



Altus Group



Greater Toronto Area High 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.

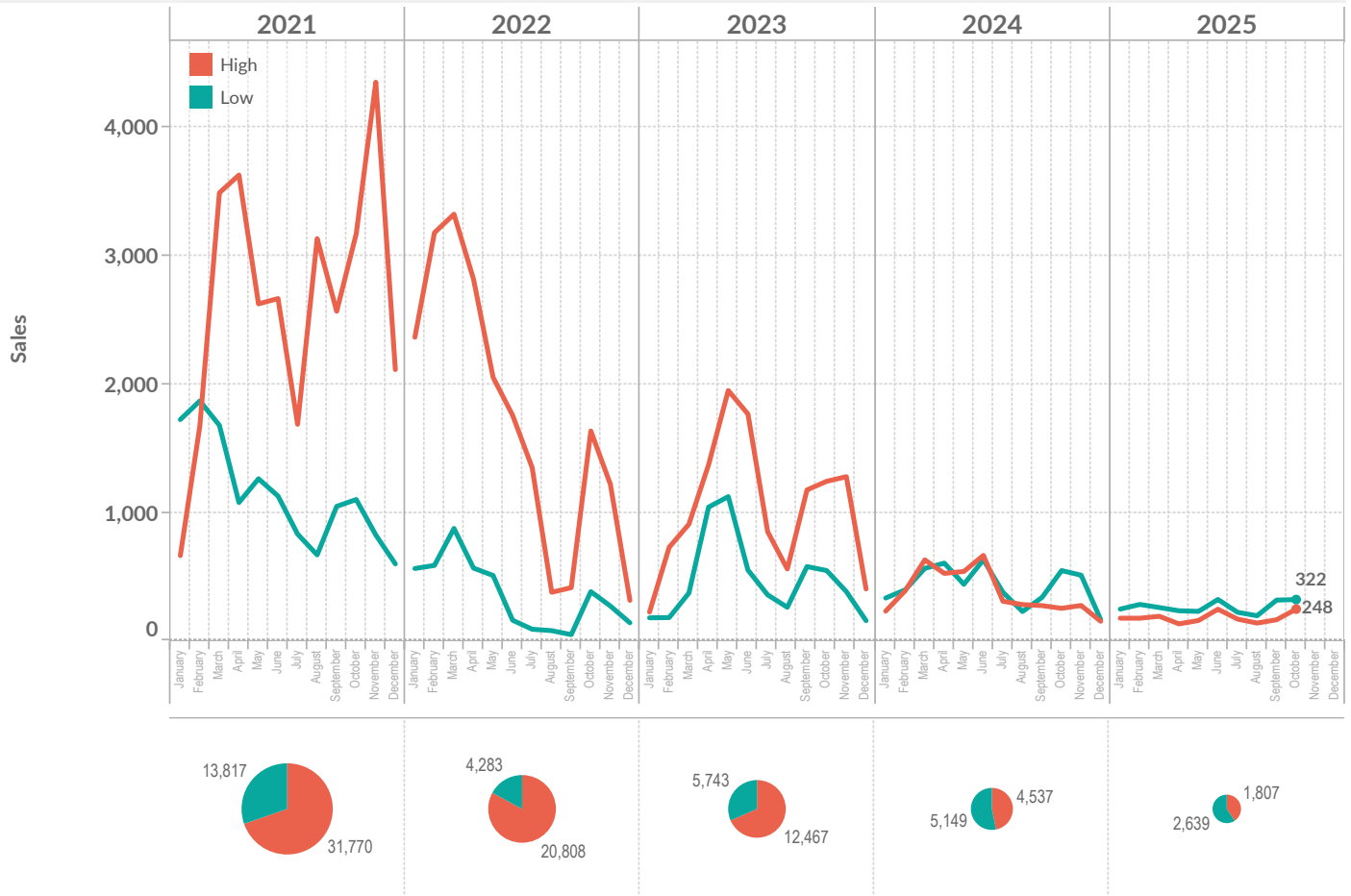
All Active includes all projects actively marketing available remaining inventory regardless of their construction status.

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

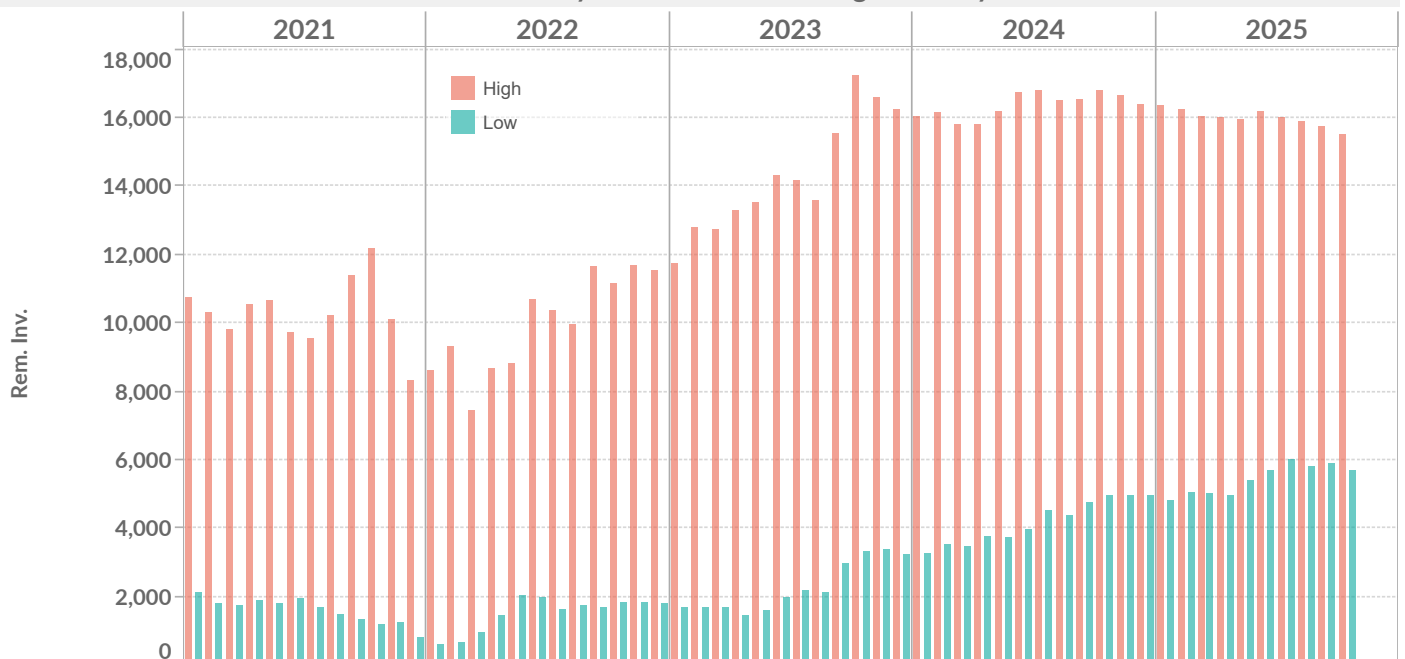
Pre-Construction includes all projects, regardless of whether sold out or not, that have not commenced construction.

Sales & Remaining Inventory

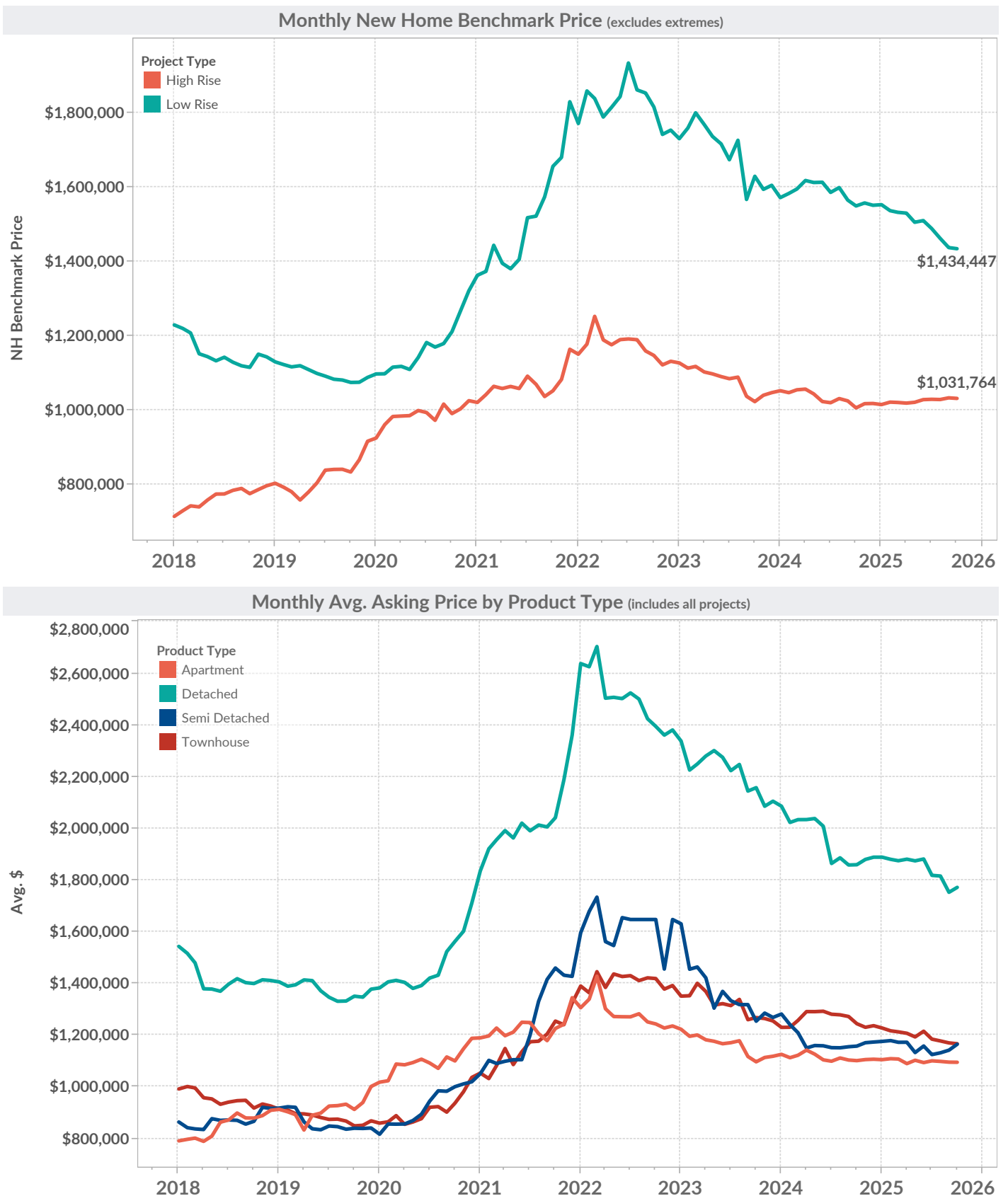
GTA - Monthly New Home Sales



GTA - Monthly New Home Remaining Inventory

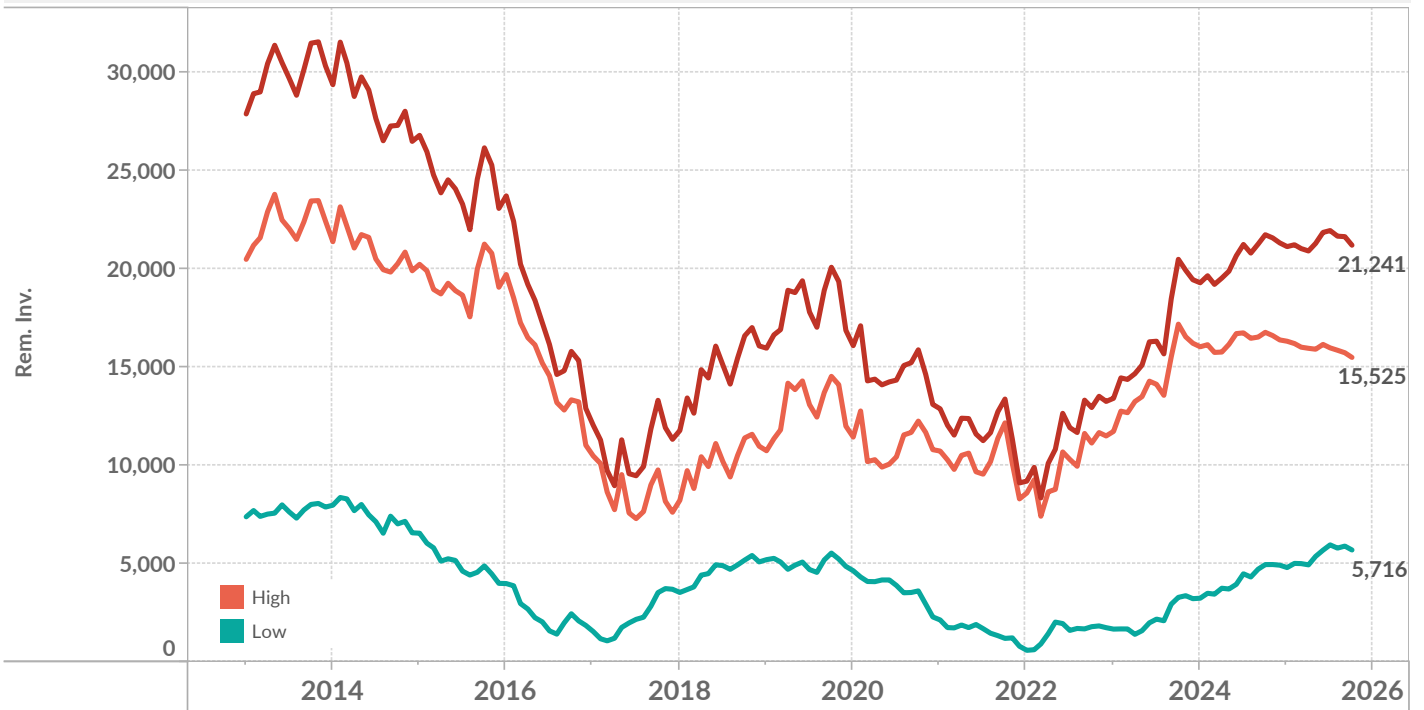


Pricing

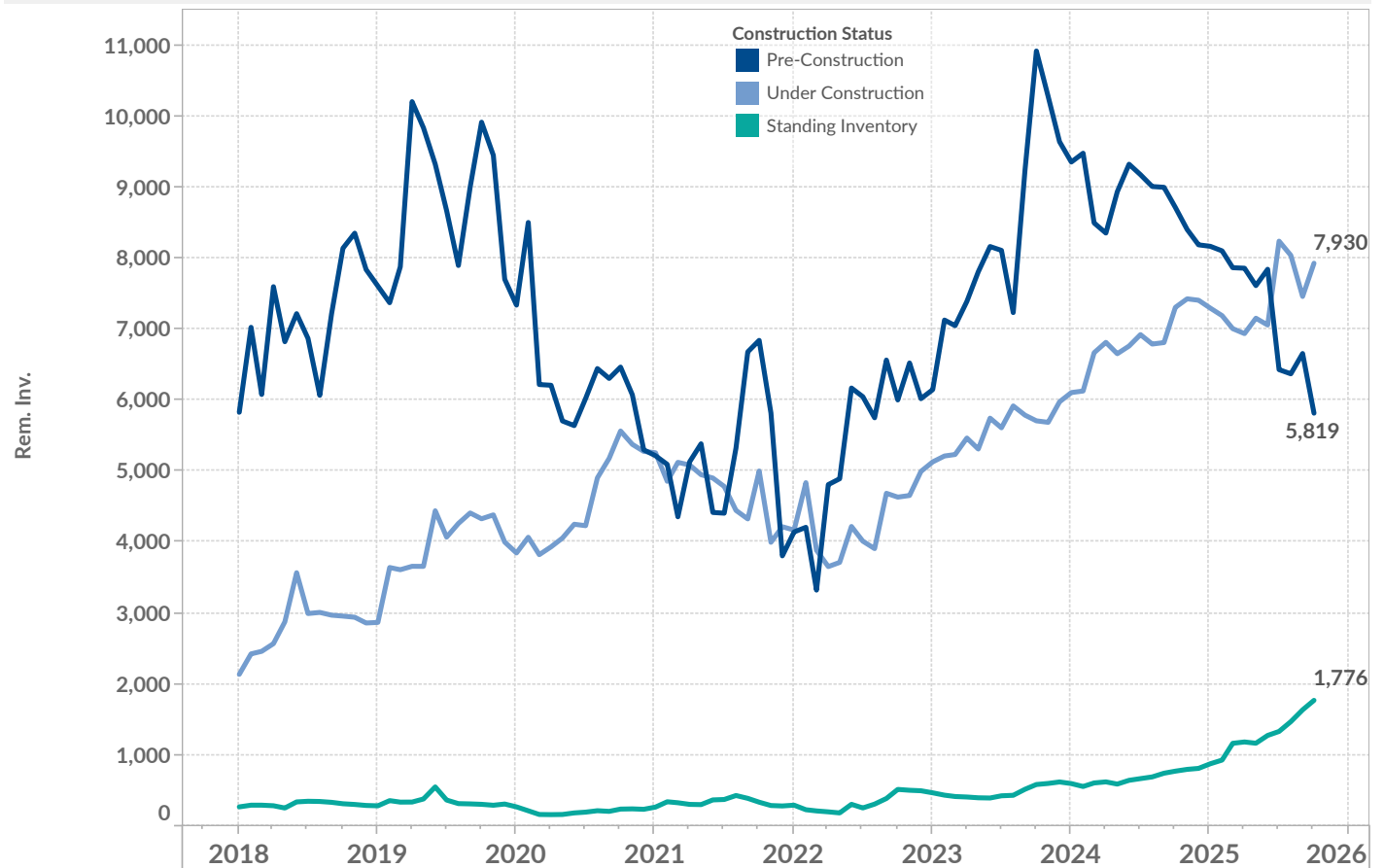


Remaining Inventory

GTA - Monthly New Home Remaining Inventory



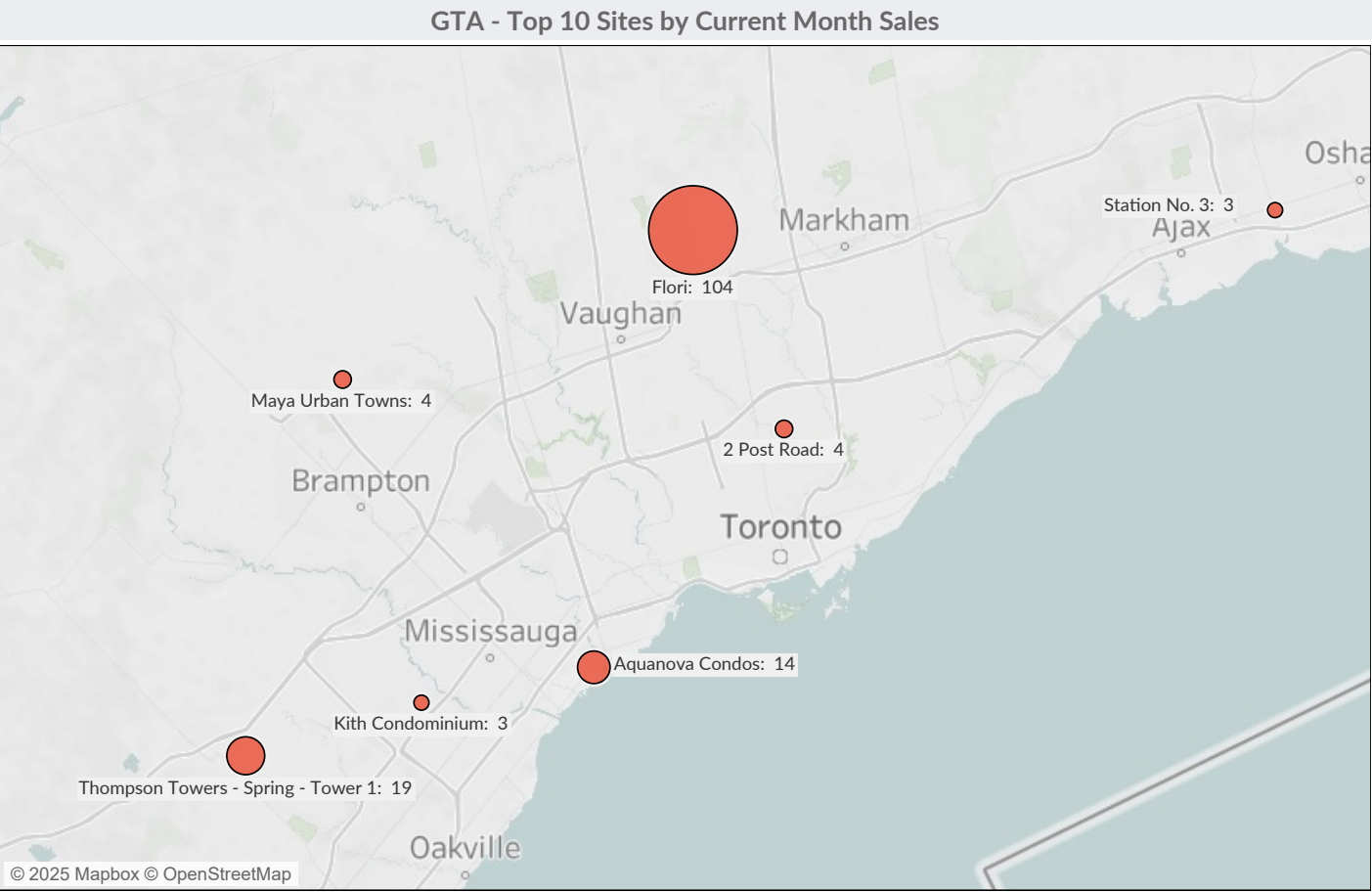
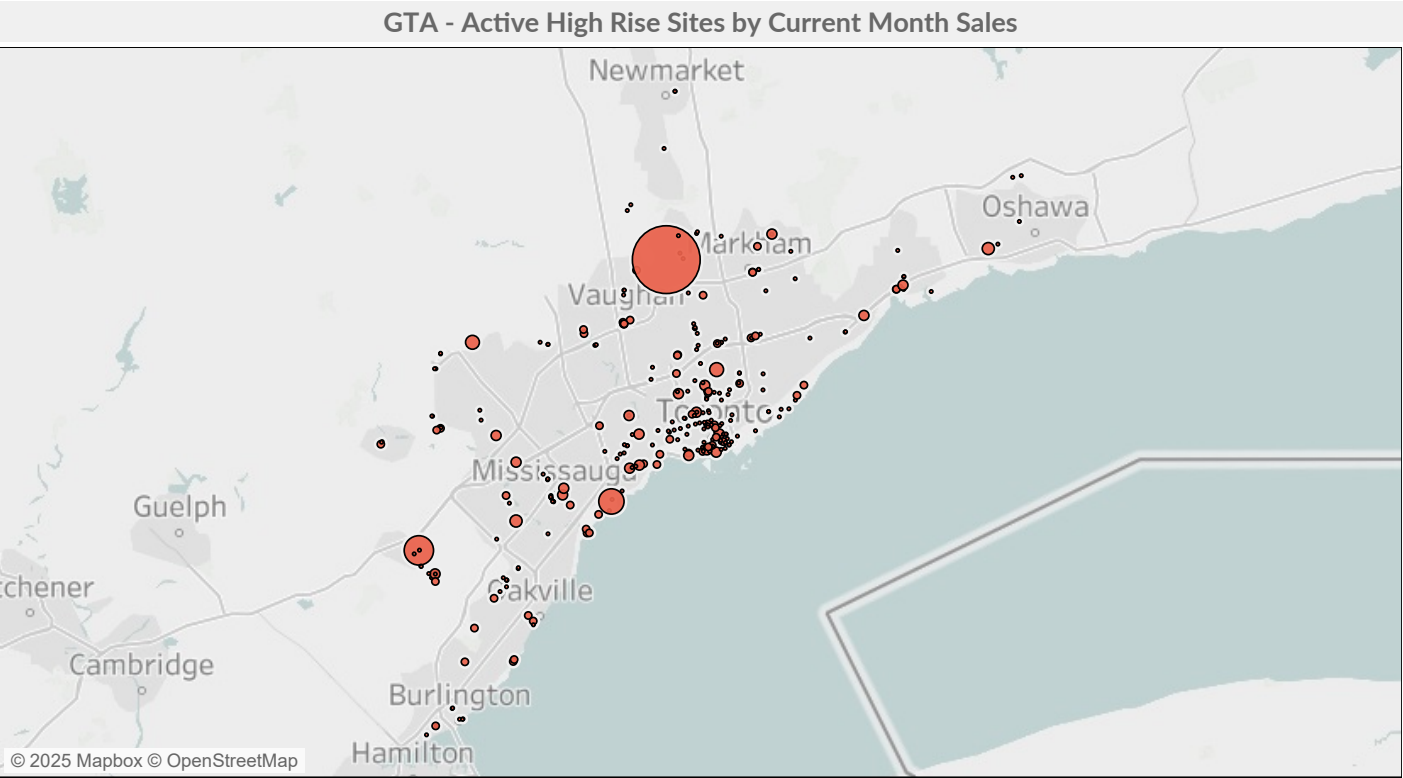
GTA - Monthly High Rise Rem. Inv. by Construction Status



Altus Group



Current Sites

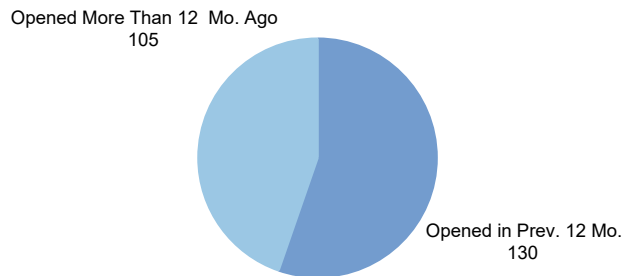


Monthly Sales Breakdown

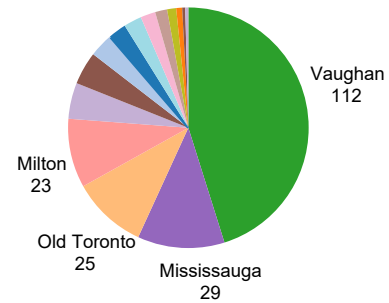


Current Month High Rise Sales Breakdown

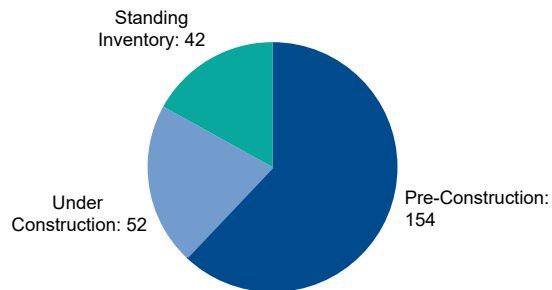
Sales by Opening Date (5 years)



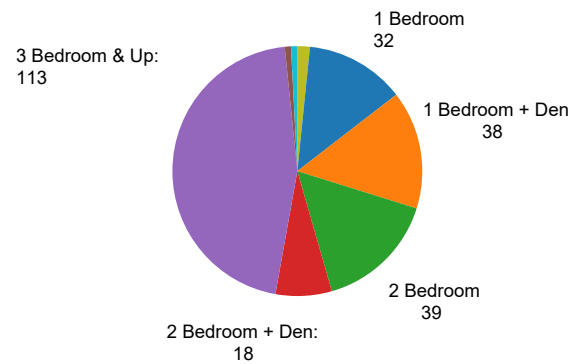
Sales by Municipality/Area



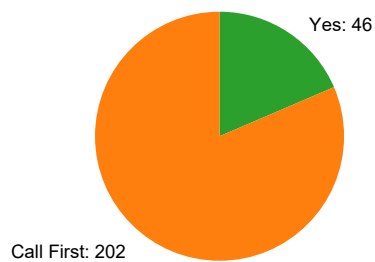
Sales by Const. Status



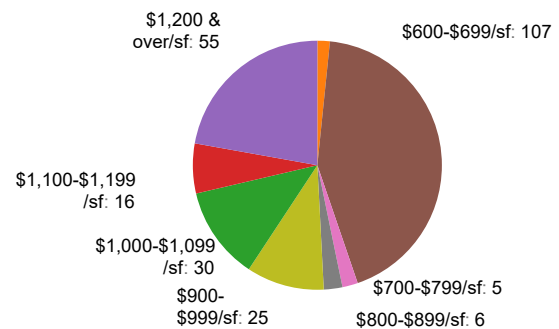
Sales by Unit Type



Sales by Sites with Broker Cooperation

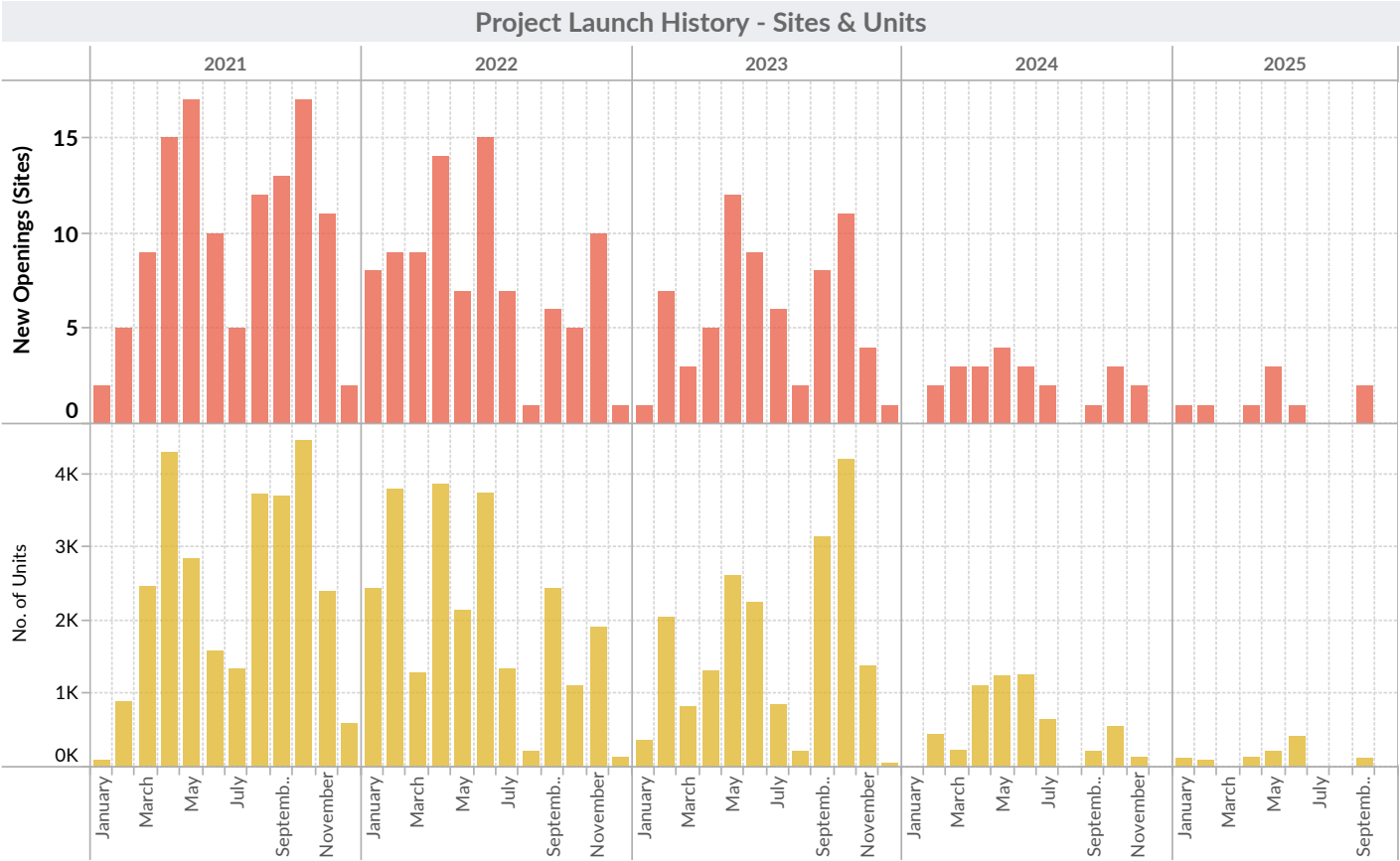


Sales by Price Range



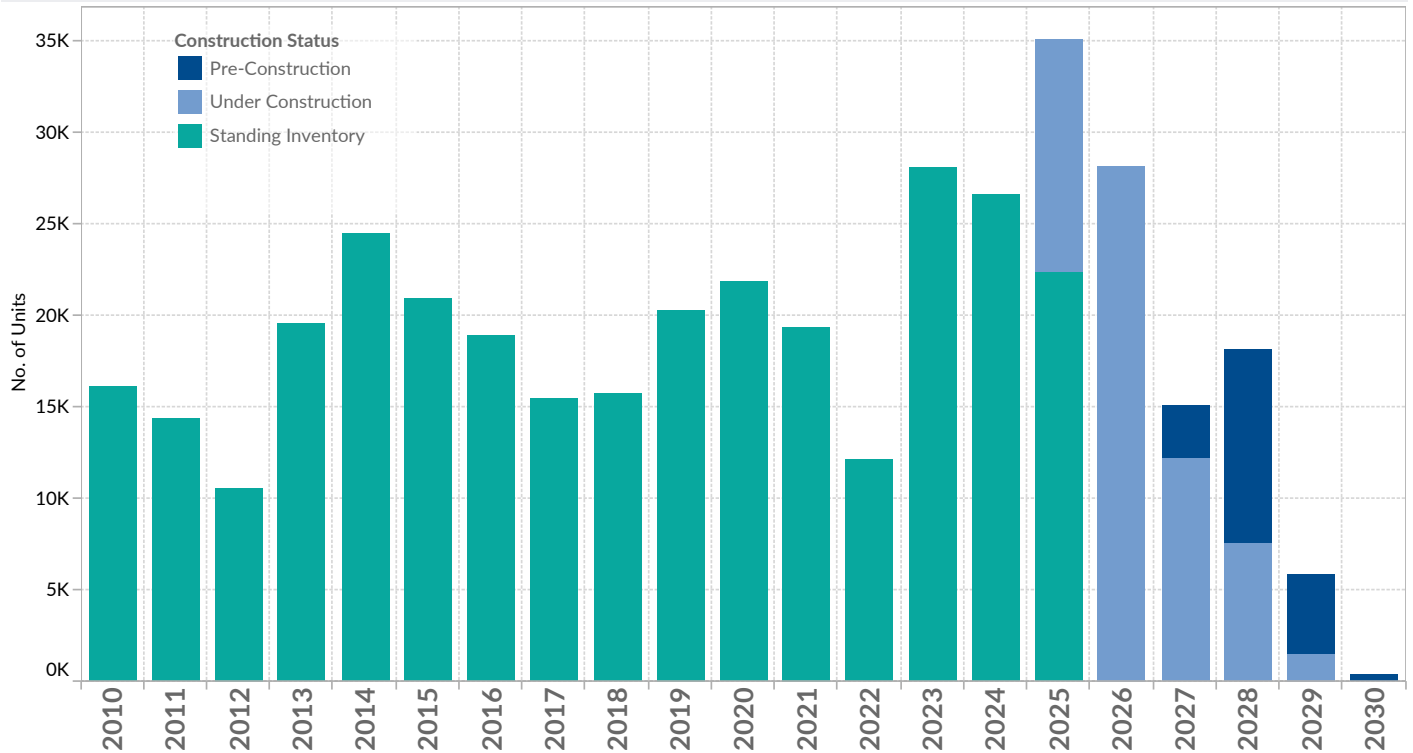
New Openings

October 2025 - New Project Launches

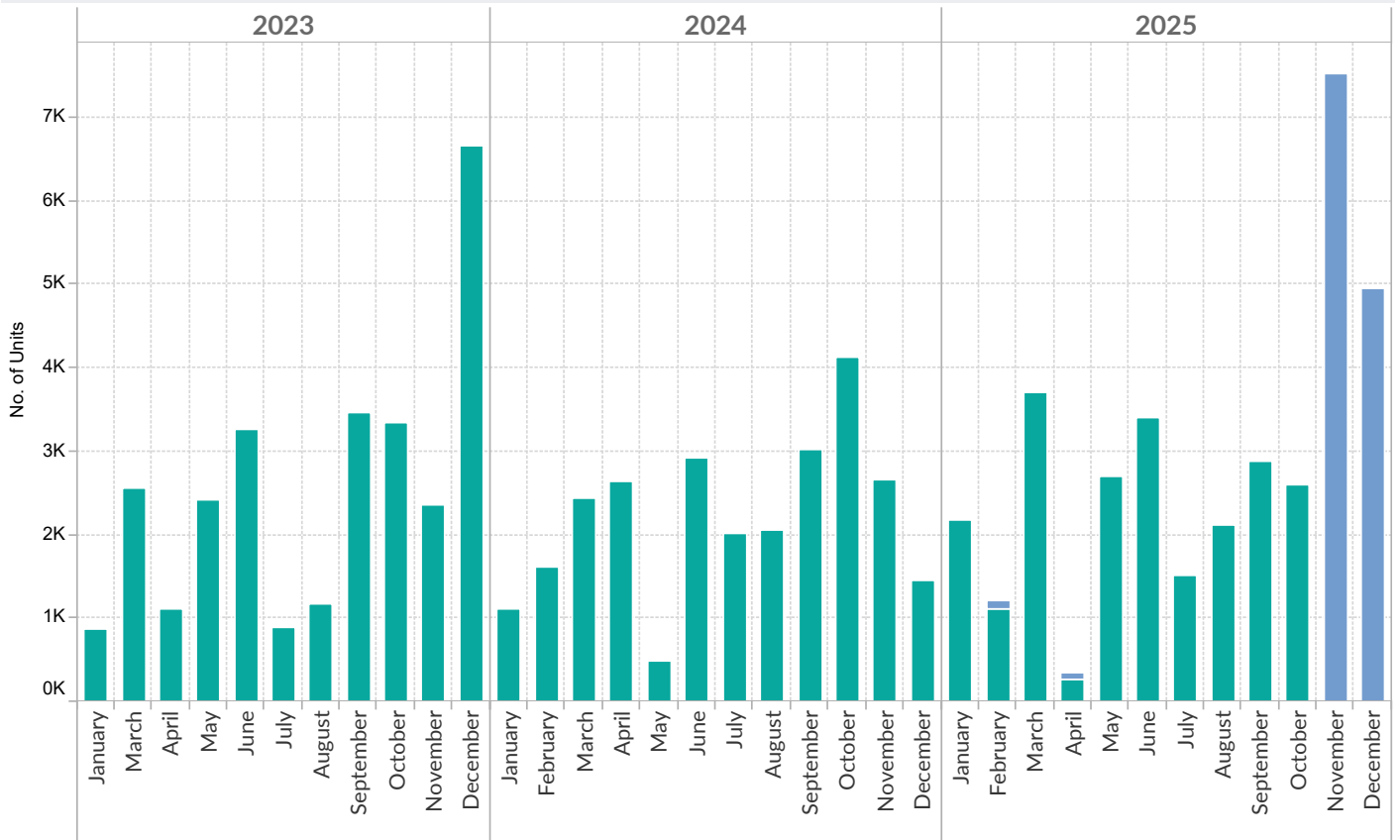


Scheduled Completions

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	33			219	12.1%
Mattamy Homes	27	49	31	20	16	12	8	4	5	5			177	9.8%
Treasure Hill									0	104			104	5.8%
Concord Adex	9	9	13	4	5	8	11	9	7	0			75	4.2%
Sevoy Developments	9	8	8	7	24	2	2	2	2	2			66	3.7%
Caivan					0	23	22	0	1	1			47	2.6%
Diamond Corp	9	2	2	11	7	4	0	1	4	6			46	2.5%
Marlin Spring Developments	1	1	3	1	9	10	8	4	5	4			46	2.5%
Graywood Developments	1	0	0	12	2	11	2	6	3	3			40	2.2%
Brookfield Residential	0	1	0	1	6	16	2	1	10	3			40	2.2%
Tridel	15	1	2	2	10	1	0	4	1	3			39	2.2%
Lifetime Developments	9	2	2	9	3	0	0	0	10	3			38	2.1%
Centrecourt Developments Inc.	8	4	10	3	3	2	3	2	2	0			37	2.0%
Gupta Group	3	3	8	9	6	3	2	0	0	0			34	1.9%
Daniels Corporation	0	0	2	2	7	4	6	4	4	4			33	1.8%
Curated Properties	8	4	5	11	2	0	0	0	0	3			33	1.8%
City Park Homes	6	7	2	1	3	3	3	2	3	3			33	1.8%
Trinity Point Developments	3	0	0	1	2	1	1	0	2	20			30	1.7%
Freed Developments Ltd.	0	1	2	3	6	5	4	2	3	1			27	1.5%
Nafional Homes	3	4	5	2	0	5	2	1	1	3			26	1.4%
Menkes	1	0	3	2	0	6	2	3	2	3			22	1.2%
North Drive	0	0	0	0	3	2	4	4	5	4			22	1.2%
Harhay Developments	0	1	1	2	2	3	4	3	3	3			22	1.2%
Neatt Communities	0	3	9	0	5	2	1	1	0	0			21	1.2%
Broccolini	1	1	2	0	0	0	0	12	4				20	1.1%
Total (All 177 Builders)	177	177	192	133	159	247	170	139	165	248			1,807	

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 %
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct		
Greenpark Group	4	2	5	0	5	0	0	68	35	22	51	33	225	10.1%
Mattamy Homes	28	2	27	49	31	20	16	12	8	4	5	5	207	9.3%
Sevoy Developments	34	28	9	8	8	7	24	2	2	2	2	2	128	5.7%
Treasure Hill											0	104	104	4.7%
Concord Adex	3	17	9	9	13	4	5	8	11	9	7	0	95	4.2%
CentreCourt Developments Inc.	18	15	8	4	10	3	3	2	3	2	2	0	70	3.1%
Trinity Point Developments	21	17	3	0	0	1	2	1	1	0	2	20	68	3.0%
Diamond Corp	8	3	9	2	2	11	7	4	0	1	4	6	57	2.5%
Gupta Group	3	17	3	3	8	9	6	3	2	0	0	0	54	2.4%
Tridel	9	6	15	1	2	2	10	1	0	4	1	3	54	2.4%
Marlin Spring Developments	6	0	1	1	3	1	9	10	8	4	5	4	52	2.3%
Lifetime Developments	8	3	9	2	2	9	3	0	0	0	10	3	49	2.2%
Caivan							0	23	22	0	1	1	47	2.1%
Curated Properties	8	1	8	4	5	11	2	0	0	0	0	3	42	1.9%
Brookfield Residential	2	0	0	1	0	1	6	16	2	1	10	3	42	1.9%
Daniels Corporation	6	1	0	0	2	2	7	4	6	4	4	4	40	1.8%
Graywood Developments	0	0	1	0	0	12	2	11	2	6	3	3	40	1.8%
National Homes	9	1	3	4	5	2	0	5	2	1	1	3	36	1.6%
City Park Homes	0	0	6	7	2	1	3	3	3	2	3	3	33	1.5%
Freed Developments Ltd.	3	2	0	1	2	3	6	5	4	2	3	1	32	1.4%
Chestnut Hill Developments	20	0	4	2	0	1	0	0	0	0	1	2	30	1.3%
Devron	8	7	0	1	6	1	1	1	0	2	0	3	30	1.3%
Latch Developments	16	0	2	1	2	2	1	2	1	1	0	1	29	1.3%
Harhay Developments	3	0	0	1	1	2	2	3	4	3	3	3	25	1.1%
Capital Developments	2	3	4	4	3	2	0	1	0	2	1	2	24	1.1%
Total (All 178 Builders)	276	153	177	177	192	133	159	247	170	139	165	248	2,236	

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 October
Flori - Treasure Hill	Vaughan	Stacked	3 Bedroom & Up	104
	Total			104
Thompson Towers - Spring - Tower 1 - Greenpark Group and Trinity Point Developments	Milton	Apartment	1 Bedroom	3
			1 Bedroom + Den	14
			2 Bedroom + Den	2
			3 Bedroom & Up	0
			2 Bedroom	0
	Total			19
Aquanova Condos - Greenpark Group	Mississauga	Apartment	1 Bedroom	5
			1 Bedroom + Den	0
			2 Bedroom + Den	5
			3 Bedroom & Up	0
			2 Bedroom	4
	Total			14
2 Post Road - North Drive	North York	Apartment	2 Bedroom + Den	2
			3 Bedroom & Up	0
			2 Bedroom	2
	Total			4
Maya Urban Towns - LIV Communities	Brampton	Stacked	3 Bedroom & Up	4
			2 Bedroom	0
	Total			4
Kith Condominium - Daniels Corporation	Mississauga	Apartment	1 Bedroom	1
			1 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	1
			Studio	1
	Total			3
Station No. 3 - Brookfield Residential	Whitby	Apartment	1 Bedroom	0
			1 Bedroom + Den	0
			2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	3
	Total			3

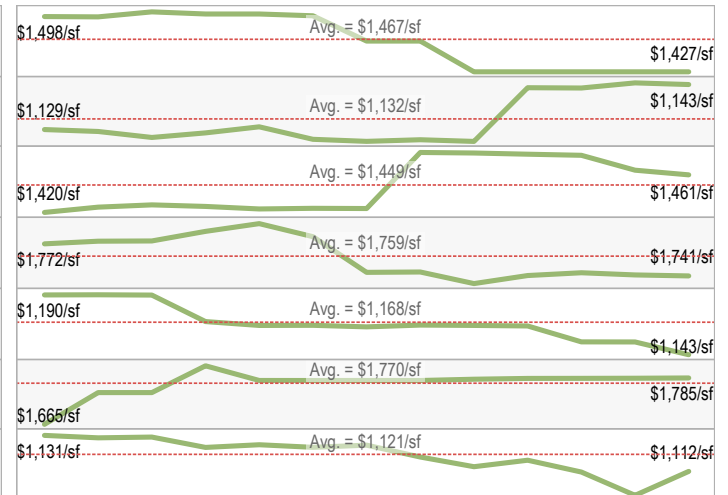
Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	\$1,427/sf
	Etobicoke	\$1,143/sf
	North York	\$1,461/sf
	Old Toronto	\$1,741/sf
	Scarborough	\$1,143/sf
	York	\$1,785/sf
905 Area	905 All Muni.	\$1,112/sf

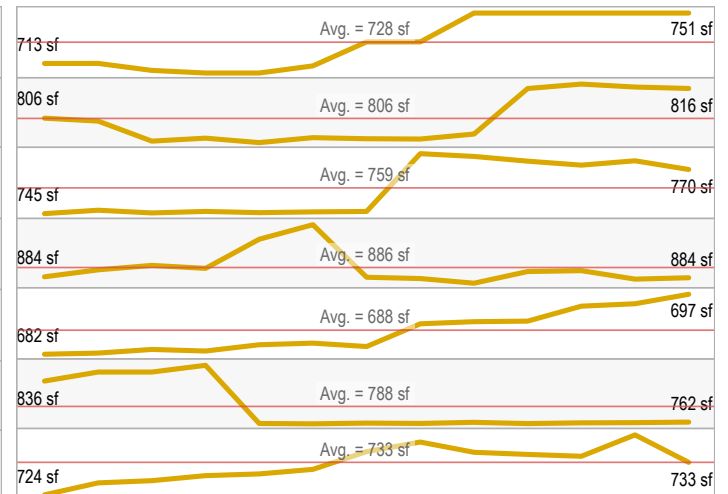
Last 13 Months



Avg. Remaining Unit Size (SF)

416 Area	East York	812 sf
	Etobicoke	788 sf
	North York	774 sf
	Old Toronto	836 sf
	Scarborough	711 sf
	York	835 sf
905 Area	905 All Muni.	758 sf

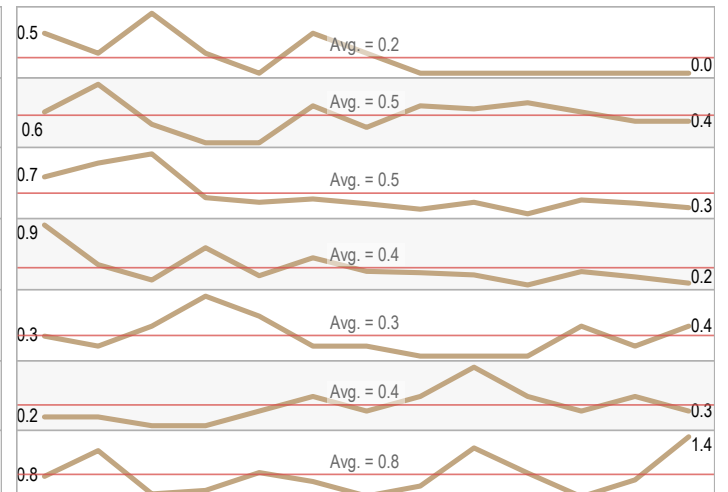
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	0.4
	North York	0.3
	Old Toronto	0.2
	Scarborough	0.4
	York	0.3
905 Area	905 All Muni.	1.4

Last 13 Months



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

Sub Market	Municipality	October 2024			October 2025		
		Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	• 7		• 7	• 2		• 2
Central Waterfront	Old Toronto	• 12		• 12	• 2		• 2
Don Mills - York Mills	North York	• 2	• 0	• 2	• 4	• 1	• 5
Downtown Core	Old Toronto	• 3		• 3	• 2		• 2
Downtown East	Old Toronto	• 7		• 7	• 3		• 3
Downtown West	Old Toronto	● 39		● 39	• 7		• 7
Etobicoke Waterfront	Etobicoke	• 0		• 0	• 1		• 1
Highway7 - Yonge	Richmond Hill	• 0	• 0	• 0	• 0	• 0	• 0
Mississauga City Centre	Mississauga	• 1		• 1	• 2		• 2
North Toronto	Old Toronto	• 3	• 0	• 3	• 4	• 0	• 4
North Yonge Corridor	North York	• 6		• 6	• 0		• 0
North York West	North York	• 12		• 12	• 5		• 5
Not Applicable	Ajax	• 2		• 2	• 0	• 0	• 0
	Aurora		• 0	• 0		• 0	• 0
	Brampton	• 5	• 1	• 6	• 3	• 5	• 8
	Burlington	● 21	• 0	● 21	• 2	• 0	• 2
	Caledon	• 0	• 0	• 0	• 0	• 0	• 0
	Clarington	• 1		• 1			
	East York	• 2	• 0	• 2	• 0	• 0	• 0
	Etobicoke	● 14	• 0	● 14	• 10	• 0	• 10
	Georgina	• 4		• 4			
	Halton Hills	• 0		• 0	• 1		• 1
	King	• 1		• 1	• 0		• 0
	Markham	• 6	• 0	• 6	• 5	• 0	• 5
	Milton	● 20		● 20	● 23		● 23
	Mississauga	• 13		• 13	● 27		● 27
	Newmarket	• 0		• 0	• 0		• 0
	Oakville	• 15		• 15	• 6		• 6
	Old Toronto	• 15		• 15	• 0		• 0
	Oshawa	• 0		• 0	• 0		• 0
	Pickering	• 14	• 0	• 14	• 4	• 0	• 4
	Richmond Hill		• 0	• 0		• 0	• 0
	Scarborough	• 4	• 0	• 4	• 5	• 0	• 5
	Vaughan	• 4		• 4	• 8	● 104	● 112
	Whitby	• 0		• 0	• 3		• 3
	York	• 1		• 1	• 1		• 1
Sheppard Corridor	North York	• 5	• 0	• 5	• 1	• 1	• 2
Thornhill	Markham	• 1		• 1	• 1		• 1
	Vaughan	• 0		• 0	• 0		• 0
Toronto East	Old Toronto	• 1		• 1	• 0		• 0
Toronto West	Old Toronto	• 10		• 10	• 3		• 3
Yonge - St. Clair	Old Toronto	• 2		• 2	• 2		• 2
Grand Total		● 253	• 1	● 254	● 137	● 111	● 248

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	• 48		• 48	• 422		• 422	
Central Waterfront	Old Toronto	• 39		• 39	• 916		• 916	
Don Mills - York Mills	North York	• 23	• 4	• 27	• 254	• 8	• 262	
	Old Toronto							
Downtown Core	Old Toronto	• 13		• 13	• 435		• 435	
Downtown East	Old Toronto	• 61		• 61	• 863		• 863	
Downtown West	Old Toronto	• 193		• 193	• 1,096		• 1,096	
Etobicoke Waterfront	Etobicoke	• 8		• 8	• 7		• 7	
Highway7 - Yonge	Markham							
	Richmond Hill	• 9	• 1	• 10	• 176	• 22	• 198	
Mississauga City Centre	Mississauga	• 15		• 15	• 631		• 631	
North Toronto	North York							
	Old Toronto	• 56	• 0	• 56	• 303	• 4	• 307	
North Yonge Corridor	North York	• 70		• 70	• 713		• 713	
North York East	North York							
North York West	North York	• 51		• 51	• 539		• 539	
Not Applicable	Ajax	• 3	• 18	• 21	• 34	• 6	• 40	
	Aurora		• 1	• 1		• 6	• 6	
	Brampton	• 22	• 66	• 88	• 225	• 136	• 361	
	Burlington	• 47	• 21	• 68	• 430	• 15	• 445	
	Caledon	• 0	• 0	• 0	• 0	• 39	• 39	
	Clarington	• 4		• 4				
	East York	• 8	• 0	• 8	• 104	• 4	• 108	
	Etobicoke	• 133	• 9	• 142	• 930	• 109	• 1,039	
	Georgina							
	Halton Hills	• 2		• 2	• 76		• 76	
	King	• 11		• 11	• 181		• 181	
	Markham	• 31	• 2	• 33	• 263	• 6	• 269	
	Milton	• 161		• 161	• 564		• 564	
	Mississauga	• 269		• 269	• 1,684		• 1,684	
	Newmarket	• 0		• 0	• 46		• 46	
	Oakville	• 185		• 185	• 467		• 467	
	Old Toronto	• 4		• 4	• 126		• 126	
	Oshawa	• 2		• 2	• 224		• 224	
	Pickering	• 197	• 0	• 197	• 671	• 0	• 671	
	Richmond Hill		• 0	• 0		• 8	• 8	
	Scarborough	• 47	• 0	• 47	• 370	• 3	• 373	
	Uxbridge							
	Vaughan	• 107	• 104	• 211	• 1,140	• 0	• 1,140	
	Whitby	• 45		• 45	• 44		• 44	
	Whitchurch-Stouffville							
	York	• 17		• 17	• 202		• 202	
Scarborough City Centre	Scarborough							
Sheppard Corridor	North York	• 50	• 1	• 51	• 346	• 0	• 346	
Thornhill	Markham	• 4		• 4	• 24		• 24	
	Vaughan	• 0		• 0	• 0		• 0	
Toronto East	East York							
	Old Toronto	• 7		• 7	• 165		• 165	
Toronto West	Old Toronto	• 50		• 50	• 336		• 336	
Yonge - St. Clair	Old Toronto	• 17		• 17	• 152		• 152	
Grand Total		• 2,009	• 227	• 2,236	• 15,159	• 366	• 15,525	



Altus connects data, analytics, applications, and expertise to deliver the intelligence necessary to drive optimal CRE performance. The industry's top leaders rely on our market-leading solutions and expertise to power performance and mitigate risk. Our global team of ~2,000 experts are making a lasting impact on an industry undergoing unprecedented change – helping shape the cities where we live, work, and build thriving communities.

For more information about Altus (TSX: AIF) please visit www.altusgroup.com

This publication has been prepared for general guidance on matters of interest only and does not constitute professional advice or services of Altus Group Limited, its affiliates and its related entities (collectively "Altus Group"). You should not act upon the information contained in this publication without obtaining specific professional advice. The information contained in this publication is provided for informational purposes only, and should not be construed as legal or financial advice on any subject matter. No representation or warranty (express or implied) is given as to the accuracy, completeness or reliability of the information contained in this publication, or the suitability of the information for a particular purpose. Altus Group has no obligation (express or implied) to correct or update any or all of the information contained herein or to advise you of any changes. Altus Group does not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication or for any decision based on it. The distribution of this publication to you does not create, extend or revive a client relationship between Altus Group and you or any other person or entity. This publication, or any part thereof, may not be reproduced or distributed in any form for any purpose without the express written consent of Altus Group.