



Greater Toronto Area Low Rise Projects

New Homes Monthly Report
December 2025

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Dec-25		Dec-24		Change	
High Rise	87		149		-41.6%	
Low Rise	153		167		-8.4%	
Total	240		316		-24.1%	
Year to Date Sales	Jan.-Dec. 2025		Jan.-Dec. 2024		Y/Y Change	
High Rise	2,067		4,501		-54.1%	
Low Rise	3,247		5,146		-36.9%	
Total	5,314		9,647		-44.9%	
Year to Date Supply	Jan.-Dec. 2025		Jan.-Dec. 2024		Y/Y Change	
High Rise	1,131		4,920		-77.0%	
Low Rise	3,992		6,878		-42.0%	
Total	5,123		11,798		-56.6%	
Year to Date Completions	Jan.-Dec. 2025		Jan.-Dec. 2024		Y/Y Change	
High Rise	31,197		26,324		18.5%	
Remaining Inventory	Dec-25	Nov-25	Dec-24	M/M Change	Y/Y Change	
High Rise	15,115	15,353	16,294	-1.6%	-7.2%	
Low Rise	5,734	5,840	4,989	-1.8%	14.9%	
Total	20,849	21,193	21,283	-1.6%	-2.0%	
Benchmark Price	Dec-25	Nov-25	Dec-24	M/M Change	Y/Y Change	
High Rise	\$1,021,235	\$1,022,927	\$1,018,170	-0.2%	0.3%	
Low Rise	\$1,409,725	\$1,416,638	\$1,551,228	-0.5%	-9.1%	
Projects	New Openings	All Active	Under Const.	Pre-Const.		
High Rise Projects	1	317	168	73		
High Rise Units	92	81,546	53,043	17,427		
% Sold*	4%	81%	81%	47%		
Low Rise Projects	1	249				
Low Rise Units	45	31,391				
% Sold*	2%	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.

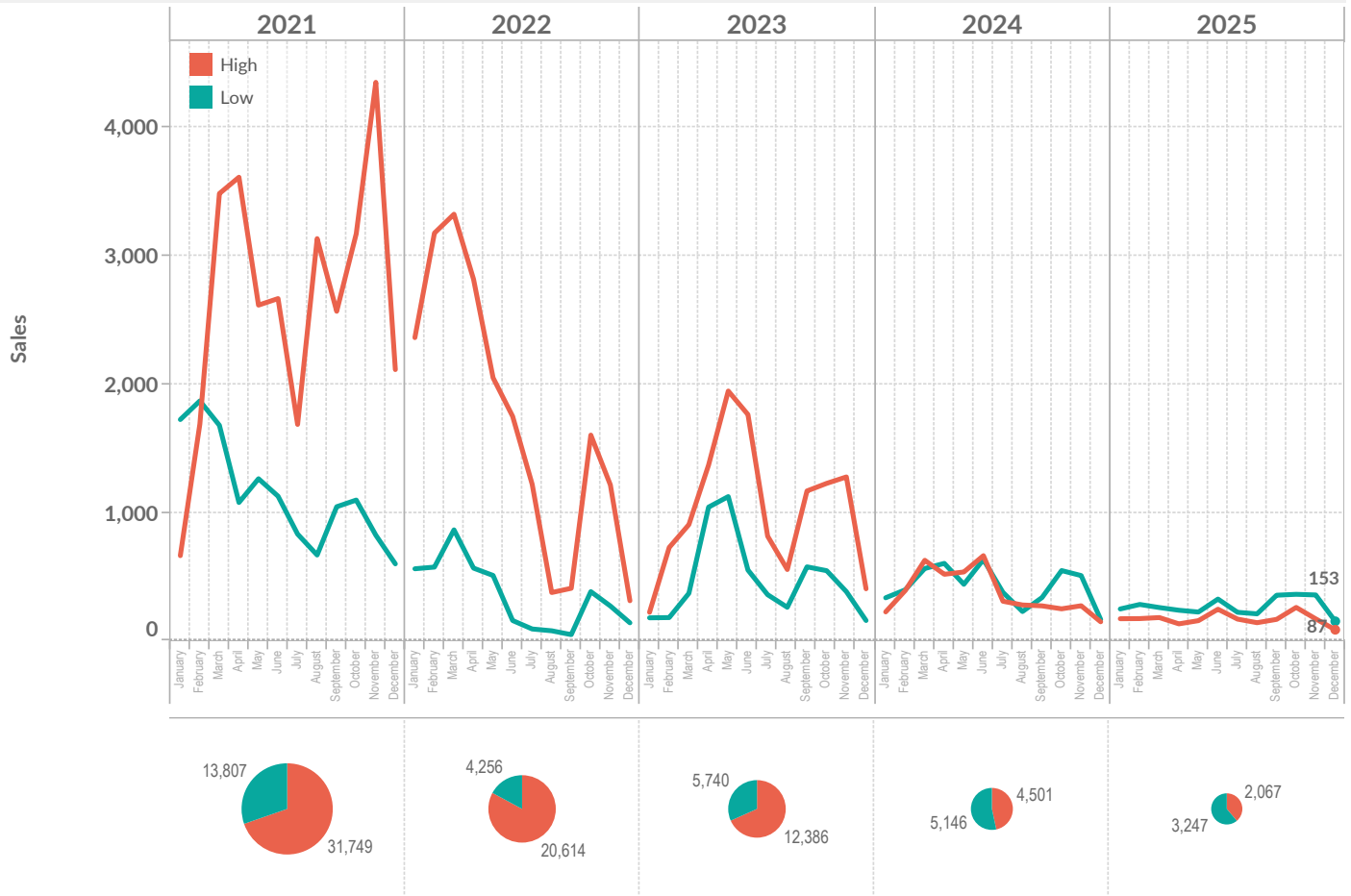
All Active includes all projects actively marketing available remaining inventory regardless of their construction status.

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

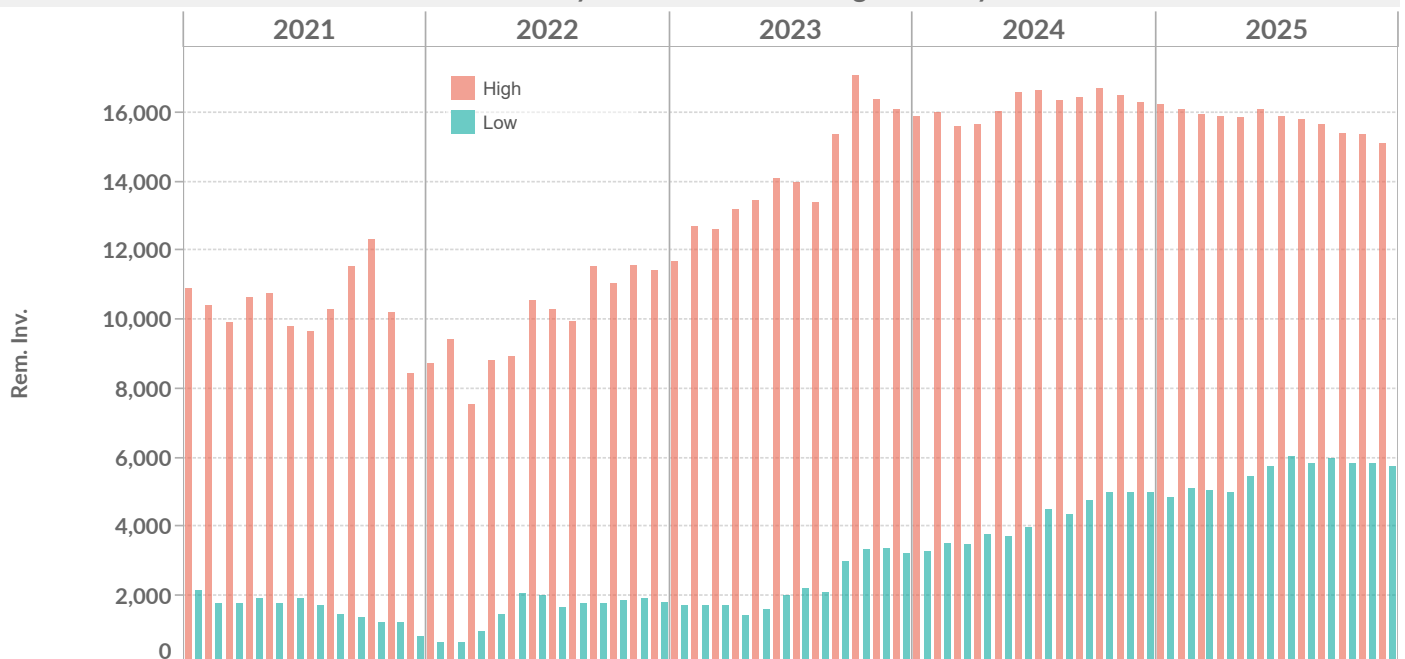
Pre-Construction includes all projects, regardless of whether sold out or not, that have not commenced construction.

Sales & Remaining Inventory

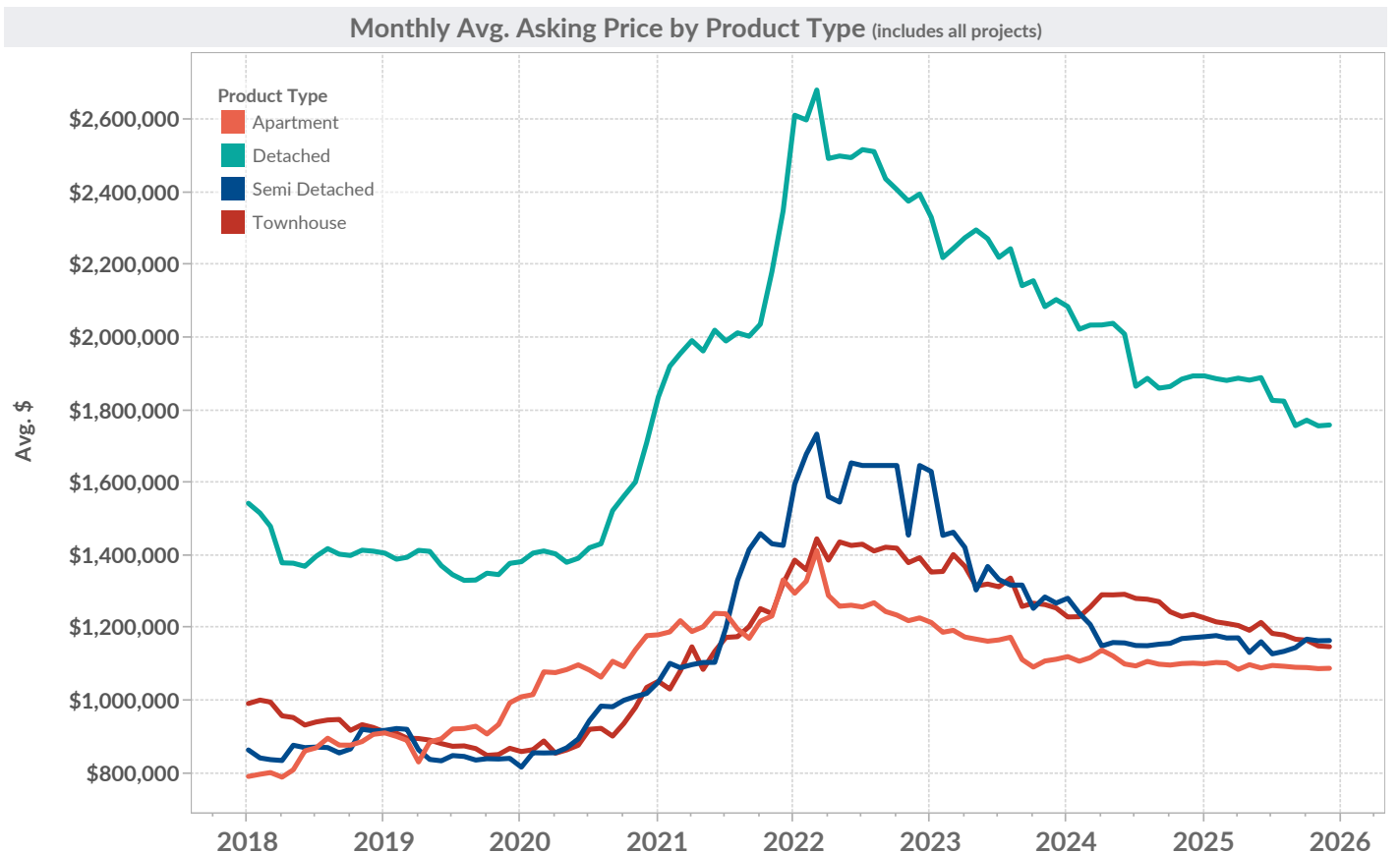
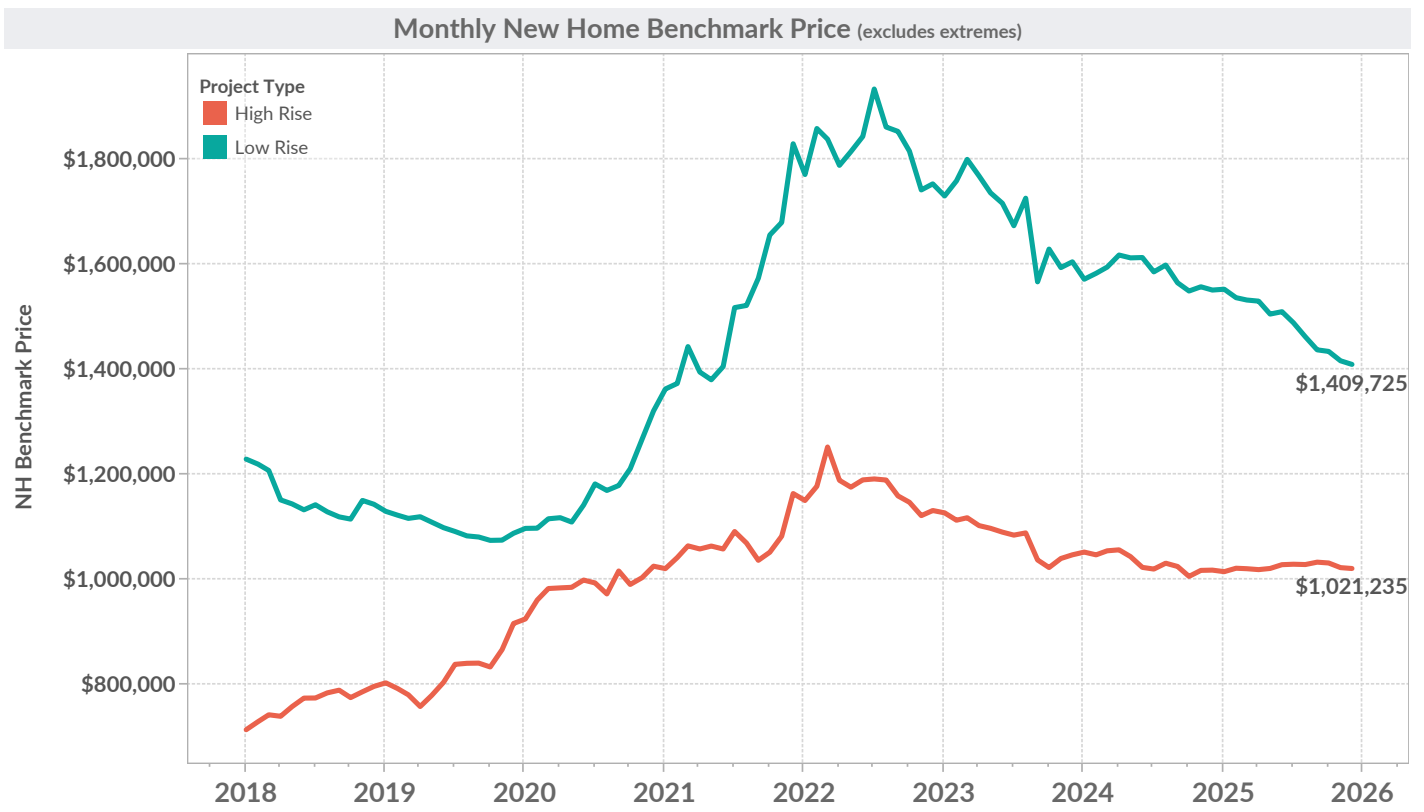
GTA - Monthly New Home Sales



GTA - Monthly New Home Remaining Inventory

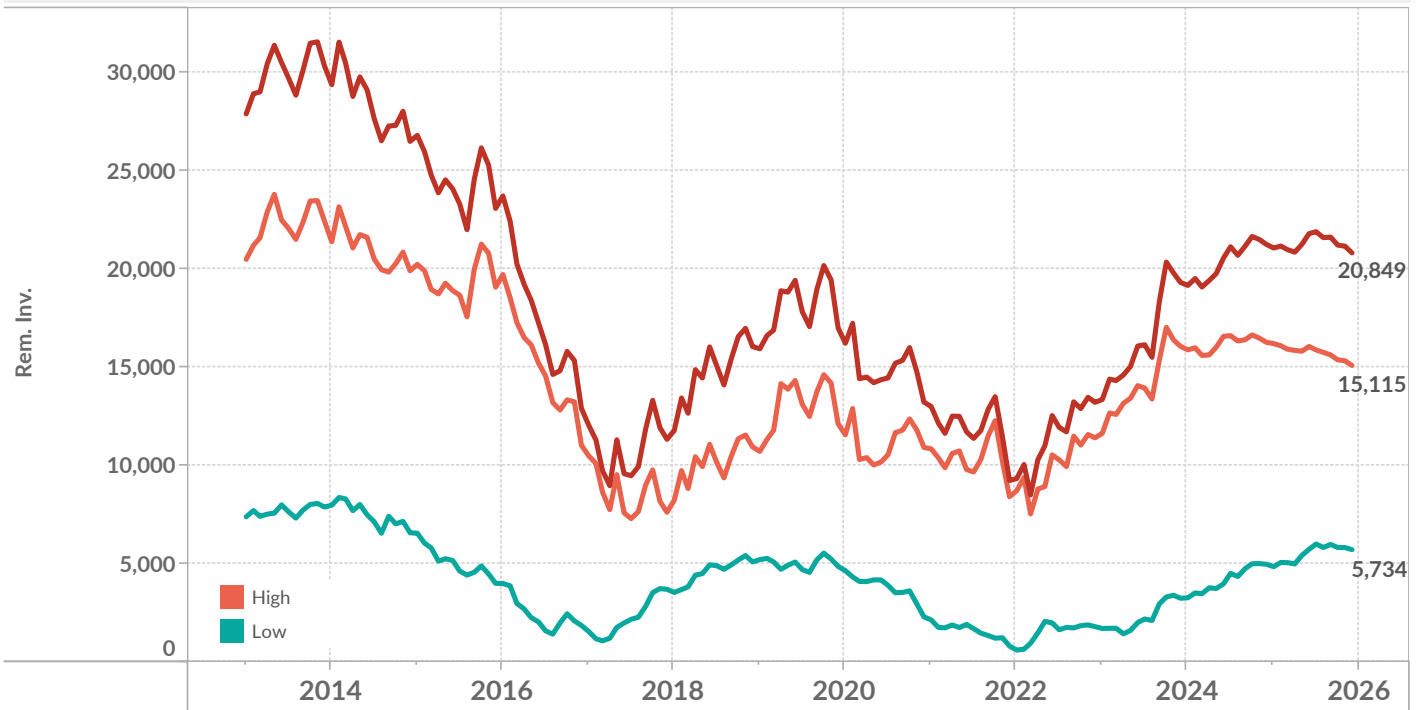


Pricing

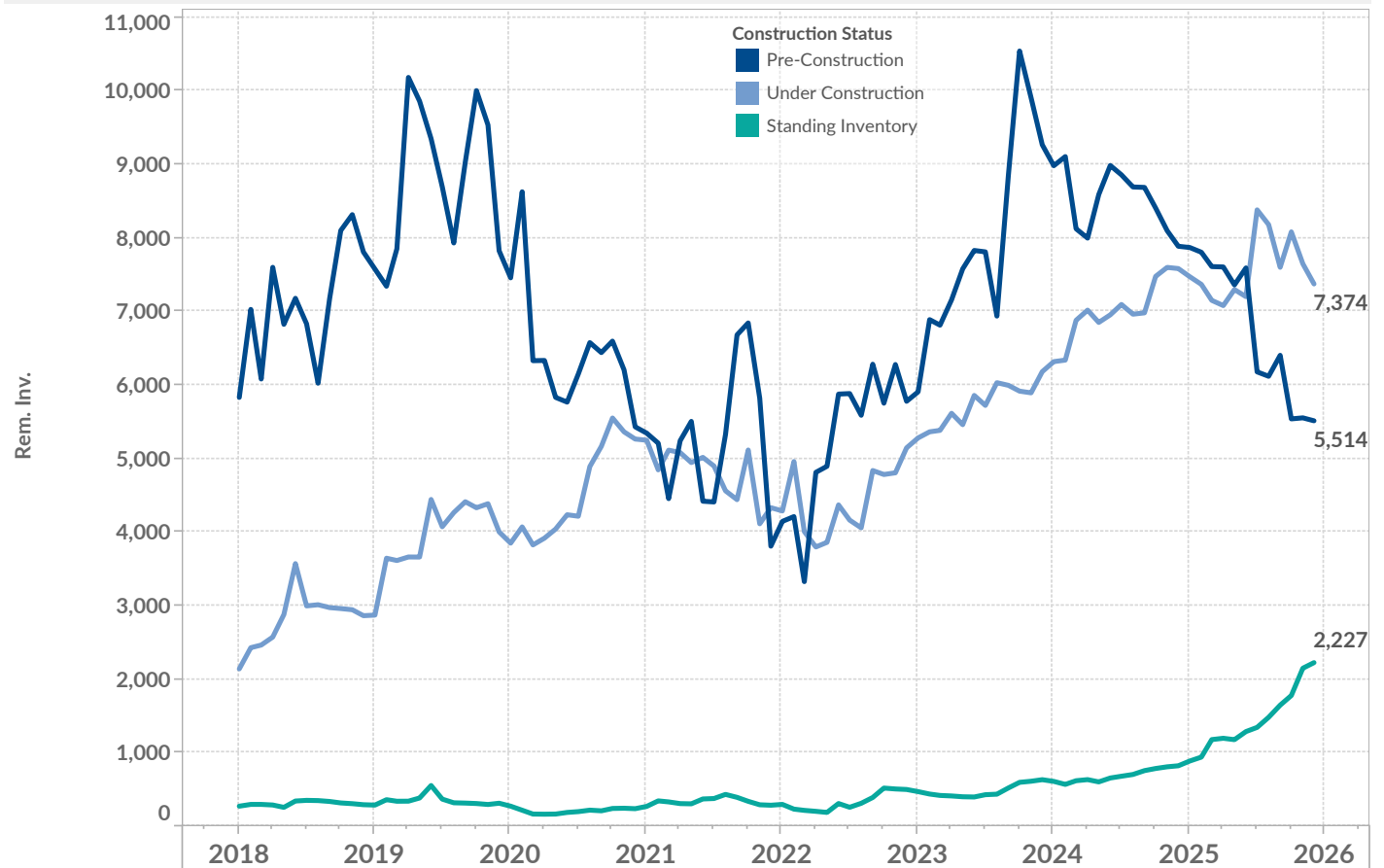


Remaining Inventory

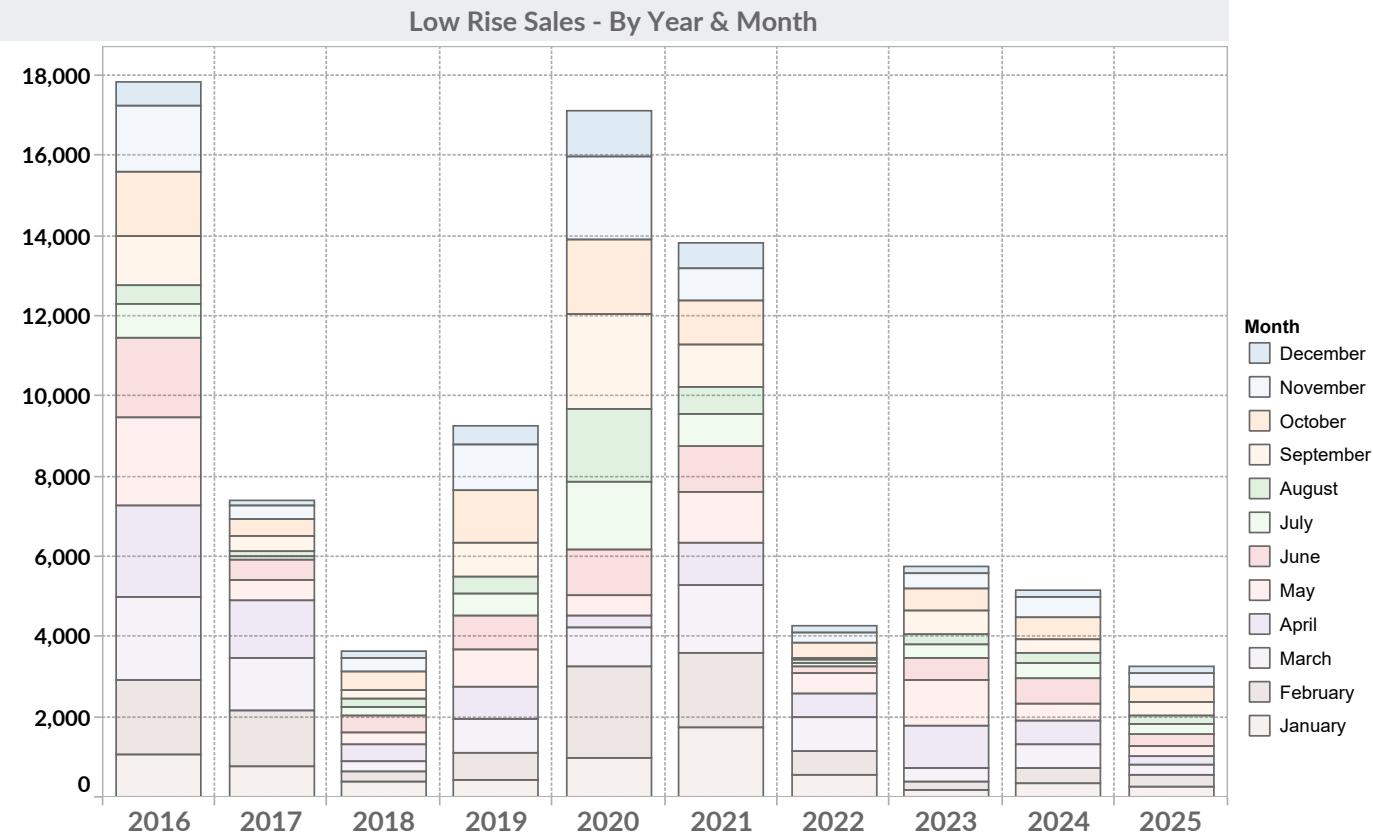
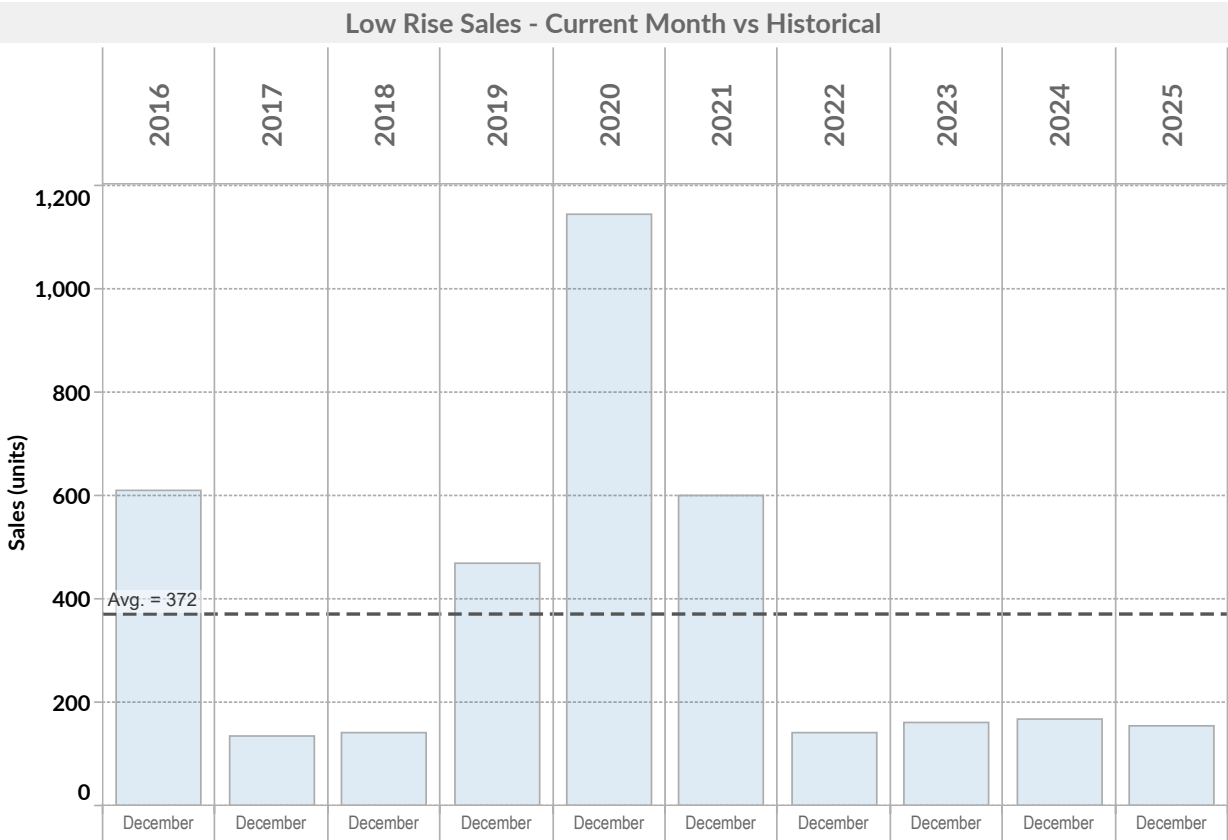
GTA - Monthly New Home Remaining Inventory



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

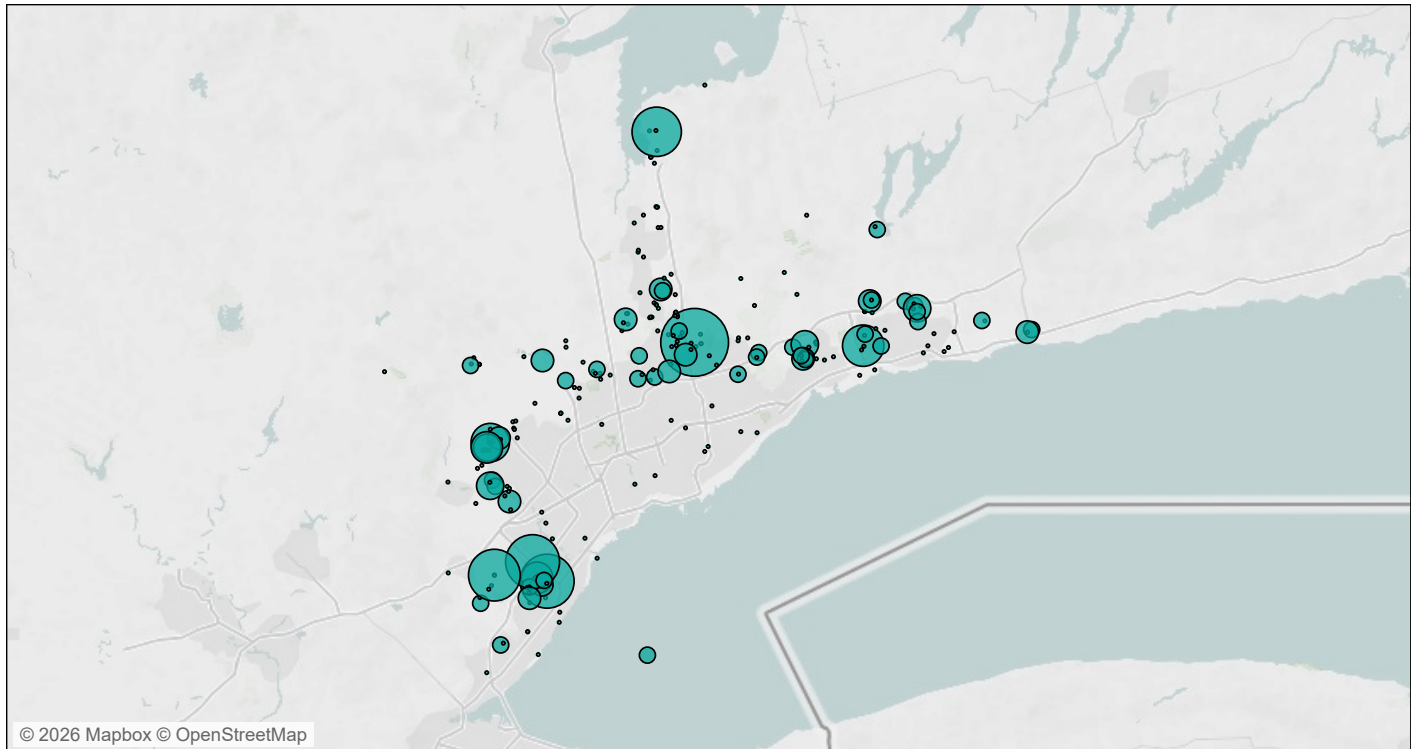


Historical Sales Comparison

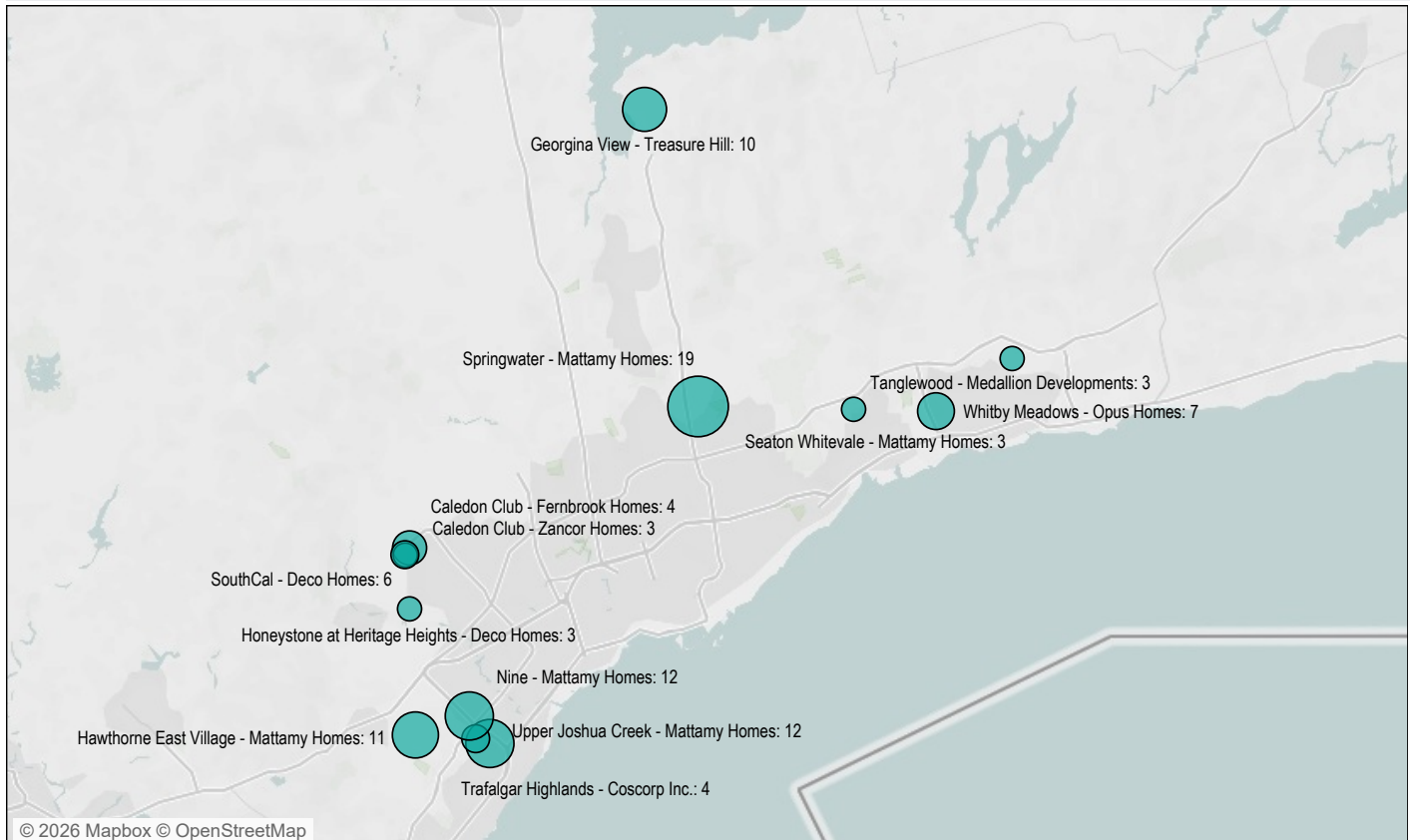


Current Sites

GTA - Active Low Rise Sites by Current Month Sales



GTA - Top Sites by Current Month Sales

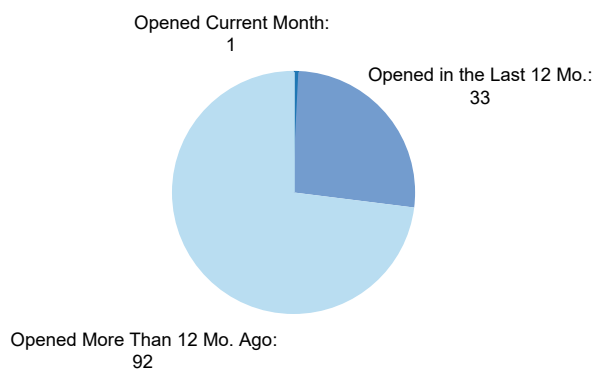


Monthly Sales Breakdown

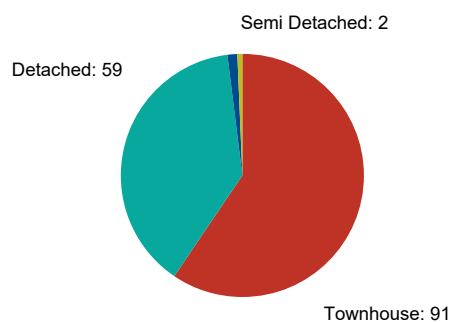


Current Month Low Rise Sales Breakdown

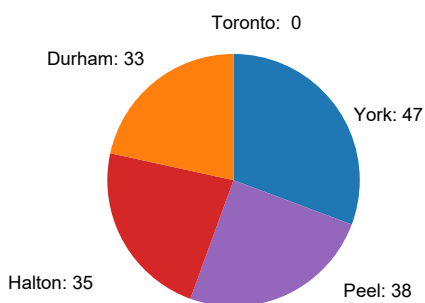
Sales by Opening Date (5 years)



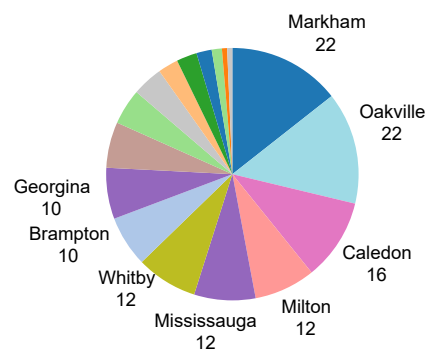
Sales by Product Type



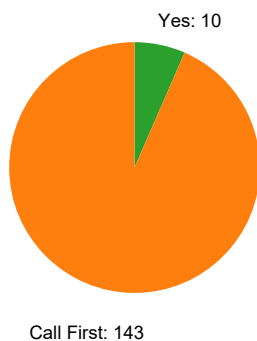
Sales by Region



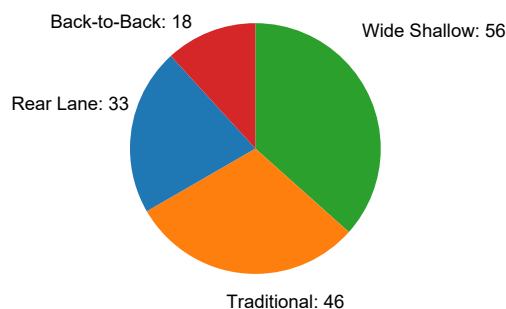
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



New Openings

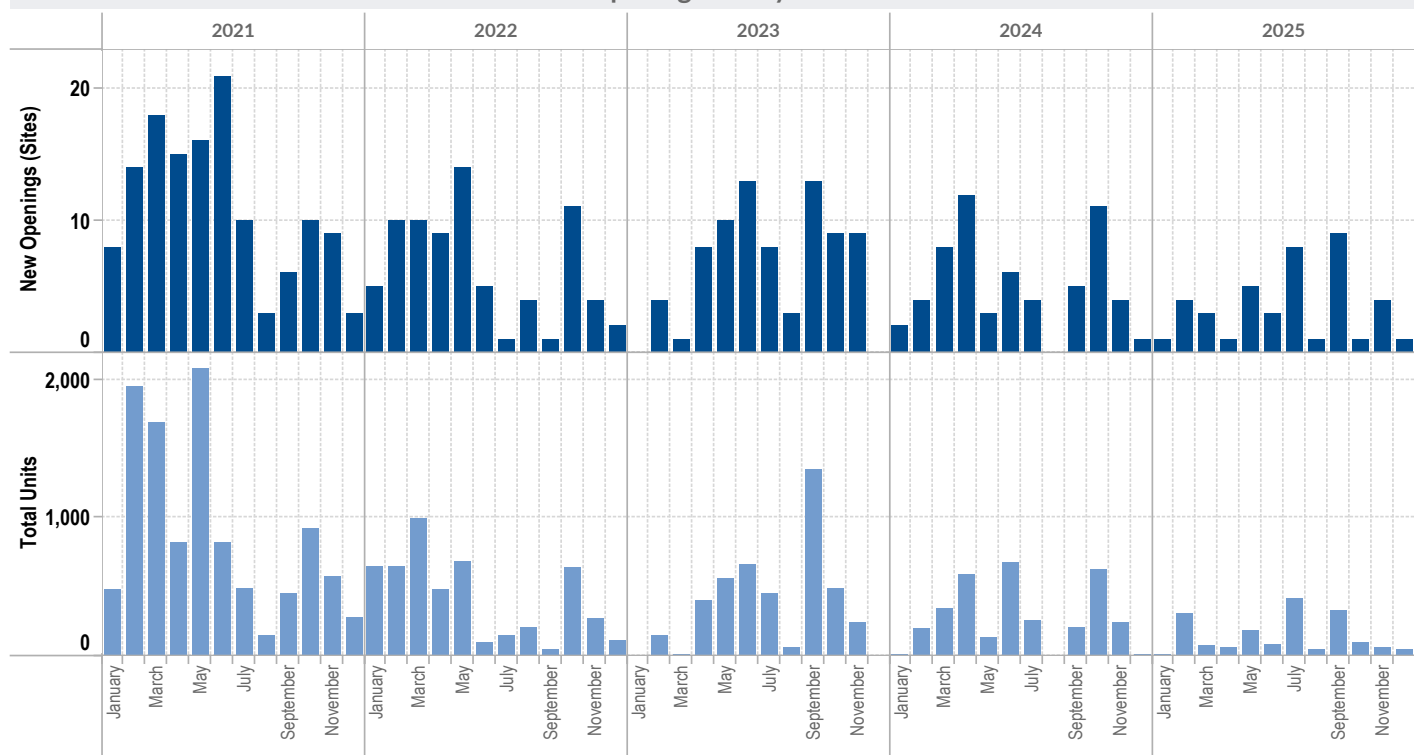


December 2025 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	Opening Date	Current Month Sales *	Rem Inv	Avg. \$/SF	No. of Units **
Oakpointe - Arista Homes	Freehold	Oakville	12/1/2025	1	44	\$677	45
Grand Total				1	44	\$677	45

* 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	131	60	836	25.7%		25.7%	
Treasure Hill	13	31	30	15	19	18	17	27	39	108	34	21	372	11.5%		37.2%	
Fieldgate Homes	17	2	18	14	9	12	11	9	9	9	5	1	116	3.6%		40.8%	
Starlane Home Corporation	0	36	7	2	2	16	5	0	4	9	6	2	89	2.7%		43.5%	
Paradise Developments	30	15	15	2	3	3	1	0	7	3	4	2	85	2.6%		46.1%	
Caivan	14	4	4	10	14	17	2	2	2	4	6	0	79	2.4%		48.6%	
Umbria Development Group		41	15	2	2	0	2	1	4	5	3	1	76	2.3%		50.9%	
Aspen Ridge Homes	6	9	9	20	13	7	3	1	0	6	0	0	74	2.3%		53.2%	
Deco Homes	0	0	2	1	0	2	1	0	32	14	10	10	72	2.2%		55.4%	
Great Gulf	4	0	10	4	10	8	2	4	13	8	3	3	69	2.1%		57.5%	
Arista Homes	2	4	1	1	4	2	4	4	19	8	5	3	57	1.8%		59.3%	
Greenpark Group	0	0	3	5	1	7	5	4	14	12	2	3	56	1.7%		61.0%	
Zancor Homes	2	10	0	5	3	0	2	2	2	12	13	3	54	1.7%		62.7%	
Opus Homes	2	5	5	1	0	1	0	4	11	3	14	7	53	1.6%		64.3%	
Fernbrook Homes	4	2	4	4	1	4	3	4	5	5	11	5	52	1.6%		65.9%	
Liberty Development Corporation	0	0	0	46	5	0	1	0	0	0	0	0	52	1.6%		67.5%	
Poetry Living	0	0	0	0	0	0	0	0	9	30	10	0	49	1.5%		69.0%	
Royal Pine Homes	33	4	2	2	0	1	0	2	1	0	0	0	45	1.4%		70.4%	
Rosehaven Homes	0	0	0	0	0	26	4	2	2	0	10	0	44	1.4%		71.8%	
Branthaven Homes	0	1	6	1	2	12	11	5	5	0	0	0	43	1.3%		73.1%	
Times Group Corporation		15	3	4	4	3	1	0	1	0	9	0	40	1.2%		74.3%	
Minto Developments and Metropia									23	7	3		33	1.0%		75.3%	
	249	284	260	239	225	326	223	211	356	363	358	153	3,247				

Top Sites



GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2025 December
Springwater - Mattamy Homes	Markham	Detached	30	5
			38	0
		Townhouse	20	5
			22	8
			23	1
		Total		19
Nine - Mattamy Homes	Mississauga	Townhouse	20	6
			21	6
		Total		12
Upper Joshua Creek - Mattamy Homes	Oakville	Detached	34	1
			38	3
			45	0
		Townhouse	20	3
			23	5
		Total		12
Hawthorne East Village - Mattamy Homes	Milton	Detached	30	5
			34	0
			36	4
			43	0
		Townhouse	20	0
			21	0
			23	2
		Total		11
Georgina View - Treasure Hill	Georgina	Townhouse	20	10
				10
Whitby Meadows - Opus Homes	Whitby	Detached	36	2
		Semi Detached	20	0
		Townhouse	21	5
		Total		7
SouthCal - Deco Homes	Caledon	Detached	38	1
		Townhouse	20	5
		Total		6
Caledon Club - Fernbrook Homes	Caledon	Detached	30	3
			38	0
		Townhouse	20	1
		Total		4
Trafalgar Highlands - Coscorp Inc.	Oakville	Detached	32	0
			38	1
		Townhouse	19	3
		Total		4
Caledon Club - Zancor Homes	Caledon	Detached	30	2
			38	0
			45	0
		Townhouse	20	1
				3
		Total		3

Yr. Over Yr. Sales Comparison



Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	December 2024					December 2025				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	1		1	2	4	0		0		0
	Brock										
	Clarington	3		0	0	3	1		0	3	4
	Oshawa	7		0	1	8	5			2	7
	Pickering	4		1	16	21	5		1	3	9
	Scugog	0	0		0	0	0	1		0	1
	Uxbridge	0			0	0	0			0	0
	Whitby	1		1	3	5	3	0	0	9	12
	Total	16	0	3	22	41	14	1	1	17	33
Halton	Burlington	0		0	0	0	1		0	0	1
	Halton Hills	4			1	5	0			0	0
	Milton	23			0	23	9		1	2	12
	Oakville	11	0		4	15	6	0	0	16	22
	Total	38	0	0	5	43	16	0	1	18	35
Peel	Brampton	11		0	0	11	3		0	7	10
	Caledon	4		0	0	4	9			7	16
	Mississauga				2	2				12	12
	Total	15		0	2	17	12		0	26	38
Toronto	East York										
	Etobicoke										
	North York				1	1	0			0	0
	Old Toronto			0		0			0		0
	Scarborough	0			6	6	0			0	0
	York				0	0				0	0
	Total	0		0	7	7	0		0	0	0
York	Aurora	0			1	1	3			0	3
	East Gwillimbury	6		1	0	7	0		0	0	0
	Georgina	3				3	0			10	10
	King	1			1	2	2			0	2
	Markham	2		0	21	23	6		0	16	22
	Newmarket		0	0	1	1		0	0	0	0
	Richmond Hill	3		0	14	17	5		0	1	6
	Vaughan	3			2	5	1			3	4
	Whitchurch-Stouffville	0				0	0				0
	Total	18	0	1	40	59	17	0	0	30	47
Grand Total		87	0	4	76	167	59	1	2	91	153

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	7		0		7	32	0		4	0	36	
	Brock						0				0	0	
	Clarington	49		3	20	72	80	0		20	68	168	
	Oshawa	85		5	43	133	142	0		0	110	252	
	Pickering	94		9	206	309	120	0	0	13	146	279	
	Scugog	16	1		0	17	52	7		0	0	59	
	Uxbridge	5			1	6	22	0		0	20	42	
	Whitby	63	6	41	113	223	159	4		21	223	407	
	Total	319	7	58	383	767	607	11	0	58	567	1,243	
Halton	Burlington	14		0	8	22	7	0		5	12	24	
	Halton Hills	27			4	31	22	0		0	20	42	
	Milton	180		4	134	318	367	0		12	110	489	
	Oakville	165	0	9	181	355	377	39		19	615	1,050	
	Total	386	0	13	327	726	773	39		36	757	1,605	
Peel	Brampton	94		7	247	348	180	0		4	255	439	
	Caledon	186		1	65	252	281	0		0	89	370	
	Mississauga				88	88	0	0		0	143	143	
	Total	280		8	400	688	461	0		4	487	952	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York	2			16	18	4	0		0	31	35	
	Old Toronto			0		0	0	0		12	0	12	
	Scarborough	4			16	20	7	0		0	38	45	
	York				10	10	0			0	25	25	
	Total	6		0	42	48	11	0		12	94	117	
York	Aurora	25			6	31	110	0	0	0	53	163	
	East Gwillimbury	53		6	18	77	64			0	41	105	
	Georgina	72			50	122	137	0		0	0	137	
	King	49			10	59	111	0		0	58	169	
	Markham	114		0	152	266	163	0		0	334	497	
	Newmarket		1	0	5	6	0	0		2	12	14	
	Richmond Hill	80		10	94	184	198	0		7	230	435	
	Vaughan	42		2	125	169	87	0		0	204	291	
	Whitchurch-Stouffville	104				104	6			0	0	6	
	Total	539	1	18	460	1,018	876	0	0	9	932	1,817	
Grand Total		1,530	8	97	1,612	3,247	2,728	50	0	119	2,837	5,734	



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