



Greater Toronto Area High Rise Projects

New Homes Monthly Report
September 2025

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Sep-25		Sep-24		Change	
High Rise	155		277		-44.0%	
Low Rise	283		337		-16.0%	
Total	438		614		-28.7%	
Year to Date Sales	Jan.-Sep. 2025		Jan.-Sep. 2024		Y/Y Change	
High Rise	1,538		3,865		-60.2%	
Low Rise	2,250		3,915		-42.5%	
Total	3,788		7,780		-51.3%	
Year to Date Supply	Jan.-Sep. 2025		Jan.-Sep. 2024		Y/Y Change	
High Rise	911		4,337		-79.0%	
Low Rise	3,205		5,399		-40.6%	
Total	4,116		9,736		-57.7%	
Year to Date Completions	Jan.-Sep. 2025		Jan.-Sep. 2024		Y/Y Change	
High Rise	19,848		18,301		8.5%	
Remaining Inventory	Sep-25	Aug-25	Sep-24	M/M Change	Y/Y Change	
High Rise	15,875	16,002	16,822	-0.8%	-5.6%	
Low Rise	5,874	5,818	4,717	1.0%	24.5%	
Total	21,749	21,820	21,539	-0.3%	1.0%	
Benchmark Price	Sep-25	Aug-25	Sep-24	M/M Change	Y/Y Change	
High Rise	\$1,033,317	\$1,028,782	\$1,025,111	0.4%	0.8%	
Low Rise	\$1,437,447	\$1,462,342	\$1,565,116	-1.7%	-8.2%	
Projects	New Openings	All Active	Under Const.	Pre-Const.		
High Rise Projects	1	326	198	85		
High Rise Units	104	83,117	61,333	21,085		
% Sold*	n.a.	81%	83%	48%		
Low Rise Projects	7	252				
Low Rise Units	234	31,479				
% Sold*	18%	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.

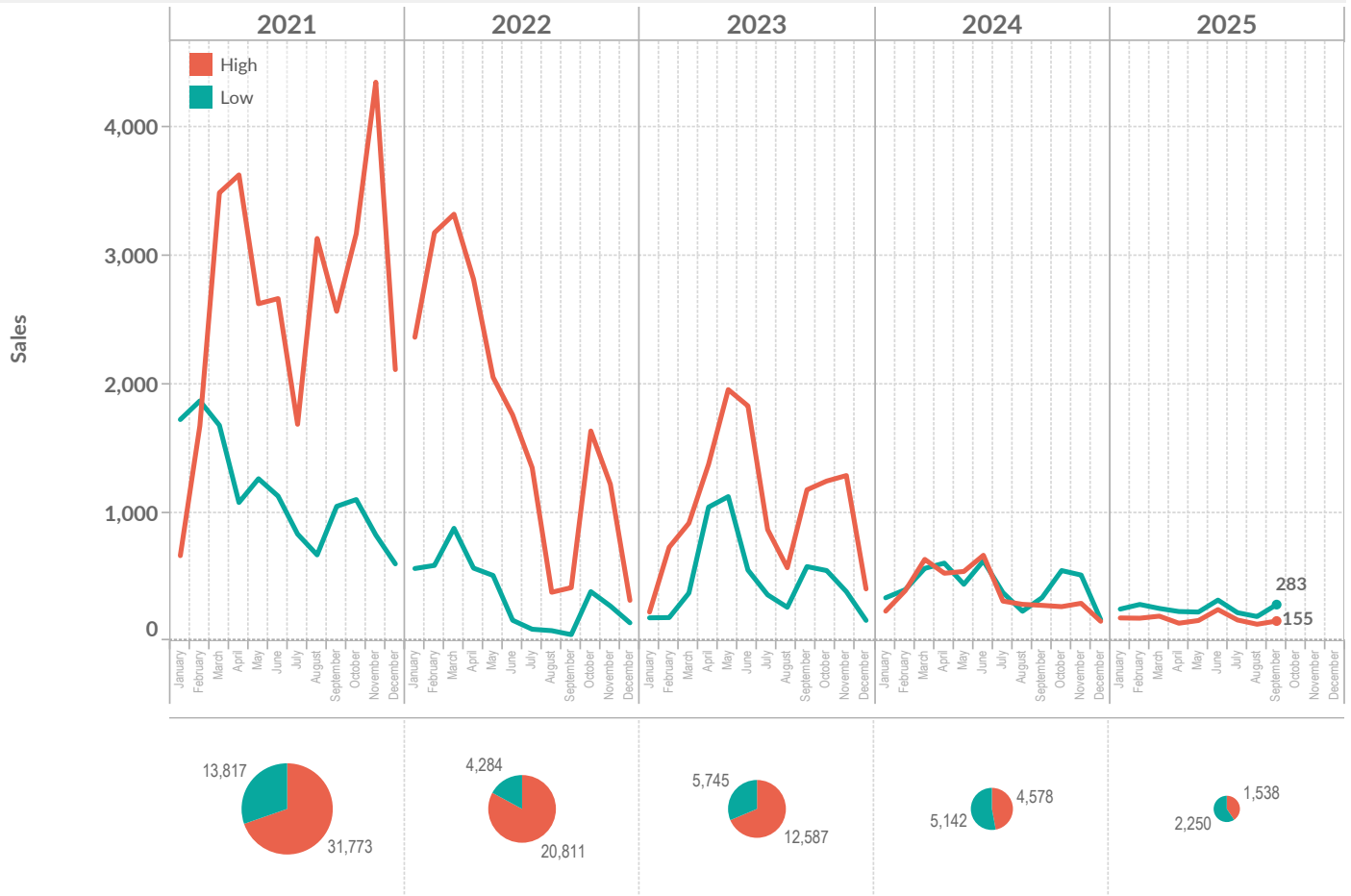
All Active includes all projects actively marketing available remaining inventory regardless of their construction status.

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

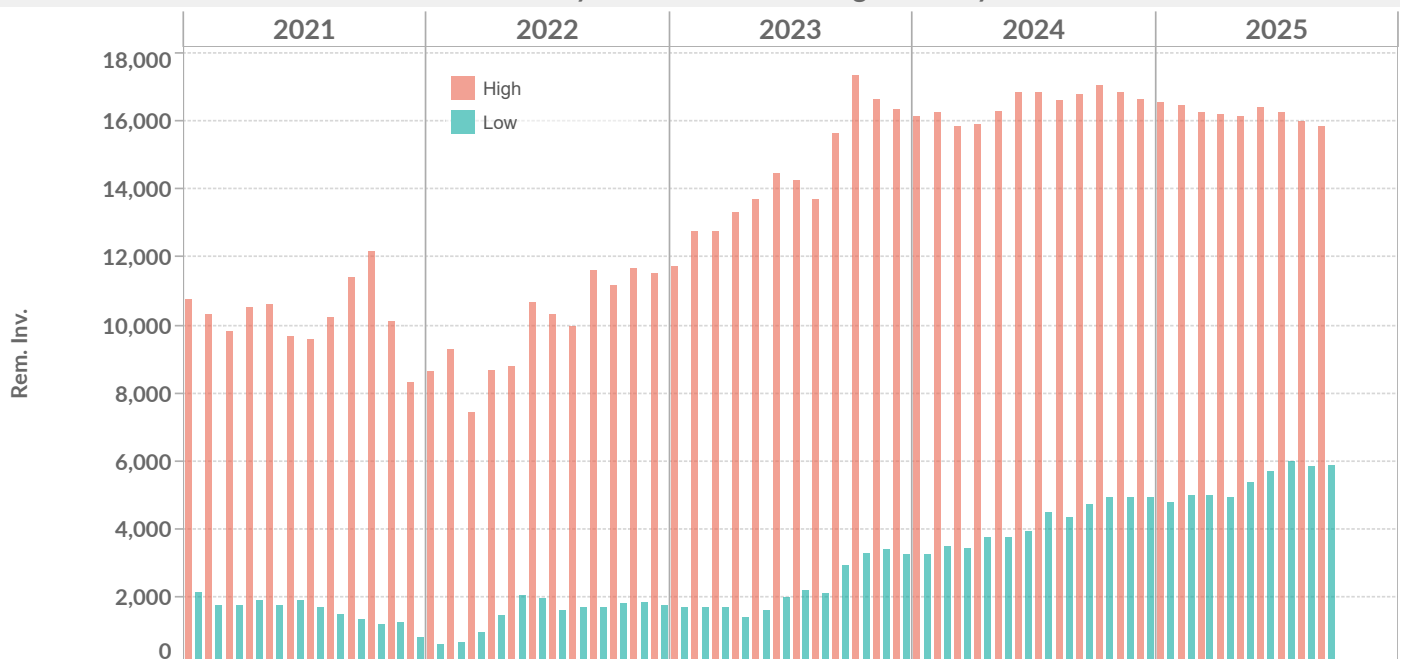
Pre-Construction includes all projects, regardless of whether sold out or not, that have not commenced construction.

Sales & Remaining Inventory

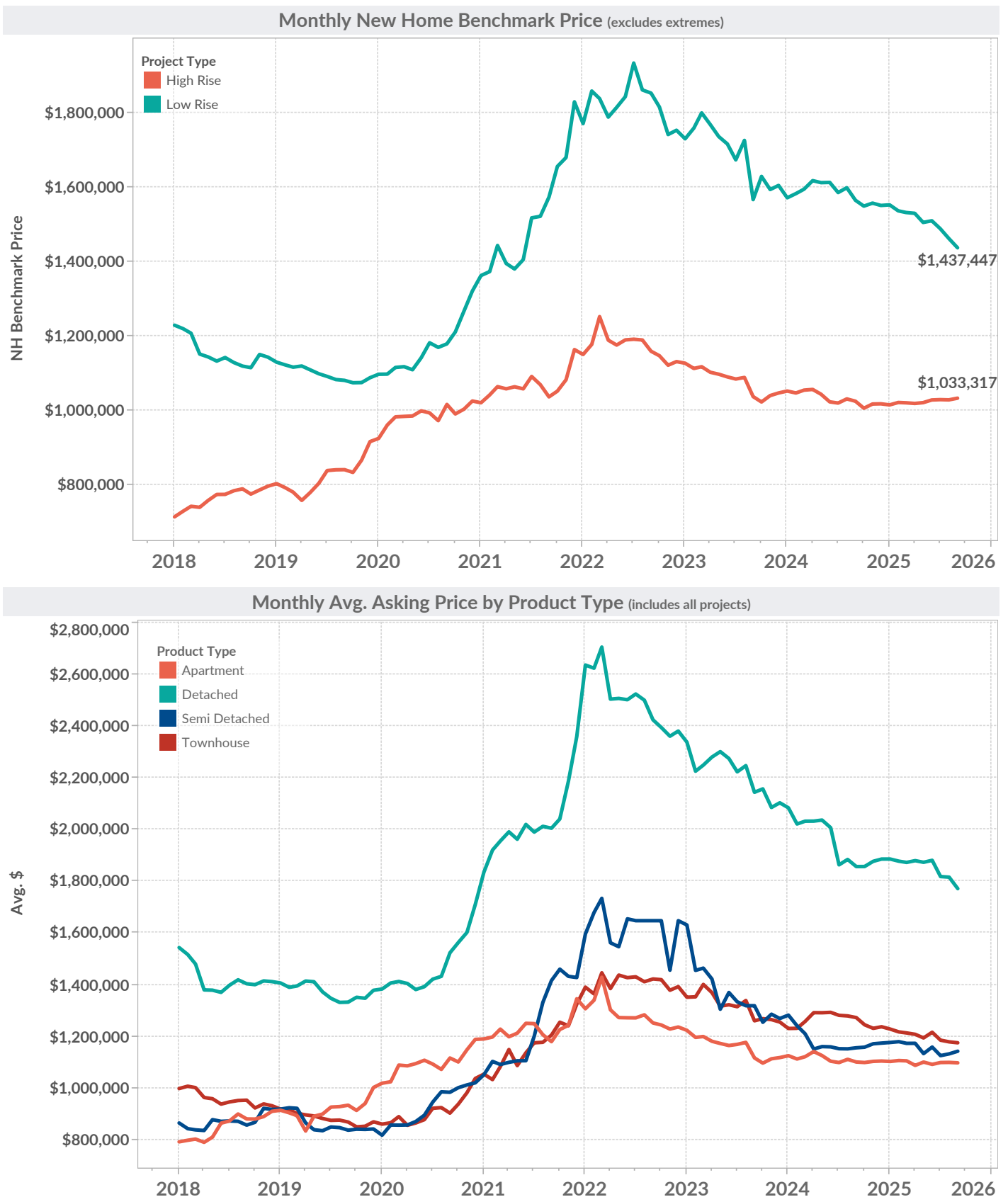
GTA - Monthly New Home Sales



GTA - Monthly New Home Remaining Inventory

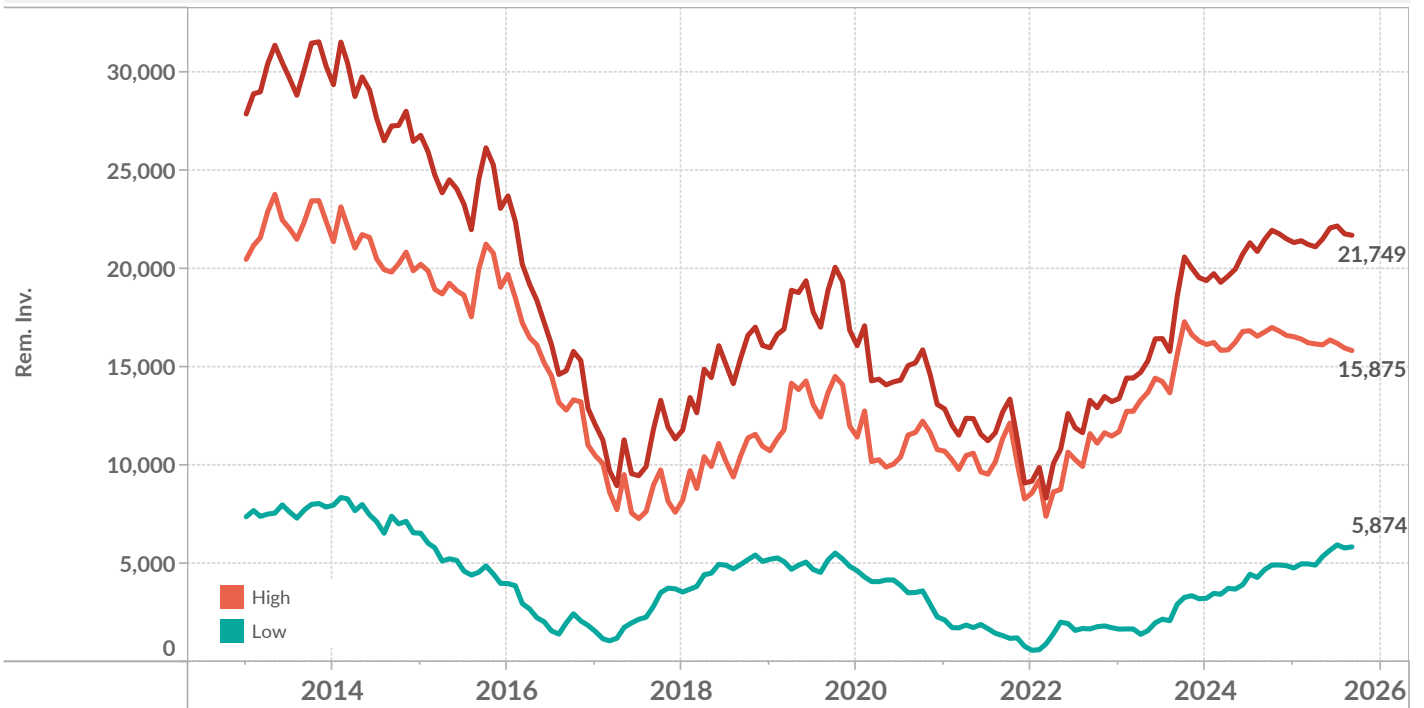


Pricing

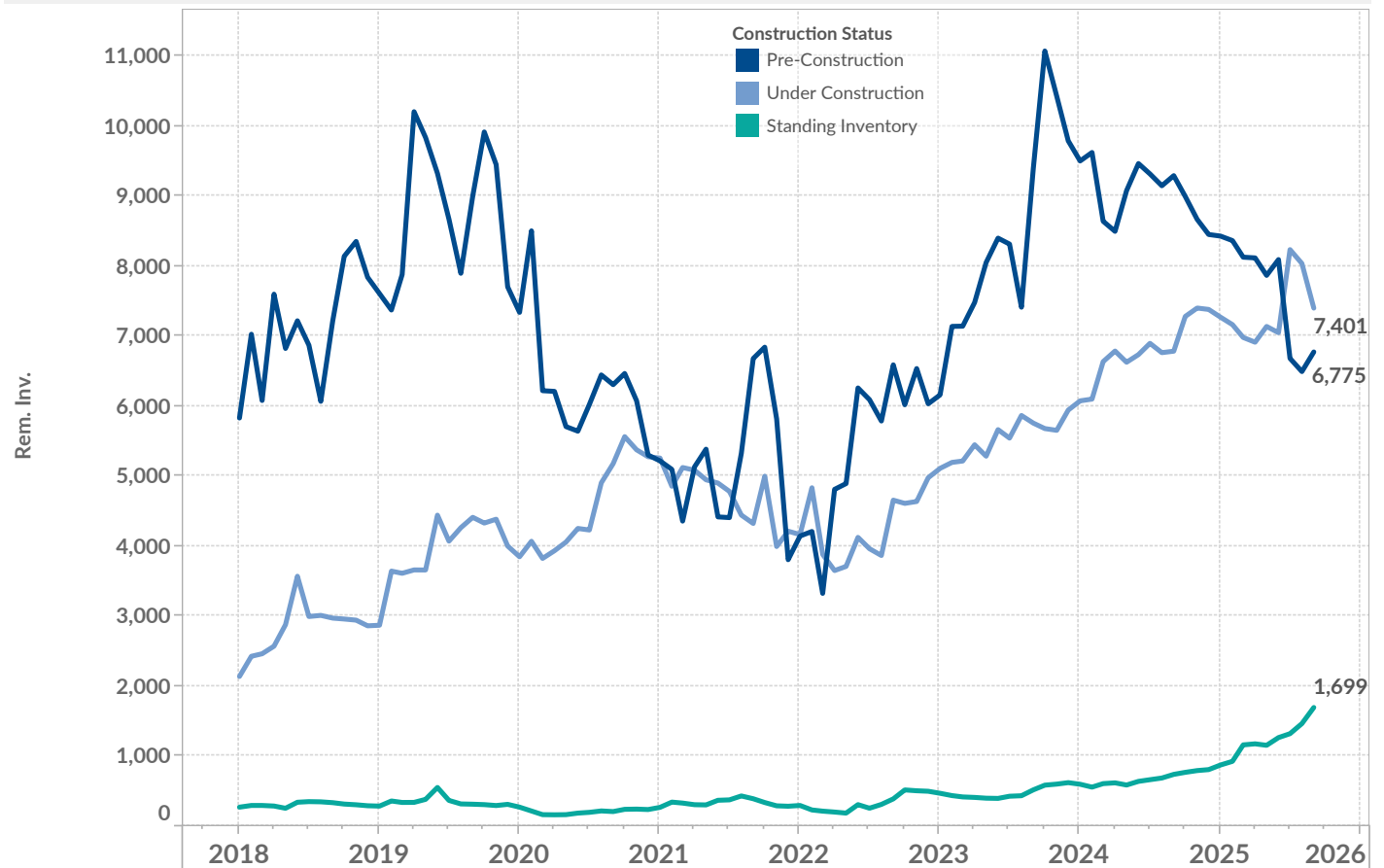


Remaining Inventory

GTA - Monthly New Home Remaining Inventory



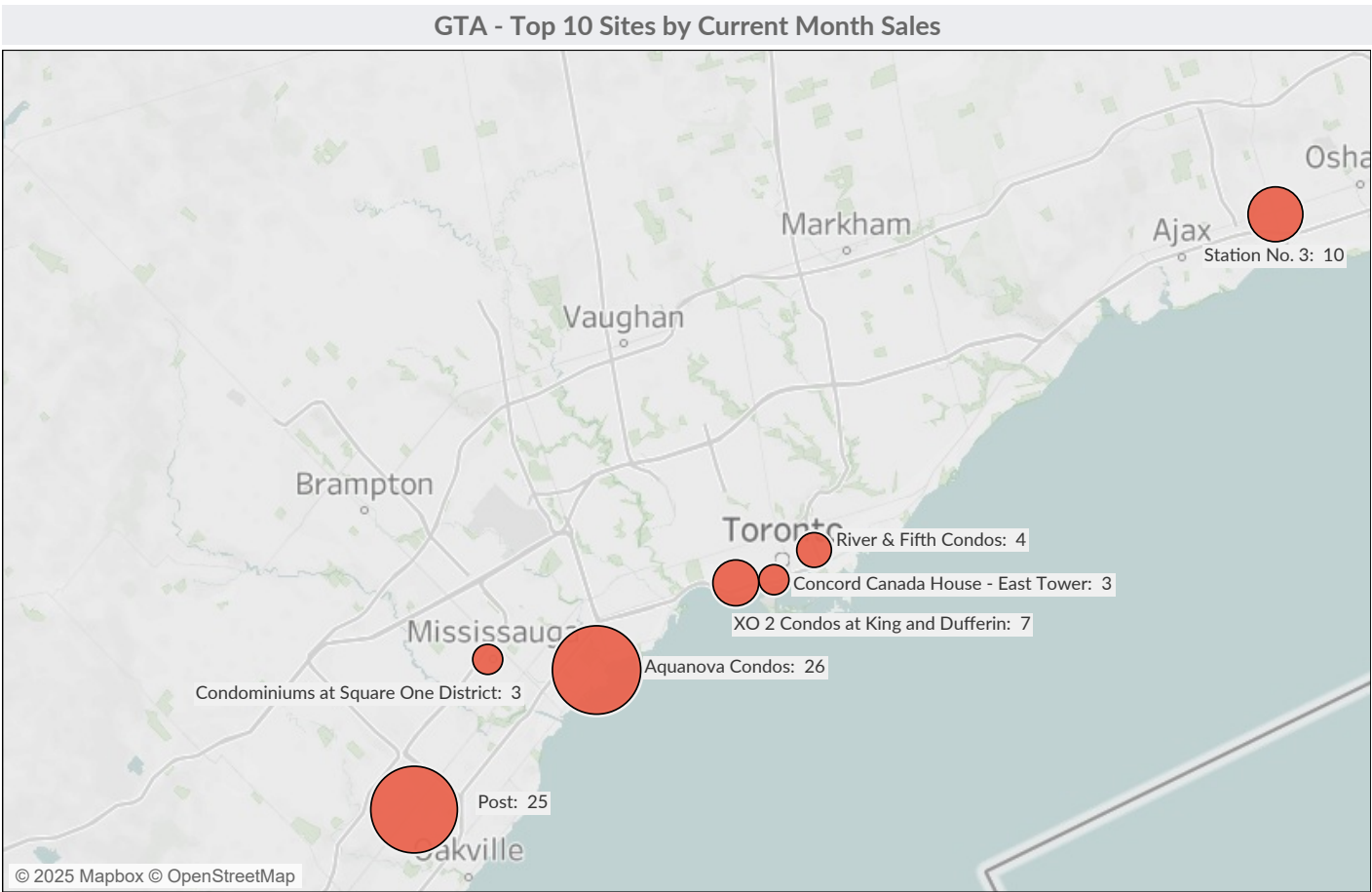
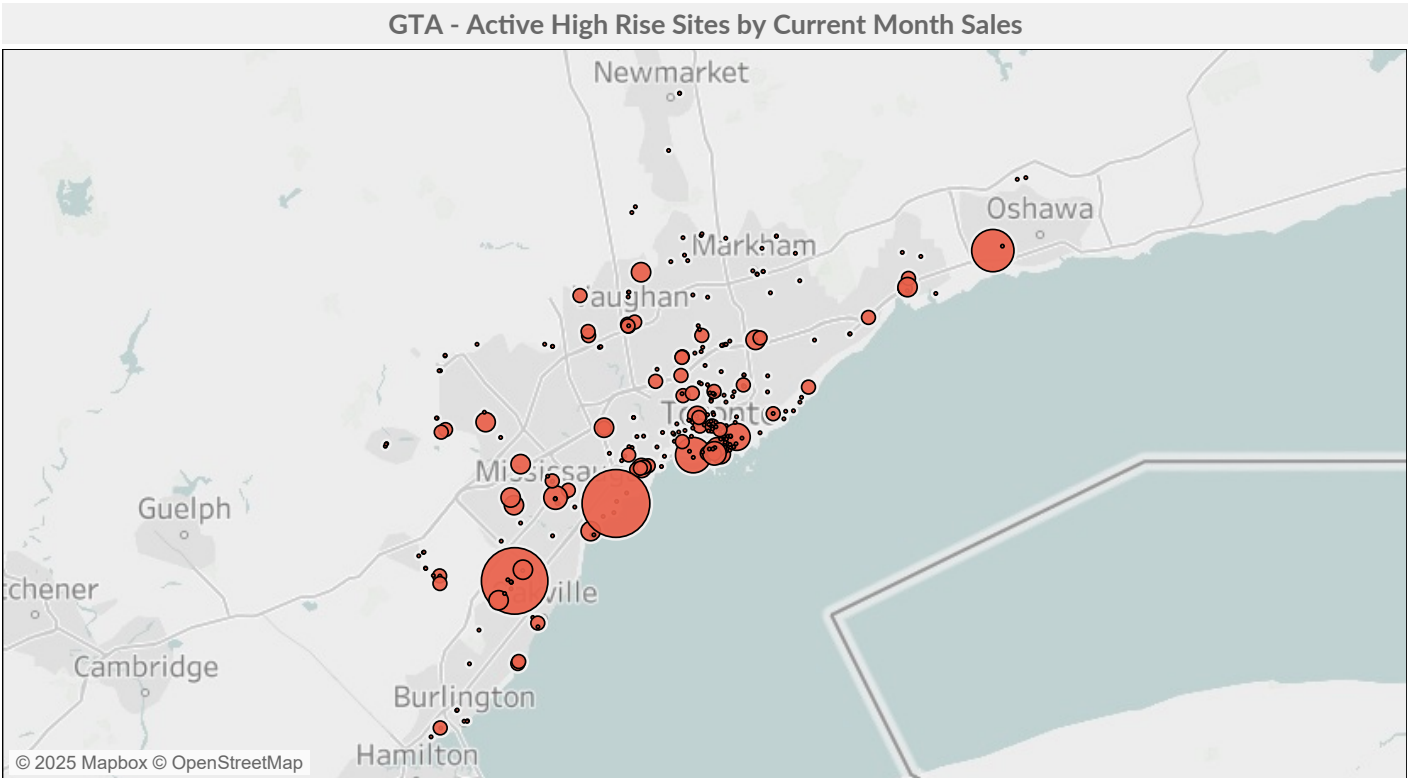
GTA - Monthly High Rise Rem. Inv. by Construction Status



Altus Group



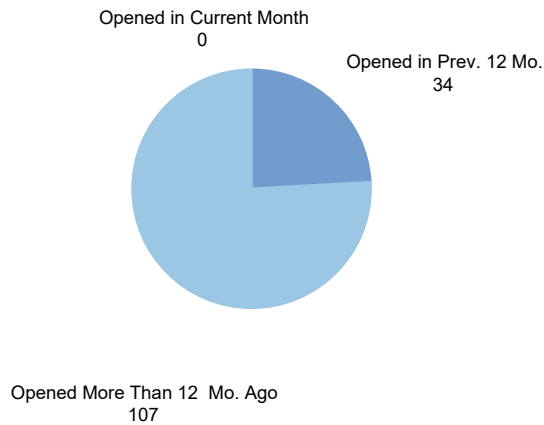
Current Sites



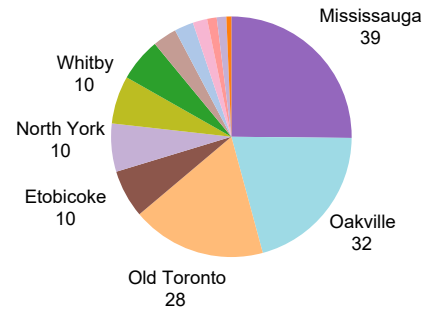
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

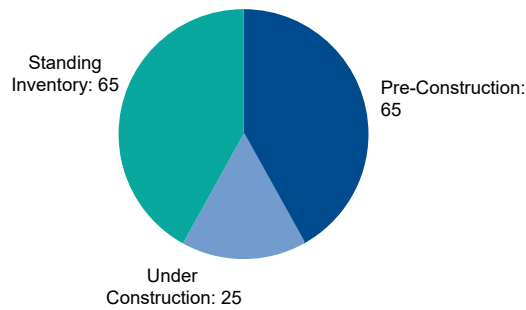
Sales by Opening Date (5 years)



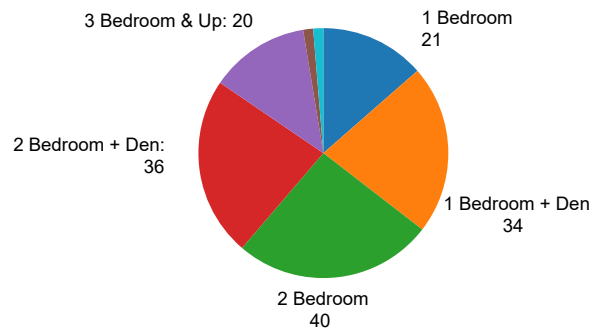
Sales by Municipality/Area



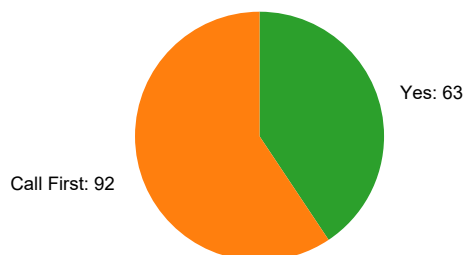
Sales by Const. Status



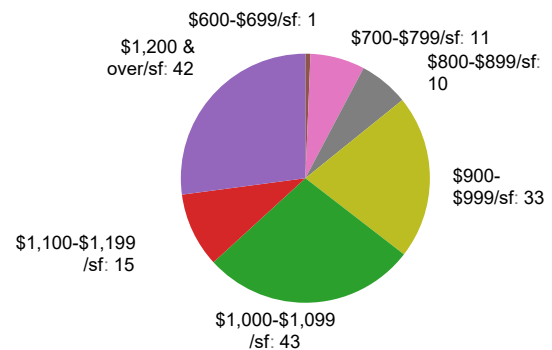
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



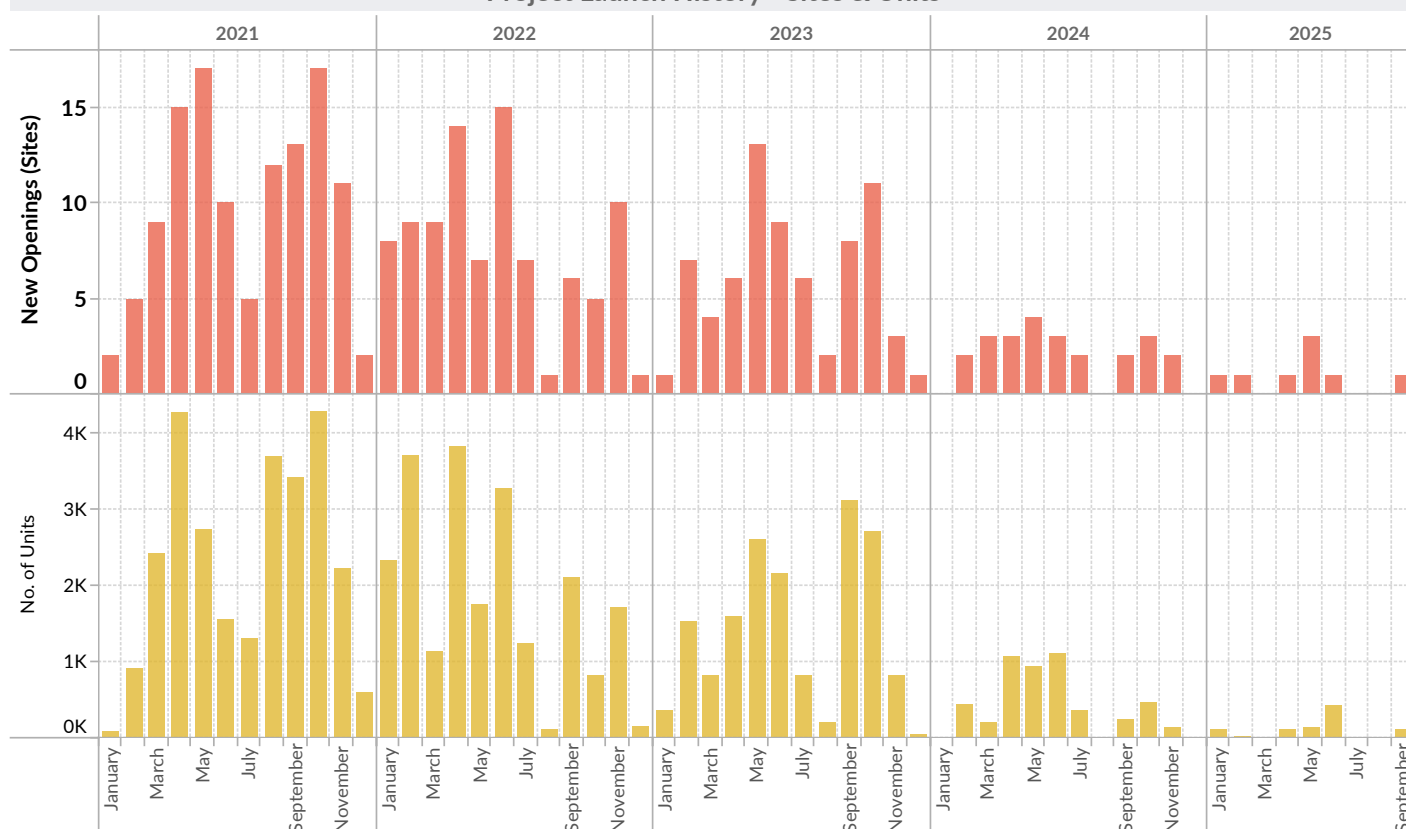
New Openings

September 2025 - New Project Launches

Site Name	Municipality	Opening Date	No. of Units *	Current Month Sales **	Rem Inv	Avg. Current Price Per Sq Fo..
Flori - Treasure Hill	Vaughan	9/27/2025	104	0	104	\$631
Grand Total			104	0	104	\$631

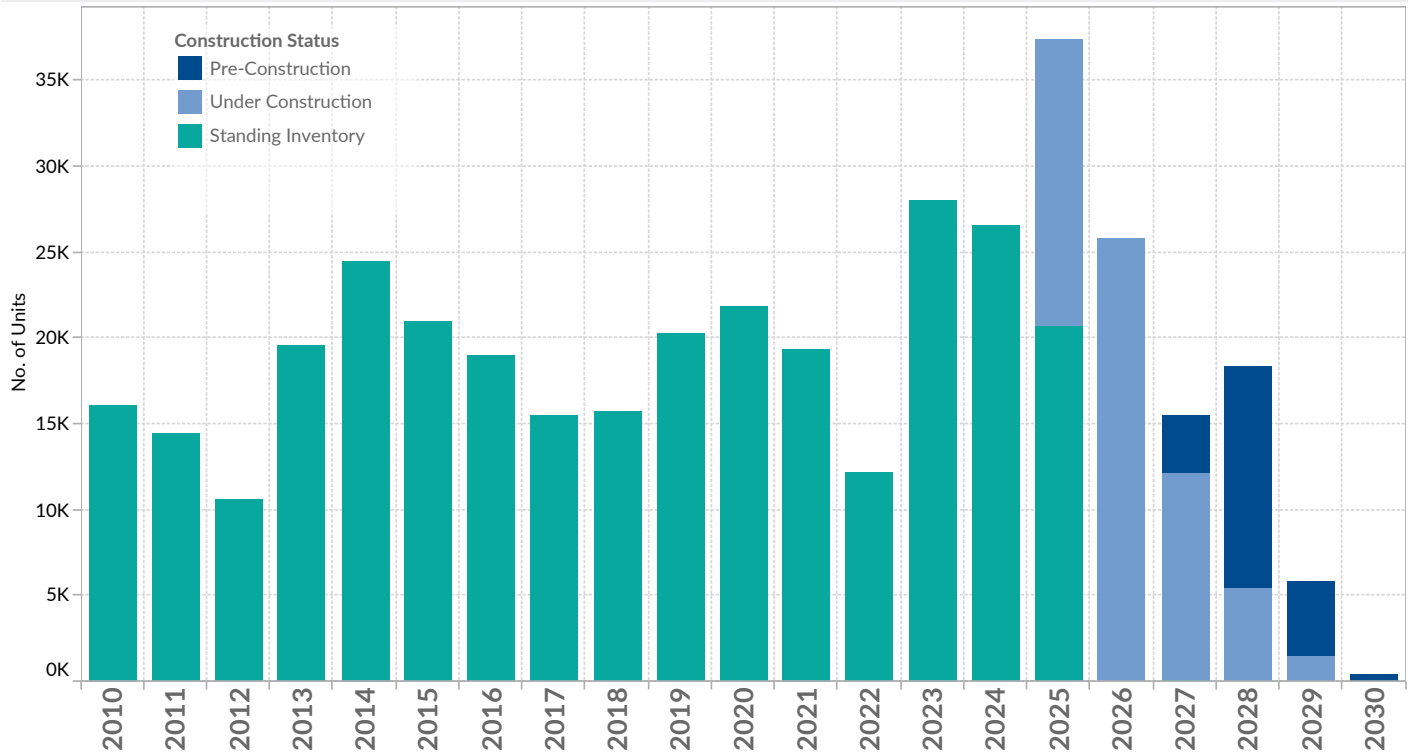
* Excludes unreleased units. ** Projects launched or commenced signings within 10 days of month end cannot report any firm sales until the following month due to rescission period.

Project Launch History - Sites & Units

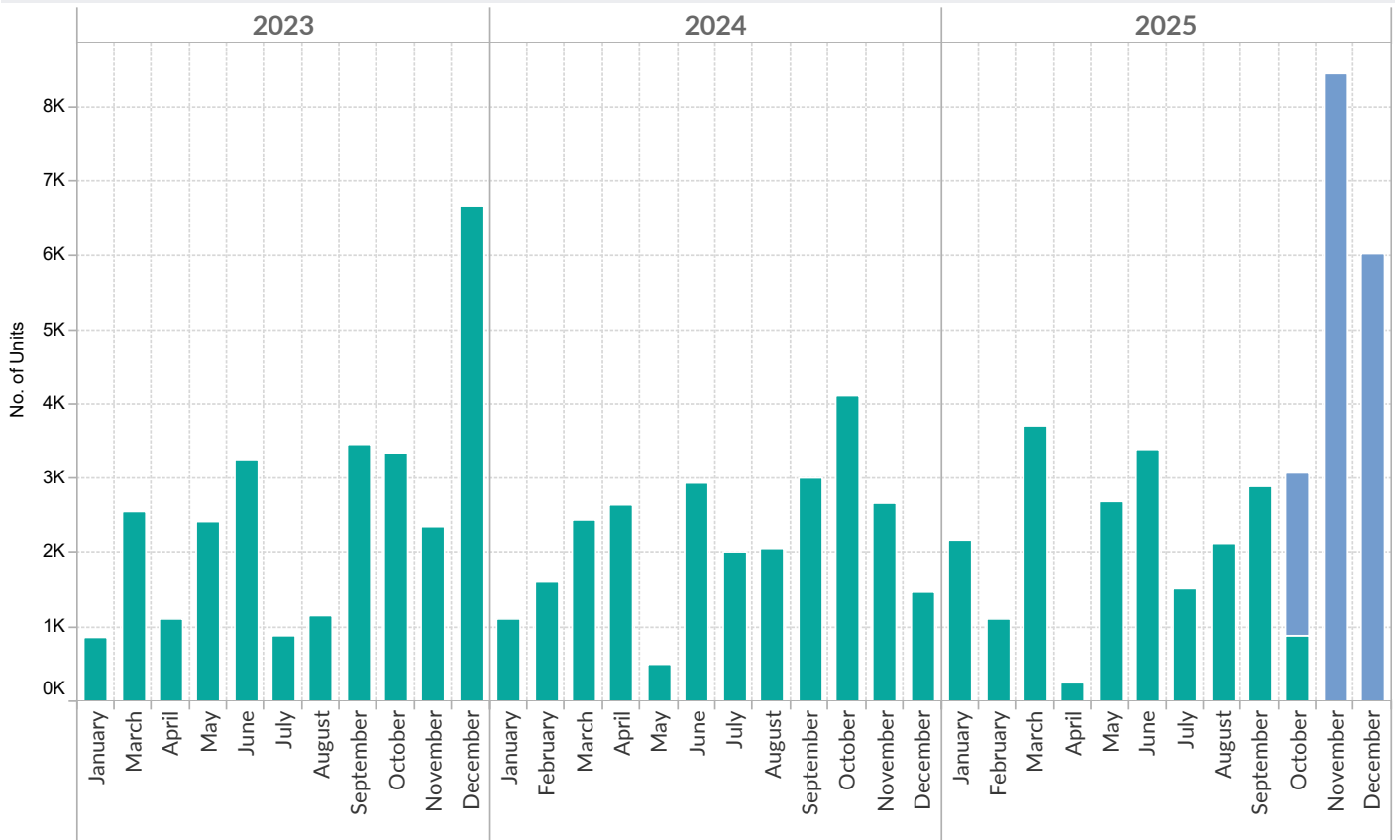


Scheduled Completions

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		
Greenpark Group	5	0	5	0	0	68	35	22	51				186	12.1%
Mattamy Homes	27	49	31	20	16	12	8	4	5				172	11.2%
Concord Adex	9	9	13	4	5	8	11	9	4				72	4.7%
Sevoy Developments	9	8	8	7	24	2	2	2	2				64	4.2%
Caivan					0	23	22	0	1				46	3.0%
Diamond Corp	9	2	2	11	7	4	0	1	4				40	2.6%
Lifetime Developments	9	2	2	11	5	0	0	0	10				39	2.5%
Brookfield Residential	0	1	0	1	6	16	2	1	10				37	2.4%
CentreCourt Developments Inc.	8	4	10	3	3	2	3	2	2				37	2.4%
Tridel	15	1	2	2	10	1	0	4	1				36	2.3%
Gupta Group	3	3	8	9	6	3	2	0	0				34	2.2%
Graywood Developments	1	0	0	12	2	11	2	1	1				30	2.0%
Curated Properties	8	4	5	11	2	0	0	0	0				30	2.0%
City Park Homes	6	7	2	1	3	3	3	2	3				30	2.0%
Daniels Corporation	0	0	2	2	7	4	6	4	4				29	1.9%
Marlin Spring Developments	1	1	3	1	5	6	3	4	4				28	1.8%
Freed Developments Ltd.	0	1	2	3	6	5	4	2	3				26	1.7%
National Homes	3	4	5	2	0	5	2	1	1				23	1.5%
Neatt Communities	0	3	9	0	5	2	1	1	0				21	1.4%
Broccolini	1	1	2	0	0	0	0	12	4				20	1.3%
Menkes	1	0	3	2	0	6	2	3	2				19	1.2%
Harhay Developments	0	1	1	2	2	3	4	3	3				19	1.2%
Distrikt	0	2	9	2	1	0	1	1	2				18	1.2%
Marshall Homes		15	1	0	0	1	1	0	0				18	1.2%
Capital Developments	4	4	3	2	0	1	0	2	1				17	1.1%
Total (All 179 Builders)	179	177	193	138	159	244	163	130	155				1,538	

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 %
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep		
2114 Yonge Inc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
95 Developments	2	2	5	4	2	1	1	1	1	0	1	1	21	0.9%
ADI Development Group	1	0	0	0	0	0	0	1	0	0	1	0	3	0.1%
Alterra	2	0	0	0	0	0	1	1	0	0	0	0	4	0.2%
Altree Developments	2	1	0	1	2	1	1	1	1	1	0	0	11	0.5%
Amacon Developments	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
Amico	0	0	0	0	0	0	0	1	0	0	0	0	1	0.0%
Aoyuan International	0	0	0	5	4	0	0	0	0	0	0	0	9	0.4%
Armour Heights Developments	0	0	0	2	0	0	0	0	0	0	0	0	2	0.1%
Aspen Ridge Homes	15	0	1	0	2	1	0	0	0	1	1	2	23	1.0%
Bazis International Inc.	2	1	5	12	0	0	0	1	1	0	0	0	22	1.0%
Benvenuto Group	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
Berkin Development	0	0	0	0	0	0	0	1	0	0	0	0	1	0.0%
Block Developments	0	0	0	0	1	0	1	0	2	1	1	0	6	0.3%
Mattamy Homes	16	28	2	27	49	31	20	16	12	8	4	5	218	9.7%
Greenpark Group	3	4	2	5	0	5	0	0	68	35	22	51	195	8.7%
Sevoy Developments	1	34	28	9	8	8	7	24	2	2	2	2	127	5.6%
Concord Adex	4	3	17	9	9	13	4	5	8	11	9	4	96	4.3%
Centrecourt Developments Inc.	15	18	15	8	4	10	3	3	2	3	2	2	85	3.8%
Diamond Corp	15	8	3	9	2	2	11	7	4	0	1	4	66	2.9%
Tridel	12	9	6	15	1	2	2	10	1	0	4	1	63	2.8%
Lifetime Developments	12	8	3	9	2	2	11	5	0	0	0	10	62	2.8%
Gupta Group	3	3	17	3	3	8	9	6	3	2	0	0	57	2.5%
Trinity Point Developments	3	21	17	3	0	0	1	2	1	1	0	2	51	2.3%
Latch Developments	19	16	0	2	1	2	2	1	2	1	1	0	47	2.1%
Total (All 181 Builders)	267	293	153	179	177	193	138	159	244	163	130	155	2,251	

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.



GTA - Top High Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Unit Type	2025 September
Aquanova Condos - Greenpark Group	Mississauga	Apartment	1 Bedroom	4
			1 Bedroom + Den	6
			2 Bedroom + Den	11
			3 Bedroom & Up	0
			2 Bedroom	5
			Total	26
Post - Greenpark Group	Oakville	Apartment	1 Bedroom	0
			1 Bedroom + Den	0
			2 Bedroom + Den	16
			3 Bedroom & Up	4
			2 Bedroom	5
			Studio	0
			Total	25
Station No. 3 - Brookfield Residential	Whitby	Apartment	1 Bedroom	1
			1 Bedroom + Den	6
			2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	3
			Total	10
XO 2 Condos at King and Dufferin - Lifetime Developments and Pinedale Properties Ltd.	Old Toronto	Apartment	1 Bedroom	2
			1 Bedroom + Den	0
			2 Bedroom + Den	0
			3 Bedroom & Up	5
			2 Bedroom	0
			Studio	0
			Total	7
Concord Canada House - East Tower - Concord Adex	Old Toronto	Apartment	1 Bedroom	1
			1 Bedroom + Den	0
			2 Bedroom + Den	0
			3 Bedroom & Up	2
			2 Bedroom	0
			Penthouse	0
			Total	3

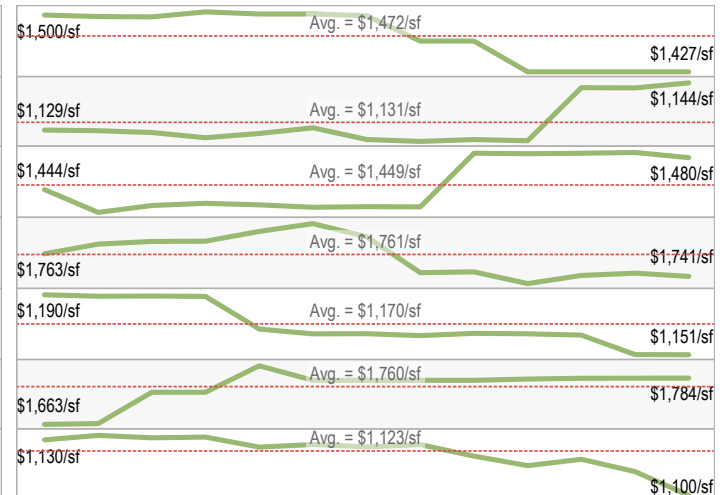
Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	\$1,427/sf
	Etobicoke	\$1,144/sf
	North York	\$1,480/sf
	Old Toronto	\$1,741/sf
	Scarborough	\$1,151/sf
	York	\$1,784/sf
905 Area	905 All Muni.	\$1,100/sf

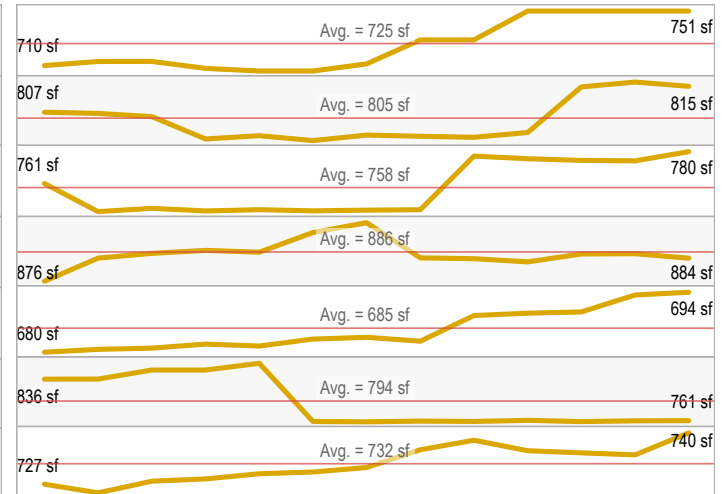
Last 13 Months



Avg. Remaining Unit Size (SF)

416 Area	East York	812 sf
	Etobicoke	788 sf
	North York	772 sf
	Old Toronto	836 sf
	Scarborough	709 sf
	York	835 sf
905 Area	905 All Muni.	758 sf

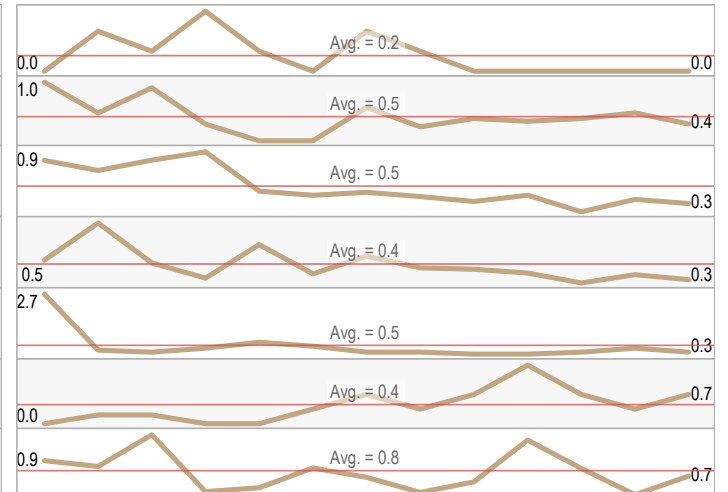
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	0.4
	North York	0.3
	Old Toronto	0.3
	Scarborough	0.3
	York	0.7
905 Area	905 All Muni.	0.7

Last 13 Months



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

Sub Market	Municipality	September 2024			September 2025		
		Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	• 7		• 7	• 1		• 1
Central Waterfront	Old Toronto	• 3		• 3	• 2		• 2
Don Mills - York Mills	North York	• 0	• 0	• 0	• 1	• 0	• 1
Downtown Core	Old Toronto	• 1		• 1	• 1		• 1
Downtown East	Old Toronto	• 2		• 2	• 4		• 4
Downtown West	Old Toronto	● 30		● 30	• 8		• 8
Etobicoke Waterfront	Etobicoke	• 0		• 0	• 0		• 0
Highway7 - Yonge	Richmond Hill	• 8	• 0	• 8	• 0	• 0	• 0
Mississauga City Centre	Mississauga	• 3		• 3	• 3		• 3
North Toronto	Old Toronto	• 2	• 0	• 2	• 1	• 0	• 1
North Yonge Corridor	North York	• 1		• 1	• 1		• 1
North York West	North York	● 25		● 25	• 6		• 6
Not Applicable	Ajax	• 4		• 4	• 0	• 0	• 0
	Aurora		• 1	• 1		• 0	• 0
	Brampton	• 5	• 0	• 5	• 1	• 3	• 4
	Burlington	● 22		● 22	• 1	• 0	• 1
	Caledon	• 0	• 5	• 5	• 0	• 0	• 0
	Clarington	• 0		• 0			
	East York	• 0	• 0	• 0	• 0	• 0	• 0
	Etobicoke	● 25	• 0	● 25	• 10	• 0	• 10
	Georgina	• 0		• 0			
	Halton Hills	• 0		• 0	• 0		• 0
	King	• 1		• 1	• 0		• 0
	Markham	• 6	• 0	• 6	• 0	• 0	• 0
	Milton	● 28		● 28	• 2		• 2
	Mississauga	● 18		● 18	● 36		● 36
	Newmarket	• 0		• 0	• 0		• 0
	Oakville	• 8		• 8	● 32		● 32
	Old Toronto	• 2		• 2	• 1		• 1
	Oshawa	• 0		• 0	• 0		• 0
	Pickering	● 14	• 0	● 14	• 5	• 0	• 5
	Richmond Hill		• 0	• 0		• 0	• 0
	Scarborough	● 35	• 0	● 35	• 3	• 0	• 3
	Vaughan	• 9		• 9	• 9	• 0	• 9
	Whitby	• 0		• 0	• 10		• 10
	York	• 0		• 0	• 2		• 2
Sheppard Corridor	North York	• 4	• 0	• 4	• 2	• 0	• 2
Thornhill	Markham	• 0		• 0	• 0		• 0
	Vaughan	• 0		• 0	• 0		• 0
Toronto East	Old Toronto	• 0		• 0	• 1		• 1
Toronto West	Old Toronto	• 8		• 8	• 9		• 9
Yonge - St. Clair	Old Toronto	• 0		• 0	• 0		• 0
Grand Total		● 271	• 6	● 277	● 152	• 3	● 155

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	• 53		• 53	• 424		• 424	
Central Waterfront	Old Toronto	• 49		• 49	• 918		• 918	
Don Mills - York Mills	North York	• 11	• 2	• 13	• 268	• 11	• 279	
	Old Toronto							
Downtown Core	Old Toronto	• 14		• 14	• 436		• 436	
Downtown East	Old Toronto	• 63		• 63	• 868		• 868	
Downtown West	Old Toronto	• 222		• 222	• 1,106		• 1,106	
Etobicoke Waterfront	Etobicoke	• 7		• 7	• 8		• 8	
Highway7 - Yonge	Markham							
	Richmond Hill	• 9	• 1	• 10	• 176	• 22	• 198	
Mississauga City Centre	Mississauga	• 14		• 14	• 633		• 633	
North Toronto	North York							
	Old Toronto	• 50	• 0	• 50	• 312	• 4	• 316	
North Yonge Corridor	North York	• 76		• 76	• 710		• 710	
North York East	North York							
North York West	North York	• 59		• 59	• 602		• 602	
Not Applicable	Ajax	• 5	• 18	• 23	• 34	• 6	• 40	
	Aurora		• 1	• 1		• 6	• 6	
	Brampton	• 24	• 62	• 86	• 228	• 141	• 369	
	Burlington	• 66	• 21	• 87	• 432	• 15	• 447	
	Caledon	• 0	• 0	• 0	• 0	• 39	• 39	
	Clarington	• 5		• 5				
	East York	• 10	• 0	• 10	• 104	• 4	• 108	
	Etobicoke	• 123	• 9	• 132	• 950	• 109	• 1,059	
	Georgina	• 4		• 4				
	Halton Hills	• 1		• 1	• 77		• 77	
	King	• 12		• 12	• 181		• 181	
	Markham	• 55	• 2	• 57	• 272	• 6	• 278	
	Milton	• 158		• 158	• 587		• 587	
	Mississauga	• 255		• 255	• 1,711		• 1,711	
	Newmarket	• 0		• 0	• 46		• 46	
	Oakville	• 199		• 199	• 468		• 468	
	Old Toronto	• 19		• 19	• 126		• 126	
	Oshawa	• 2		• 2	• 224		• 224	
	Pickering	• 207	• 0	• 207	• 675	• 0	• 675	
	Richmond Hill		• 0	• 0		• 8	• 8	
	Scarborough	• 47	• 0	• 47	• 370	• 3	• 373	
	Uxbridge							
	Vaughan	• 110	• 0	• 110	• 1,184	• 104	• 1,288	
	Whitby	• 42		• 42	• 47		• 47	
	Whitchurch-Stouffville							
	York	• 17		• 17	• 203		• 203	
Scarborough City Centre	Scarborough							
Sheppard Corridor	North York	• 55	• 0	• 55	• 346	• 1	• 347	
Thornhill	Markham	• 4		• 4	• 25		• 25	
	Vaughan	• 0		• 0	• 0		• 0	
Toronto East	East York							
	Old Toronto	• 8		• 8	• 165		• 165	
Toronto West	Old Toronto	• 64		• 64	• 325		• 325	
Yonge - St. Clair	Old Toronto	• 16		• 16	• 155		• 155	
Grand Total		• 2,135	• 116	• 2,251	• 15,396	• 479	• 15,875	



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