



Altus Group



Greater Toronto Area High 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%			

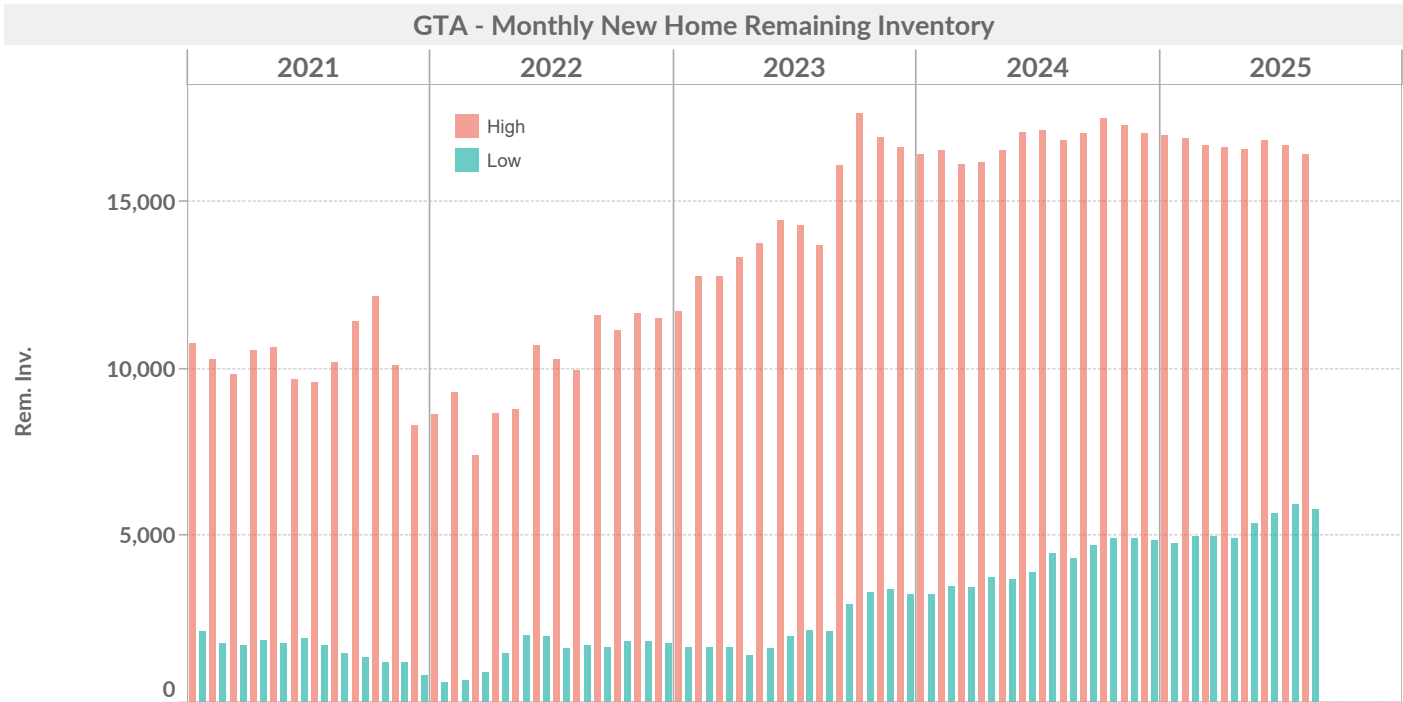
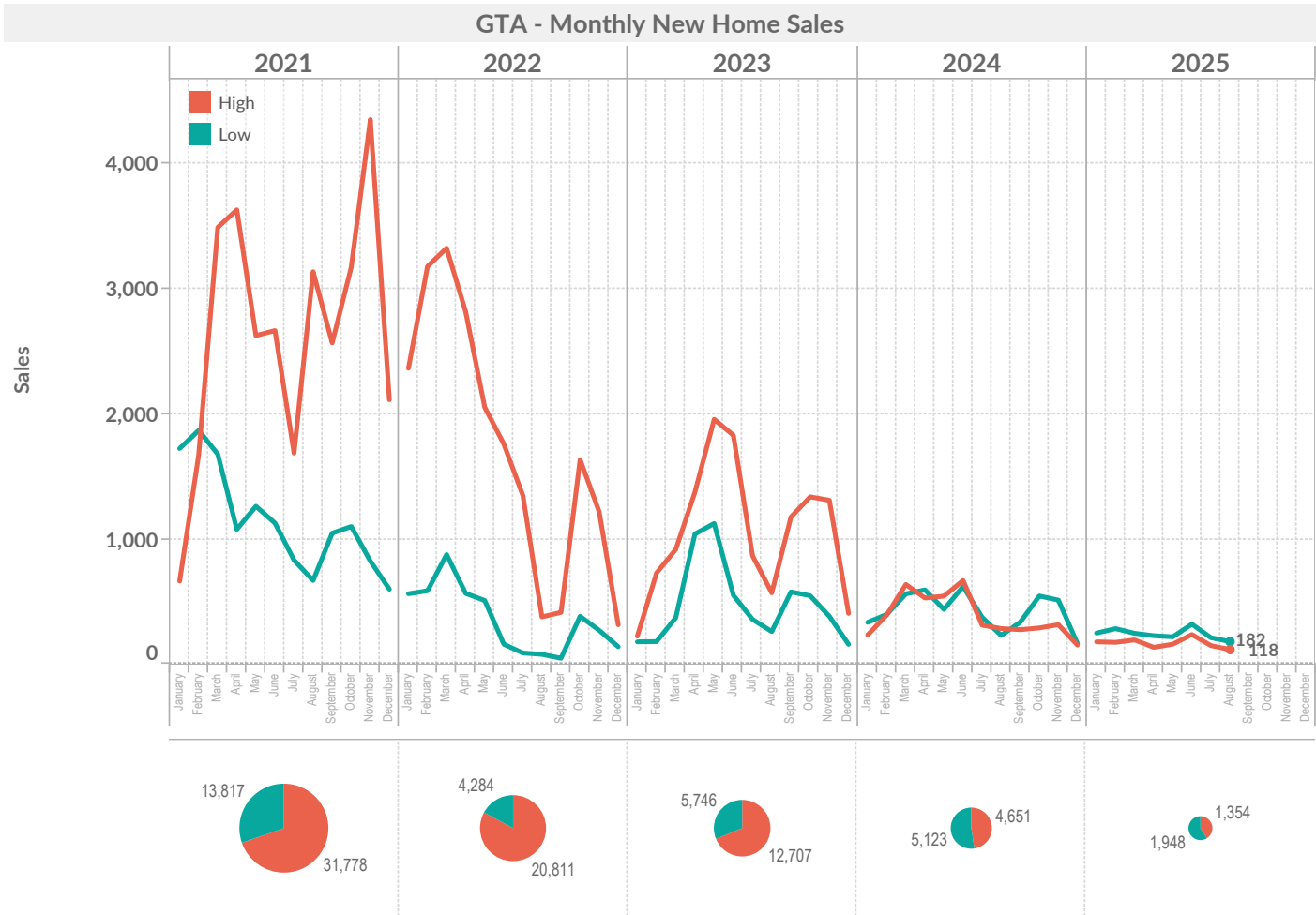
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

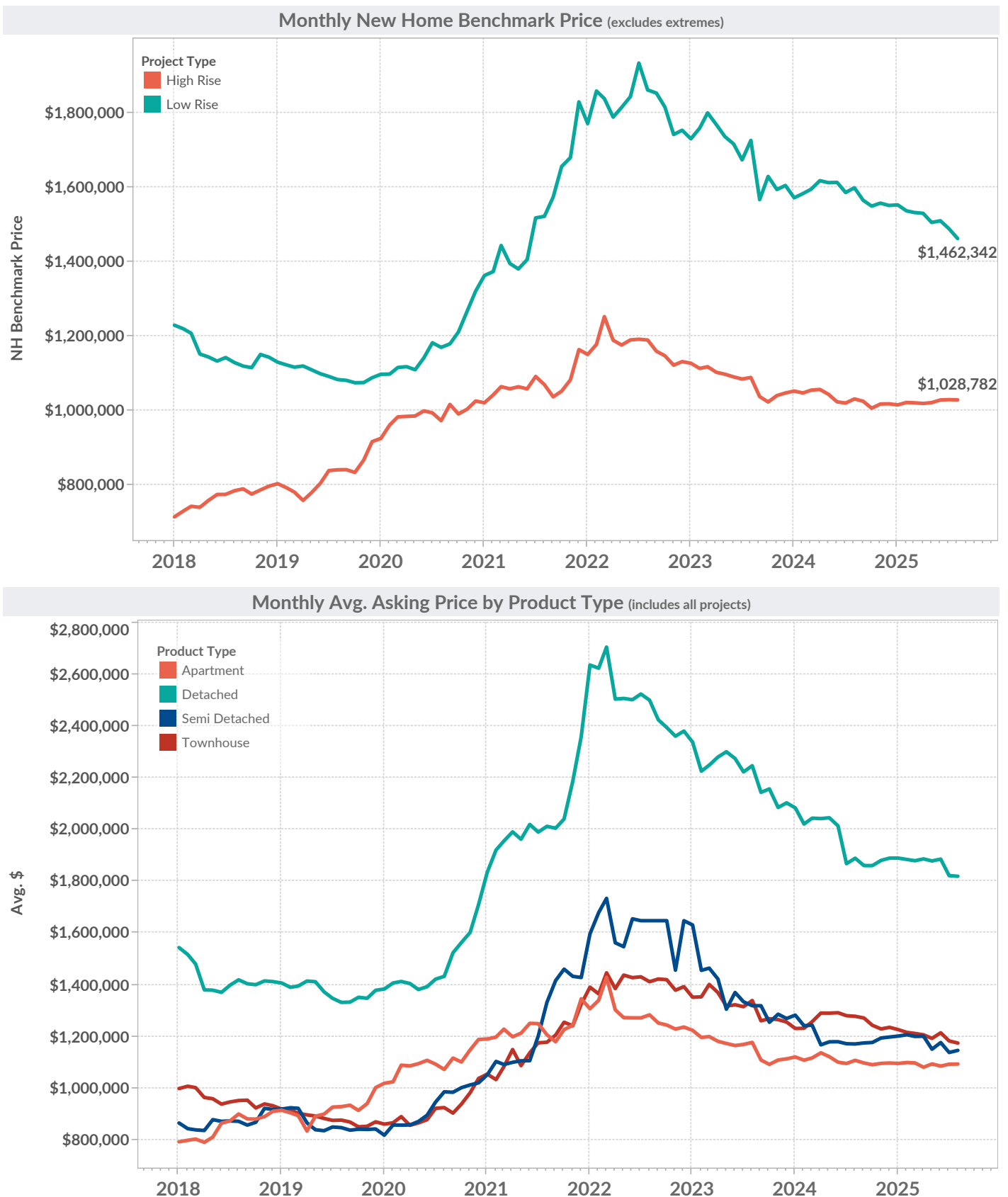
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

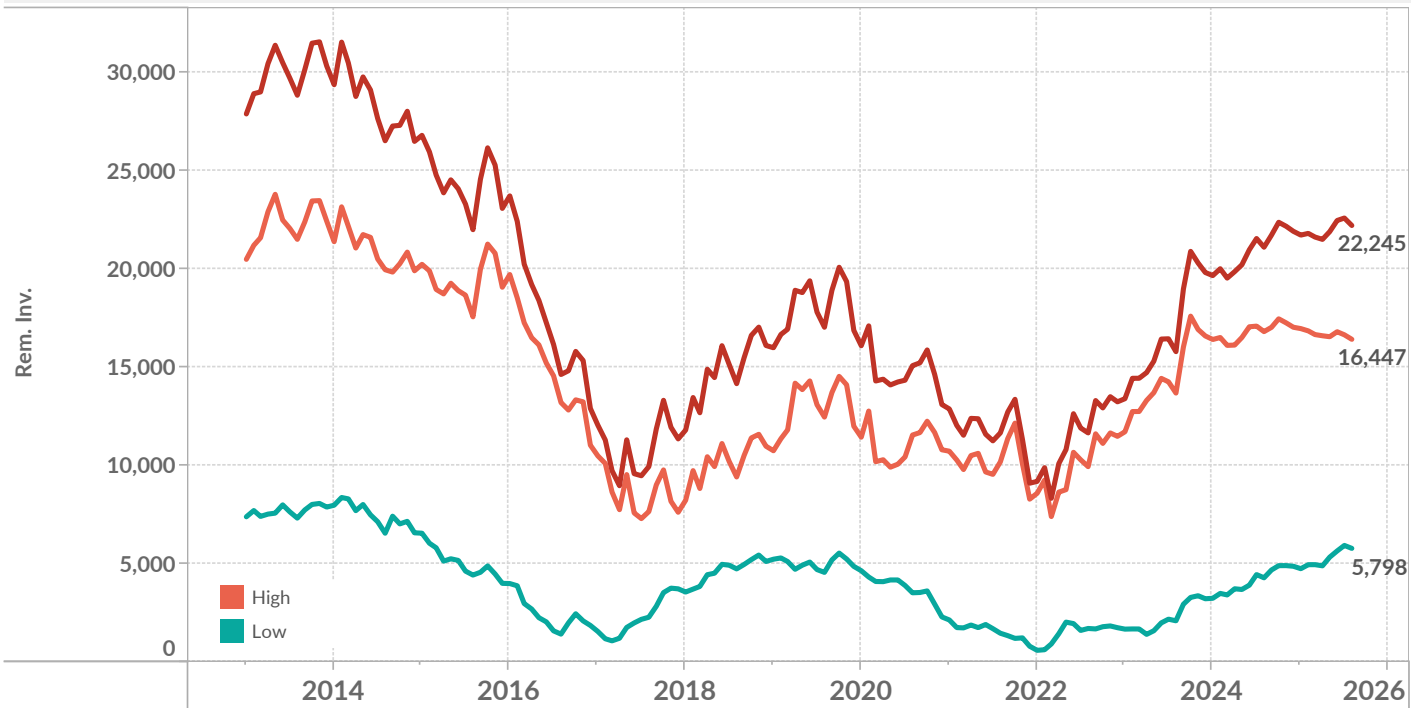


Pricing

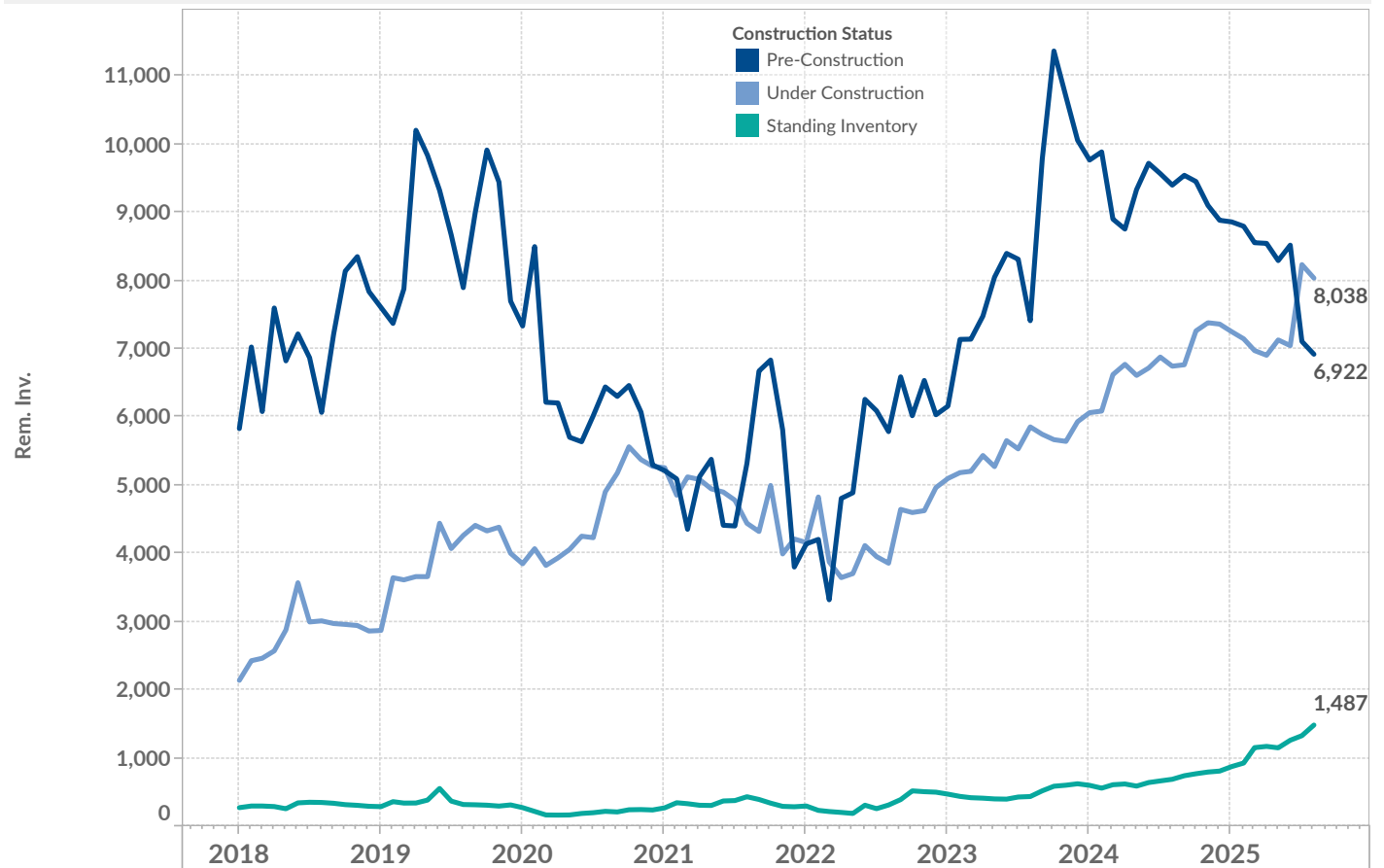


Remaining Inventory

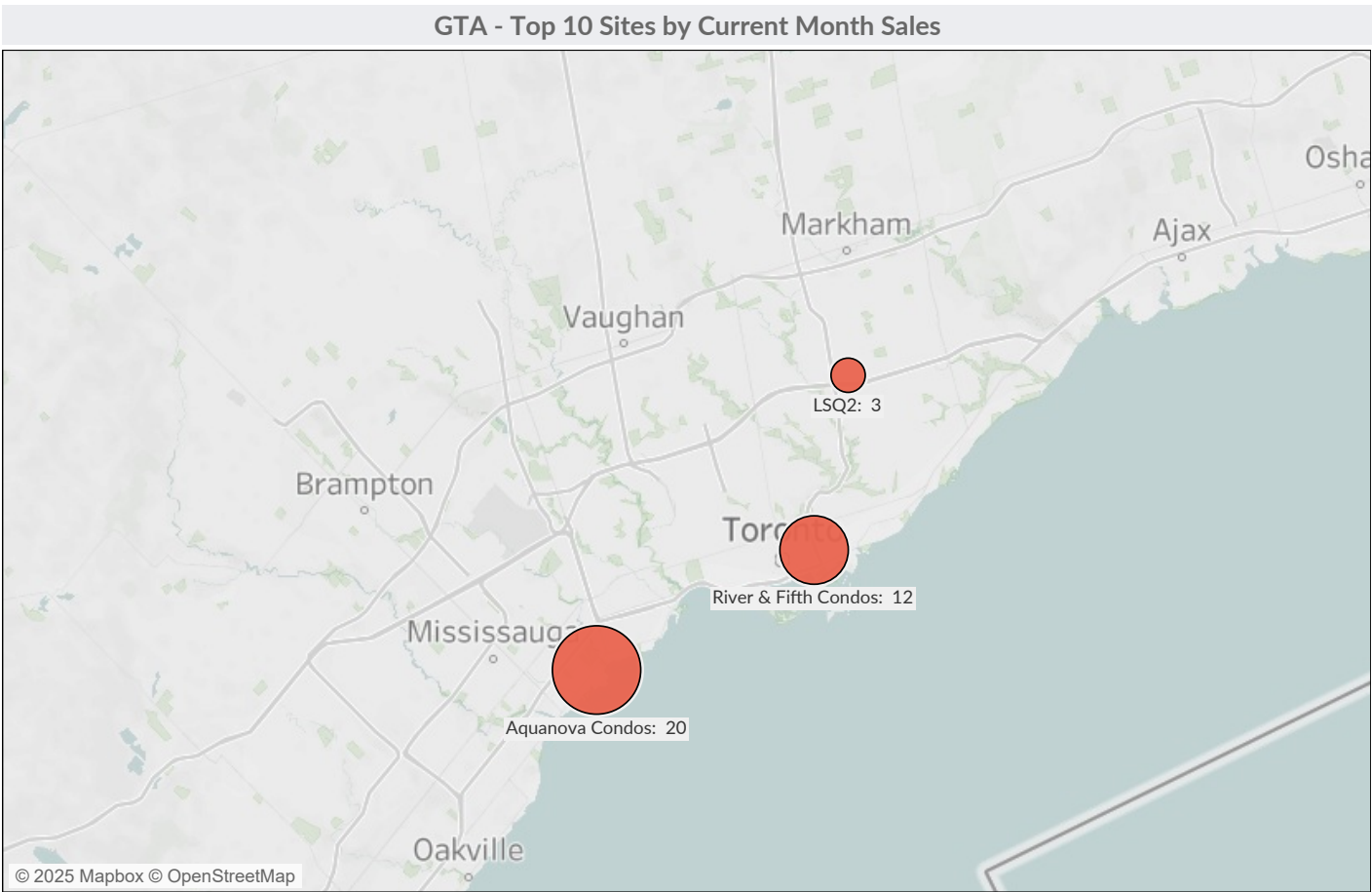
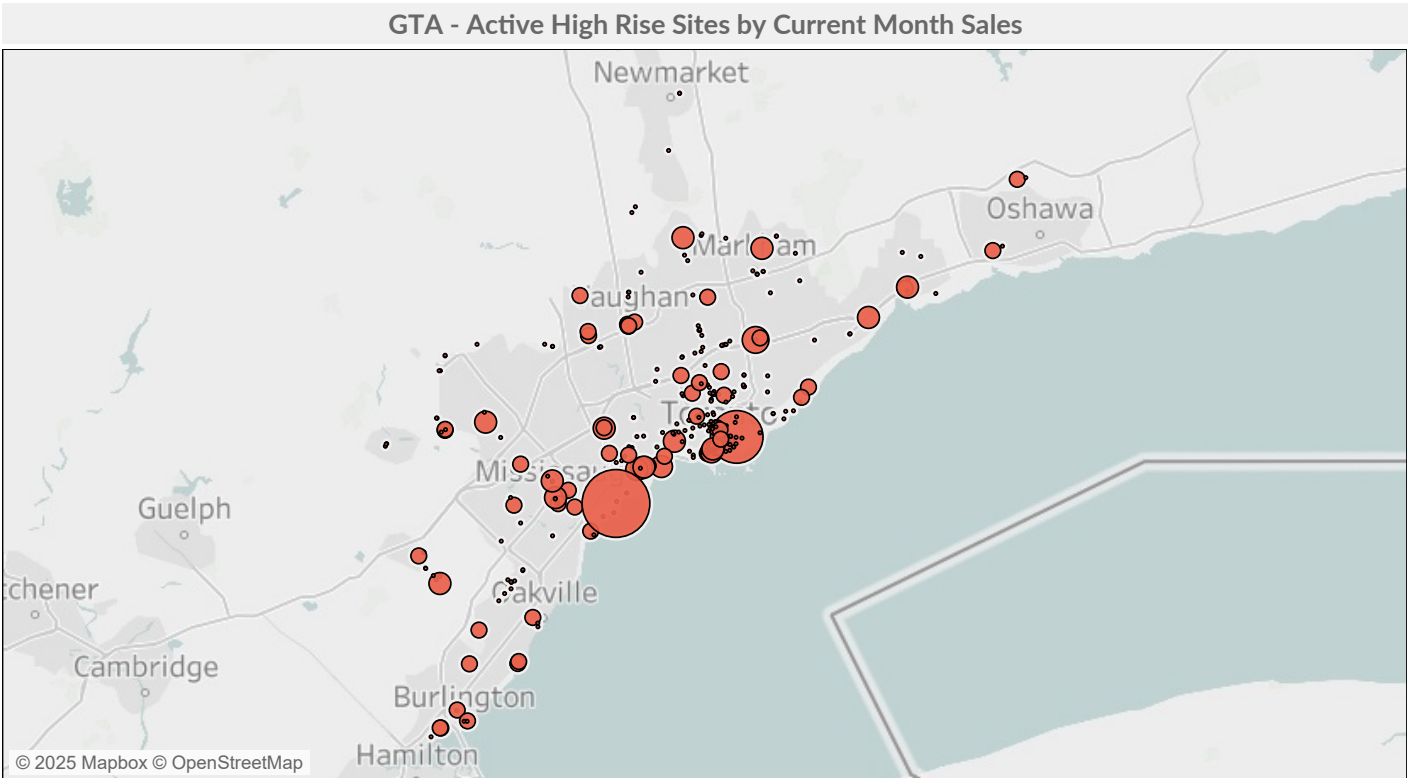
GTA - Monthly New Home Remaining Inventory



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



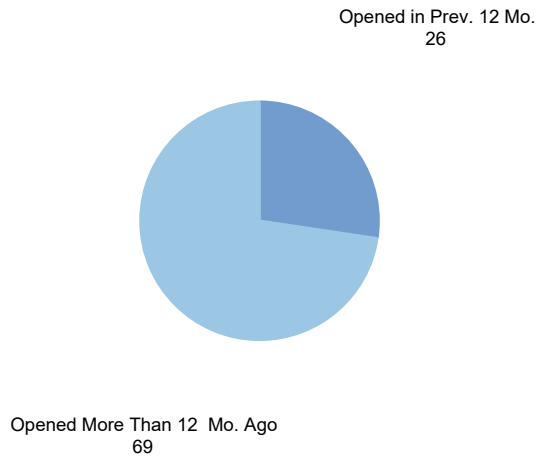
Current Sites



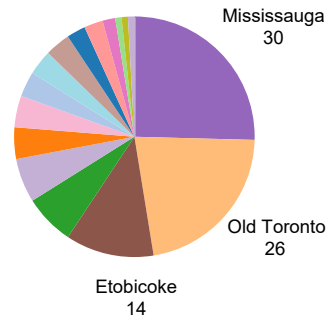
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

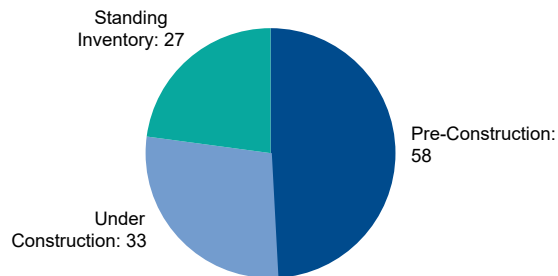
Sales by Opening Date (5 years)



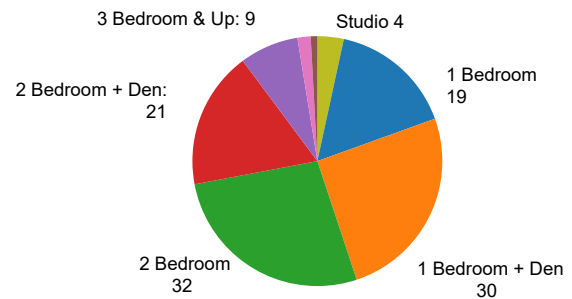
Sales by Municipality/Area



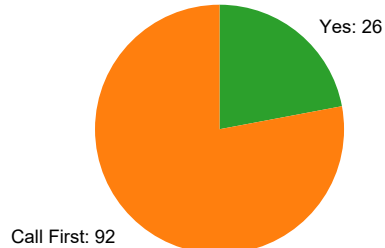
Sales by Const. Status



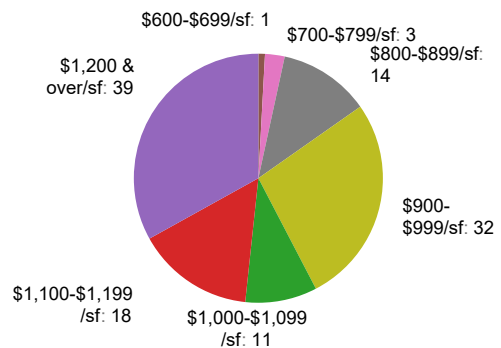
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range

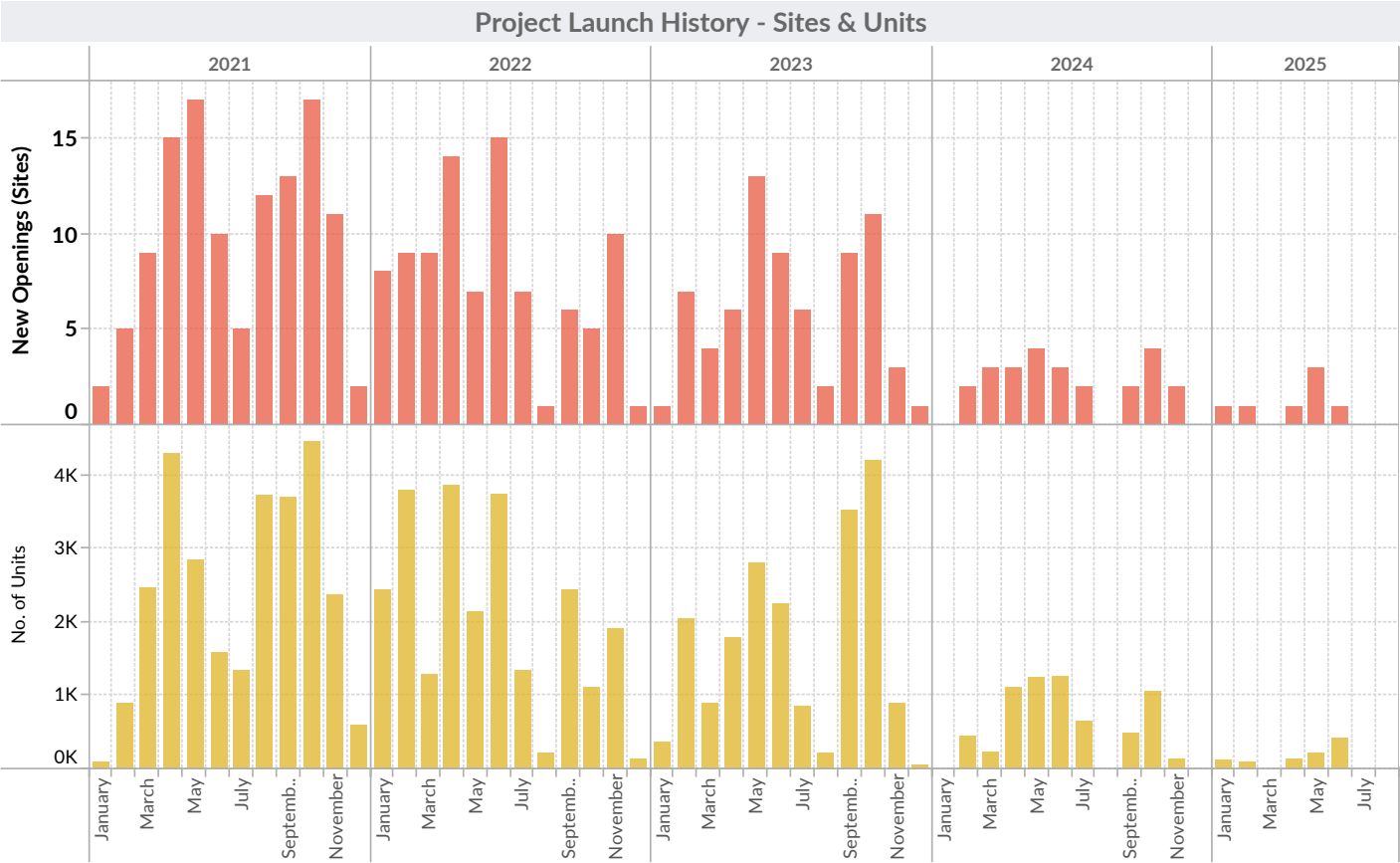


New Openings

August 2025 - New Project Launches

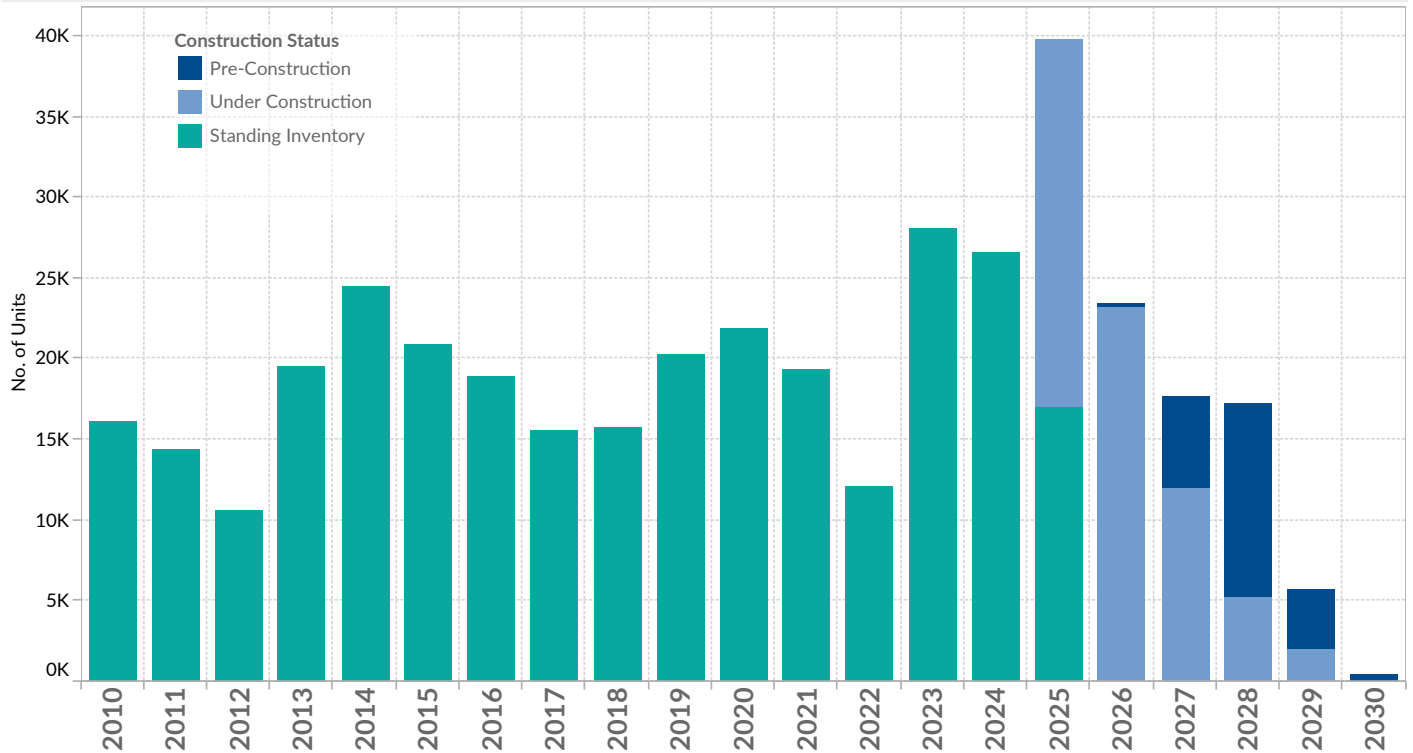
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* Excludes unreleased units. ** Projects launched or commenced signings within 10 days of month end cannot report any firm sales until the following month due to rescission period.

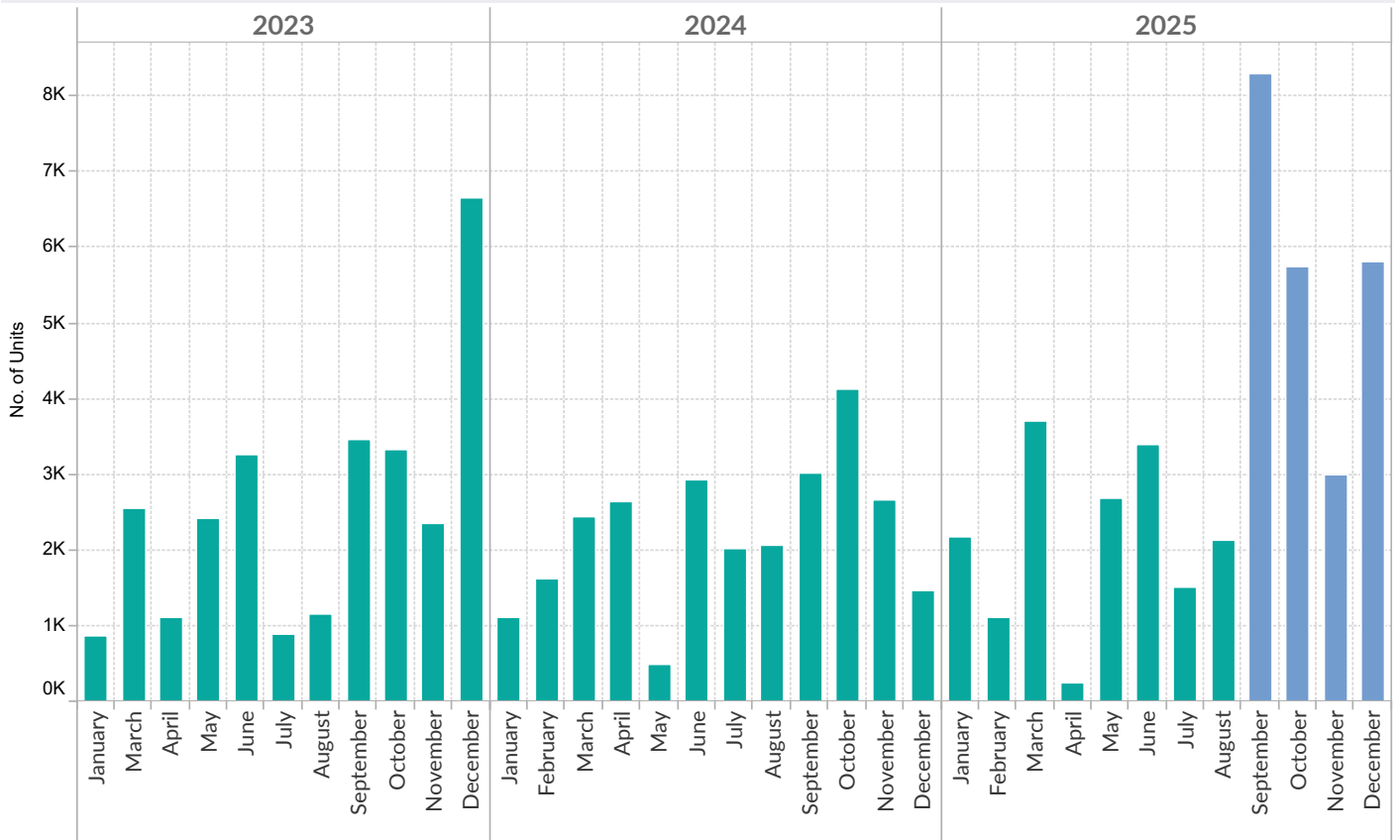


Scheduled Completions

GTA - Yearly Scheduled Completions by Current Construction Status



GTA - Monthly Scheduled Completions by Current Construction Status



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	8	4					171	12.6%
Greenpark Group	5	0	5	0	0	68	35	22					135	10.0%
Sevoy Developments	9	8	8	7	24	2	2	2					62	4.6%
Caivan					0	23	22	0					45	3.3%
Concord Adex	9	9	13	4	5	2	0	0					42	3.1%
Diamond Corp	9	2	2	11	7	4	0	1					36	2.7%
Tridel	15	1	2	2	10	1	0	4					35	2.6%
Centrecourt Developments Inc.	8	4	10	3	3	2	3	2					35	2.6%
Gupta Group	3	3	8	9	6	3	2	0					34	2.5%
Curated Properties	8	4	5	11	2	0	0	0					30	2.2%
Graywood Developments	1	0	0	12	2	11	2	1					29	2.1%
Lifetime Developments	9	2	2	11	5	0	0	0					29	2.1%
Brookfield Residential	0	1	0	1	6	16	2	1					27	2.0%
City Park Homes	6	7	2	1	3	3	3	2					27	2.0%
Daniels Corporation	0	0	2	2	7	4	6	4					25	1.8%
Marlin Spring Developments	1	1	3	1	5	6	3	4					24	1.8%
National Homes	3	3	5	2	0	5	2	2					22	1.6%
Neatt Communities	0	3	9	0	5	2	1	1					21	1.6%
Broccolini	1	1	4	0	1	0	0	12					19	1.4%
Marshall Homes		15	1	0	0	1	1	0					18	1.3%
Menkes	1	0	3	2	0	6	2	3					17	1.3%
QuadReal Property Group	1	0	2	2	1	6	2	3					17	1.3%
Zancor Homes	0	7	5	2	0	0	2	1					17	1.3%
Capital Developments	4	5	3	2	0	1	0	1					16	1.2%
Harhay Developments	0	1	1	2	2	3	4	3					16	1.2%
Total (All 178 Builders)	180	176	195	136	161	238	150	118					1,354	

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 %
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug		
Mattamy Homes	27	39	51	3	28	49	33	20	17	12	8	4	291	12.2%
Greenpark Group	9	3	4	2	5	0	5	0	0	68	35	22	153	6.4%
Sevoy Developments	2	1	34	28	9	8	8	7	24	2	2	2	127	5.3%
Centrecourt Developments Inc.	8	15	18	15	8	4	10	3	3	2	3	2	91	3.8%
Concord Adex	11	4	3	17	9	9	13	4	5	2	0	0	77	3.2%
QuadReal Property Group	2	25	23	2	1	0	2	2	1	6	2	3	69	2.9%
Tridel	5	12	9	6	15	1	2	2	10	1	0	4	67	2.8%
Latch Developments	20	19	16	0	2	1	2	2	1	2	1	1	67	2.8%
Diamond Corp	4	15	8	3	9	2	2	11	7	4	0	1	66	2.8%
Gupta Group	0	3	3	17	3	3	8	9	6	3	2	0	57	2.4%
Lifetime Developments	3	12	8	3	9	2	2	11	5	0	0	0	55	2.3%
Curated Properties	8	4	8	1	8	4	5	11	2	0	0	0	51	2.1%
Trinity Point Developments	1	3	21	17	3	0	0	1	2	1	1	0	50	2.1%
Marlin Spring Developments	11	5	6	0	1	1	3	1	5	6	3	4	46	1.9%
Daniels Corporation	6	7	6	1	0	0	2	2	7	4	6	4	45	1.9%
Caivan									0	23	22	0	45	1.9%
National Homes	3	3	9	1	3	3	5	2	0	5	2	2	38	1.6%
Emblem Developments	9	5	3	3	5	0	5	1	0	3	0	1	35	1.5%
Lanterra Developments	17	3	0	1	2	3	3	1	0	1	1	1	33	1.4%
Capital Developments	4	7	2	3	4	5	3	2	0	1	0	1	32	1.3%
Graywood Developments	1	2	0	0	1	0	0	12	2	11	2	1	32	1.3%
City Park Homes	3	2	0	0	6	7	2	1	3	3	3	2	32	1.3%
Devron	1	3	8	7	0	1	6	1	1	1	0	2	31	1.3%
Times Group Corporation	0	11	20	0	0	0	0	0	0	0	0	0	31	1.3%
SKALE	27	0	0	0	0	0	1	1	0	0	0	1	30	1.3%
Total (All 182 Builders)	277	291	317	154	180	176	195	136	161	238	150	118	2,393	

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 August
Aquanova Condos - Greenpark Group	Mississauga	Apartment	1 Bedroom	0
			1 Bedroom + Den	6
			2 Bedroom + Den	7
			3 Bedroom & Up	0
			2 Bedroom	7
			Total	20
River & Fifth Condos - Broccolini	Old Toronto	Apartment	1 Bedroom	1
			1 Bedroom + Den	2
			2 Bedroom + Den	3
			3 Bedroom & Up	1
			2 Bedroom	2
			Penthouse	2
			Studio	1
			Total	12
LSQ2 - Almadev	North York	Apartment	1 Bedroom + Den	3
			2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	0
			Total	3
101 Spadina - Devron	Old Toronto	Apartment	1 Bedroom	2
			1 Bedroom + Den	0
			2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	0
			Studio	0
			Total	2
1515 Pickering Parkway - Sevoy Developments	Pickering	Apartment	1 Bedroom	1
			1 Bedroom + Den	1
			2 Bedroom	0
			Studio	0
			Total	2
9Hundred Signature Residences - Tower 2 - Harhay Developments	Etobicoke	Apartment	1 Bedroom	0
			1 Bedroom + Den	0
			2 Bedroom + Den	1
			3 Bedroom & Up	0
			2 Bedroom	1
			Total	2

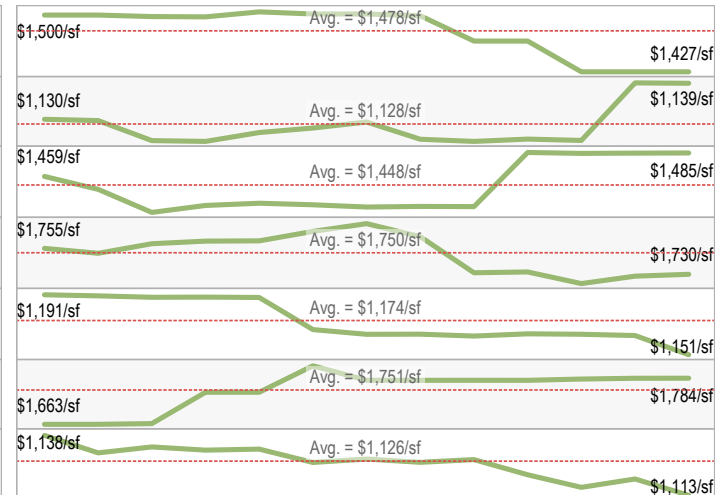
Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	\$1,427/sf
	Etobicoke	\$1,139/sf
	North York	\$1,485/sf
	Old Toronto	\$1,730/sf
	Scarborough	\$1,151/sf
	York	\$1,784/sf
905 Area	905 All Muni.	\$1,113/sf

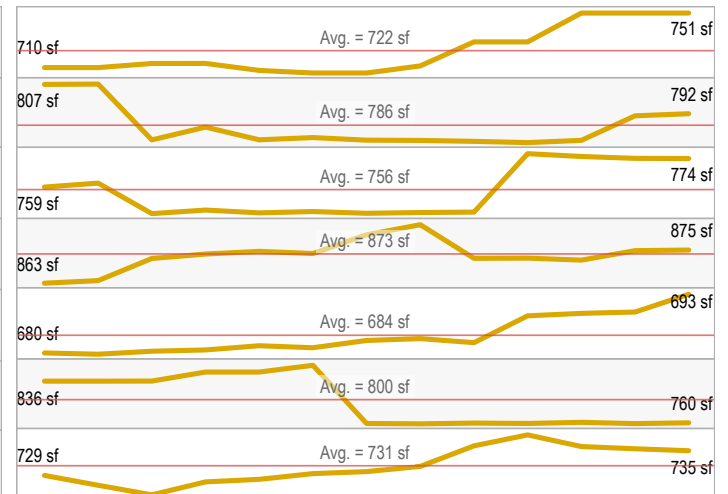
Last 13 Months



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

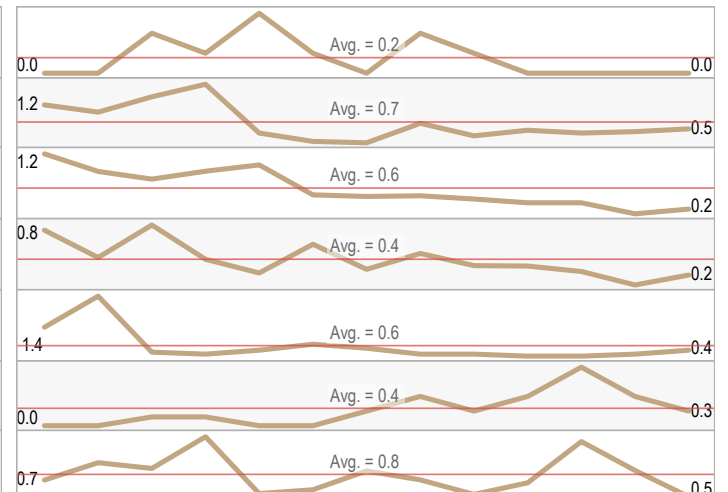
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	0.5
	North York	0.2
	Old Toronto	0.2
	Scarborough	0.4
	York	0.3
905 Area	905 All Muni.	0.5

Last 13 Months



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

Sub Market	Municipality	August 2024			August 2025		
		Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	• 7		• 7	• 2		• 2
Central Waterfront	Old Toronto	• 1		• 1	• 0		• 0
Don Mills - York Mills	North York	• 11	• 0	• 11	• 1	• 0	• 1
Downtown Core	Old Toronto	• 1		• 1	• 2		• 2
Downtown East	Old Toronto	• 7		• 7	• 12		• 12
Downtown West	Old Toronto	• 26		• 26	• 6		• 6
Etobicoke Waterfront	Etobicoke	• 0		• 0	• 2		• 2
Highway7 - Yonge	Richmond Hill	• 18	• 0	• 18	• 2	• 0	• 2
Mississauga City Centre	Mississauga	• 2		• 2	• 3		• 3
North Toronto	Old Toronto	• 2	• 0	• 2	• 1	• 0	• 1
North Yonge Corridor	North York	• 4		• 4	• 0		• 0
North York West	North York	• 24		• 24	• 3		• 3
Not Applicable	Ajax	• 2		• 2	• 0	• 0	• 0
	Aurora		• 0	• 0		• 0	• 0
	Brampton	• 1	• 1	• 2	• 1	• 3	• 4
	Burlington	• 20		• 20	• 4	• 1	• 5
	Caledon	• 0	• 0	• 0	• 0	• 0	• 0
	Clarington	• 0		• 0			
	East York	• 0	• 0	• 0	• 0	• 0	• 0
	Etobicoke	• 25	• 5	• 30	• 12	• 0	• 12
	Georgina	• 0		• 0			
	Halton Hills	• 0		• 0	• 0		• 0
	King	• 0		• 0	• 0		• 0
	Markham	• 11	• 1	• 12	• 2	• 0	• 2
	Milton	• 5		• 5	• 3		• 3
	Mississauga	• 7		• 7	• 27		• 27
	Newmarket	• 0		• 0	• 0		• 0
	Oakville	• 6		• 6	• 4		• 4
	Old Toronto	• 0		• 0	• 0		• 0
	Oshawa	• 0		• 0	• 1		• 1
	Pickering	• 12	• 0	• 12	• 4	• 0	• 4
	Richmond Hill		• 0	• 0		• 0	• 0
	Scarborough	• 18	• 0	• 18	• 5	• 0	• 5
	Vaughan	• 9		• 9	• 8		• 8
	Whitby	• 2		• 2	• 1		• 1
	York	• 0		• 0	• 1		• 1
Sheppard Corridor	North York	• 3	• 0	• 3	• 3	• 0	• 3
Thornhill	Markham	• 1		• 1	• 1		• 1
	Vaughan	• 0		• 0	• 0		• 0
Toronto East	Old Toronto	• 1		• 1	• 0		• 0
Toronto West	Old Toronto	• 4		• 4	• 3		• 3
Yonge - St. Clair	Old Toronto	• 49		• 49	• 0		• 0
Grand Total		• 279	• 7	• 286	• 114	• 4	• 118

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	• 59		• 59	• 425		• 425	
Central Waterfront	Old Toronto	• 49		• 49	• 921		• 921	
Don Mills - York Mills	North York	• 10	• 2	• 12	• 269	• 11	• 280	
	Old Toronto							
Downtown Core	Old Toronto	• 14		• 14	• 437		• 437	
Downtown East	Old Toronto	• 66		• 66	• 1,120		• 1,120	
Downtown West	Old Toronto	• 227		• 227	• 1,131		• 1,131	
Etobicoke Waterfront	Etobicoke	• 7		• 7	• 8		• 8	
Highway7 - Yonge	Markham							
	Richmond Hill	• 17	• 1	• 18	• 176	• 22	• 198	
Mississauga City Centre	Mississauga	• 14		• 14	• 636		• 636	
North Toronto	North York							
	Old Toronto	• 42	• 0	• 42	• 322	• 4	• 326	
North Yonge Corridor	North York	• 76		• 76	• 749		• 749	
North York East	North York							
North York West	North York	• 78		• 78	• 608		• 608	
Not Applicable	Ajax	• 9	• 18	• 27	• 34	• 6	• 40	
	Aurora		• 2	• 2		• 6	• 6	
	Brampton	• 28	• 59	• 87	• 229	• 152	• 381	
	Burlington	• 93	• 22	• 115	• 419	• 14	• 433	
	Caledon	• 0	• 5	• 5	• 0	• 39	• 39	
	Clarington	• 5		• 5				
	East York	• 10	• 0	• 10	• 104	• 4	• 108	
	Etobicoke	• 189	• 9	• 198	• 1,138	• 109	• 1,247	
	Georgina	• 4		• 4				
	Halton Hills	• 1		• 1	• 77		• 77	
	King	• 13		• 13	• 181		• 181	
	Markham	• 61	• 2	• 63	• 272	• 6	• 278	
	Milton	• 184		• 184	• 589		• 589	
	Mississauga	• 237		• 237	• 1,747		• 1,747	
	Newmarket	• 0		• 0	• 46		• 46	
	Oakville	• 168		• 168	• 483		• 483	
	Old Toronto	• 20		• 20	• 127		• 127	
	Oshawa	• 2		• 2	• 224		• 224	
	Pickering	• 216	• 0	• 216	• 680	• 0	• 680	
	Richmond Hill		• 0	• 0		• 8	• 8	
	Scarborough	• 79	• 0	• 79	• 373	• 3	• 376	
	Uxbridge							
	Vaughan	• 110		• 110	• 1,193		• 1,193	
	Whitby	• 32		• 32	• 57		• 57	
	Whitchurch-Stouffville							
	York	• 15		• 15	• 205		• 205	
Scarborough City Centre	Scarborough							
Sheppard Corridor	North York	• 48	• 0	• 48	• 406	• 1	• 407	
Thornhill	Markham	• 4		• 4	• 25		• 25	
	Vaughan	• 0		• 0	• 0		• 0	
Toronto East	East York							
	Old Toronto	• 7		• 7	• 166		• 166	
Toronto West	Old Toronto	• 63		• 63	• 334		• 334	
Yonge - St. Clair	Old Toronto	• 16		• 16	• 151		• 151	
Grand Total		• 2,273	• 120	• 2,393	• 16,062	• 385	• 16,447	



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