



Greater Toronto Area Low Rise Projects

New Homes Monthly Report
October 2025

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Oct-25		Oct-24		Change
High Rise	248		254		-2.4%
Low Rise	322		548		-41.2%
Total	570		802		-28.9%
Year to Date Sales	Jan.-Oct. 2025		Jan.-Oct. 2024		Y/Y Change
High Rise	1,807		4,108		-56.0%
Low Rise	2,639		4,471		-41.0%
Total	4,446		8,579		-48.2%
Year to Date Supply	Jan.-Oct. 2025		Jan.-Oct. 2024		Y/Y Change
High Rise	1,097		5,629		-80.5%
Low Rise	3,413		6,207		-45.0%
Total	4,510		11,836		-61.9%
Year to Date Completions	Jan.-Oct. 2025		Jan.-Oct. 2024		Y/Y Change
High Rise	22,437		22,416		0.1%
Remaining Inventory	Oct-25	Sep-25	Oct-24	M/M Change	Y/Y Change
High Rise	15,525	15,763	16,803	-1.5%	-7.6%
Low Rise	5,716	5,914	4,972	-3.3%	15.0%
Total	21,241	21,677	21,775	-2.0%	-2.5%
Benchmark Price	Oct-25	Sep-25	Oct-24	M/M Change	Y/Y Change
High Rise	\$1,031,764	\$1,033,317	\$1,006,256	-0.2%	2.5%
Low Rise	\$1,434,447	\$1,437,447	\$1,549,416	-0.2%	-7.4%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	0	319	198	77	
High Rise Units	0	82,111	62,110	18,189	
% Sold*	n.a.	81%	82%	47%	
Low Rise Projects	1	249			
Low Rise Units	103	31,064			
% Sold*	81%	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.

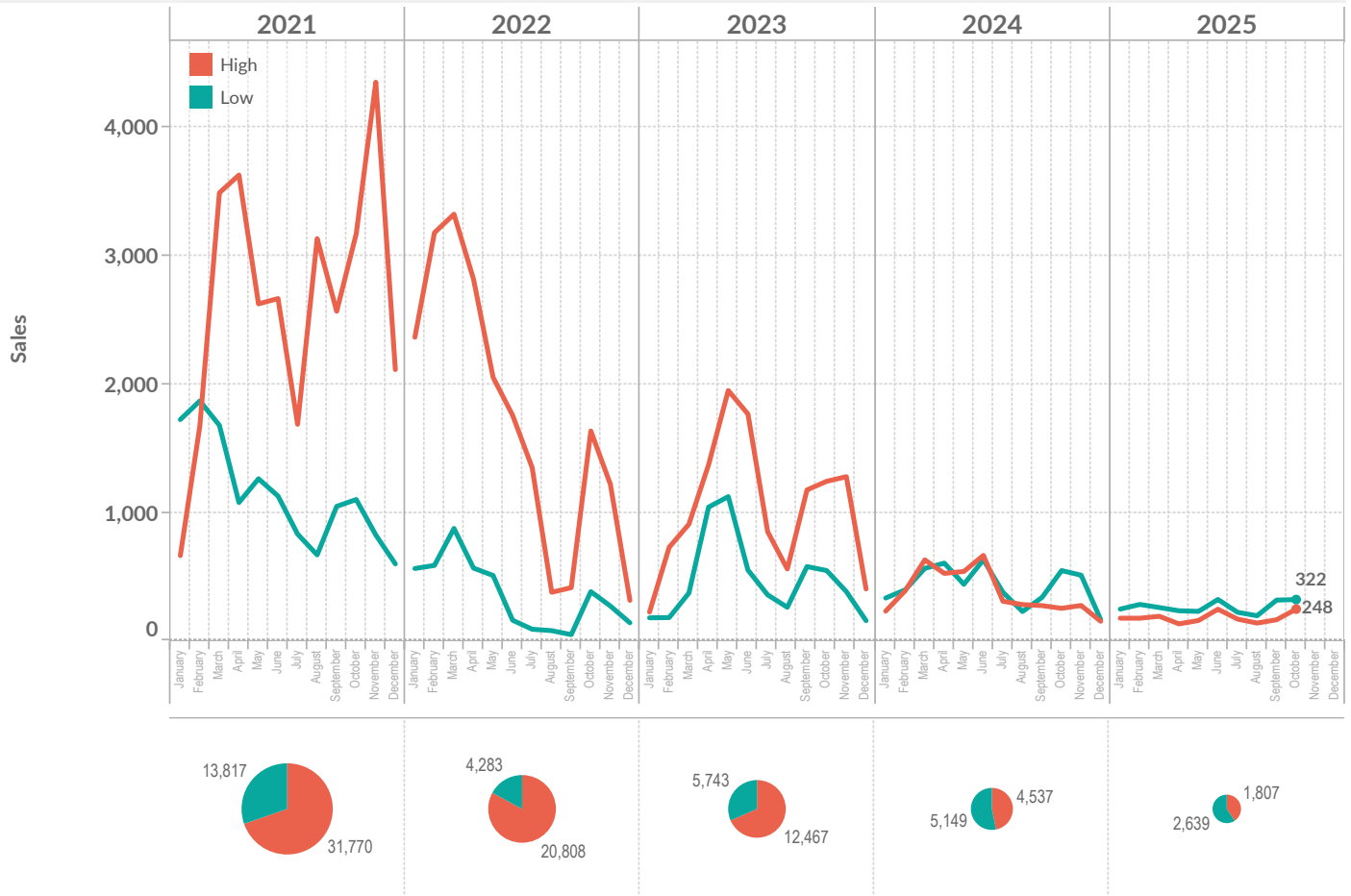
All Active includes all projects actively marketing available remaining inventory regardless of their construction status.

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

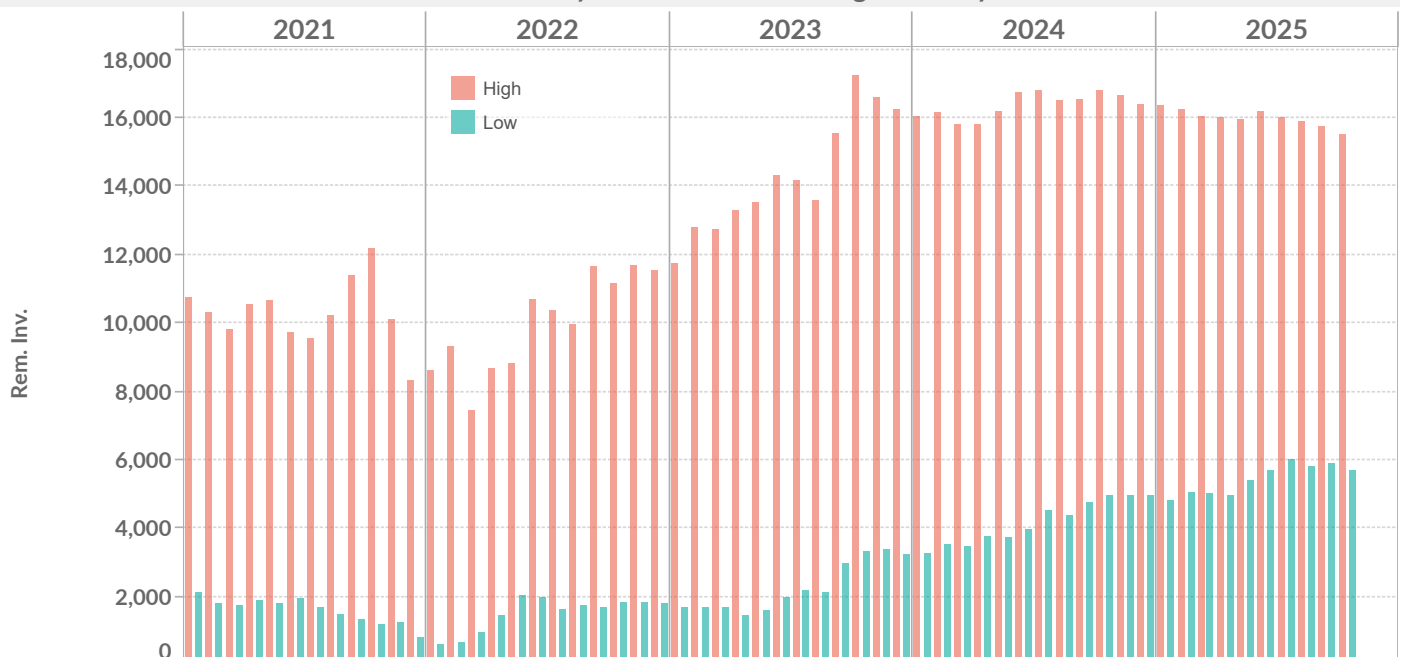
Pre-Construction includes all projects, regardless of whether sold out or not, that have not commenced construction.

Sales & Remaining Inventory

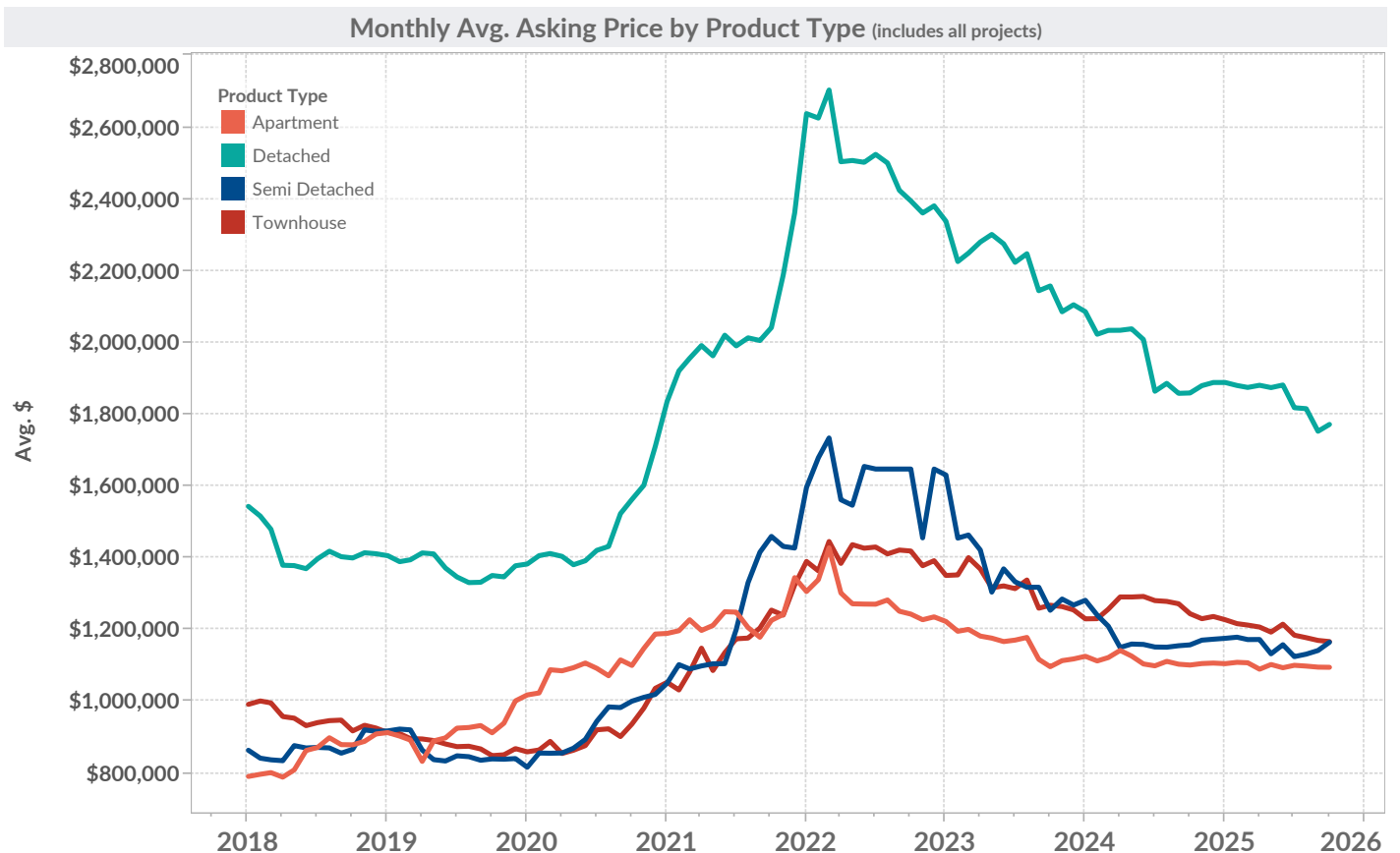
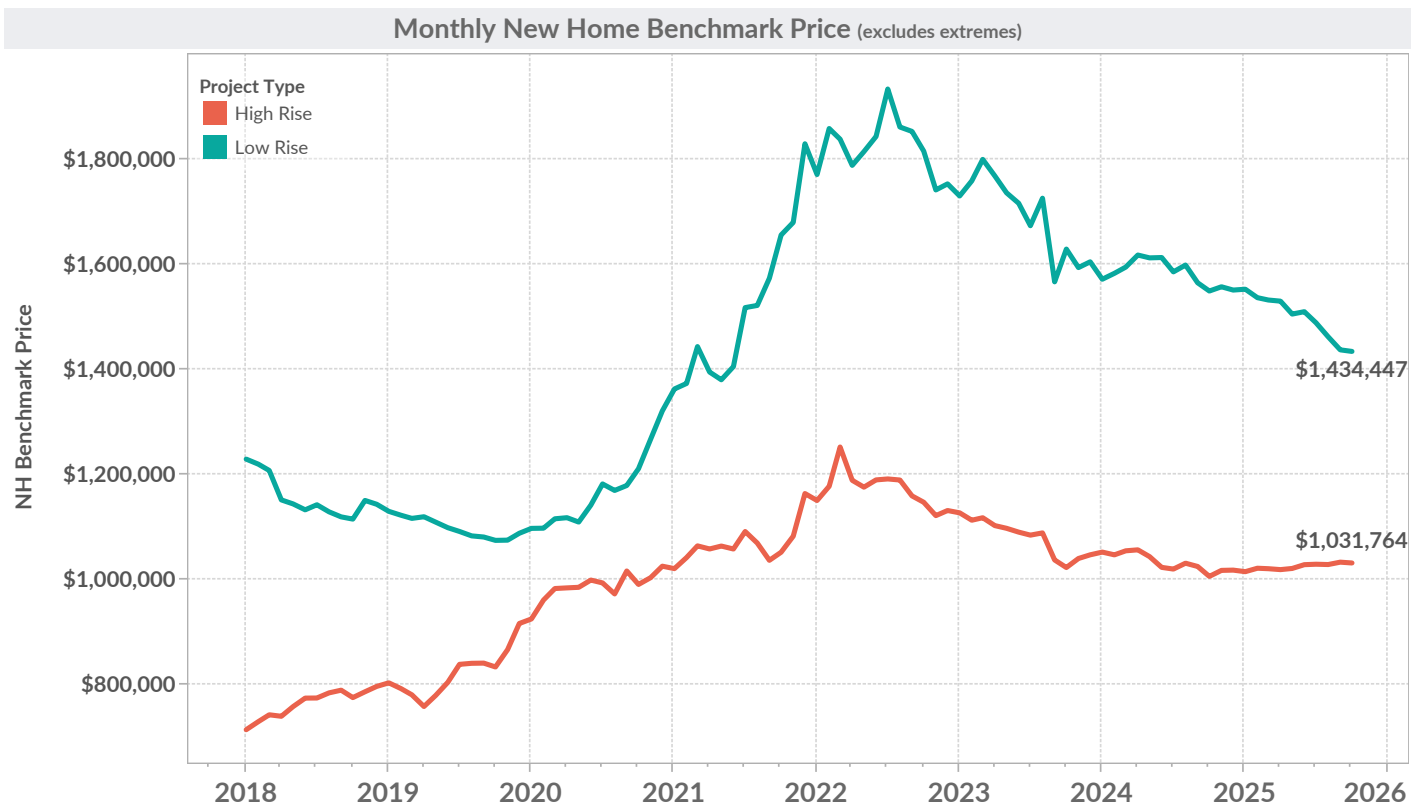
GTA - Monthly New Home Sales



GTA - Monthly New Home Remaining Inventory

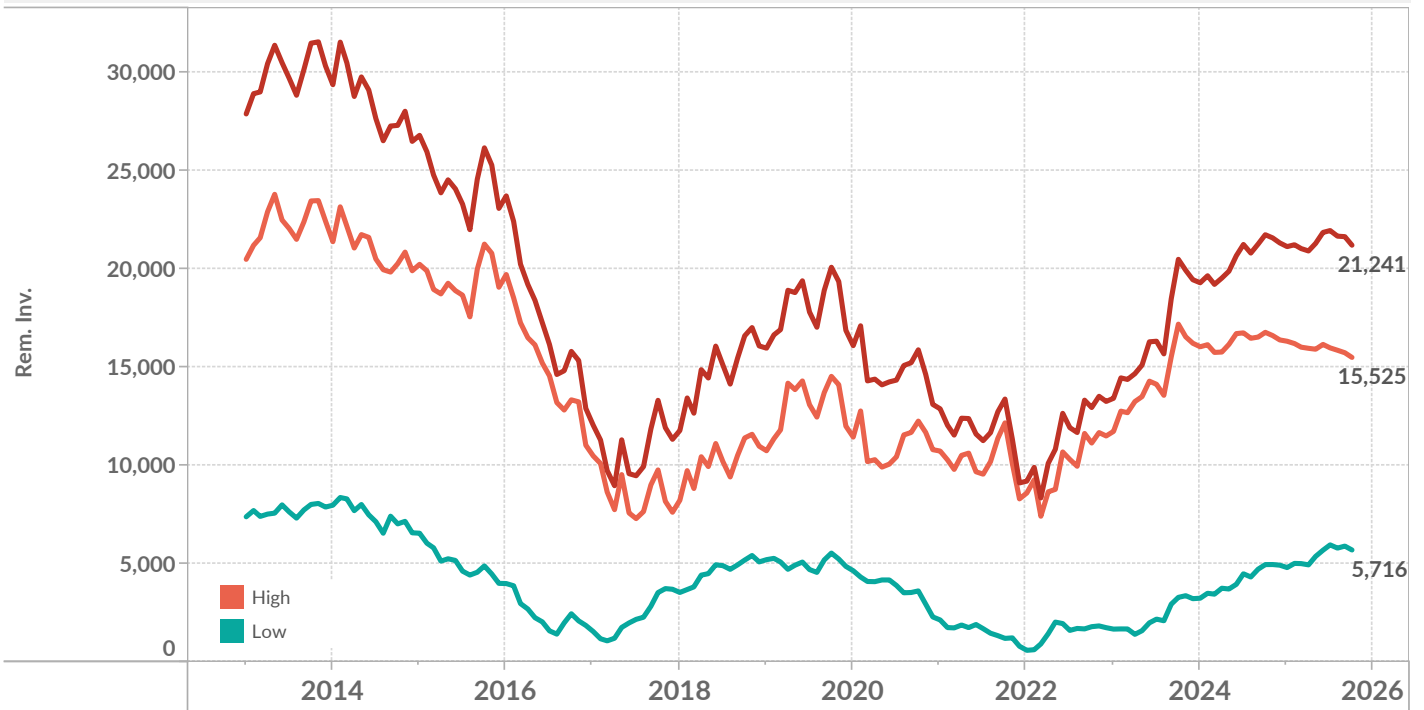


Pricing

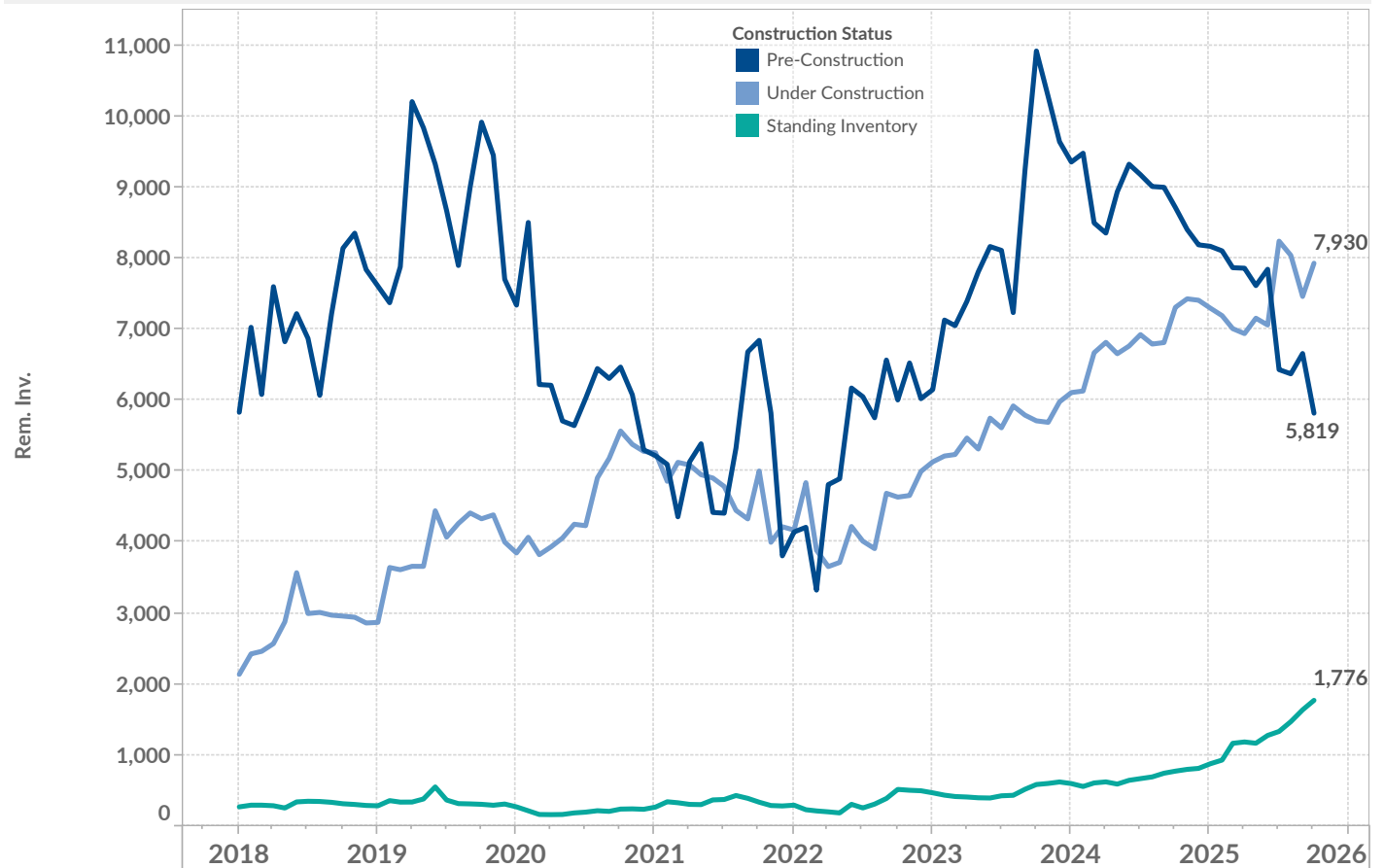


Remaining Inventory

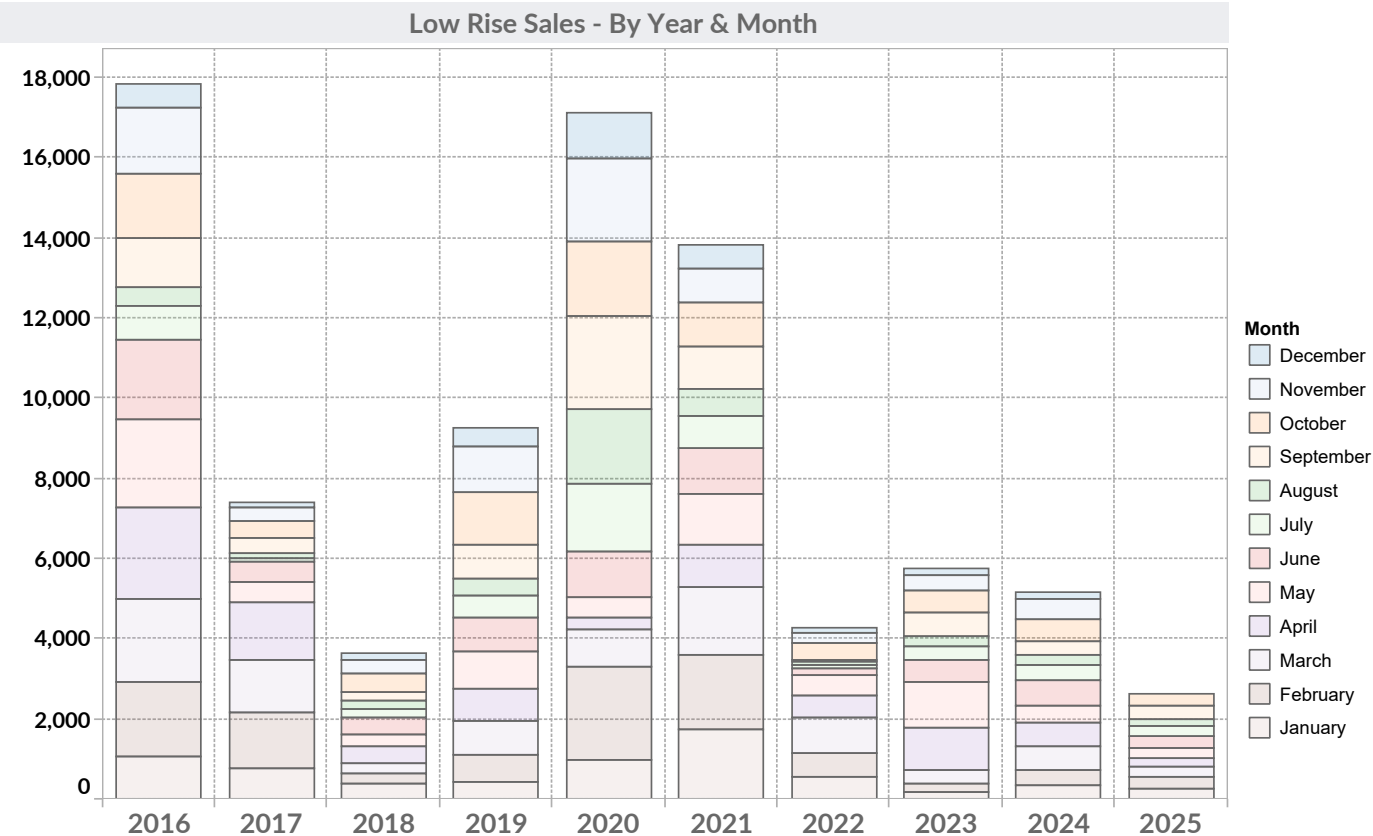
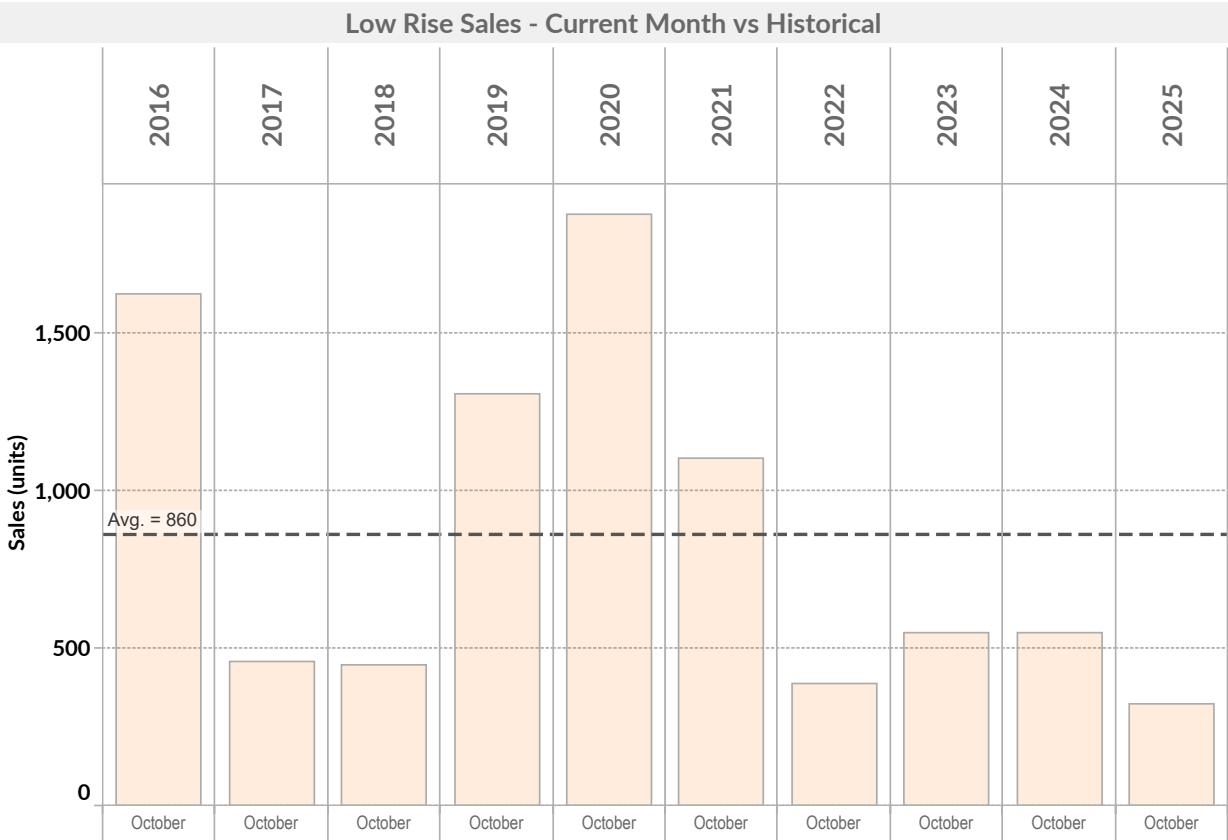
GTA - Monthly New Home Remaining Inventory



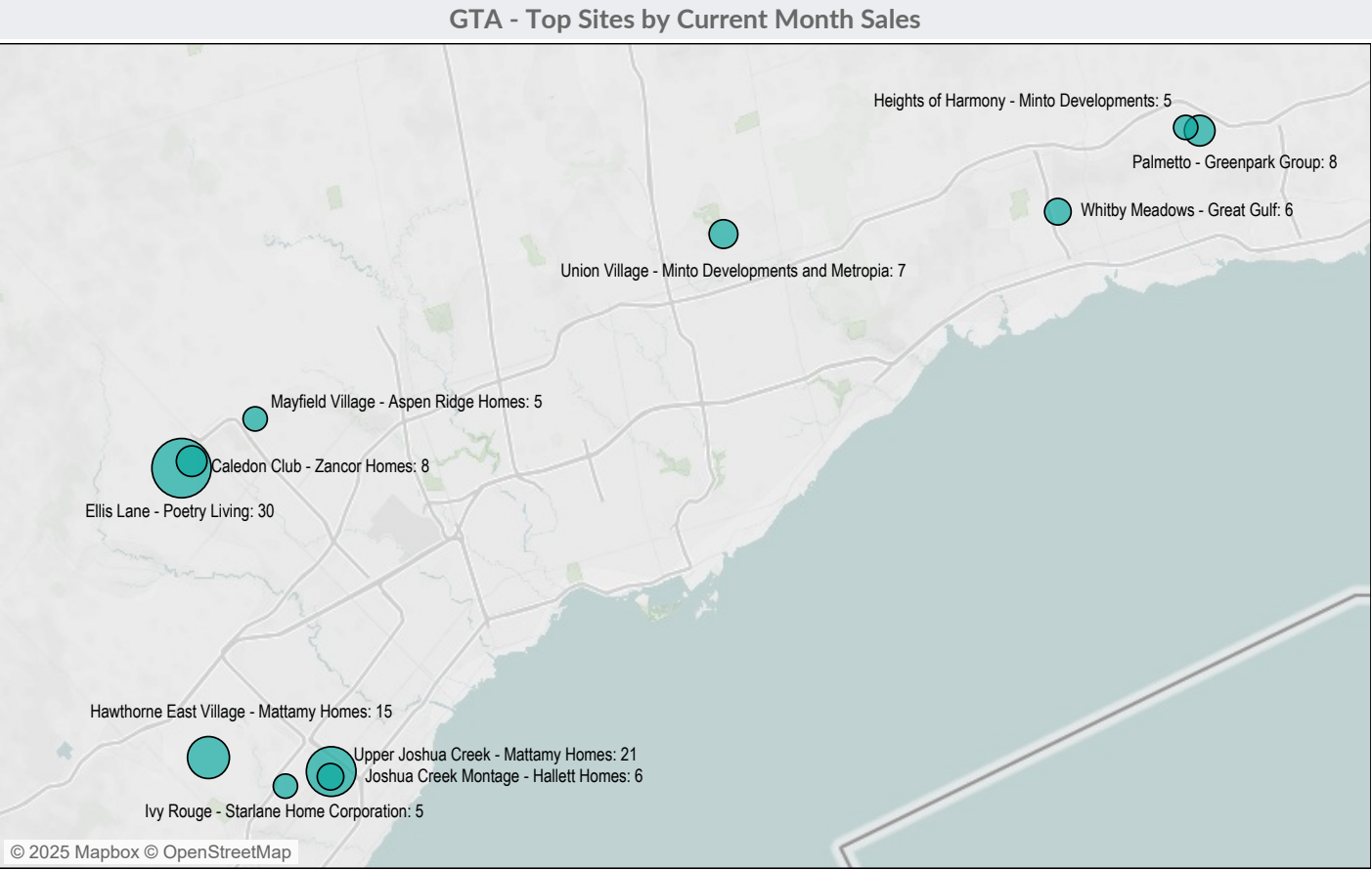
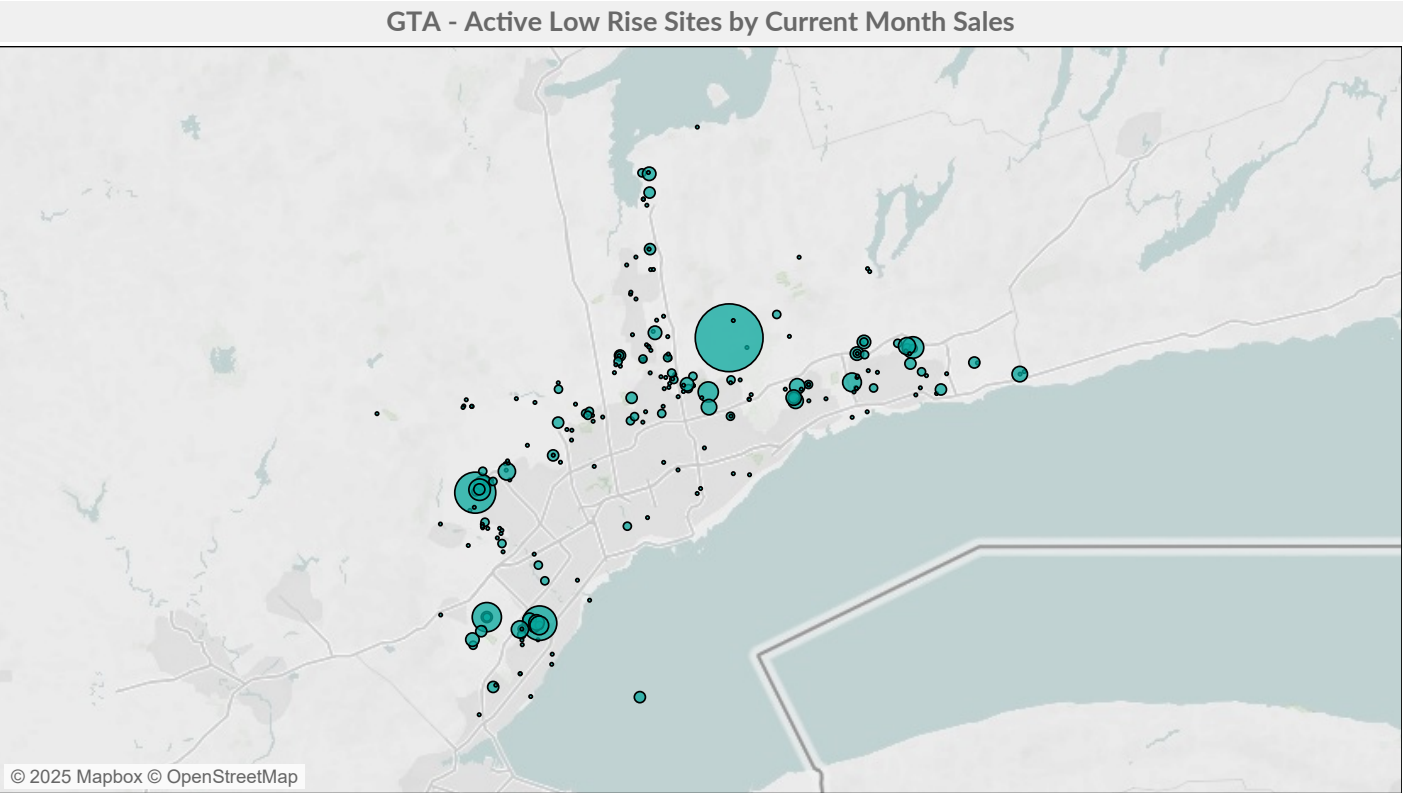
GTA - Monthly High Rise Rem. Inv. by Construction Status



Historical Sales Comparison



Current Sites

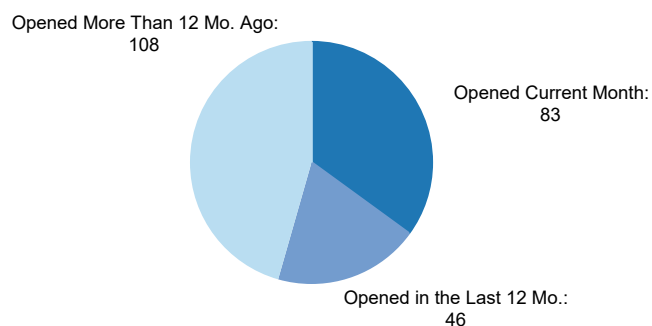


Monthly Sales Breakdown

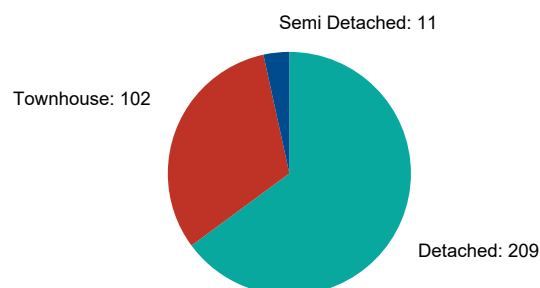


Current Month Low Rise Sales Breakdown

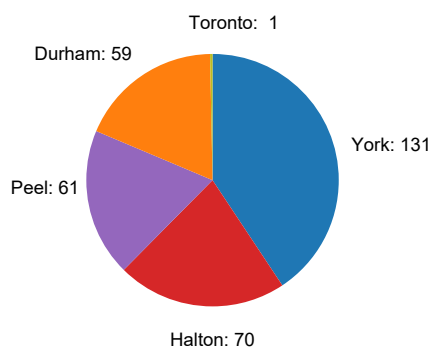
Sales by Opening Date (5 years)



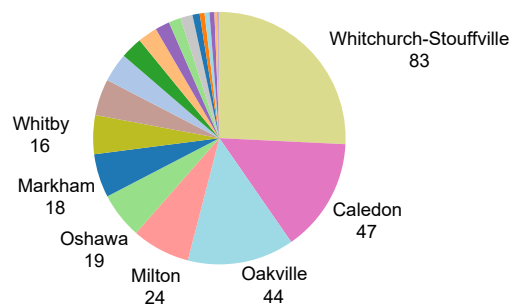
Sales by Product Type



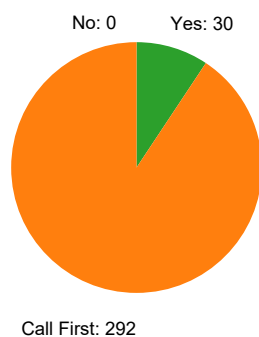
Sales by Region



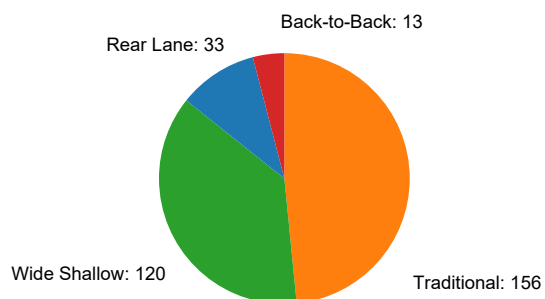
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



New Openings

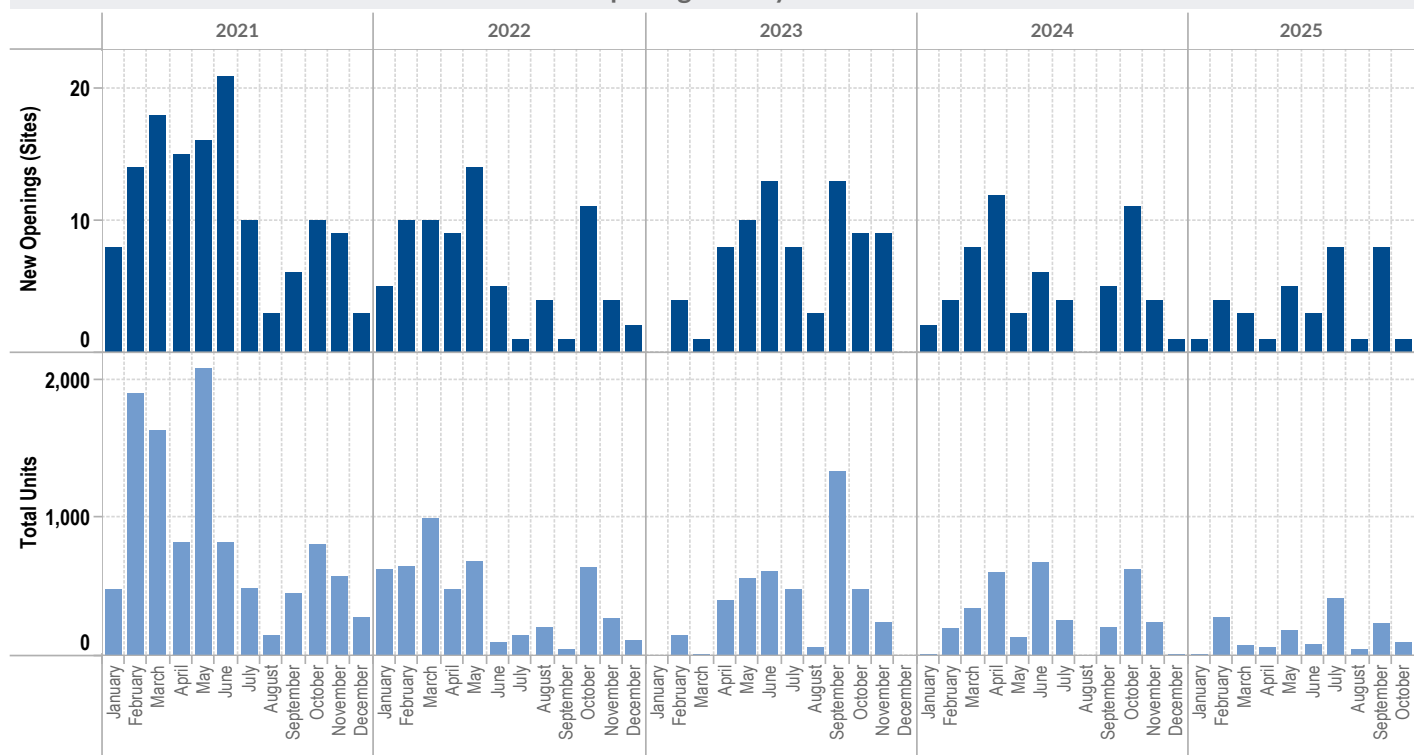


October 2025 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	Opening Date	Current Month Sales *	Rem Inv	Avg. \$/SF	No. of Units **
Chateau 9 - Treasure Hill	Freehold	Whitchurch-Stouf..	10/25/2025	83	20	\$390	103
Grand Total				83	20	\$390	103

* 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	45			645	24.4%		24.4%	
Treasure Hill	13	31	30	14	20	18	16	12	22	94			270	10.2%		34.7%	
Fieldgate Homes	17	2	18	14	9	12	11	9	3	3			98	3.7%		38.4%	
Starlane Home Corporation	0	36	7	2	2	16	5	0	4	9			81	3.1%		41.5%	
Paradise Developments	30	15	16	2	3	3	1	0	7	3			80	3.0%		44.5%	
Aspen Ridge Homes	6	9	9	20	13	7	3	1	0	6			74	2.8%		47.3%	
Umbria Development Group		41	15	2	2	0	2	1	0	2			65	2.5%		49.8%	
Caivan	14	4	4	10	14	14	2	2	0	0			64	2.4%		52.2%	
Great Gulf	4	0	10	4	10	8	2	4	13	8			63	2.4%		54.6%	
Liberty Development Corporation	0	0	0	46	5	0	1	0	1	0			53	2.0%		56.6%	
Greenpark Group	0	0	3	5	1	7	5	4	14	12			51	1.9%		58.5%	
Deco Homes	0	0	2	1	0	2	1	0	29	11			46	1.7%		60.3%	
Royal Pine Homes	33	4	2	2	0	1	0	2	1	0			45	1.7%		62.0%	
Branthaven Homes	0	0	6	1	2	12	11	5	5	0			42	1.6%		63.5%	
Arista Homes	2	4	1	1	5	2	4	4	14	4			41	1.6%		65.1%	
Poetry Living	0	0	0	0	0	0	0	0	9	30			39	1.5%		66.6%	
Zancor Homes	2	10	0	5	3	0	2	2	2	12			38	1.4%		68.0%	
Rosehaven Homes	0	0	0	0	0	29	4	2	2	0			37	1.4%		69.4%	
Opus Homes	2	5	5	1	0	1	0	4	11	3			32	1.2%		70.6%	
Times Group Corporation		15	3	4	4	4	1	0	1	0			32	1.2%		71.8%	
Minto Developments and Metropia									23	7			30	1.1%		73.0%	
CountryWide Homes	3	11	6	0	1	2	0	2	1	3			29	1.1%		74.1%	
	248	284	260	235	230	323	223	196	318	322			2,639				

Top Builders - Last 12 Months



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

	2024		2025												Total	Market Share		Cum. Mkt. Share	
Builder	November	December	January	February	March	April	May	June	July	August	September	October	%			%			
Mattamy Homes	115	48	68	51	50	25	47	124	81	90	64	45	808		24.4%		24.4%		
Treasure Hill	64	9	13	31	30	14	20	18	16	12	22	94	343		10.3%		34.7%		
Fieldgate Homes	89	16	17	2	18	14	9	12	11	9	3	3	203		6.1%		40.8%		
Starlane Home Corporation	24	0	0	36	7	2	2	16	5	0	4	9	105		3.2%		44.0%		
Paradise Developments	15	1	30	15	16	2	3	3	1	0	7	3	96		2.9%		46.9%		
Aspen Ridge Homes	12	7	6	9	9	20	13	7	3	1	0	6	93		2.8%		49.7%		
Great Gulf	15	14	4	0	10	4	10	8	2	4	13	8	92		2.8%		52.5%		
Royal Pine Homes	15	17	33	4	2	2	0	1	0	2	1	0	77		2.3%		54.8%		
Caivan	11	0	14	4	4	10	14	14	2	2	0	0	75		2.3%		57.0%		
Umbria Development Group				41	15	2	2	0	2	1	0	2	65		2.0%		59.0%		
Branthaven Homes	18	1	0	0	6	1	2	12	11	5	5	0	61		1.8%		60.8%		
Greenpark Group	6	0	0	0	3	5	1	7	5	4	14	12	57		1.7%		62.6%		
Liberty Development Corporation	0	0	0	0	0	46	5	0	1	0	1	0	53		1.6%		64.2%		
Deco Homes	6	0	0	0	2	1	0	2	1	0	29	11	52		1.6%		65.7%		
Zancor Homes	7	3	2	10	0	5	3	0	2	2	2	12	48		1.4%		67.2%		
Arista Homes	2	1	2	4	1	1	5	2	4	4	14	4	44		1.3%		68.5%		
CountryWide Homes	7	6	3	11	6	0	1	2	0	2	1	3	42		1.3%		69.8%		
Fernbrook Homes	10	3	4	2	3	2	1	2	3	4	4	4	42		1.3%		71.0%		
Poetry Living	0	0	0	0	0	0	0	0	0	0	9	30	39		1.2%		72.2%		
Opus Homes	6	0	2	5	5	1	0	1	0	4	11	3	38		1.1%		73.3%		
Rosehaven Homes	0	0	0	0	0	0	0	29	4	2	2	0	37		1.1%		74.5%		
Regal Crest Homes	7	3	4	2	1	5	5	5	0	0	0	1	33		1.0%		75.5%		
	512	166	248	284	260	235	230	323	223	196	318	322	3,317						

Top Sites



GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2025 October
Chateau 9 - Treasure Hill	Whitchurch-Stouffville	Detached	32	63
			36	14
			40	6
			Total	83
Ellis Lane - Poetry Living	Caledon	Detached	30	8
			36	22
			Total	30
Upper Joshua Creek - Mattamy Homes	Oakville	Detached	34	2
			38	7
			45	0
		Townhouse	20	4
			23	8
			Total	21
Hawthorne East Village - Mattamy Homes	Milton	Detached	30	5
			34	0
			36	5
			43	0
		Townhouse	20	2
			21	3
			23	0
			Total	15
Caledon Club - Zancor Homes	Caledon	Detached	30	6
			38	0
			45	0
		Townhouse	20	2
			Total	8
Palmetto - Greenpark Group	Oshawa	Detached	30	1
			36	1
			40	6
			Total	8
Union Village - Minto Developments and Metropia	Markham	Detached	36	2
			43	3
			50	2
			Total	7
Joshua Creek Montage - Hallett Homes	Oakville	Detached	38	1
			42	1
		Townhouse	21	4
			Total	6
Whitby Meadows - Great Gulf	Whitby	Semi Detached	25	6
			Total	6
Heights of Harmony - Minto Developments	Oshawa	Detached	36	0
			43	0
		Townhouse	19	4
			20	1
		Total		5

Yr. Over Yr. Sales Comparison



Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	October 2024					October 2025				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	0		0	0	0	0		0		0
	Brock										
	Clarington	6		1	1	8	2		2	4	8
	Oshawa	24		0	23	47	13		0	6	19
	Pickering	18		4	31	53	4		0	11	15
	Scugog	0	0		0	0	0	0		0	0
	Uxbridge	1			1	2	1			0	1
	Whitby	17		3	6	26	5	0	8	3	16
	Total	66	0	8	62	136	25	0	10	24	59
Halton	Burlington	1		0	0	1	2		0	0	2
	Halton Hills	0			1	1	0			0	0
	Milton	39			19	58	15		0	9	24
	Oakville	25	0		31	56	16	0	0	28	44
	Total	65	0	0	51	116	33	0	0	37	70
Peel	Brampton	33		0	45	78	6		0	6	12
	Caledon	53		0	5	58	38			9	47
	Mississauga				6	6				2	2
	Total	86		0	56	142	44		0	17	61
Toronto	East York										
	Etobicoke										
	North York				1	1	0			0	0
	Old Toronto			0		0			0		0
	Scarborough	0			2	2	0			0	0
	York				2	2				1	1
	Total	0		0	5	5	0		0	1	1
York	Aurora	0			0	0	3			0	3
	East Gwillimbury	8		0	0	8	0		0	2	2
	Georgina	7				7	3			3	6
	King	7			0	7	4			1	5
	Markham	9		0	20	29	9		0	9	18
	Newmarket		0	0	0	0		0	0	0	0
	Richmond Hill	71		1	7	79	2		1	2	5
	Vaughan	1			18	19	3			6	9
	Whitchurch-Stouffville	0				0	83				83
	Total	103	0	1	45	149	107	0	1	23	131
Grand Total		320	0	9	219	548	209	0	11	102	322

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	3		2	2	7	27	0		4	0	31	
	Brock						0				0	0	
	Clarington	55		3	16	74	83	0		20	75	178	
	Oshawa	99		1	70	170	148	0		4	118	270	
	Pickering	97		11	269	377	104	0	0	14	140	258	
	Scugog	10	0		0	10	59	8		0	0	67	
	Uxbridge	7			0	7	13	0		0	21	34	
	Whitby	72	5	40	100	217	166	5		28	245	444	
	Total	343	5	57	457	862	600	13	0	70	599	1,282	
Halton	Burlington	14		0	5	19	8	0		5	15	28	
	Halton Hills	31			5	36	22	0		0	20	42	
	Milton	221		1	125	347	388	0		15	122	525	
	Oakville	174	0	10	159	343	349	39		18	571	977	
	Total	440	0	11	294	745	767	39		38	728	1,572	
Peel	Brampton	145		5	244	394	191	0		6	252	449	
	Caledon	163		1	37	201	293	0		0	66	359	
	Mississauga				17	17	0	0		0	60	60	
	Total	308		6	298	612	484	0		6	378	868	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York	2			15	17	4	0		0	35	39	
	Old Toronto			0		0	0	0		12	0	12	
	Scarborough	3			25	28	5	0		0	35	40	
	York				11	11	0			0	27	27	
	Total	5		0	51	56	9	0		12	97	118	
York	Aurora	82			7	89	117	0	0	0	53	170	
	East Gwillimbury	62		7	19	88	64			0	41	105	
	Georgina	77			7	84	130	0		0	43	173	
	King	40			12	52	127	0		0	58	185	
	Markham	113		0	156	269	159	0		0	316	475	
	Newmarket		1	0	7	8	0	0		2	13	15	
	Richmond Hill	82		9	120	211	206	0		8	194	408	
	Vaughan	48		2	107	157	90	0		0	232	322	
	Whitchurch-Stouffville	84				84	23			0	0	23	
	Total	588	1	18	435	1,042	916	0	0	10	950	1,876	
Grand Total		1,684	6	92	1,535	3,317	2,776	52	0	136	2,752	5,716	



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