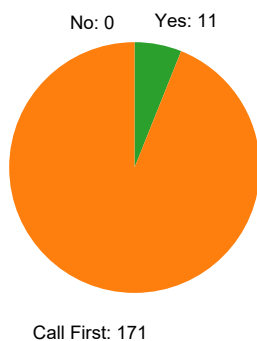
Sales by Region



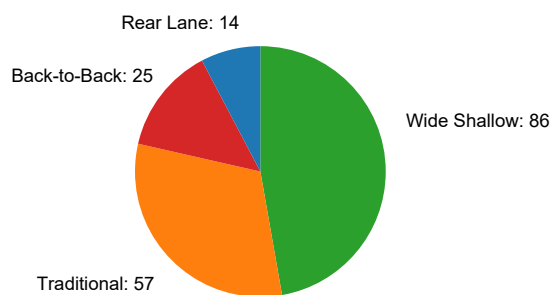
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



New Openings

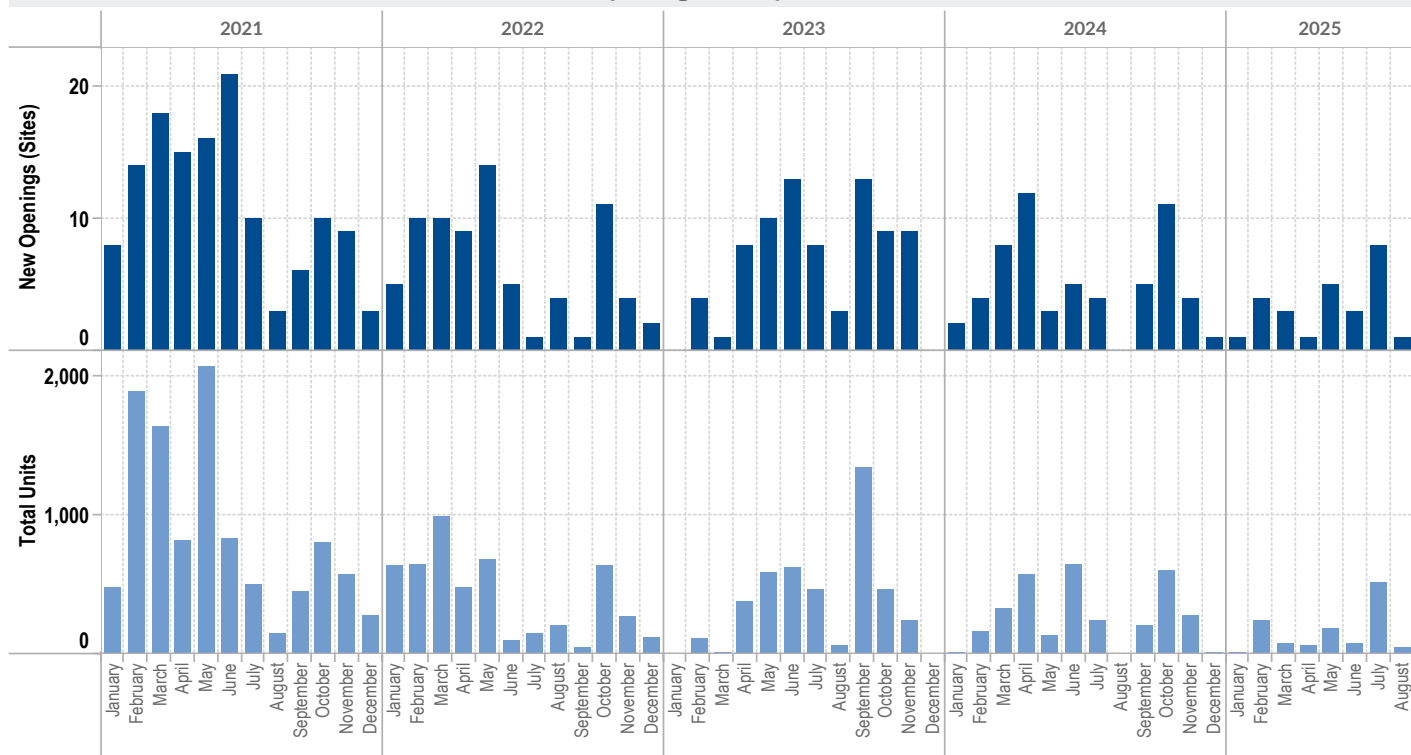


August 2025 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	Opening Date	Current Month Sales *	Rem Inv	Avg. \$/SF	No. of Units **
Georgina View - Treasure Hill	Freehold	Georgina	8/1/2025	0	50	\$482	50
Grand Total				0	50	\$482	50

* 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	47	124	82	91					540	27.7%		27.7%	
Treasure Hill	13	32	30	14	16	17	11	5					138	7.1%		34.8%	
Caivan	14	4	4	10	14	19	2	4					71	3.6%		38.4%	
Fieldgate Homes	17	2	13	9	6	7	9	7					70	3.6%		42.0%	
Paradise Developments	30	15	16	2	3	3	1	0					70	3.6%		45.6%	
Starlane Home Corporation	0	36	7	2	2	18	5	0					70	3.6%		49.2%	
Aspen Ridge Homes	6	9	9	20	13	7	3	1					68	3.5%		52.7%	
Umbria Development Group		41	15	2	2	0	2	1					63	3.2%		56.0%	
Liberty Development Corporation	0	0	0	46	5	0	1	0					52	2.7%		58.6%	
Royal Pine Homes	33	4	2	2	0	1	0	2					44	2.3%		60.9%	
Great Gulf	4	0	10	4	10	8	2	4					42	2.2%		63.0%	
Rosehaven Homes	0	0	0	0	0	29	4	2					35	1.8%		64.8%	
Branthaven Homes	0	0	1	1	2	12	11	5					32	1.6%		66.5%	
Times Group Corporation		15	3	4	4	4	1	0					31	1.6%		68.1%	
CountryWide Homes	3	11	6	0	1	2	0	2					25	1.3%		69.4%	
Greenpark Group	0	0	3	5	1	7	5	4					25	1.3%		70.6%	
Zancor Homes	2	10	0	5	3	0	2	2					24	1.2%		71.9%	
Regal Crest Homes	4	2	1	5	5	6	0	0					23	1.2%		73.0%	
Lakeview Homes	0	0	18	3	1	0	0	0					22	1.1%		74.2%	
Fernbrook Homes	4	2	3	2	1	2	3	4					21	1.1%		75.3%	
Arista Homes	2	4	1	1	4	1	4	3					20	1.0%		76.3%	
Menkes	10	2	2	2	3	1	0	0					20	1.0%		77.3%	
	250	285	248	229	220	321	213	182					1,948				

Top Builders - Last 12 Months



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

Builder	2024				2025								Total	Market Share		Cum. Mkt. Share	
	September	October	November	December	January	February	March	April	May	June	July	August		%		%	
Mattamy Homes	61	185	115	48	70	51	50	25	47	124	82	91	949	27.0%		27.0%	
Treasure Hill	14	27	64	9	13	32	30	14	16	17	11	5	252	7.2%		34.2%	
Fieldgate Homes	10	26	88	16	17	2	13	9	6	7	9	7	210	6.0%		40.2%	
Starlane Home Corporation		63	24	0	0	36	7	2	2	18	5	0	157	4.5%		44.7%	
Caivan	47	14	11	0	14	4	4	10	14	19	2	4	143	4.1%		48.7%	
Aspen Ridge Homes	6	16	12	7	6	9	9	20	13	7	3	1	109	3.1%		51.9%	
Paradise Developments	9	11	15	1	30	15	16	2	3	3	1	0	106	3.0%		54.9%	
Great Gulf	15	17	15	14	4	0	10	4	10	8	2	4	103	2.9%		57.8%	
Royal Pine Homes	6	11	15	17	33	4	2	2	0	1	0	2	93	2.6%		60.5%	
Zancor Homes	22	27	7	3	2	10	0	5	3	0	2	2	83	2.4%		62.8%	
Menkes	26	18	6	2	10	2	2	2	3	1	0	0	72	2.1%		64.9%	
Fernbrook Homes	3	30	10	3	4	2	3	2	1	2	3	4	67	1.9%		66.8%	
Umbria Development Group						41	15	2	2	0	2	1	63	1.8%		68.6%	
Regal Crest Homes	17	11	7	3	4	2	1	5	5	6	0	0	61	1.7%		70.3%	
CountryWide Homes	6	11	7	6	3	11	6	0	1	2	0	2	55	1.6%		71.9%	
Liberty Development Corporation	1	0	0	0	0	0	0	46	5	0	1	0	53	1.5%		73.4%	
Branthaven Homes	1	0	18	1	0	0	1	1	2	12	11	5	52	1.5%		74.9%	
Andrin Homes	16	10	2	4	1	2	1	1	1	1	4	2	45	1.3%		76.2%	
Greenpark Group	3	2	6	0	0	0	3	5	1	7	5	4	36	1.0%		77.2%	
Rosehaven Homes	0	1	0	0	0	0	0	0	0	29	4	2	36	1.0%		78.2%	
Arista Homes	5	3	2	1	2	4	1	1	4	1	4	3	31	0.9%		79.1%	
Times Group Corporation						15	3	4	4	4	1	0	31	0.9%		80.0%	
	337	546	513	166	250	285	248	229	220	321	213	182	3,510				

Top Sites



GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2025 August
Hawthorne East Village - Mattamy Homes	Milton	Detached	30	4
			34	2
			36	7
			43	0
		Townhouse	20	0
			21	9
			23	9
		Total		31
Springwater - Mattamy Homes	Markham	Detached	30	3
			38	6
		Townhouse	20	0
			22	1
			23	7
		Total		17
Seaton Whitevale - Mattamy Homes	Pickering	Detached	30	3
			36	2
		Townhouse	23	10
		Total		15
Upper Joshua Creek - Mattamy Homes	Oakville	Detached	34	4
			38	2
			45	0
		Townhouse	20	6
			23	3
		Total		15
Union Mount Pleasant - Mattamy Homes	Brampton	Townhouse	18	1
			21	6
		Total		7
Carding House Towns - Mattamy Homes	Oakville	Townhouse	20	4
		Total		4
West Brooklin - Fernbrook Homes	Whitby	Detached	32	1
			38	0
		Link	30	3
		Semi Detached	25	0
		Townhouse	20	0
		Total		4
Whitby Meadows - Great Gulf	Whitby	Semi Detached	25	4
		Total		4
Winston Collection - Insoho Developments	North York	Detached	25	2
			18	1
		Townhouse	25	1
		Total		4
Canvas Hill - Brant Haven Homes	Halton Hills	Detached	82	3
		Total		3

Yr. Over Yr. Sales Comparison



Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	August 2024					August 2025				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	0		0	0	0	0		0		0
	Brock										
	Clarington	4		0	1	5	1		0	0	1
	Oshawa	1		1	8	10	5		0	0	5
	Pickering	7		0	9	16	9		2	13	24
	Scugog	1	0		0	1	0	0		0	0
	Uxbridge	0			0	0	0			0	0
	Whitby	23		2	13	38	4	3	6	6	19
	Total	36	0	3	31	70	19	3	8	19	49
Halton	Burlington	1		0	0	1	1		0	1	2
	Halton Hills	0			0	0	4			0	4
	Milton	22			7	29	17		0	18	35
	Oakville	1	0		14	15	8	0	0	17	25
	Total	24	0	0	21	45	30	0	0	36	66
Peel	Brampton	12		0	1	13	10		1	11	22
	Caledon	31		0	6	37	6			1	7
	Mississauga				4	4				0	0
	Total	43		0	11	54	16		1	12	29
Toronto	East York										
	Etobicoke										
	North York				2	2	2			3	5
	Old Toronto			0		0			0		0
	Scarborough	0			7	7	0			0	0
	York				2	2				1	1
	Total	0		0	11	11	2		0	4	6
York	Aurora	0			0	0	2			0	2
	East Gwillimbury	5		0	0	5	0		0	0	0
	Georgina	5				5	4			0	4
	King	0			0	0	2			0	2
	Markham	5		0	6	11	10		0	8	18
	Newmarket		0	0	0	0		0	0	0	0
	Richmond Hill	4		0	20	24	0		0	0	0
	Vaughan	1			3	4	4			2	6
	Whitchurch-Stouffville	2				2	0				0
	Total	22	0	0	29	51	22	0	0	10	32
Grand Total		125	0	3	103	231	89	3	9	81	182

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	55		0	14	69	72	0		12	55	139	
	Oshawa	117		1	94	212	130	0		4	133	267	
	Pickering	110		15	274	399	106	0	0	14	119	239	
	Scugog	9	0		0	9	60	8		0	0	68	
	Uxbridge	6			1	7	15	0		0	21	36	
	Whitby	110	3	31	82	226	191	7		44	258	500	
	Total	409	3	49	467	928	583	15	0	78	586	1,262	
Halton	Burlington	12		0	3	15	12	0		5	17	34	
	Halton Hills	29			4	33	25	0		0	22	47	
	Milton	253		1	122	376	409	0		15	128	552	
	Oakville	181	0	10	168	359	290	39		18	564	911	
	Total	475	0	11	297	783	736	39		38	731	1,544	
Peel	Brampton	175		5	321	501	209	0		6	299	514	
	Caledon	178		3	25	206	248	0		0	55	303	
	Mississauga				21	21	0	0		0	65	65	
	Total	353		8	367	728	457	0		6	419	882	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York	2			16	18	4	0		0	29	33	
	Old Toronto			0		0	0	0		12	0	12	
	Scarborough	3			25	28	5	0		0	37	42	
	York				11	11	0			0	3	3	
	Total	5		0	52	57	9	0		12	69	90	
York	Aurora	75			8	83	124	0	0	0	54	178	
	East Gwillimbury	76		8	18	102	64			0	43	107	
	Georgina	83			0	83	224	0		0	50	274	
	King	43			9	52	135	0		0	61	196	
	Markham	67		0	177	244	194	0		0	339	533	
	Newmarket		1	0	7	8	0	0		2	13	15	
	Richmond Hill	155		0	130	285	165	0		6	181	352	
	Vaughan	45			109	154	134	0		0	202	336	
	Whitchurch-Stouffville	3				3	29			0	0	29	
	Total	547	1	8	458	1,014	1,069	0	0	8	943	2,020	
Grand Total		1,789	4	76	1,641	3,510	2,854	54	0	142	2,748	5,798	



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