



Greater Toronto Area High Rise Projects

New Homes Monthly Report
November 2025

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Nov-25		Nov-24		Change
High Rise	165		275		-40.0%
Low Rise	345		511		-32.5%
Total	510		786		-35.1%
Year to Date Sales	Jan.-Nov. 2025		Jan.-Nov. 2024		Y/Y Change
High Rise	1,965		4,386		-55.2%
Low Rise	3,067		4,976		-38.4%
Total	5,032		9,362		-46.3%
Year to Date Supply	Jan.-Nov. 2025		Jan.-Nov. 2024		Y/Y Change
High Rise	1,371		5,772		-76.2%
Low Rise	3,814		6,727		-43.3%
Total	5,185		12,499		-58.5%
Year to Date Completions	Jan.-Nov. 2025		Jan.-Nov. 2024		Y/Y Change
High Rise	29,485		25,080		17.6%
Remaining Inventory	Nov-25	Oct-25	Nov-24	M/M Change	Y/Y Change
High Rise	15,392	15,433	16,536	-0.3%	-6.9%
Low Rise	5,713	5,755	4,999	-0.7%	14.3%
Total	21,105	21,188	21,535	-0.4%	-2.0%
Benchmark Price	Nov-25	Oct-25	Nov-24	M/M Change	Y/Y Change
High Rise	\$1,022,927	\$1,031,764	\$1,017,664	-0.9%	0.5%
Low Rise	\$1,416,638	\$1,434,447	\$1,557,486	-1.2%	-9.0%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	1	317	175	75	
High Rise Units	258	81,810	55,095	18,282	
% Sold*	70%	81%	81%	46%	
Low Rise Projects	4	251			
Low Rise Units	66	31,244			
% Sold*	20%	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.

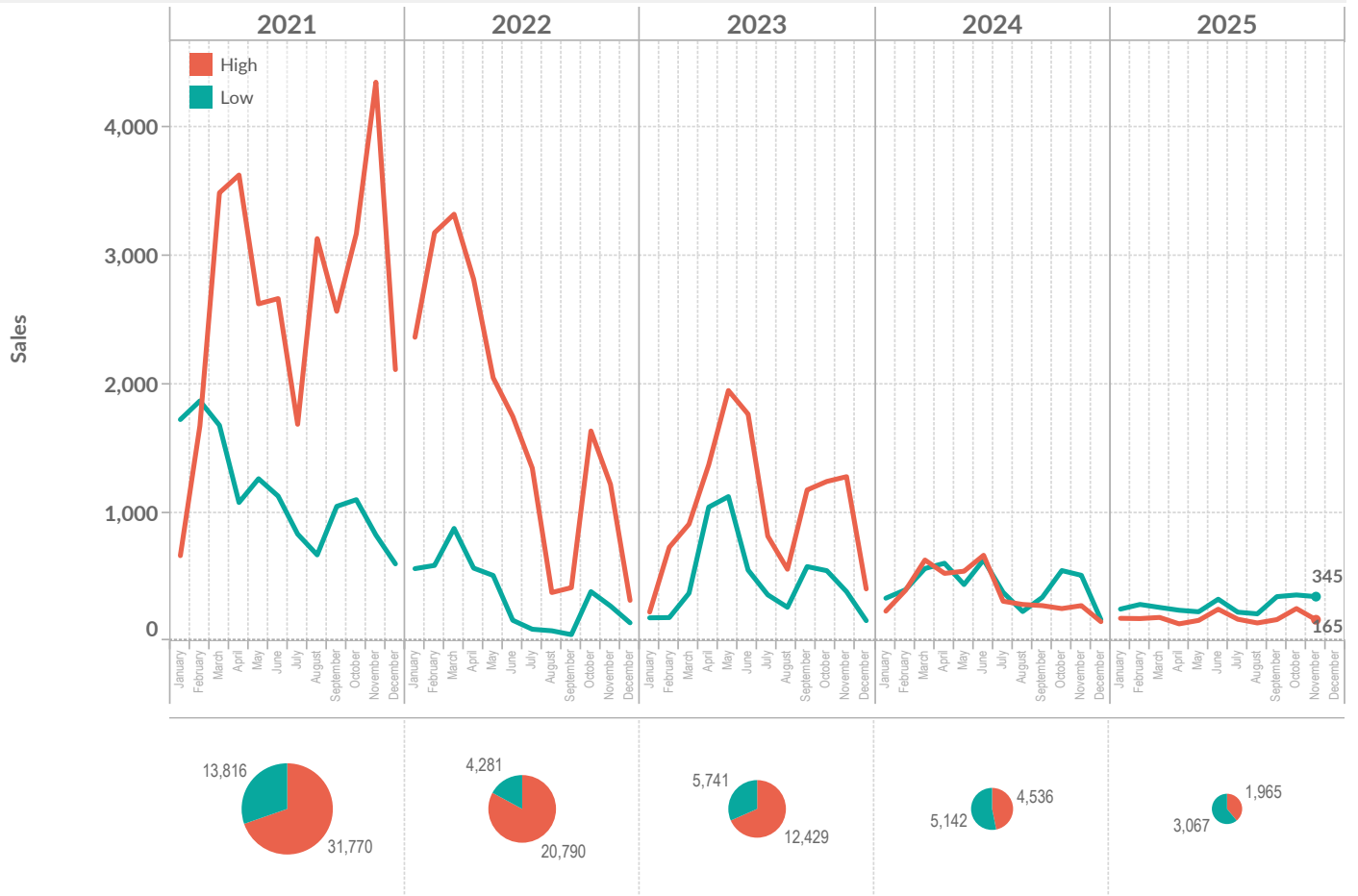
All Active includes all projects actively marketing available remaining inventory regardless of their construction status.

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

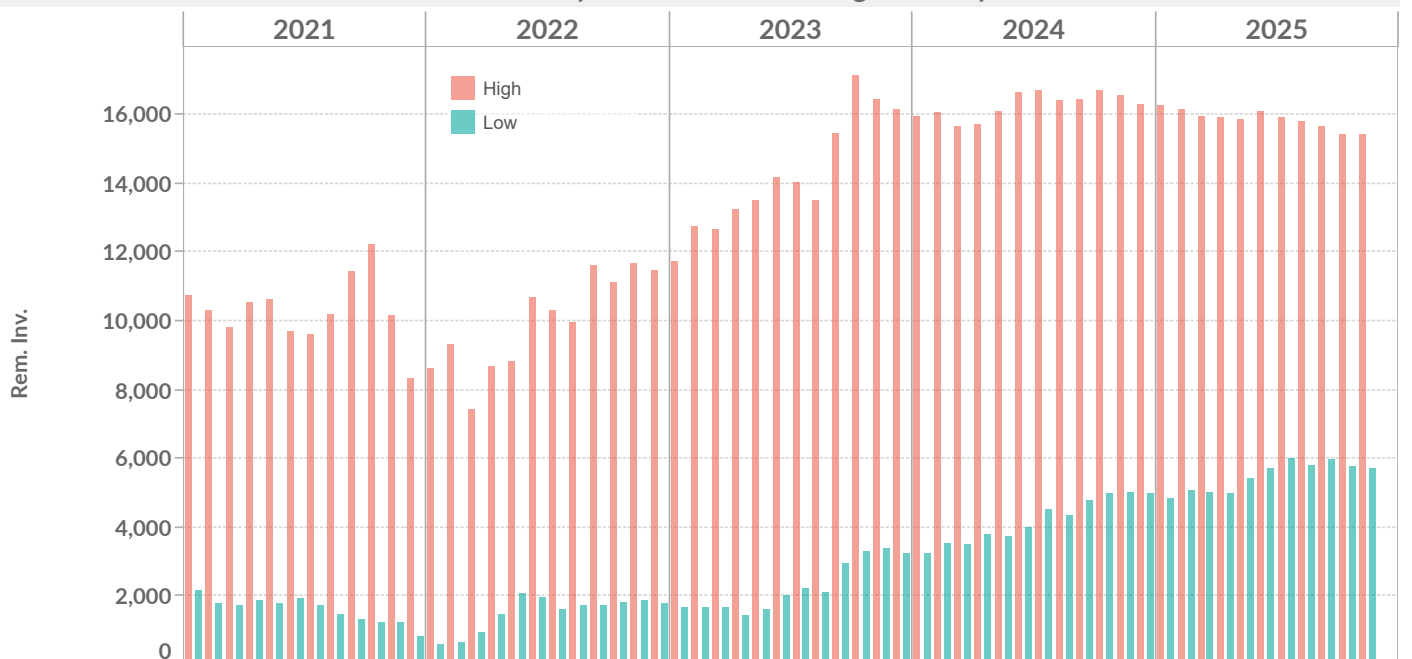
Pre-Construction includes all projects, regardless of whether sold out or not, that have not commenced construction.

Sales & Remaining Inventory

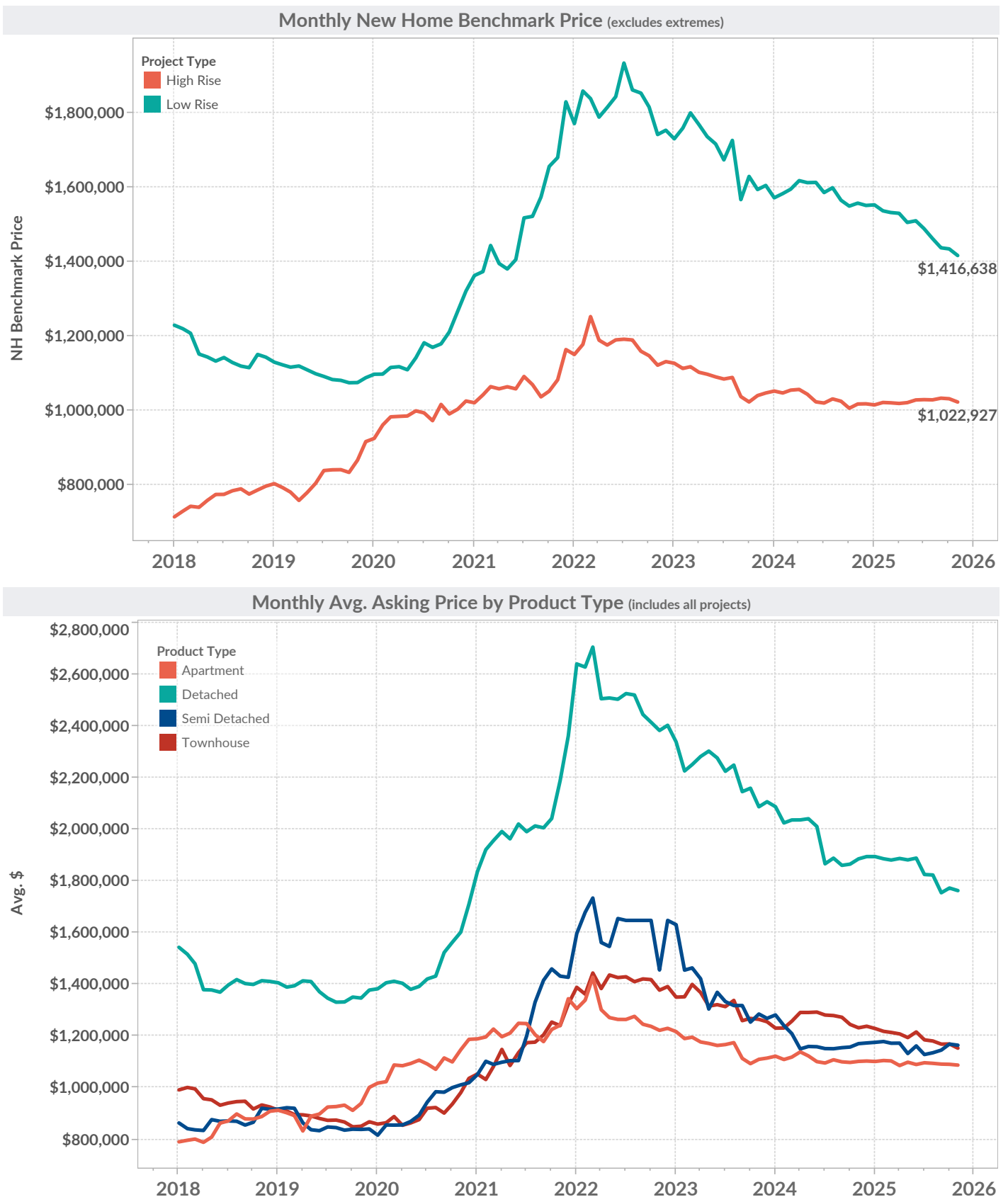
GTA - Monthly New Home Sales



GTA - Monthly New Home Remaining Inventory

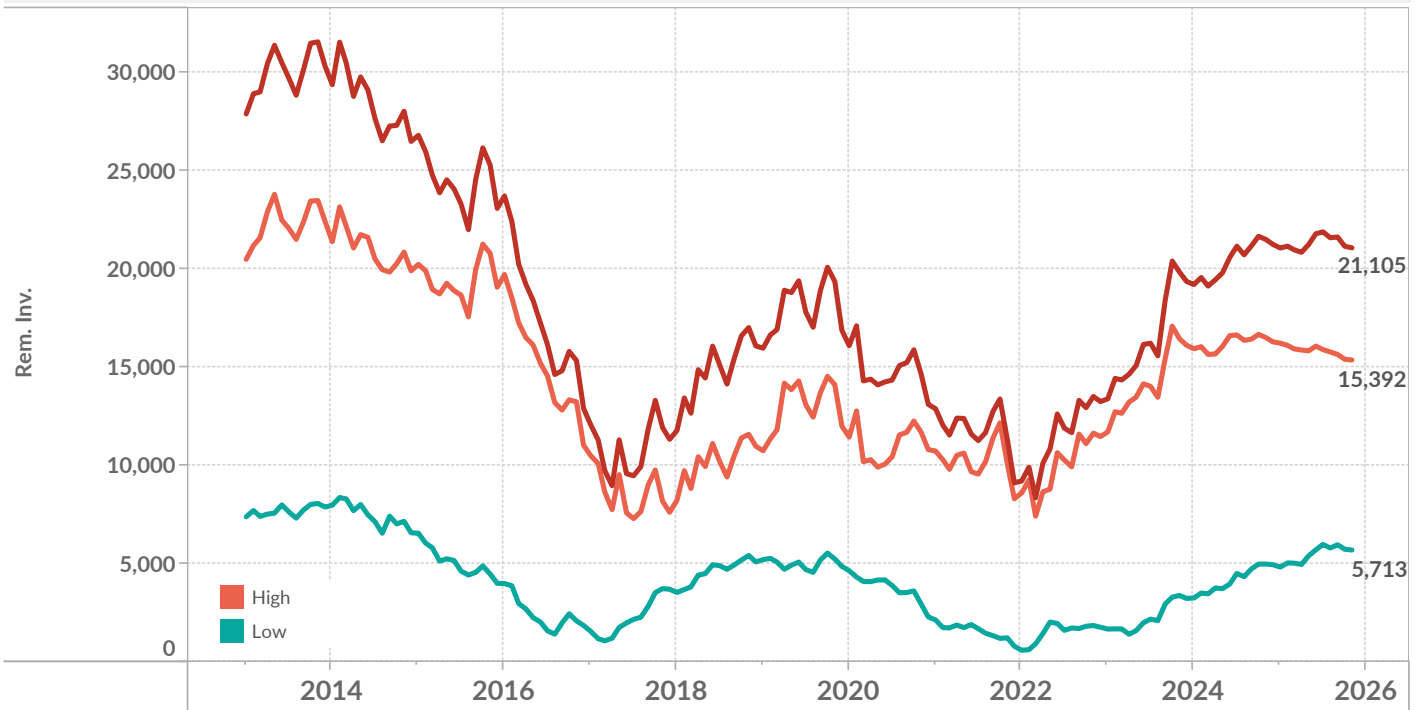


Pricing

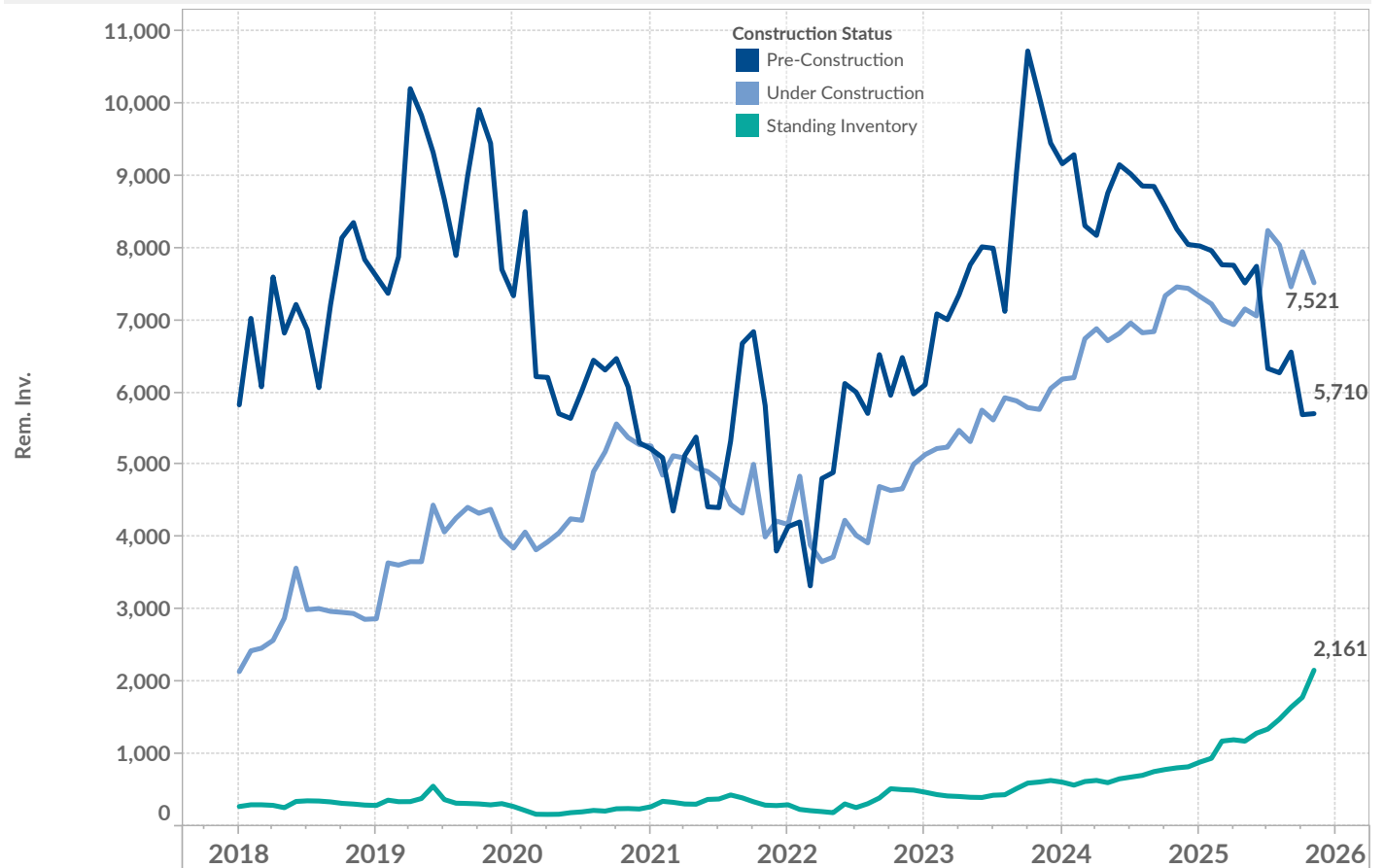


Remaining Inventory

GTA - Monthly New Home Remaining Inventory



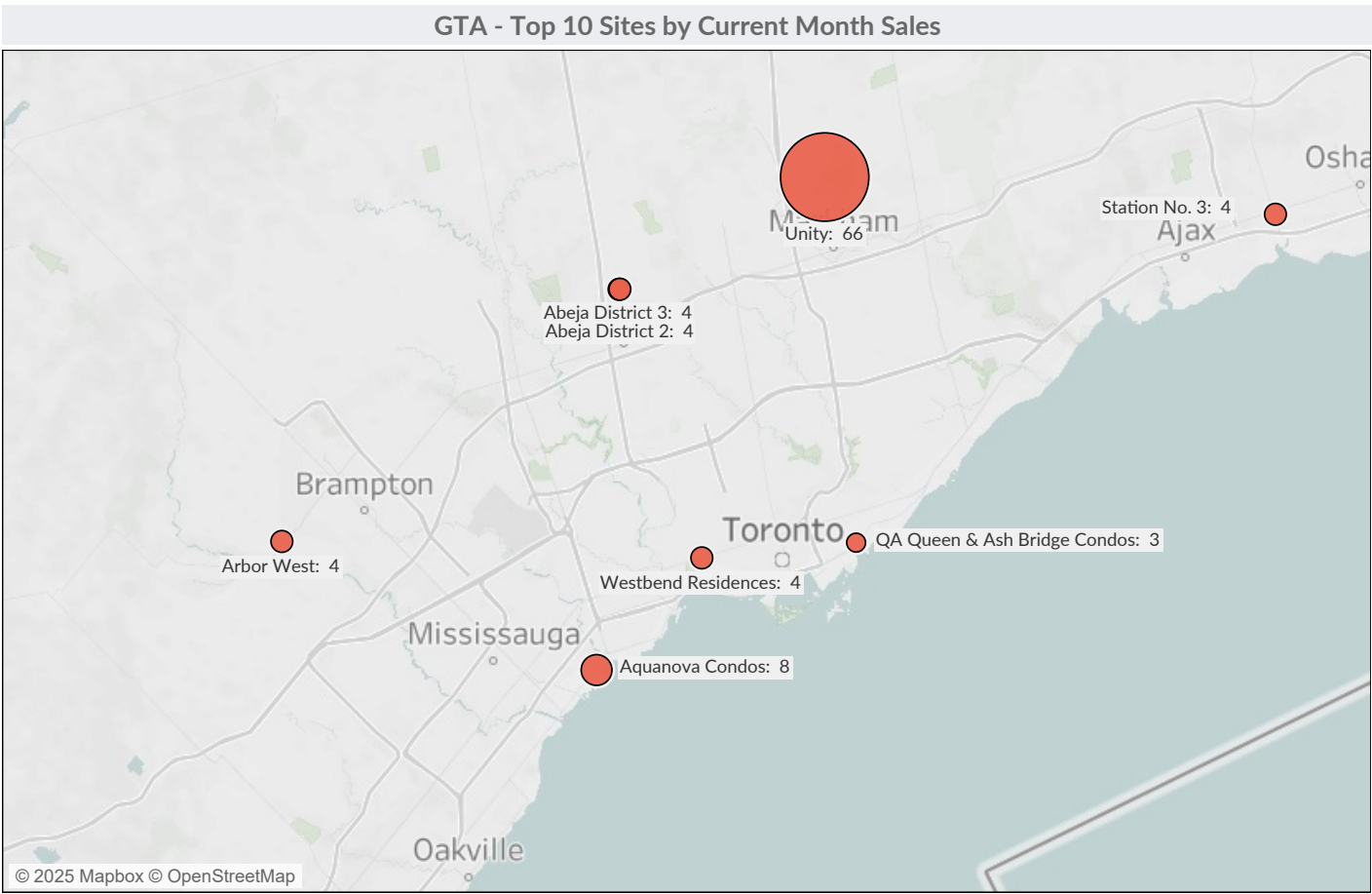
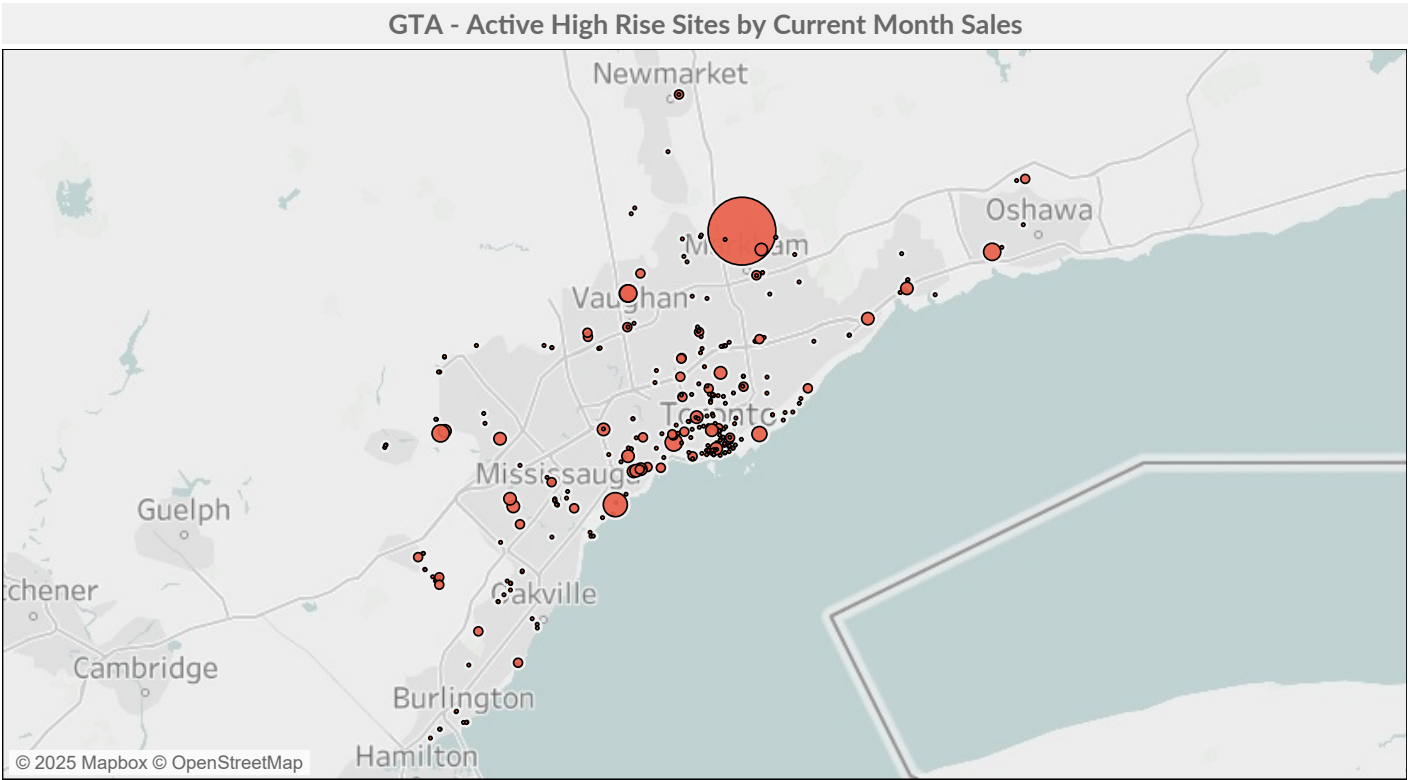
GTA - Monthly High Rise Rem. Inv. by Construction Status



Altus Group



Current Sites

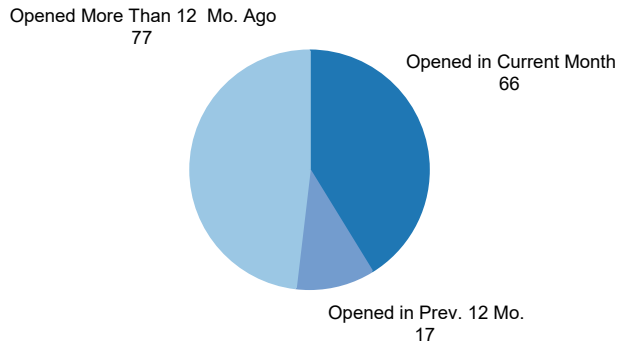


Monthly Sales Breakdown

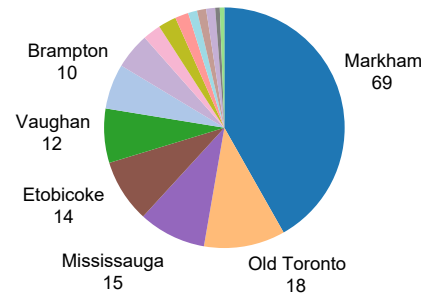


Current Month High Rise Sales Breakdown

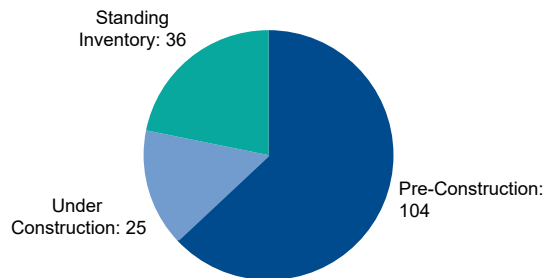
Sales by Opening Date (5 years)



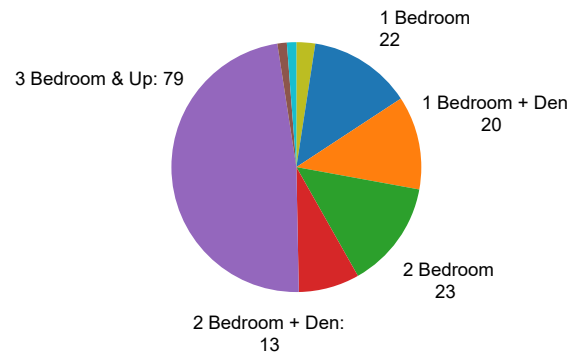
Sales by Municipality/Area



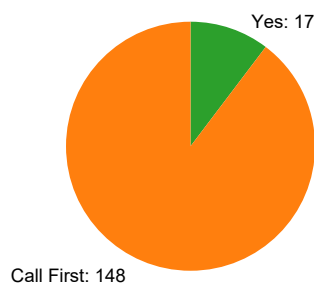
Sales by Const. Status



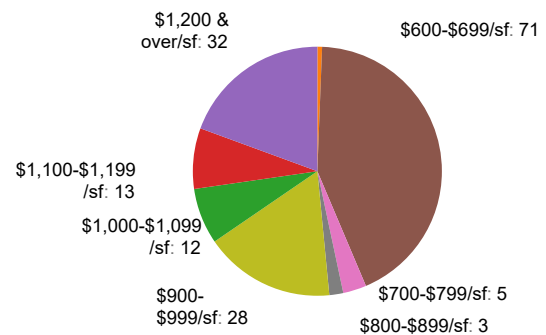
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



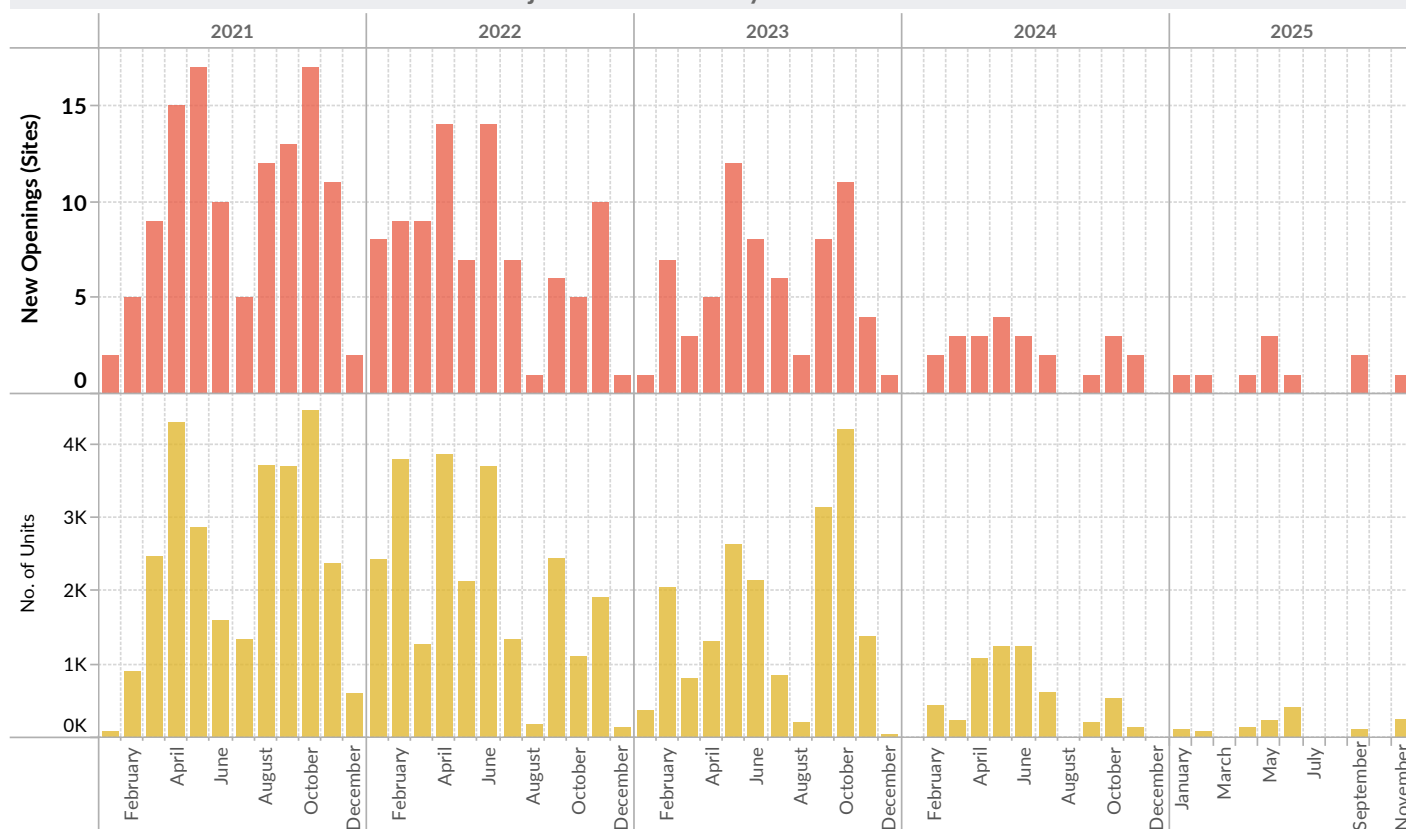
New Openings

November 2025 - New Project Launches

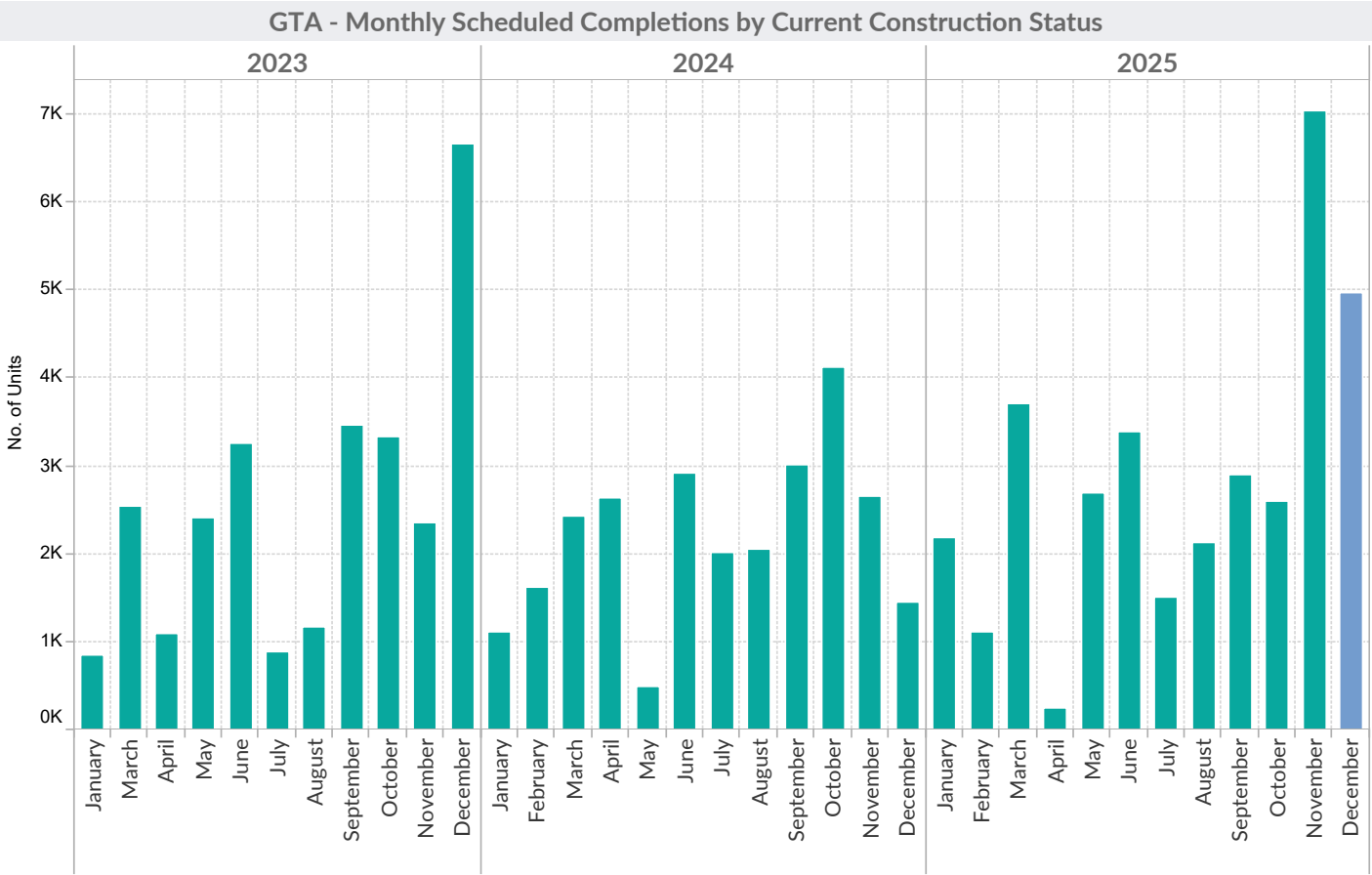
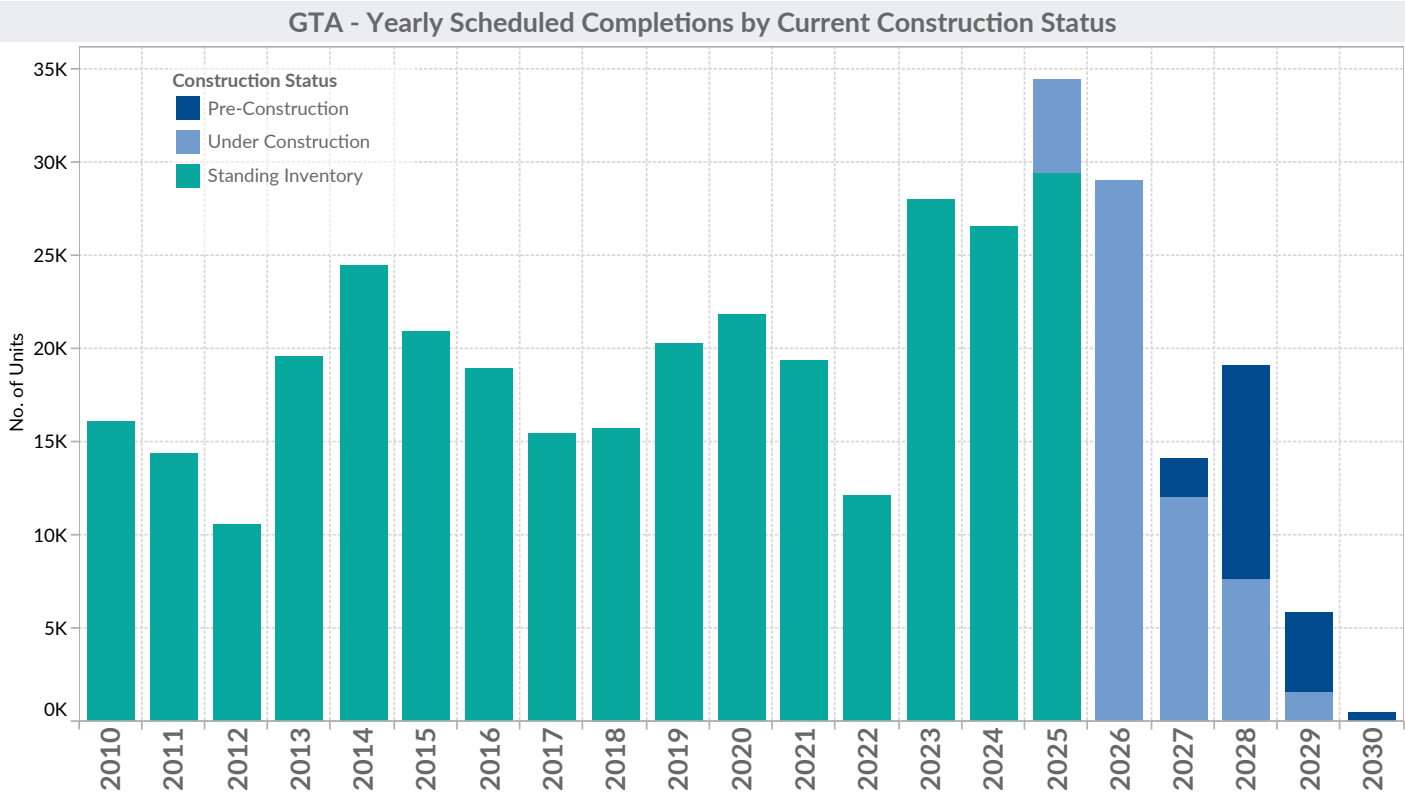
Site Name	Municipality	Opening Date	No. of Units *	Current Month Sales **	Rem Inv	Avg. Current Price Per Sq Fo..
Unity - Treasure Hill	Markham	11/15/2025	94	66	28	\$628
Grand Total			94	66	28	\$628

* 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



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	8		227	11.6%
Mattamy Homes	27	49	31	20	16	12	8	4	5	5	7		184	9.4%
Treasure Hill									0	104	66		170	8.7%
Concord Adex	9	9	13	4	5	8	11	9	7	0	0		75	3.8%
Sevoy Developments	9	8	8	7	24	2	2	2	2	2	2		68	3.5%
Caivan					0	23	22	0	1	1	4		51	2.6%
Marlin Spring Developments	1	1	3	1	9	10	8	4	5	4	4		50	2.5%
Diamond Corp	9	2	2	11	7	4	0	1	4	6	0		46	2.3%
Brookfield Residential	0	1	0	1	6	16	2	1	10	3	4		44	2.2%
Graywood Developments	1	0	0	12	2	11	2	6	3	3	1		41	2.1%
Daniels Corporation	0	0	2	2	7	4	6	4	4	4	6		39	2.0%
Lifetime Developments	9	2	2	9	3	0	0	0	10	3	1		39	2.0%
Tridel	15	1	2	2	10	1	0	4	1	3	0		39	2.0%
Centrecourt Developments Inc.	8	4	10	3	3	2	3	2	2	0	0		37	1.9%
Gupta Group	3	3	8	9	6	3	2	0	0	0	0		34	1.7%
City Park Homes	6	7	2	1	3	3	3	2	3	3	1		34	1.7%
Curated Properties	8	4	5	11	2	0	0	0	0	3	0		33	1.7%
Trinity Point Developments	3	0	0	1	2	1	1	0	2	20	1		31	1.6%
Freed Developments Ltd.	0	1	2	3	6	5	4	2	3	1	2		29	1.5%
National Homes	3	4	5	2	0	5	2	1	1	3	2		28	1.4%
North Drive	0	0	0	0	3	2	4	4	5	5	4		27	1.4%
Harhay Developments	0	1	1	2	2	3	4	3	3	3	3		25	1.3%
Cortel Group	1	6	0	1	3	1	1	1	1	1	8		24	1.2%
Menkes	1	0	3	2	0	6	2	3	2	3	1		23	1.2%
Neat Communities	0	3	9	0	5	2	1	1	0	0	1		22	1.1%
Total (All 177 Builders)	176	174	183	133	160	247	169	140	166	252	165		1,965	

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 %
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov		
Greenpark Group	2	5	0	5	0	0	68	35	22	51	33	8	229	10.8%
Mattamy Homes	2	27	49	31	20	16	12	8	4	5	5	7	186	8.8%
Treasure Hill										0	104	66	170	8.0%
Sevoy Developments	28	9	8	8	7	24	2	2	2	2	2	2	96	4.5%
Concord Adex	17	9	9	13	4	5	8	11	9	7	0	0	92	4.3%
Centrecourt Developments Inc.	15	8	4	10	3	3	2	3	2	2	0	0	52	2.5%
Gupta Group	17	3	3	8	9	6	3	2	0	0	0	0	51	2.4%
Caivan						0	23	22	0	1	1	4	51	2.4%
Marlin Spring Developments	0	1	1	3	1	9	10	8	4	5	4	4	50	2.4%
Diamond Corp	3	9	2	2	11	7	4	0	1	4	6	0	49	2.3%
Trinity Point Developments	17	3	0	0	1	2	1	1	0	2	20	1	48	2.3%
Tridel	6	15	1	2	2	10	1	0	4	1	3	0	45	2.1%
Brookfield Residential	0	0	1	0	1	6	16	2	1	10	3	4	44	2.1%
Lifetime Developments	3	9	2	2	9	3	0	0	0	10	3	1	42	2.0%
Graywood Developments	0	1	0	0	12	2	11	2	6	3	3	1	41	1.9%
Daniels Corporation	1	0	0	2	2	7	4	6	4	4	4	6	40	1.9%
Curated Properties	1	8	4	5	11	2	0	0	0	0	3	0	34	1.6%
City Park Homes	0	6	7	2	1	3	3	3	2	3	3	1	34	1.6%
Freed Developments Ltd.	2	0	1	2	3	6	5	4	2	3	1	2	31	1.5%
National Homes	1	3	4	5	2	0	5	2	1	1	3	2	29	1.4%
North Drive	0	0	0	0	0	3	2	4	4	5	5	4	27	1.3%
Harhay Developments	0	0	1	1	2	2	3	4	3	3	3	3	25	1.2%
Cortel Group	0	1	6	0	1	3	1	1	1	1	1	8	24	1.1%
Menkes	1	1	0	3	2	0	6	2	3	2	3	1	24	1.1%
Capital Developments	3	4	4	3	2	0	1	0	2	1	2	1	23	1.1%
Total (All 178 Builders)	150	176	174	183	133	160	247	169	140	166	252	165	2,115	

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 November
Unity - Treasure Hill	Markham	Stacked	3 Bedroom & Up	66
	Total			66
Aquanova Condos - Greenpark Group	Mississauga	Apartment	1 Bedroom	0
			1 Bedroom + Den	0
			2 Bedroom + Den	4
			3 Bedroom & Up	0
			2 Bedroom	4
	Total			8
Abeja District 2 - Cortel Group	Vaughan	Apartment	1 Bedroom	0
			1 Bedroom + Den	0
			2 Bedroom + Den	0
			3 Bedroom & Up	4
			2 Bedroom	0
	Studio	0		
Total			4	
Abeja District 3 - Cortel Group	Vaughan	Apartment	1 Bedroom	0
			1 Bedroom + Den	0
			3 Bedroom & Up	4
			2 Bedroom	0
Total			4	
Arbor West - Caivan	Brampton	Stacked	2 Bedroom + Den	0
			2 Bedroom	4
	Total			4
Station No. 3 - Brookfield Residential	Whitby	Apartment	1 Bedroom	1
			1 Bedroom + Den	2
			2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	1
Total			4	
Westbend Residences - Mattamy Homes	Old Toronto	Apartment	1 Bedroom	0
			1 Bedroom + Den	1
			2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	3
	Studio	0		
Total			4	

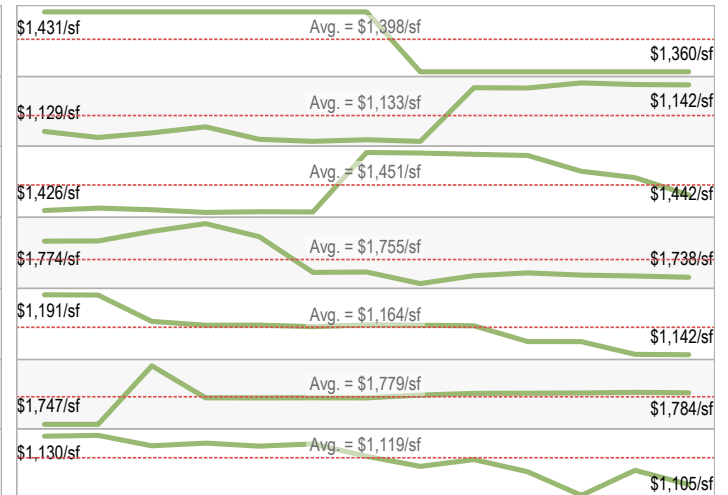
Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	\$1,360/sf
	Etobicoke	\$1,142/sf
	North York	\$1,442/sf
	Old Toronto	\$1,738/sf
	Scarborough	\$1,142/sf
	York	\$1,784/sf
905 Area	905 All Muni.	\$1,105/sf

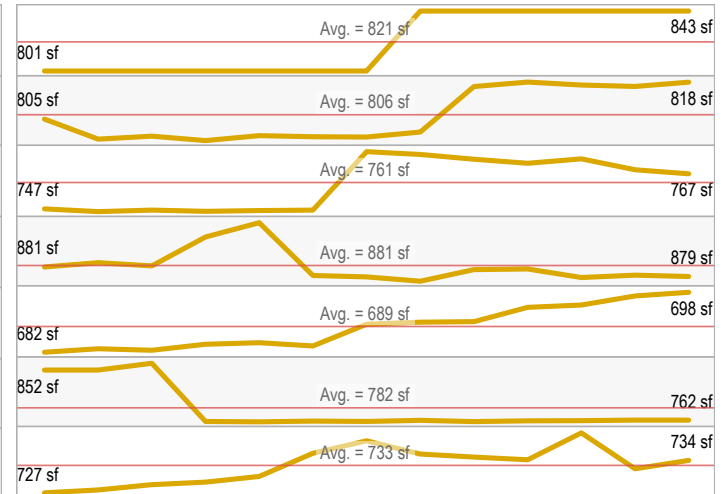
Last 13 Months



Avg. Remaining Unit Size (SF)

416 Area	East York	996 sf
	Etobicoke	788 sf
	North York	774 sf
	Old Toronto	831 sf
	Scarborough	711 sf
	York	835 sf
905 Area	905 All Muni.	758 sf

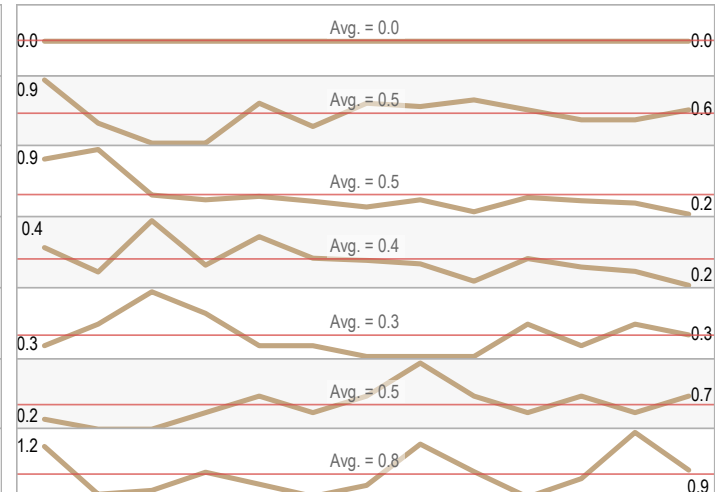
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	0.6
	North York	0.2
	Old Toronto	0.2
	Scarborough	0.3
	York	0.7
905 Area	905 All Muni.	0.9

Last 13 Months



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

Sub Market	Municipality	November 2024			November 2025		
		Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	• 4		• 4	• 3		• 3
Central Waterfront	Old Toronto	• 8		• 8	• 0		• 0
Don Mills - York Mills	North York	• 0	• 0	• 0	• 2	• 1	• 3
Downtown Core	Old Toronto	• 0		• 0	• 0		• 0
Downtown East	Old Toronto	• 2		• 2	• 1		• 1
Downtown West	Old Toronto	● 25		● 25	• 2		• 2
Etobicoke Waterfront	Etobicoke	• 2		• 2	• 1		• 1
Highway7 - Yonge	Richmond Hill	• 2	• 0	• 2	• 0	• 0	• 0
Mississauga City Centre	Mississauga	• 1		• 1	• 0		• 0
North Toronto	Old Toronto	• 4	• 0	• 4	• 1	• 0	• 1
North Yonge Corridor	North York	• 4		• 4	• 1		• 1
North York West	North York	● 22		● 22	• 4		• 4
Not Applicable	Ajax	• 2		• 2	• 0	• 0	• 0
	Aurora		• 0	• 0		• 0	• 0
	Brampton	• 6	• 1	• 7	• 6	• 4	● 10
	Burlington	● 18	• 7	● 25	• 0	• 0	• 0
	Caledon	• 0	• 0	• 0	• 0	• 0	• 0
	Clarington	• 4		• 4			
	East York	• 0	• 0	• 0	• 0	• 0	• 0
	Etobicoke	● 19	• 2	● 21	● 13	• 0	● 13
	Halton Hills	• 0		• 0	• 0		• 0
	King	• 0		• 0	• 0		• 0
	Markham	• 3	• 0	• 3	• 3	● 66	● 69
	Milton	• 10		• 10	• 3		• 3
	Mississauga	• 11		• 11	● 15		● 15
	Newmarket	• 0		• 0	• 1		• 1
	Oakville	● 25		● 25	• 2		• 2
	Old Toronto	• 3		• 3	• 0		• 0
	Oshawa	• 0		• 0	• 1		• 1
	Pickering	● 49	• 0	● 49	• 2	• 0	• 2
	Richmond Hill		• 0	• 0		• 0	• 0
	Scarborough	• 3	• 0	• 3	• 4	• 0	• 4
	Vaughan	● 21		● 21	● 12		● 12
	Whitby	• 3		• 3	• 4		• 4
	York	• 1		• 1	• 2		• 2
Sheppard Corridor	North York	• 5	• 0	• 5	• 0		• 0
Thornhill	Markham	• 1		• 1	• 0		• 0
	Vaughan	• 0		• 0	• 0		• 0
Toronto East	Old Toronto	• 1		• 1	• 3		• 3
Toronto West	Old Toronto	• 4		• 4	• 8		• 8
Yonge - St. Clair	Old Toronto	• 2		• 2	• 0		• 0
Grand Total		● 265	• 10	● 275	● 94	• 71	● 165

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	• 47		• 47	• 419		• 419
Central Waterfront	Old Toronto	• 31		• 31	• 916		• 916
Don Mills - York Mills	North York	• 26	• 5	• 31	• 251	• 7	• 258
	Old Toronto						
Downtown Core	Old Toronto	• 13		• 13	• 435		• 435
Downtown East	Old Toronto	• 60		• 60	• 862		• 862
Downtown West	Old Toronto	• 169		• 169	• 1,056		• 1,056
Etobicoke Waterfront	Etobicoke	• 7		• 7	• 6		• 6
Highway7 - Yonge	Markham						
	Richmond Hill	• 7	• 1	• 8	• 176	• 22	• 198
Mississauga City Centre	Mississauga	• 14		• 14	• 631		• 631
North Toronto	North York						
	Old Toronto	• 53	• 0	• 53	• 302	• 4	• 306
North Yonge Corridor	North York	• 67		• 67	• 712		• 712
North York East	North York						
North York West	North York	• 33		• 33	• 535		• 535
Not Applicable	Ajax	• 1	• 18	• 19	• 34	• 6	• 40
	Aurora		• 1	• 1		• 6	• 6
	Brampton	• 22	• 69	• 91	• 219	• 156	• 375
	Burlington	• 29	• 14	• 43	• 430	• 15	• 445
	Caledon	• 0	• 0	• 0	• 0	• 39	• 39
	Clarington						
	East York	• 0	• 0	• 0	• 46	• 4	• 50
	Etobicoke	• 127	• 7	• 134	• 917	• 109	• 1,026
	Georgina						
	Halton Hills	• 2		• 2	• 76		• 76
	King	• 10		• 10	• 184		• 184
	Markham	• 31	• 68	• 99	• 260	• 34	• 294
	Milton	• 154		• 154	• 561		• 561
	Mississauga	• 273		• 273	• 1,669		• 1,669
	Newmarket	• 1		• 1	• 45		• 45
	Oakville	• 156		• 156	• 474		• 474
	Old Toronto	• 1		• 1	• 126		• 126
	Oshawa	• 3		• 3	• 228		• 228
	Pickering	• 150	• 0	• 150	• 669	• 0	• 669
	Richmond Hill		• 0	• 0		• 8	• 8
	Scarborough	• 48	• 0	• 48	• 366	• 3	• 369
	Uxbridge						
	Vaughan	• 98	• 104	• 202	• 1,126		• 1,126
	Whitby	• 46		• 46	• 40		• 40
	Whitchurch-Stouffville						
	York	• 18		• 18	• 200		• 200
Scarborough City Centre	Scarborough						
Sheppard Corridor	North York	• 45	• 1	• 46	• 346		• 346
Thornhill	Markham	• 3		• 3	• 24		• 24
	Vaughan	• 0		• 0	• 0		• 0
Toronto East	East York						
	Old Toronto	• 13		• 13	• 158		• 158
Toronto West	Old Toronto	• 54		• 54	• 328		• 328
Yonge - St. Clair	Old Toronto	• 15		• 15	• 152		• 152
Grand Total		• 1,827	• 288	• 2,115	• 14,979	• 413	• 15,392



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