



Altus Group



Greater Toronto Area Low 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.

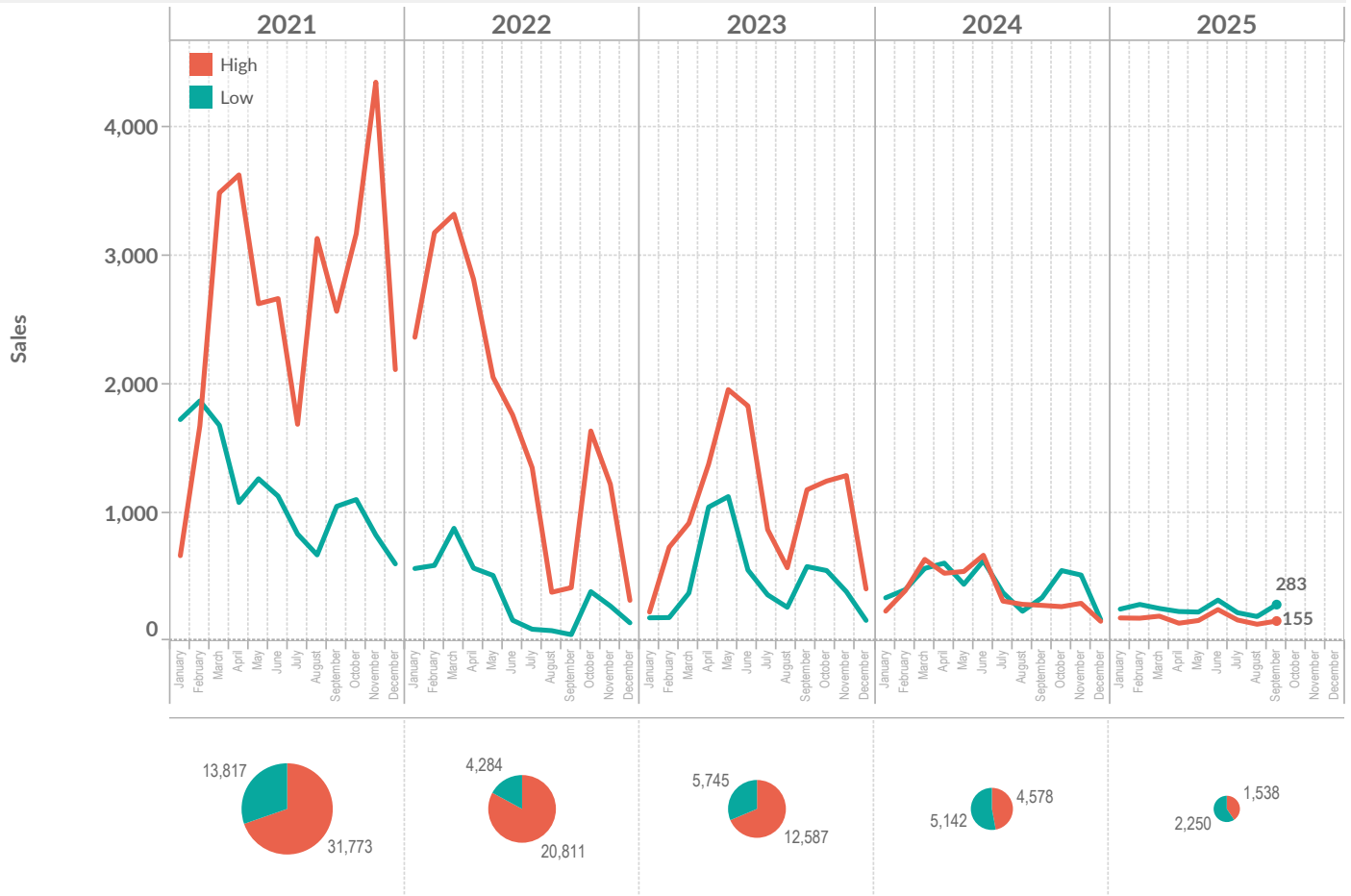
All Active includes all projects actively marketing available remaining inventory regardless of their construction status.

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

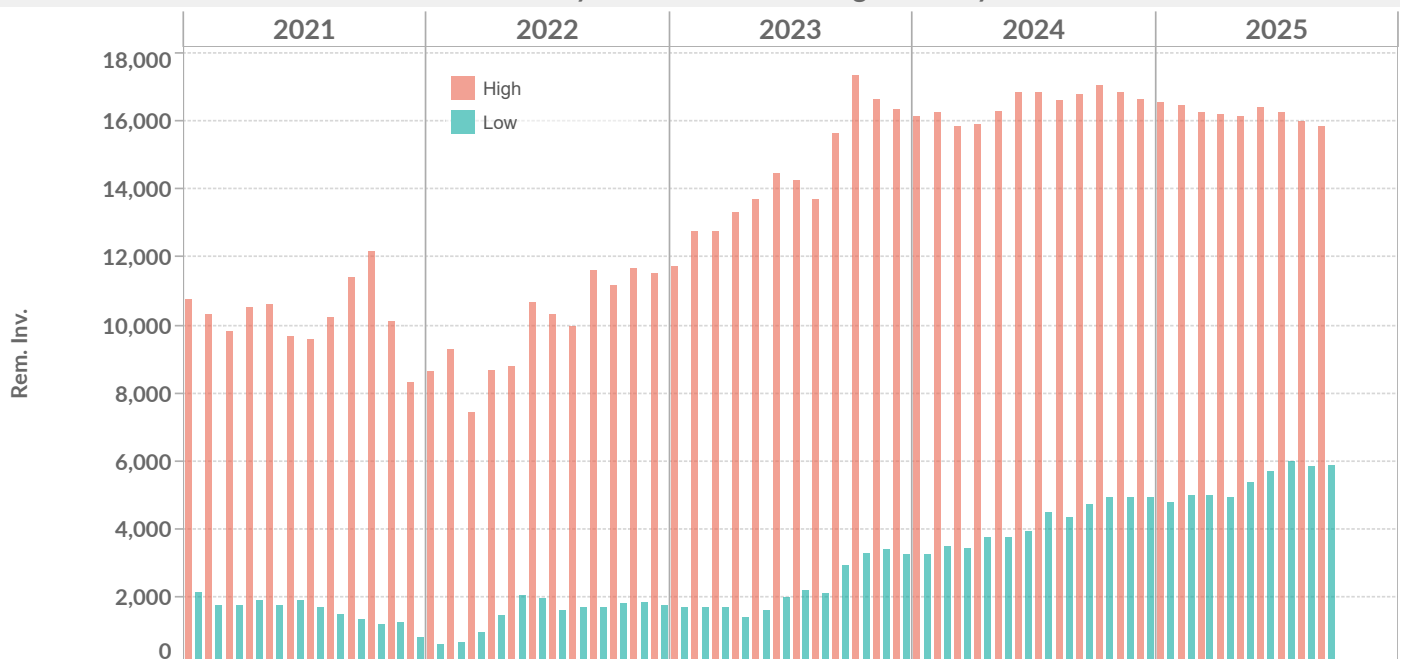
Pre-Construction includes all projects, regardless of whether sold out or not, that have not commenced construction.

Sales & Remaining Inventory

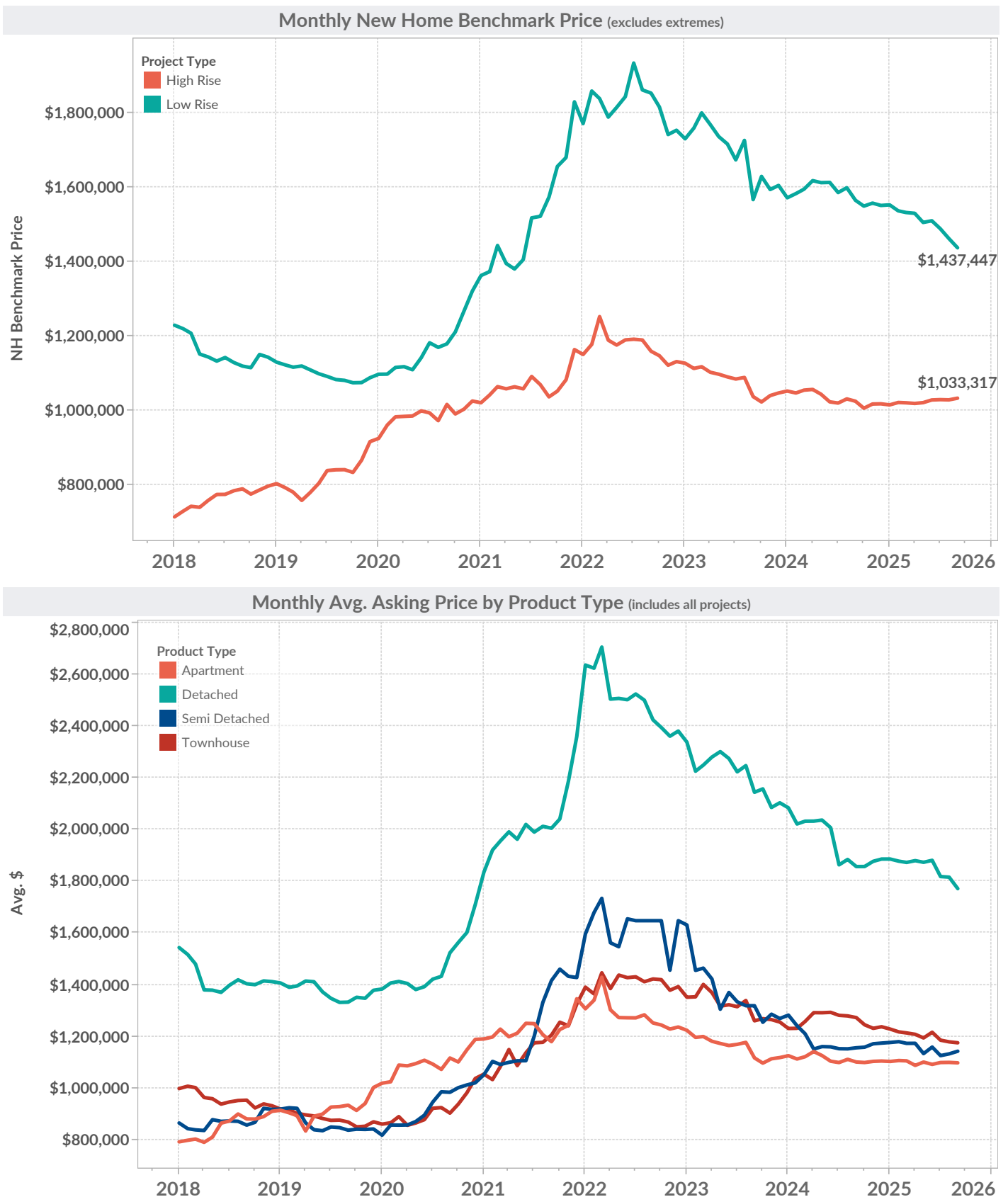
GTA - Monthly New Home Sales



GTA - Monthly New Home Remaining Inventory

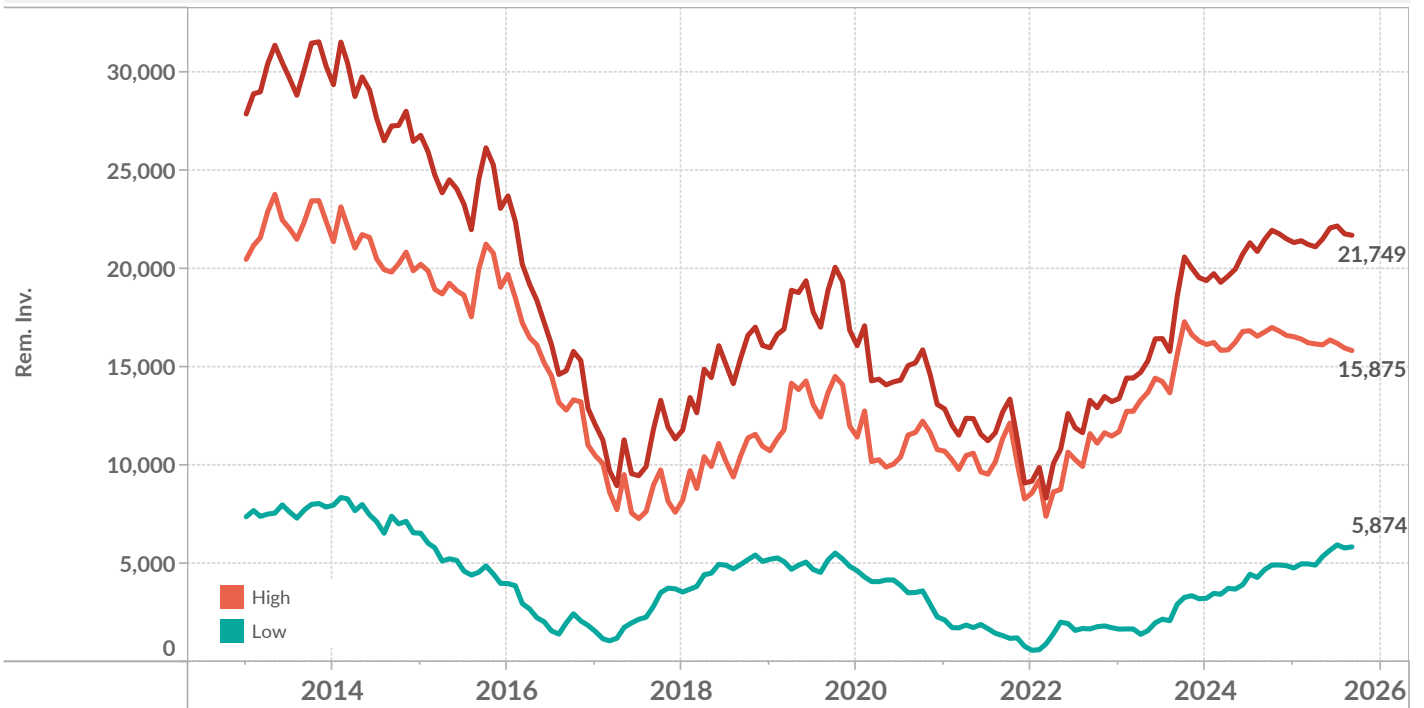


Pricing

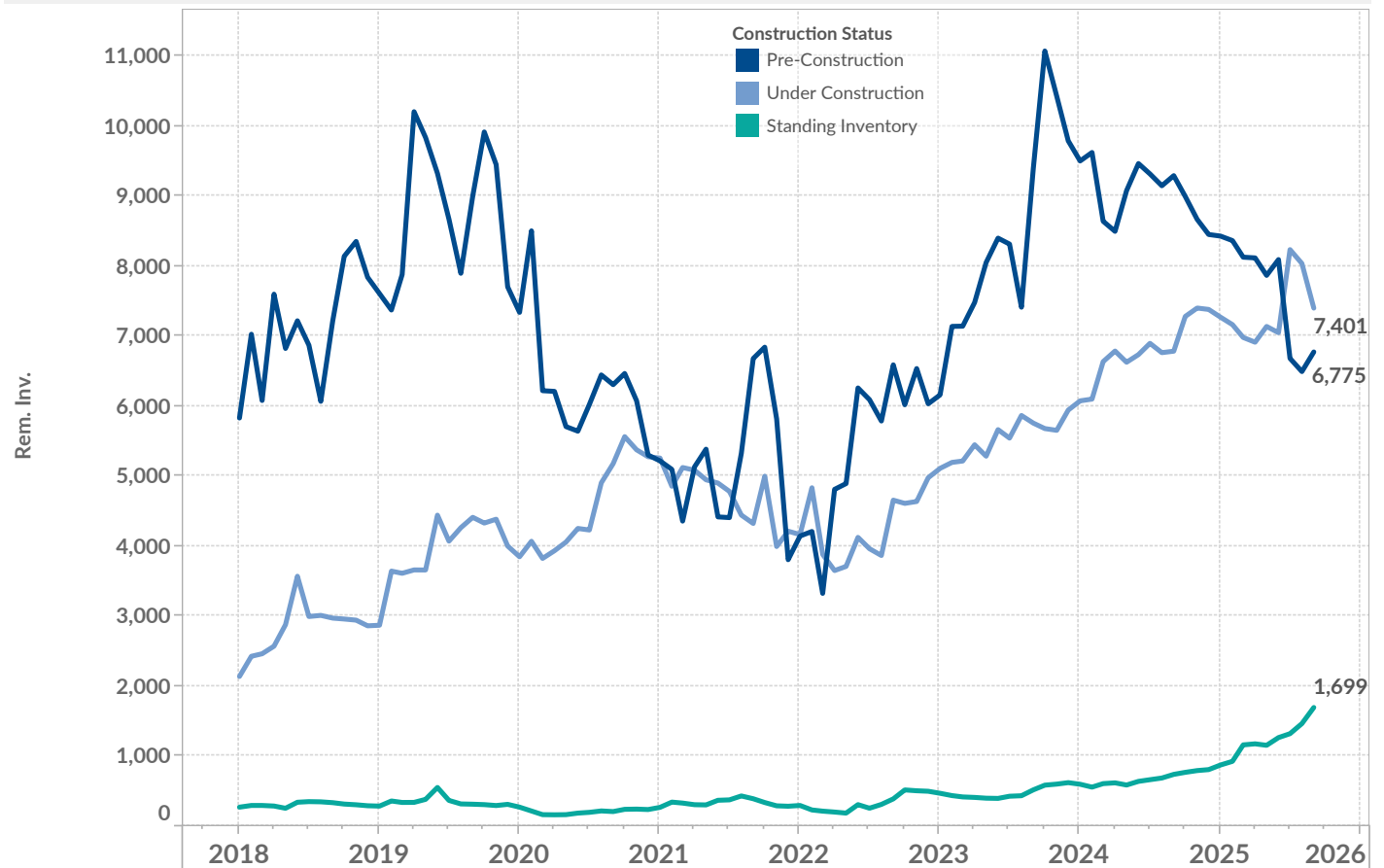


Remaining Inventory

GTA - Monthly New Home Remaining Inventory

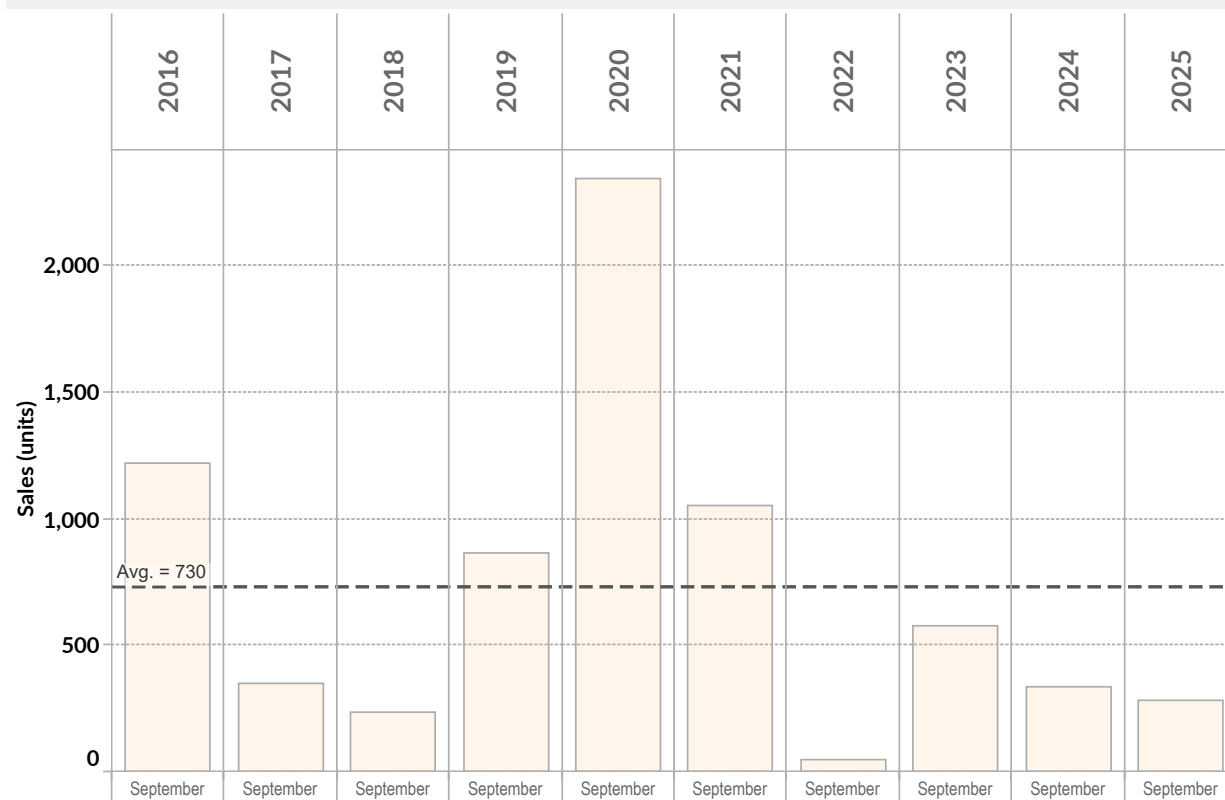


GTA - Monthly High Rise Rem. Inv. by Construction Status

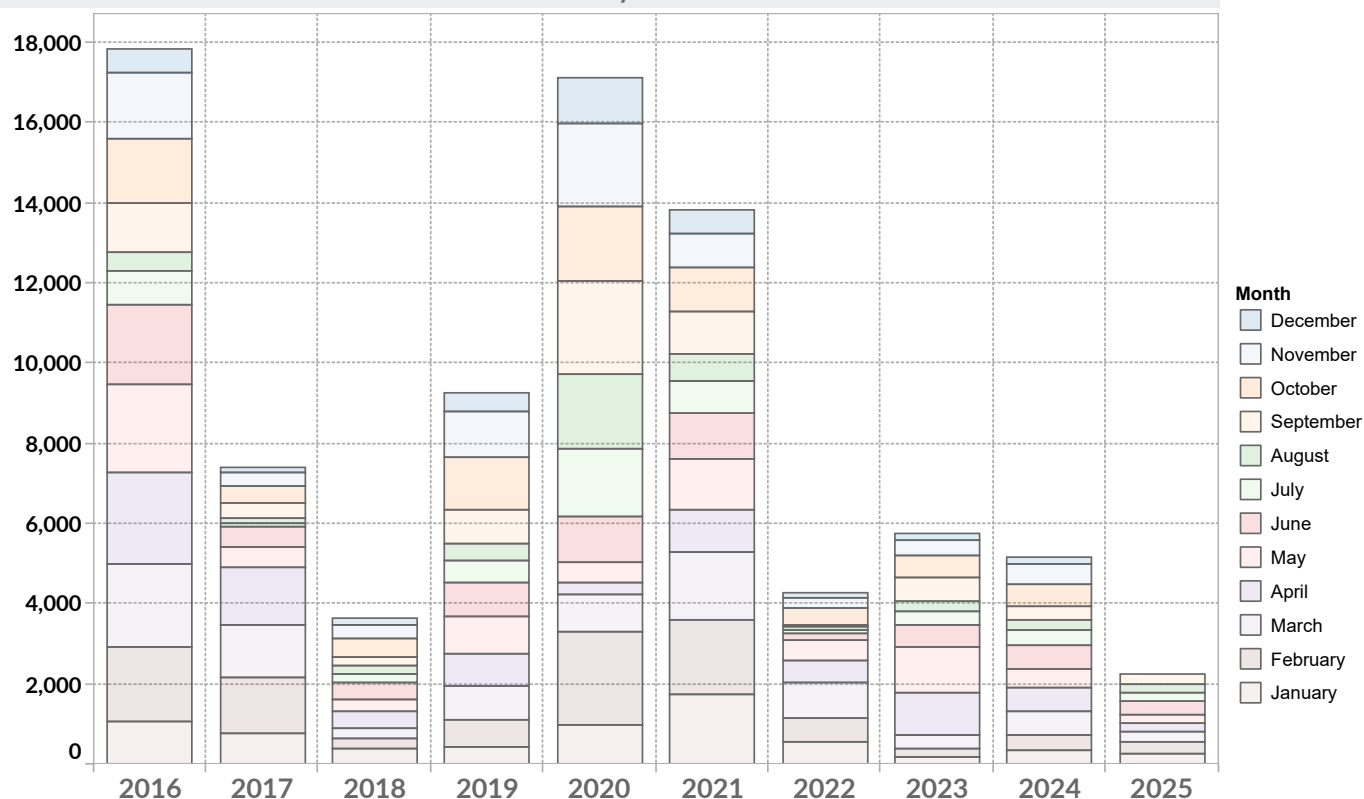


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Low Rise Sales - Current Month vs Historical

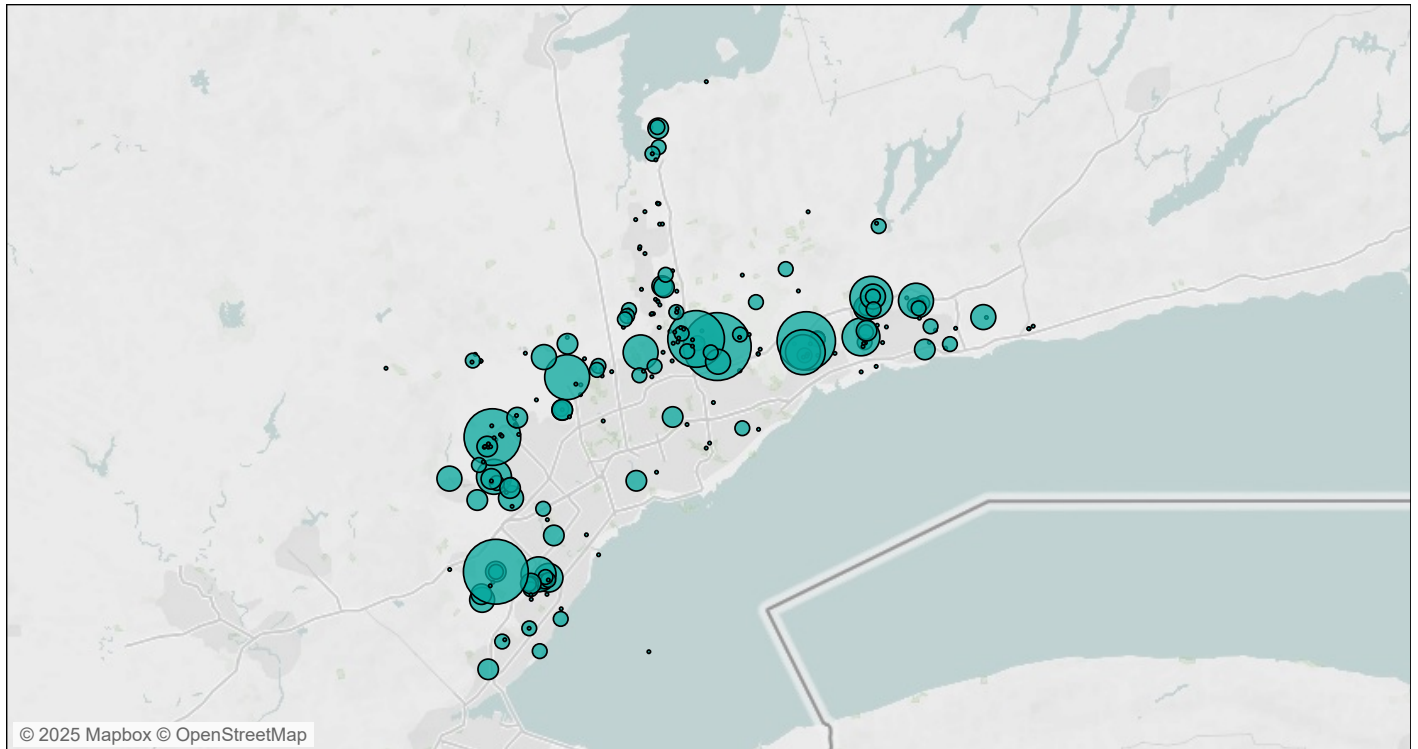


Low Rise Sales - By Year & Month



Current Sites

GTA - Active Low Rise Sites by Current Month Sales



GTA - Top Sites by Current Month Sales

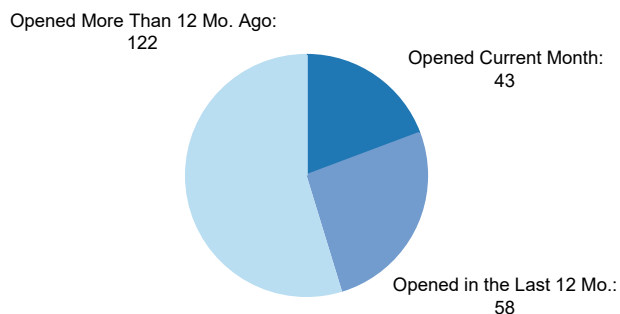


Monthly Sales Breakdown

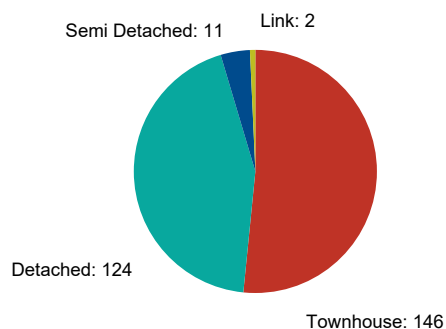


Current Month Low Rise Sales Breakdown

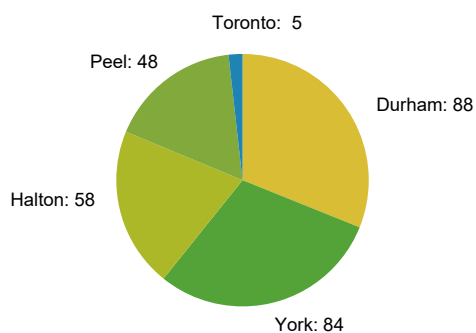
Sales by Opening Date (5 years)



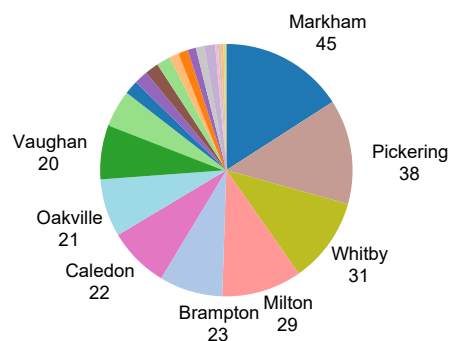
Sales by Product Type



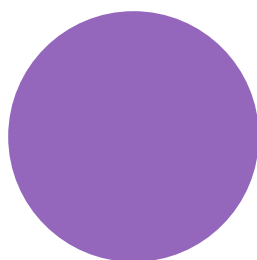
Sales by Region



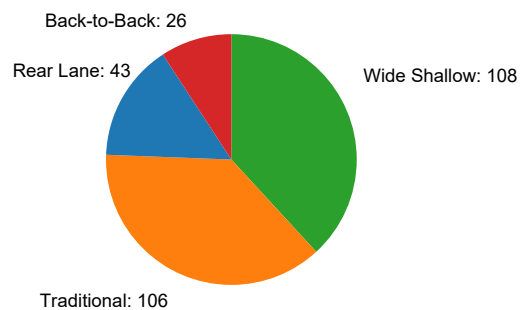
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



New Openings

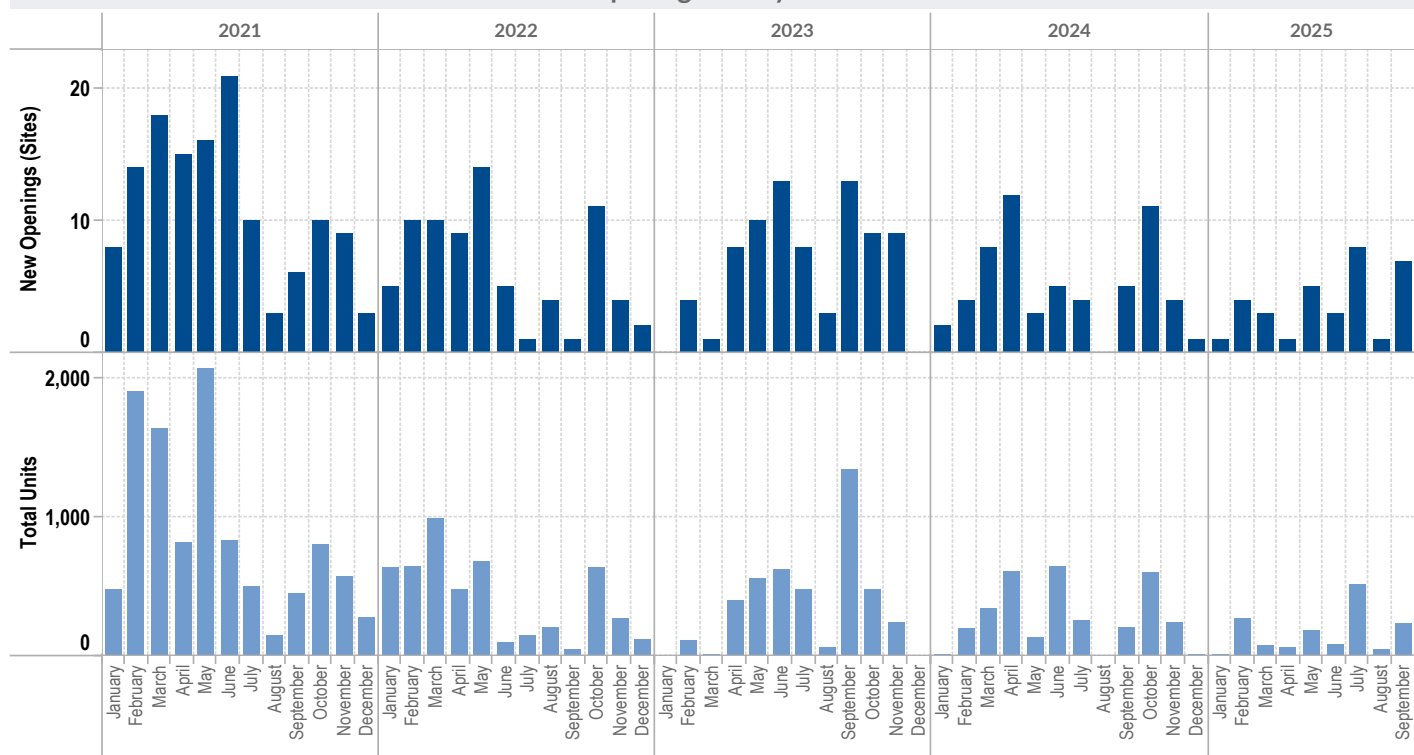


September 2025 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	Opening Date	Current Month Sales *	Rem Inv	Avg. \$/SF	No. of Units **
Carousel Towns - Liberty Development Corporation	Freehold Common Element	Vaughan	9/1/2025	1	9	\$652	10
Trafalgar Highlands - Coscorp Inc.	Freehold	Oakville	9/13/2025	6	86	\$661	92
Winston Collection - Insoho Developments	Freehold Common Element	North York	9/15/2025	0	7	\$783	7
Greenwood Seaton - Deco Homes	Freehold	Pickering	9/16/2025	10	21	\$423	31
Greenwood Seaton - Opus Homes	Freehold	Pickering	9/16/2025	6	50		56
New Kleinburg - Arista Homes	Freehold	Vaughan	9/20/2025	4	0		4
SouthCal - Deco Homes	Freehold	Caledon	9/20/2025	16	18	\$437	34
Grand Total				43	191	\$602	234

* 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	68	51	50	25	47	124	81	90	64				600	26.7%		26.7%	
Treasure Hill	13	31	30	14	20	18	16	12	21				175	7.8%		34.4%	
Paradise Developments	30	15	16	2	3	3	1	0	7				77	3.4%		37.9%	
Fieldgate Homes	17	2	13	9	6	7	9	7	3				73	3.2%		41.1%	
Starlane Home Corporation	0	36	7	2	2	18	5	0	3				73	3.2%		44.4%	
Aspen Ridge Homes	6	9	9	20	13	7	3	1	0				68	3.0%		47.4%	
Caivan	14	4	4	10	14	14	2	2	0				64	2.8%		50.2%	
Umbria Development Group		41	15	2	2	0	2	1	0				63	2.8%		53.0%	
Great Gulf	4	0	10	4	10	8	2	4	13				55	2.4%		55.5%	
Liberty Development Corporation	0	0	0	46	5	0	1	0	1				53	2.4%		57.8%	
Royal Pine Homes	33	4	2	2	0	1	0	2	1				45	2.0%		59.8%	
Branthaven Homes	0	0	6	1	2	12	11	5	5				42	1.9%		61.7%	
Arista Homes	2	4	1	1	5	2	4	4	14				37	1.6%		63.3%	
Rosehaven Homes	0	0	0	0	0	29	4	2	2				37	1.6%		65.0%	
Deco Homes	0	0	2	1	0	2	1	0	29				35	1.6%		66.5%	
Times Group Corporation		15	3	4	4	4	1	0	1				32	1.4%		68.0%	
Greenpark Group	0	0	3	5	1	7	5	4	4				29	1.3%		69.2%	
CountryWide Homes	3	11	6	0	1	2	0	2	1				26	1.2%		70.4%	
Zancor Homes	2	10	0	5	3	0	2	2	2				26	1.2%		71.6%	
Fernbrook Homes	4	2	3	2	1	2	3	4	4				25	1.1%		72.7%	
Opus Homes	2	5	5	1	0	1	0	4	7				25	1.1%		73.8%	
Minto Developments and Metropia									23				23	1.0%		74.8%	
	248	284	253	229	225	318	220	190	283				2,250				

Top Builders - Last 12 Months



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

Builder	2024			2025									Total	Market Share		Cum. Mkt. Share	
	October	November	December	January	February	March	April	May	June	July	August	September		%		%	
Mattamy Homes	185	115	48	68	51	50	25	47	124	81	90	64	948	27.3%		27.3%	
Treasure Hill	27	64	9	13	31	30	14	20	18	16	12	21	275	7.9%		35.2%	
Fieldgate Homes	26	88	16	17	2	13	9	6	7	9	7	3	203	5.8%		41.0%	
Starlane Home Corporation	63	24	0	0	36	7	2	2	18	5	0	3	160	4.6%		45.6%	
Paradise Developments	11	15	1	30	15	16	2	3	3	1	0	7	104	3.0%		48.6%	
Aspen Ridge Homes	16	12	7	6	9	9	20	13	7	3	1	0	103	3.0%		51.6%	
Great Gulf	17	15	14	4	0	10	4	10	8	2	4	13	101	2.9%		54.5%	
Caivan	14	11	0	14	4	4	10	14	14	2	2	0	89	2.6%		57.0%	
Royal Pine Homes	11	15	17	33	4	2	2	0	1	0	2	1	88	2.5%		59.6%	
Fernbrook Homes	30	10	3	4	2	3	2	1	2	3	4	4	68	2.0%		61.5%	
Umbria Development Group					41	15	2	2	0	2	1	0	63	1.8%		63.3%	
Zancor Homes	27	7	3	2	10	0	5	3	0	2	2	2	63	1.8%		65.1%	
Branthaven Homes	0	18	1	0	0	6	1	2	12	11	5	5	61	1.8%		66.9%	
Liberty Development Corporation	0	0	0	0	0	0	46	5	0	1	0	1	53	1.5%		68.4%	
CountryWide Homes	11	7	6	3	11	6	0	1	2	0	2	1	50	1.4%		69.9%	
Menkes	18	6	2	10	2	2	2	3	1	0	0	1	47	1.4%		71.2%	
Deco Homes	3	6	0	0	0	2	1	0	2	1	0	29	44	1.3%		72.5%	
Arista Homes	3	2	1	2	4	1	1	5	2	4	4	14	43	1.2%		73.7%	
Regal Crest Homes	11	7	3	4	2	1	5	5	5	0	0	0	43	1.2%		74.9%	
Rosehaven Homes	1	0	0	0	0	0	0	0	29	4	2	2	38	1.1%		76.0%	
Greenpark Group	2	6	0	0	0	3	5	1	7	5	4	4	37	1.1%		77.1%	
Times Group Corporation					15	3	4	4	4	1	0	1	32	0.9%		78.0%	
	548	513	166	248	284	253	229	225	318	220	190	283	3,477				

Top Sites



GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2025 September
Union Village - Minto Developments and Metropia	Markham	Detached	36	7
			43	12
			50	4
		Total		23
Hawthorne East Village - Mattamy Homes	Milton	Detached	30	4
			34	0
			36	4
			43	0
			66	1
		Townhouse	20	6
			21	6
			23	0
		Total		21
Seaton Whitevale - Mattamy Homes	Pickering	Detached	30	3
			36	3
		Townhouse	23	11
SouthCal - Deco Homes	Caledon	Detached	38	4
		Townhouse	20	12
		Total		16
Springwater - Mattamy Homes	Markham	Detached	30	1
			38	6
		Townhouse	20	6
			22	1
			23	2
		Total		16
Greenwood Seaton - Deco Homes	Pickering	Detached	30	0
			36	0
		Semi Detached	25	0
		Townhouse	20	10
		Total		10
New Kleinburg - Arista Homes	Vaughan	Detached	30	2
			36	2
		Semi Detached	28	2
		Townhouse	20	4
		Total		10
Brooklin Vue - Treasure Hill	Whitby	Detached	38	0
		Townhouse	20	9
		Total		9
Whitby Meadows - Great Gulf	Whitby	Semi Detached	25	7
		Total		7
Greenwood Seaton - Opus Homes	Pickering	Detached	30	0
			36	0
		Semi Detached	25	0
		Townhouse	20	6
		Total		6

Yr. Over Yr. Sales Comparison



Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	September 2024					September 2025				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	0		0	0	0	0		0		0
	Brock										
	Clarington	7		1	2	10	3		1	0	4
	Oshawa	20		0	16	36	4		0	9	13
	Pickering	6		0	19	25	7		0	31	38
	Scugog	0	0		0	0	1	0		0	1
	Uxbridge	0			0	0	1			0	1
	Whitby	40		4	4	48	10	2	8	11	31
	Total	73	0	5	41	119	26	2	9	51	88
Halton	Burlington	1		0	0	1	1		0	2	3
	Halton Hills	1			0	1	3			2	5
	Milton	19			4	23	12		0	17	29
	Oakville	7	0		22	29	6	0	0	15	21
	Total	28	0	0	26	54	22	0	0	36	58
Peel	Brampton	17		0	52	69	9		0	14	23
	Caledon	8		2	4	14	10			12	22
	Mississauga				3	3				3	3
	Total	25		2	59	86	19		0	29	48
Toronto	East York										
	Etobicoke										
	North York				1	1	0			2	2
	Old Toronto			0		0			0		0
	Scarborough	0			0	0	0			1	1
	York				1	1				2	2
	Total	0		0	2	2	0		0	5	5
York	Aurora	0			2	2	4			1	5
	East Gwillimbury	6		1	1	8	0		0	0	0
	Georgina	4				4	3			2	5
	King	4			0	4	4			1	5
	Markham	6		0	24	30	32		0	13	45
	Newmarket		0	0	0	0		0	0	0	0
	Richmond Hill	8		0	8	16	2		0	1	3
	Vaughan	10			2	12	11		2	7	20
	Whitchurch-Stouffville	0				0	1				1
	Total	38	0	1	37	76	57	0	2	25	84
Grand Total		164	0	8	165	337	124	2	11	146	283

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	59		2	12	73	85	0		22	52	159	
	Oshawa	101		1	87	189	127	0		4	124	255	
	Pickering	111		15	286	412	108	0	0	14	175	297	
	Scugog	10	0		0	10	59	8		0	0	67	
	Uxbridge	7			1	8	14	0		0	21	35	
	Whitby	84	5	35	103	227	171	5		36	248	460	
	Total	374	5	55	491	925	573	13	0	80	620	1,286	
Halton	Burlington	12		0	5	17	11	0		5	15	31	
	Halton Hills	31			6	37	22	0		0	20	42	
	Milton	245		1	135	381	405	0		15	129	549	
	Oakville	180	0	10	160	350	368	39		18	599	1,024	
	Total	468	0	11	306	785	806	39		38	763	1,646	
Peel	Brampton	172		5	283	460	197	0		6	258	461	
	Caledon	169		1	33	203	256	0		0	63	319	
	Mississauga				21	21	0	0		0	62	62	
	Total	341		6	337	684	453	0		6	383	842	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York	2			16	18	4	0		0	35	39	
	Old Toronto			0		0	0	0		12	0	12	
	Scarborough	3			27	30	5	0		0	35	40	
	York				12	12	0			0	28	28	
	Total	5		0	55	60	9	0		12	98	119	
York	Aurora	79			7	86	120	0	0	0	53	173	
	East Gwillimbury	70		7	17	94	64			0	43	107	
	Georgina	81			4	85	222	0		0	46	268	
	King	43			10	53	131	0		0	60	191	
	Markham	92		0	164	256	186	0		0	328	514	
	Newmarket		1	0	7	8	0	0		2	13	15	
	Richmond Hill	149		0	123	272	164	0		6	182	352	
	Vaughan	46		2	117	165	93	0		0	240	333	
	Whitchurch-Stouffville	4				4	28			0	0	28	
	Total	564	1	9	449	1,023	1,008	0	0	8	965	1,981	
Grand Total		1,752	6	81	1,638	3,477	2,849	52	0	144	2,829	5,874	



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