



Altus Group



Greater Toronto Area Low 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.

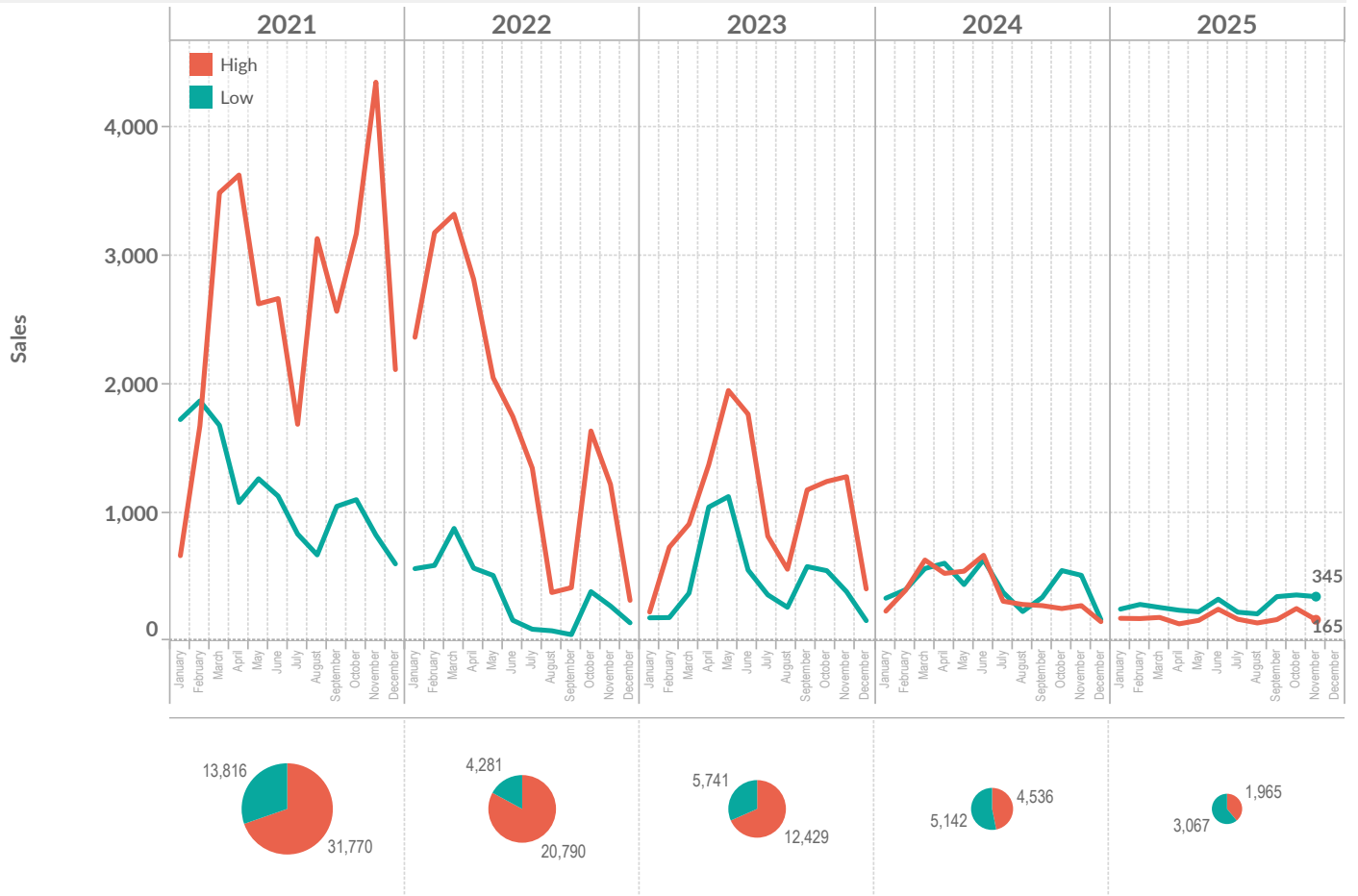
All Active includes all projects actively marketing available remaining inventory regardless of their construction status.

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

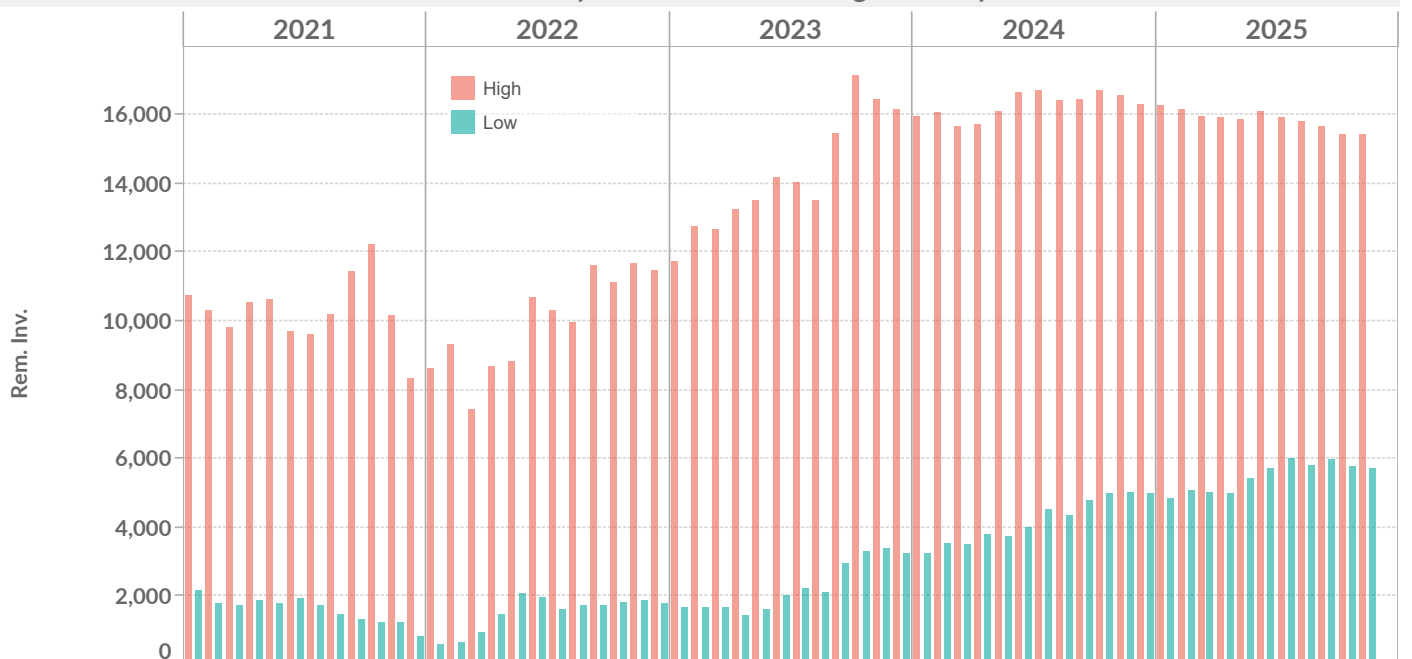
Pre-Construction includes all projects, regardless of whether sold out or not, that have not commenced construction.

Sales & Remaining Inventory

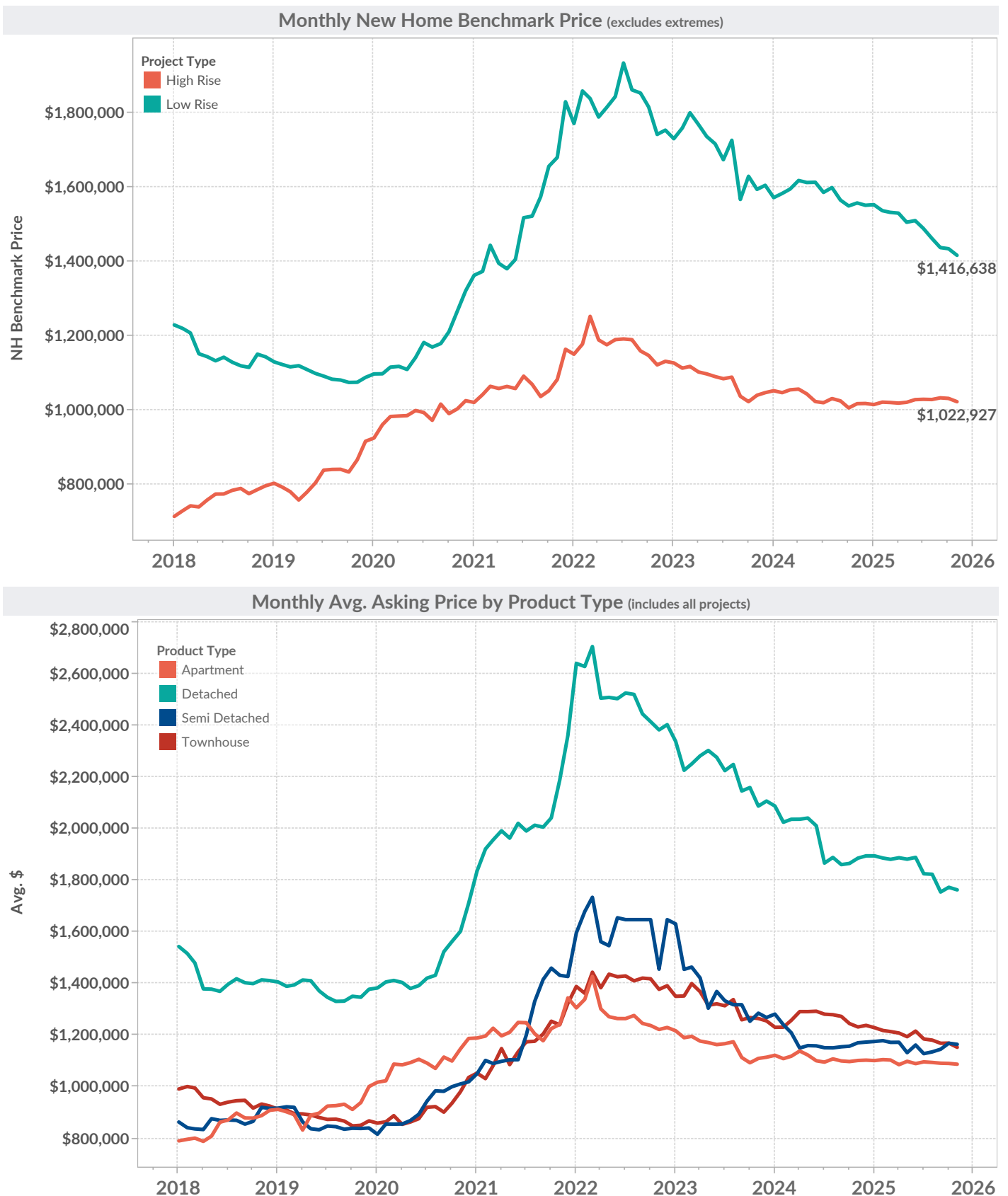
GTA - Monthly New Home Sales



GTA - Monthly New Home Remaining Inventory

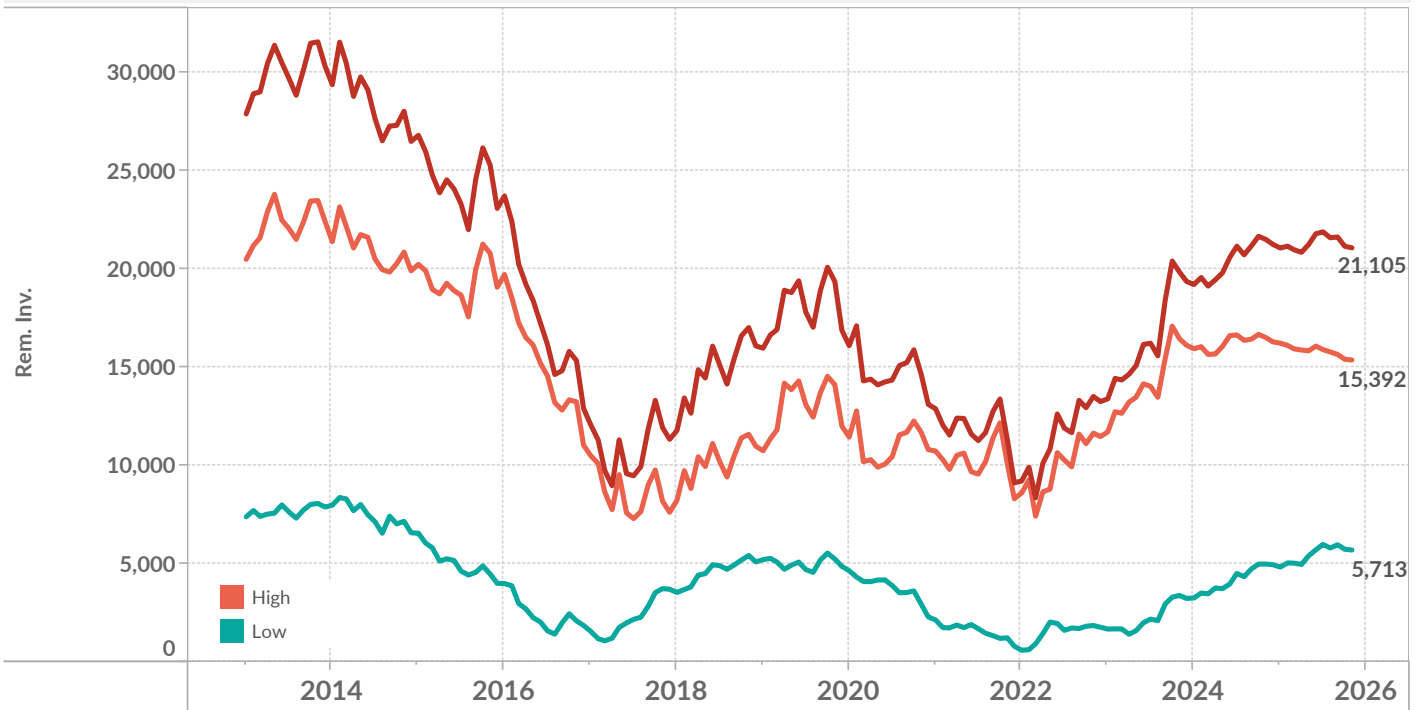


Pricing

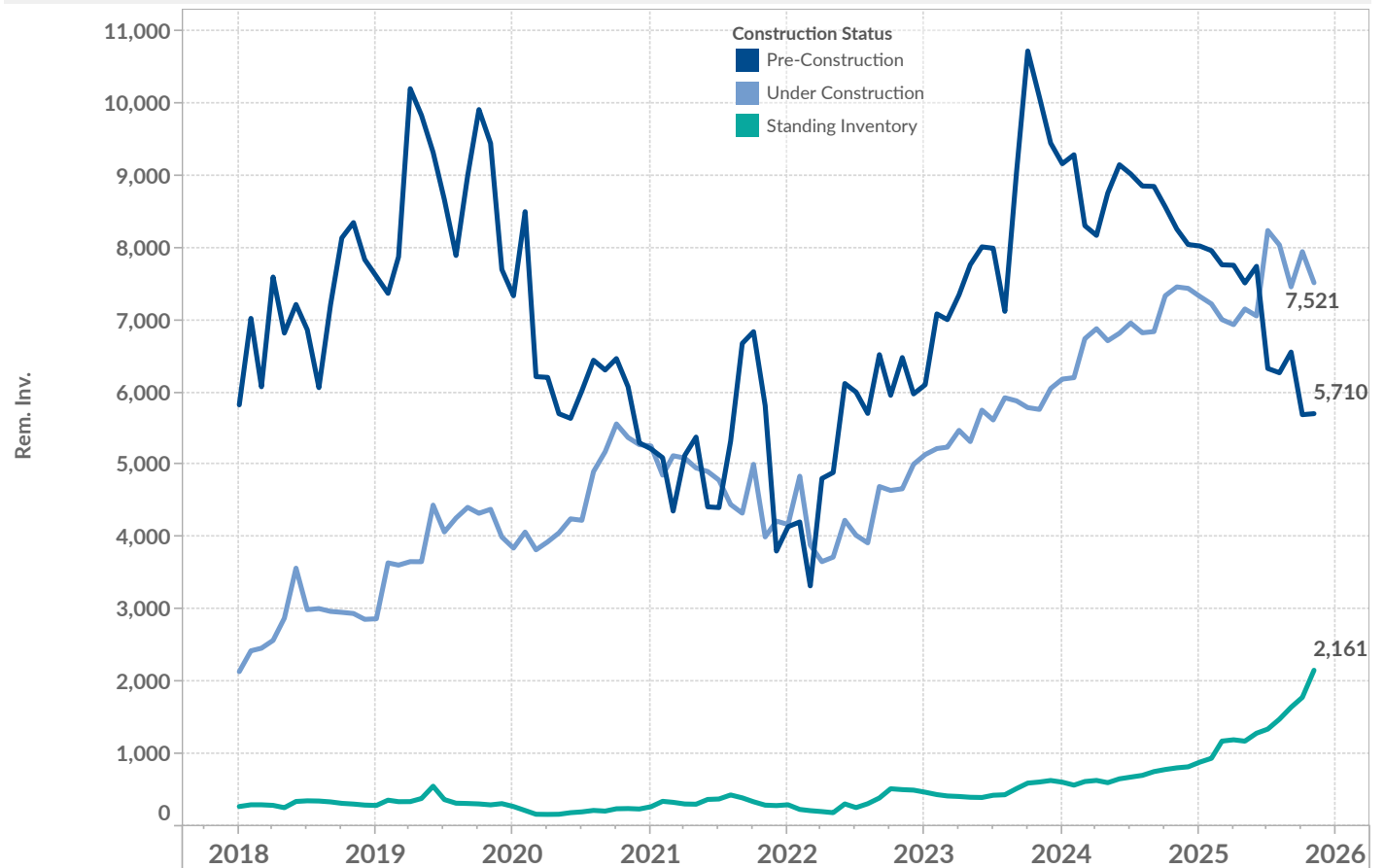


Remaining Inventory

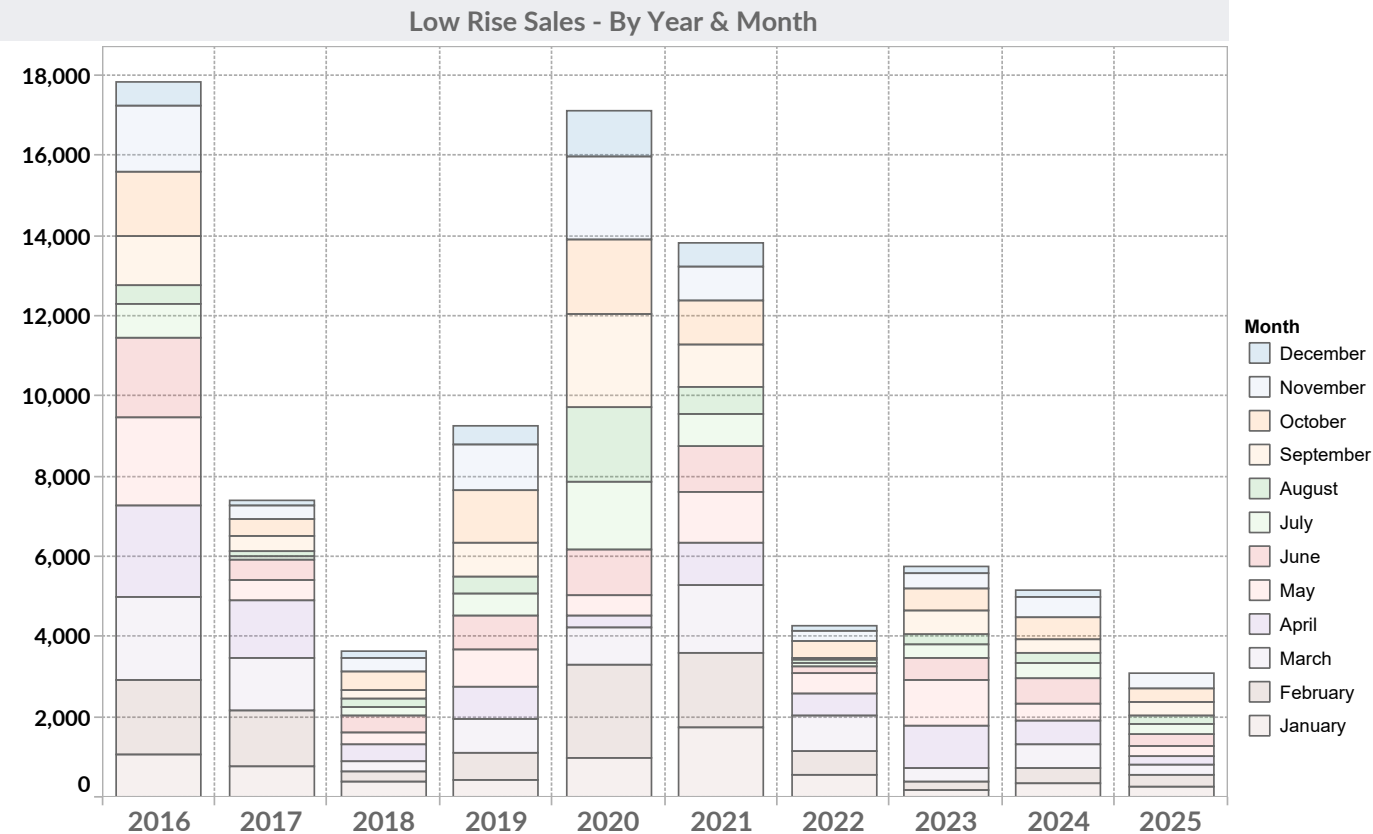
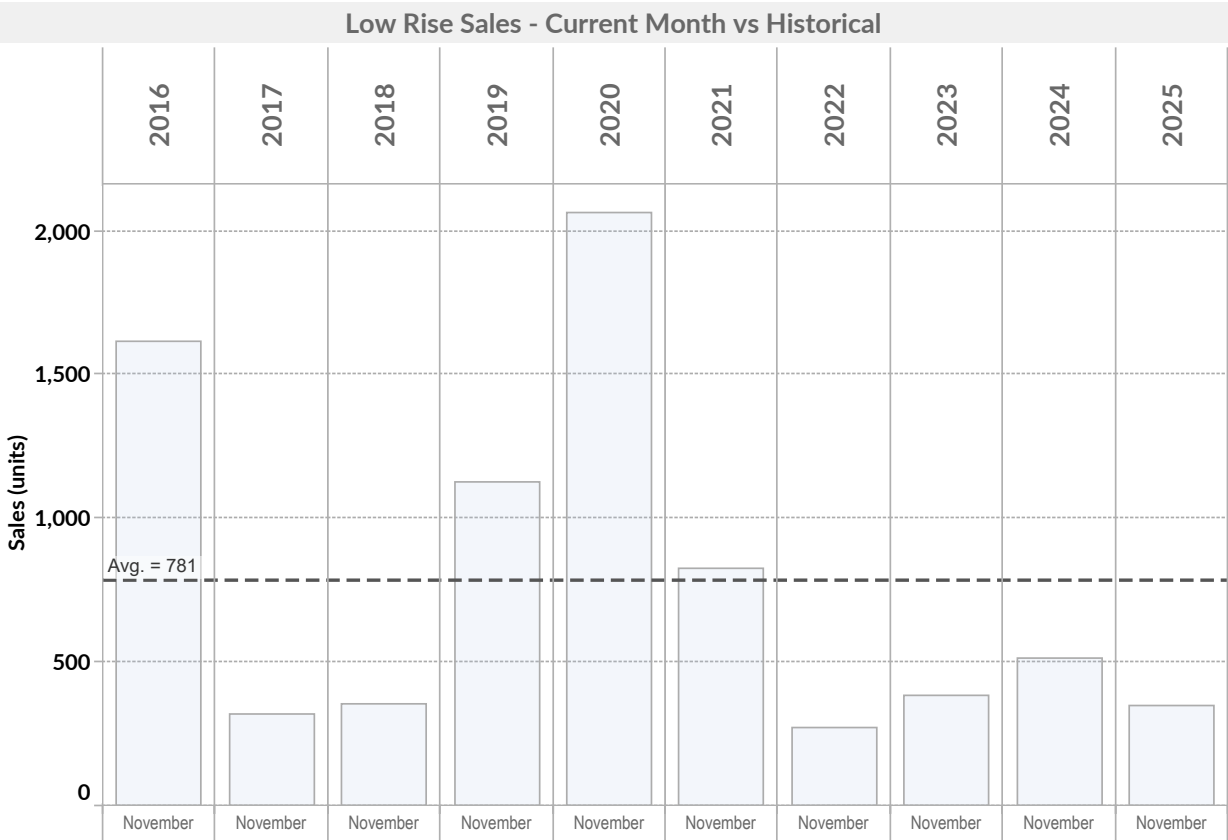
GTA - Monthly New Home Remaining Inventory



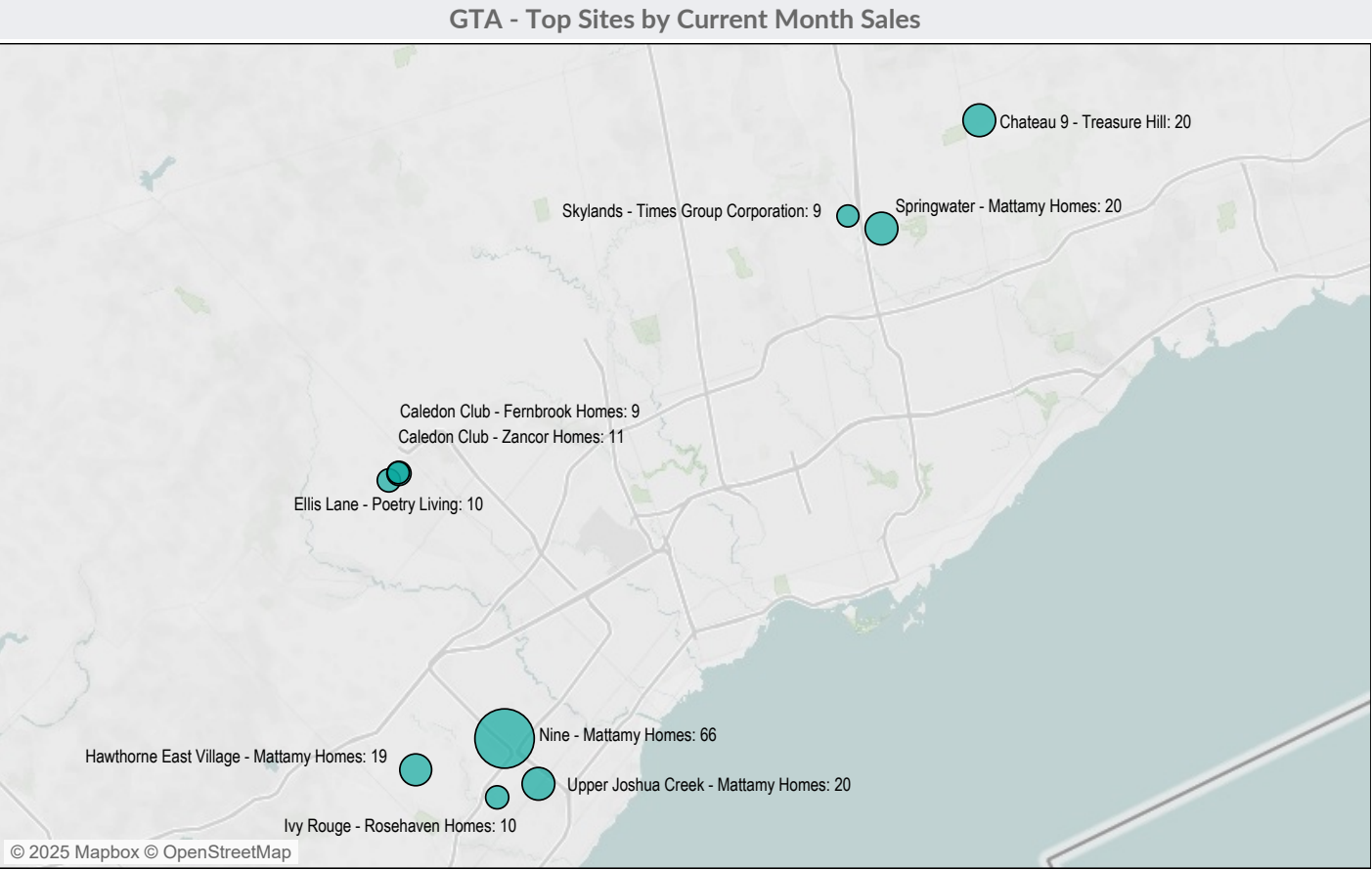
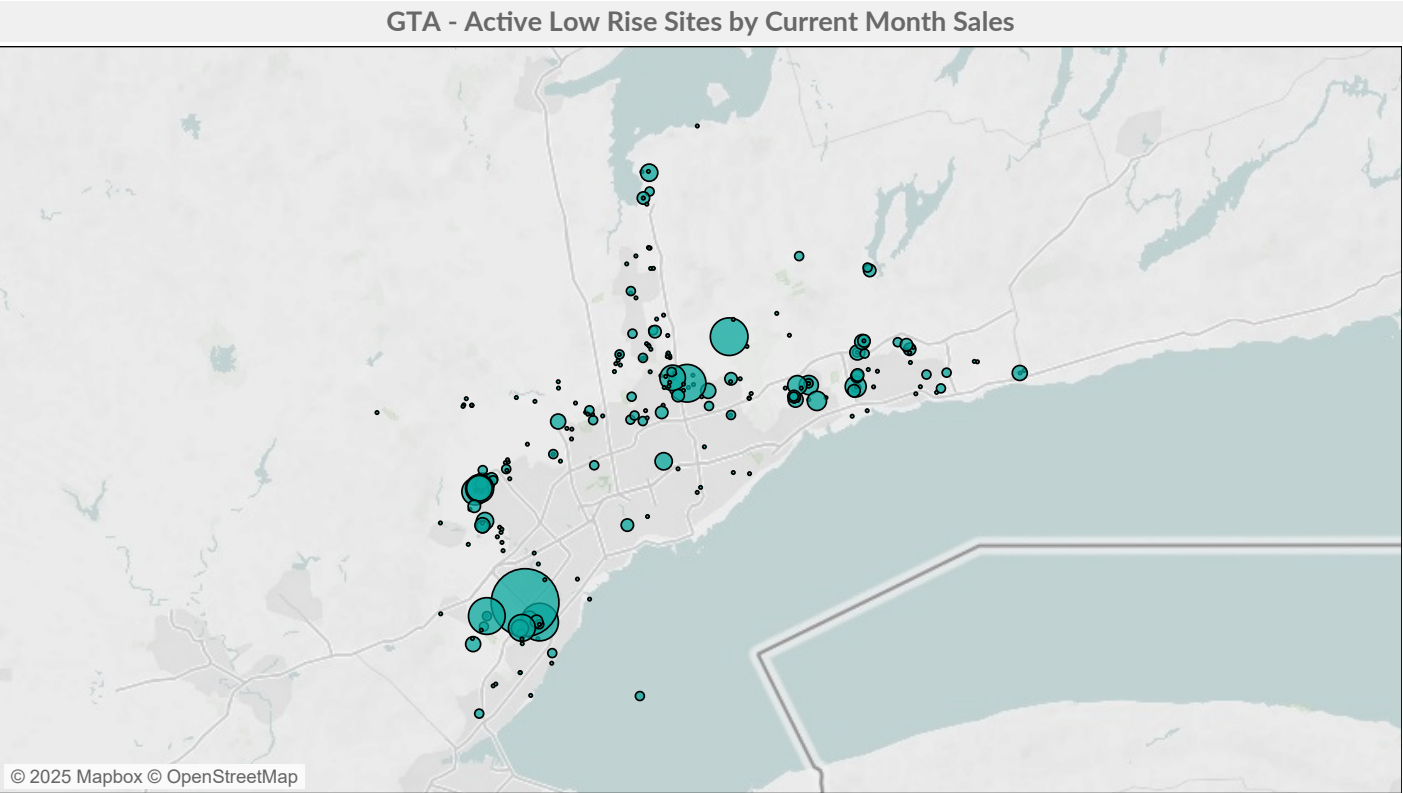
GTA - Monthly High Rise Rem. Inv. by Construction Status



Historical Sales Comparison



Current Sites

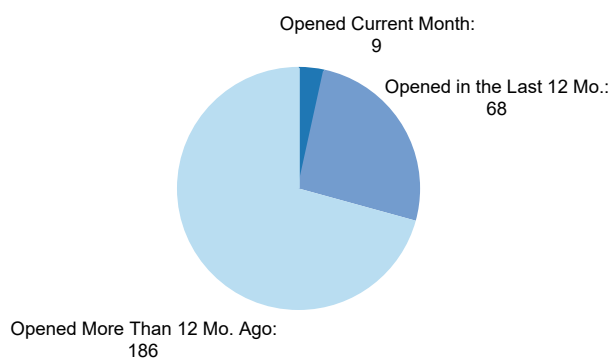


Monthly Sales Breakdown

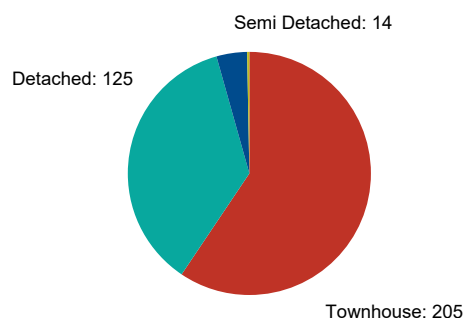


Current Month Low Rise Sales Breakdown

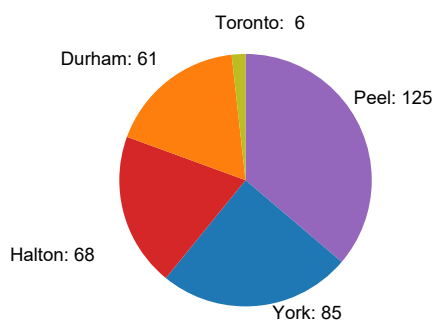
Sales by Opening Date (5 years)



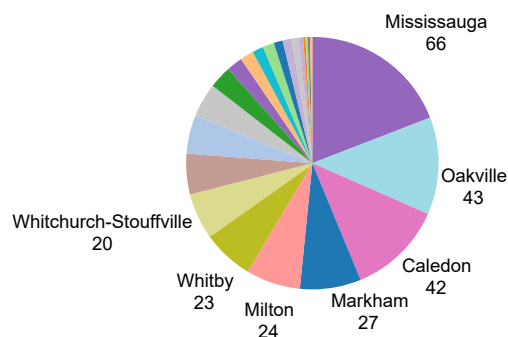
Sales by Product Type



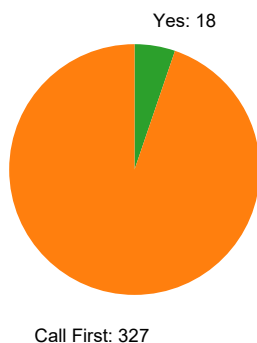
Sales by Region



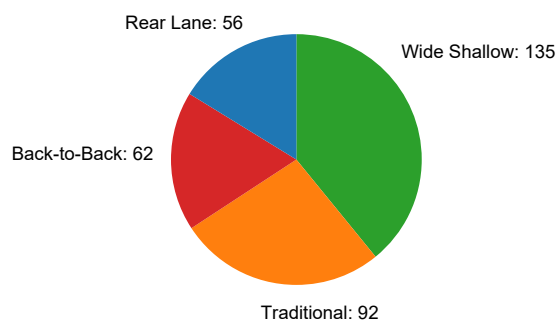
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



New Openings

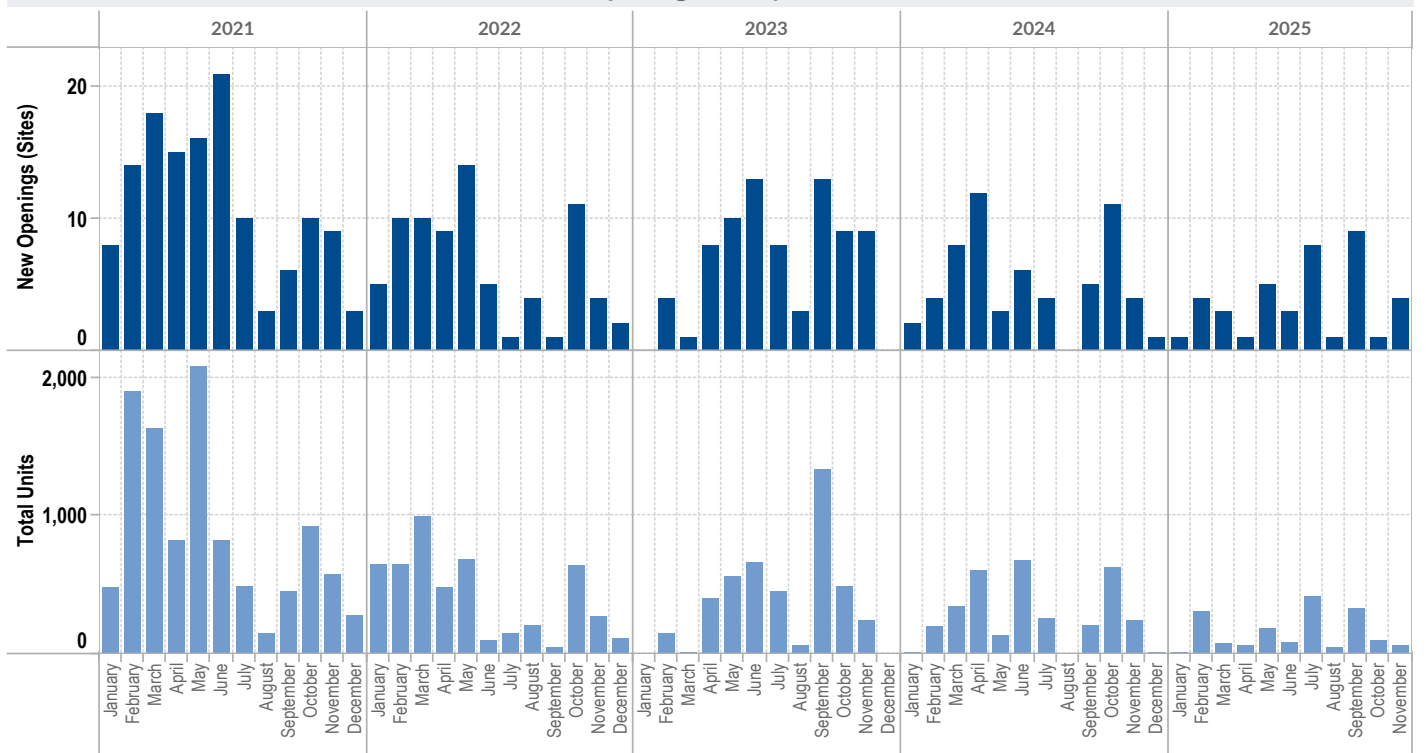


November 2025 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	Opening Date	Current Month Sales *	Rem Inv	Avg. \$/SF	No. of Units **
Duffin's Village - Coughlan Homes	Freehold	Ajax	11/1/2025	1	2	\$502	3
Nine - Mattamy Homes	Freehold Common Element	Mississauga	11/15/2025	8	24	\$424	32
Homestead Meadows - Ballymore Homes	Freehold	Georgina	11/29/2025	0	10	\$470	10
Richmond Hill Town Manors - Altona Group	Freehold Common Element	Richmond Hill	11/29/2025	0	21	\$625	21
Grand Total				9	57	\$519	66

* 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	134		779	25.4%		25.4%	
Treasure Hill	13	31	30	15	19	18	17	27	34	103	31		338	11.0%		36.4%	
Fieldgate Homes	17	2	18	14	9	12	11	9	9	9	5		115	3.7%		40.2%	
Starlane Home Corporation	0	36	7	2	2	16	5	0	4	9	7		88	2.9%		43.0%	
Paradise Developments	30	15	16	2	3	3	1	0	7	3	4		84	2.7%		45.8%	
Caivan	14	4	4	10	14	17	2	2	2	4	6		79	2.6%		48.4%	
Aspen Ridge Homes	6	9	9	20	13	7	3	1	0	6	0		74	2.4%		50.8%	
Great Gulf	4	0	10	4	10	8	2	4	13	8	3		66	2.2%		52.9%	
Umbria Development Group		41	15	2	2	0	2	1	0	2	1		66	2.2%		55.1%	
Deco Homes	0	0	2	1	0	2	1	0	30	17	9		62	2.0%		57.1%	
Arista Homes	2	4	1	1	5	2	4	4	19	8	5		55	1.8%		58.9%	
Greenpark Group	0	0	3	5	1	7	5	4	14	12	2		53	1.7%		60.6%	
Liberty Development Corporation	0	0	0	46	5	0	1	0	0	0	0		52	1.7%		62.3%	
Zancor Homes	2	10	0	5	3	0	2	2	2	12	13		51	1.7%		64.0%	
Poetry Living	0	0	0	0	0	0	0	0	9	30	10		49	1.6%		65.6%	
Fernbrook Homes	4	2	4	4	1	4	3	4	5	5	11		47	1.5%		67.1%	
Opus Homes	2	5	5	1	0	1	0	4	11	3	13		45	1.5%		68.6%	
Royal Pine Homes	33	4	2	2	0	1	0	2	1	0	0		45	1.5%		70.0%	
Rosehaven Homes	0	0	0	0	0	26	4	2	2	0	10		44	1.4%		71.5%	
Branthaven Homes	0	0	6	1	2	12	11	5	5	0	0		42	1.4%		72.8%	
Times Group Corporation		15	3	4	4	3	1	0	1	0	9		40	1.3%		74.1%	
Minto Developments and Metropia									23	7	3		33	1.1%		75.2%	
	248	284	261	239	227	325	224	211	345	358	345		3,067				

Top Builders - Last 12 Months



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

Builder	2024	2025											Total	Market Share		Cum. Mkt. Share	
	December	January	February	March	April	May	June	July	August	September	October	November		%		%	
Mattamy Homes	48	68	51	50	25	47	124	81	90	64	45	134	827	25.6%		25.6%	
Treasure Hill	9	13	31	30	15	19	18	17	27	34	103	31	347	10.7%		36.3%	
Fieldgate Homes	16	17	2	18	14	9	12	11	9	9	9	5	131	4.1%		40.4%	
Starlane Home Corporation	0	0	36	7	2	2	16	5	0	4	9	7	88	2.7%		43.1%	
Paradise Developments	1	30	15	16	2	3	3	1	0	7	3	4	85	2.6%		45.7%	
Aspen Ridge Homes	7	6	9	9	20	13	7	3	1	0	6	0	81	2.5%		48.2%	
Great Gulf	14	4	0	10	4	10	8	2	4	13	8	3	80	2.5%		50.7%	
Caivan	0	14	4	4	10	14	17	2	2	2	4	6	79	2.4%		53.1%	
Umbria Development Group			41	15	2	2	0	2	1	0	2	1	66	2.0%		55.2%	
Deco Homes	0	0	0	2	1	0	2	1	0	30	17	9	62	1.9%		57.1%	
Royal Pine Homes	17	33	4	2	2	0	1	0	2	1	0	0	62	1.9%		59.0%	
Arista Homes	1	2	4	1	1	5	2	4	4	19	8	5	56	1.7%		60.7%	
Zancor Homes	3	2	10	0	5	3	0	2	2	2	12	13	54	1.7%		62.4%	
Greenpark Group	0	0	0	3	5	1	7	5	4	14	12	2	53	1.6%		64.1%	
Liberty Development Corporation	0	0	0	0	46	5	0	1	0	0	0	0	52	1.6%		65.7%	
Fernbrook Homes	3	4	2	4	4	1	4	3	4	5	5	11	50	1.5%		67.2%	
Poetry Living	0	0	0	0	0	0	0	0	0	9	30	10	49	1.5%		68.7%	
Opus Homes	0	2	5	5	1	0	1	0	4	11	3	13	45	1.4%		70.1%	
Rosehaven Homes	0	0	0	0	0	0	26	4	2	2	0	10	44	1.4%		71.5%	
Branthaven Homes	1	0	0	6	1	2	12	11	5	5	0	0	43	1.3%		72.8%	
Times Group Corporation			15	3	4	4	3	1	0	1	0	9	40	1.2%		74.0%	
CountryWide Homes	6	3	11	6	0	1	2	0	2	1	3	1	36	1.1%		75.2%	
	166	248	284	261	239	227	325	224	211	345	358	345	3,233				

Top Sites



GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2025 November
Nine - Mattamy Homes	Mississauga	Townhouse	19	6
			20	60
			Total	66
Chateau 9 - Treasure Hill	Whitchurch-Stouffville	Detached	36	16
			40	4
			Total	20
Springwater - Mattamy Homes	Markham	Detached	30	0
			38	0
		Townhouse	20	3
			22	15
			23	2
			Total	20
Upper Joshua Creek - Mattamy Homes	Oakville	Detached	34	4
			38	7
			45	0
		Townhouse	20	2
			23	7
			Total	20
Hawthorne East Village - Mattamy Homes	Milton	Detached	30	6
			34	1
			36	2
			43	0
		Townhouse	20	4
			21	0
			23	6
			Total	19
Caledon Club - Zancor Homes	Caledon	Detached	30	10
			38	0
			45	0
		Townhouse	20	1
			Total	11
Ellis Lane - Poetry Living	Caledon	Detached	30	0
			36	10
			Total	10
Ivy Rouge - Rosehaven Homes	Oakville	Detached	35	2
			41	1
		Semi Detached	26	0
			20	0
		Townhouse	25	7
			Total	10
Caledon Club - Fernbrook Homes	Caledon	Detached	30	6
			38	0
		Townhouse	20	3
			Total	9
Skylands - Times Group Corporation	Richmond Hill	Townhouse	20	4
			25	5
			Total	9

Yr. Over Yr. Sales Comparison



Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	November 2024					November 2025				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	0		1	0	1	5		0		5
	Brock										
	Clarington	6		0	3	9	2		0	4	6
	Oshawa	13		0	34	47	3			2	5
	Pickering	12		2	61	75	7		0	11	18
	Scugog	1	0		0	1	3	0		0	3
	Uxbridge	0			0	0	0			1	1
	Whitby	15		5	7	27	4	1	7	11	23
	Total	47	0	8	105	160	24	1	7	29	61
Halton	Burlington	1		0	0	1	0		0	1	1
	Halton Hills	0			0	0	0			0	0
	Milton	40			3	43	12		2	10	24
	Oakville	23	0		17	40	17	0	2	24	43
	Total	64	0	0	20	84	29	0	4	35	68
Peel	Brampton	46		0	31	77	3		2	12	17
	Caledon	19		0	2	21	31			11	42
	Mississauga				2	2				66	66
	Total	65		0	35	100	34		2	89	125
Toronto	East York										
	Etobicoke										
	North York				2	2	0			4	4
	Old Toronto			0		0			0		0
	Scarborough	0			5	5	0			0	0
	York				3	3				2	2
	Total	0		0	10	10	0		0	6	6
York	Aurora	64			0	64	4			0	4
	East Gwillimbury	3		0	1	4	0		0	0	0
	Georgina	5				5	3			4	7
	King	6			1	7	1			0	1
	Markham	6		0	23	29	3		0	24	27
	Newmarket		0	0	2	2		0	0	1	1
	Richmond Hill	8		0	23	31	4		1	10	15
	Vaughan	6			9	15	3			7	10
	Whitchurch-Stouffville	0				0	20				20
	Total	98	0	0	59	157	38	0	1	46	85
Grand Total		274	0	8	229	511	125	1	14	205	345

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	8		1	2	11	32	0		4	0	36	
	Brock						0				0	0	
	Clarington	51		3	17	71	81	0		20	71	172	
	Oshawa	87		5	42	134	147	0		0	112	259	
	Pickering	92		9	219	320	125	0	0	14	149	288	
	Scugog	17	0		0	17	51	8		0	0	59	
	Uxbridge	5			1	6	22	0		0	20	42	
	Whitby	61	6	42	107	216	162	4		21	231	418	
	Total	321	6	60	388	775	620	12	0	59	583	1,274	
Halton	Burlington	13		0	8	21	8	0		5	12	25	
	Halton Hills	31			5	36	22	0		0	20	42	
	Milton	194		3	132	329	376	0		13	112	501	
	Oakville	168	0	9	166	343	337	39		19	559	954	
	Total	406	0	12	311	729	743	39		37	703	1,522	
Peel	Brampton	102		7	231	340	188	0		4	257	449	
	Caledon	187		1	56	244	284	0		0	93	377	
	Mississauga				81	81	0	0		0	152	152	
	Total	289		8	368	665	472	0		4	502	978	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York	2			17	19	4	0		0	31	35	
	Old Toronto			0		0	0	0		12	0	12	
	Scarborough	3			20	23	6	0		0	45	51	
	York				10	10	0			0	25	25	
	Total	5		0	47	52	10	0		12	101	123	
York	Aurora	22			7	29	113	0	0	0	53	166	
	East Gwillimbury	59		7	18	84	64			0	41	105	
	Georgina	75			40	115	137	0		0	10	147	
	King	35			11	46	126	0		0	58	184	
	Markham	110		0	157	267	159	0		0	295	454	
	Newmarket		1	0	6	7	0	0		2	12	14	
	Richmond Hill	78		10	106	194	203	0		7	232	442	
	Vaughan	44		2	120	166	88	0		0	210	298	
	Whitchurch-Stouffville	104				104	6			0	0	6	
	Total	527	1	19	465	1,012	896	0	0	9	911	1,816	
Grand Total		1,548	7	99	1,579	3,233	2,741	51	0	121	2,800	5,713	



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