



Altus Group



Greater Toronto Area High Rise Projects

New Homes Monthly Report
January 2026

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Jan-26		Jan-25		Change
High Rise	85		170		-50.0%
Low Rise	184		248		-25.8%
Total	269		418		-35.6%
Year to Date Sales	Jan.-Jan. 2026		Jan.-Jan. 2025		Y/Y Change
High Rise	85		170		-50.0%
Low Rise	184		248		-25.8%
Total	269		418		-35.6%
Year to Date Supply	Jan.-Jan. 2026		Jan.-Jan. 2025		Y/Y Change
High Rise	0		120		-100.0%
Low Rise	282		127		122.0%
Total	282		247		14.2%
Year to Date Completions	Jan.-Jan. 2026		Jan.-Jan. 2025		Y/Y Change
High Rise	1,716		2,179		-21.2%
Remaining Inventory	Jan-26	Dec-25	Jan-25	M/M Change	Y/Y Change
High Rise	14,731	14,798	15,745	-0.5%	-6.4%
Low Rise	5,826	5,728	4,877	1.7%	19.5%
Total	20,557	20,526	20,622	0.2%	-0.3%
Benchmark Price	Jan-26	Dec-25	Jan-25	M/M Change	Y/Y Change
High Rise	\$1,027,486	\$1,021,235	\$1,015,231	0.6%	1.2%
Low Rise	\$1,397,358	\$1,409,725	\$1,552,846	-0.9%	-10.0%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	0	311	154	71	
High Rise Units	0	80,562	49,258	16,744	
% Sold*	#DIV/0!	82%	81%	49%	
Low Rise Projects	1	248			
Low Rise Units	31	31,778			
% Sold*	6%	82%			

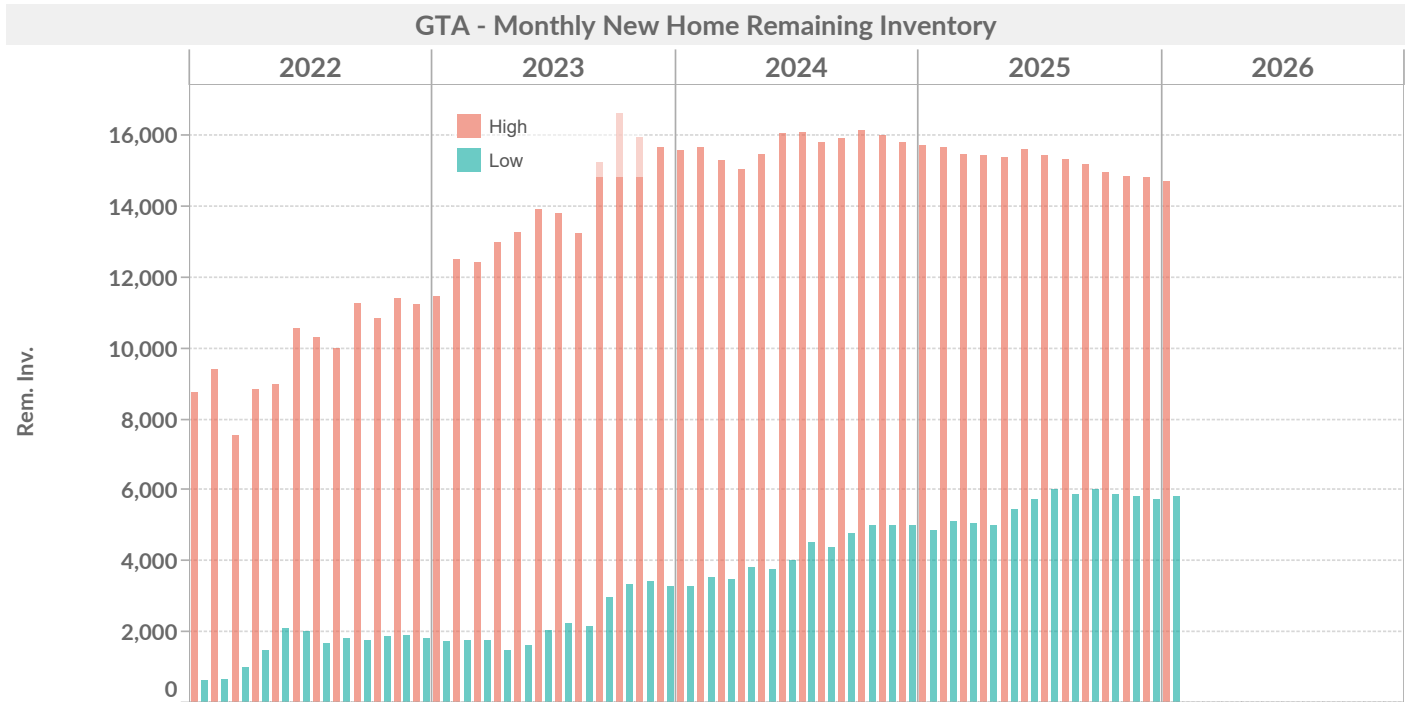
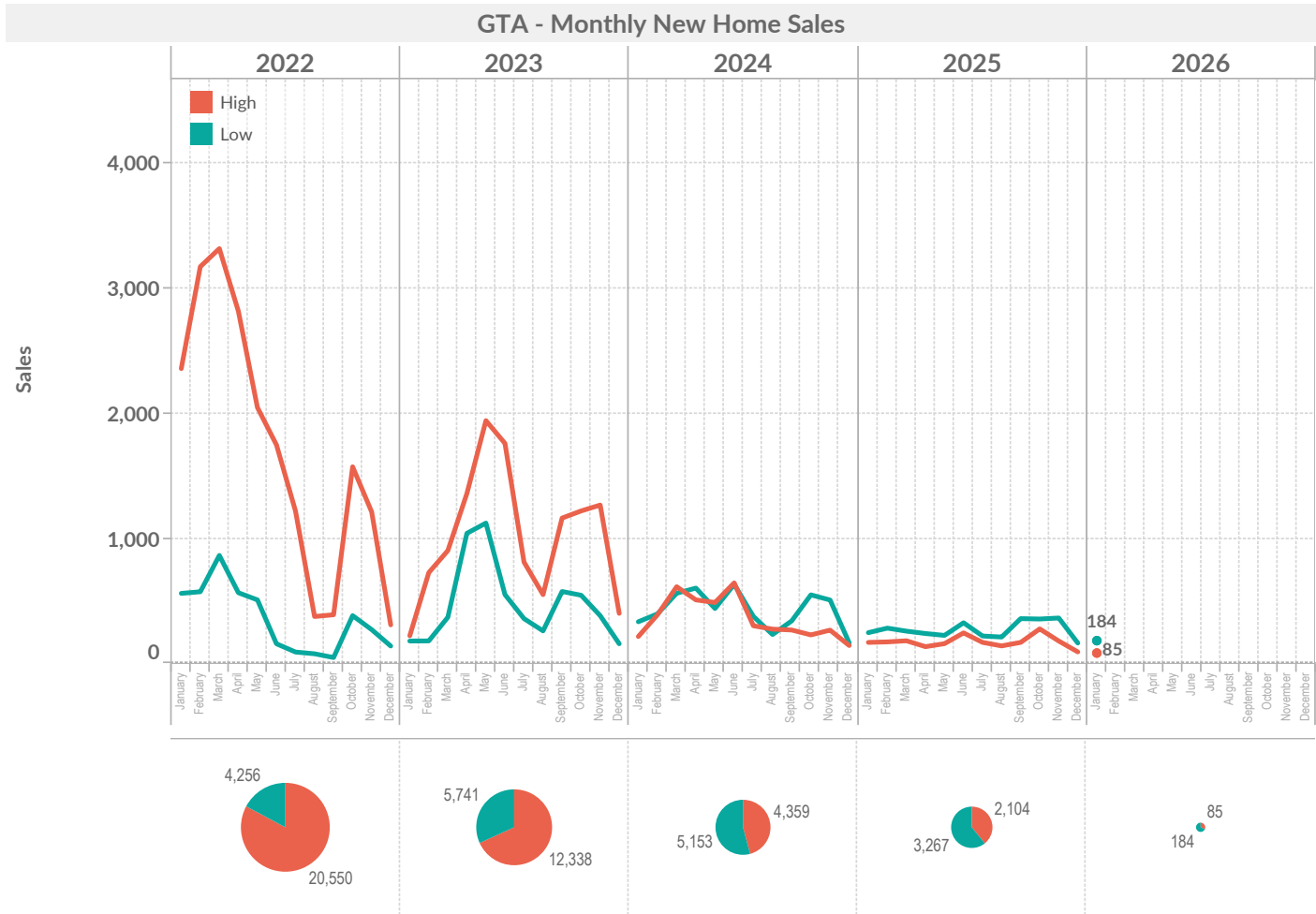
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

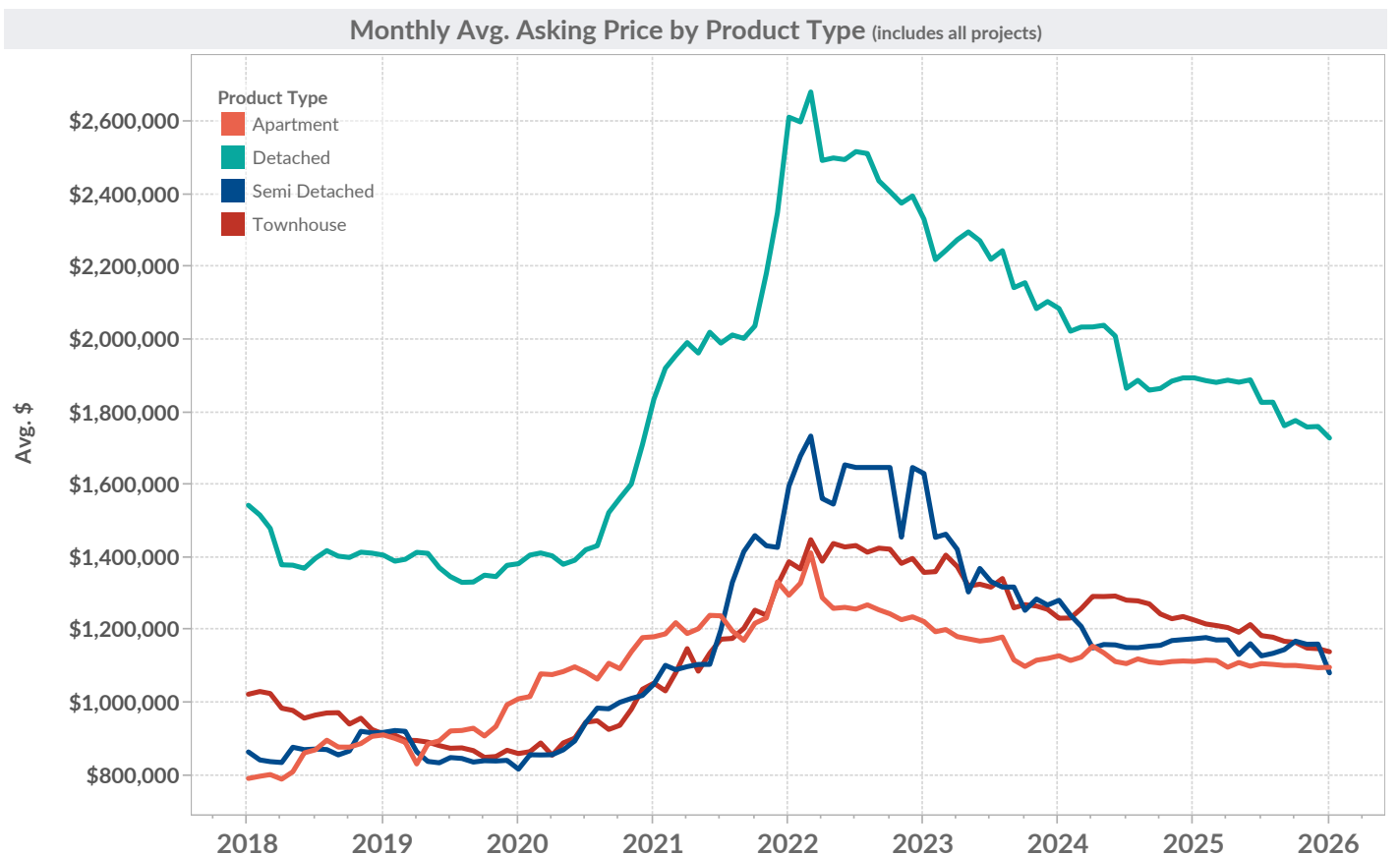
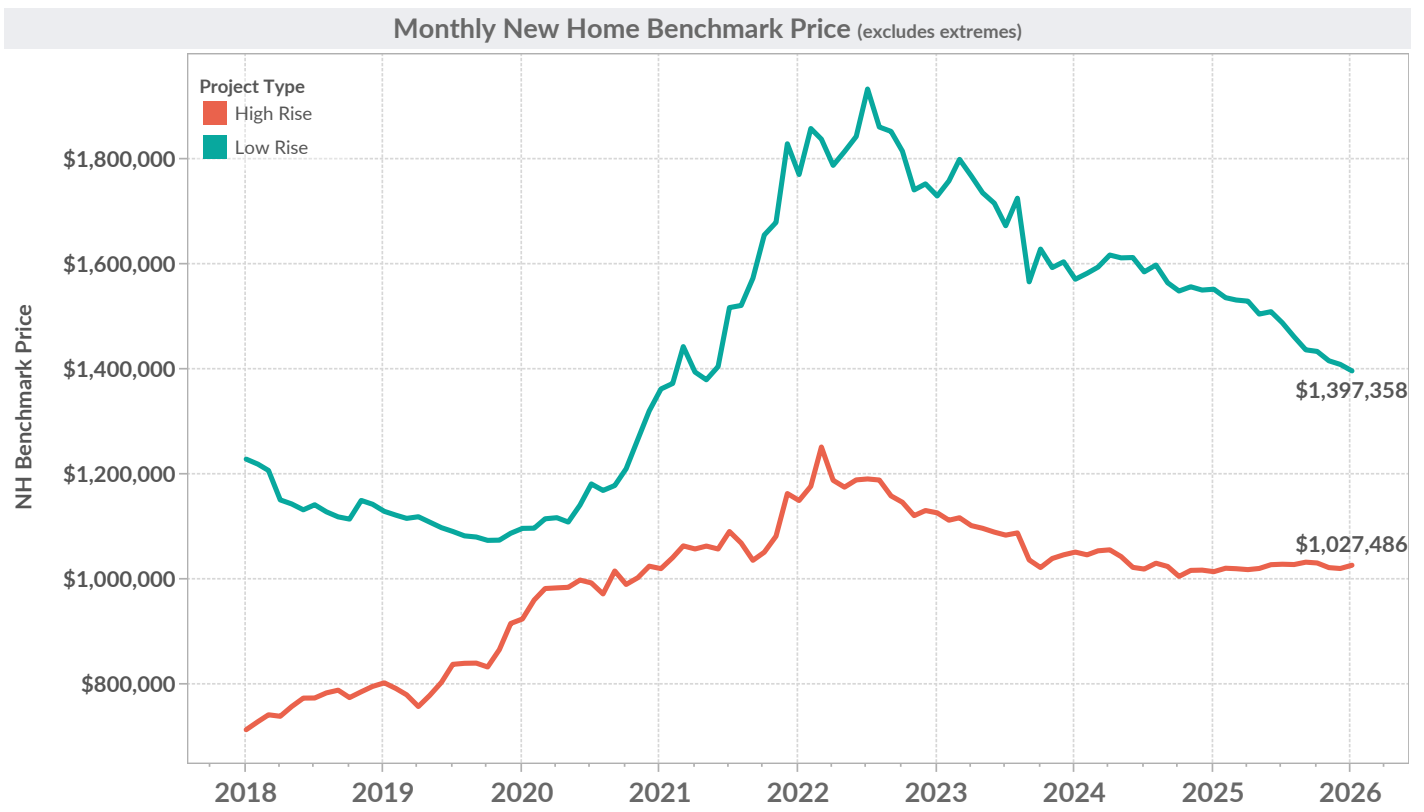
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

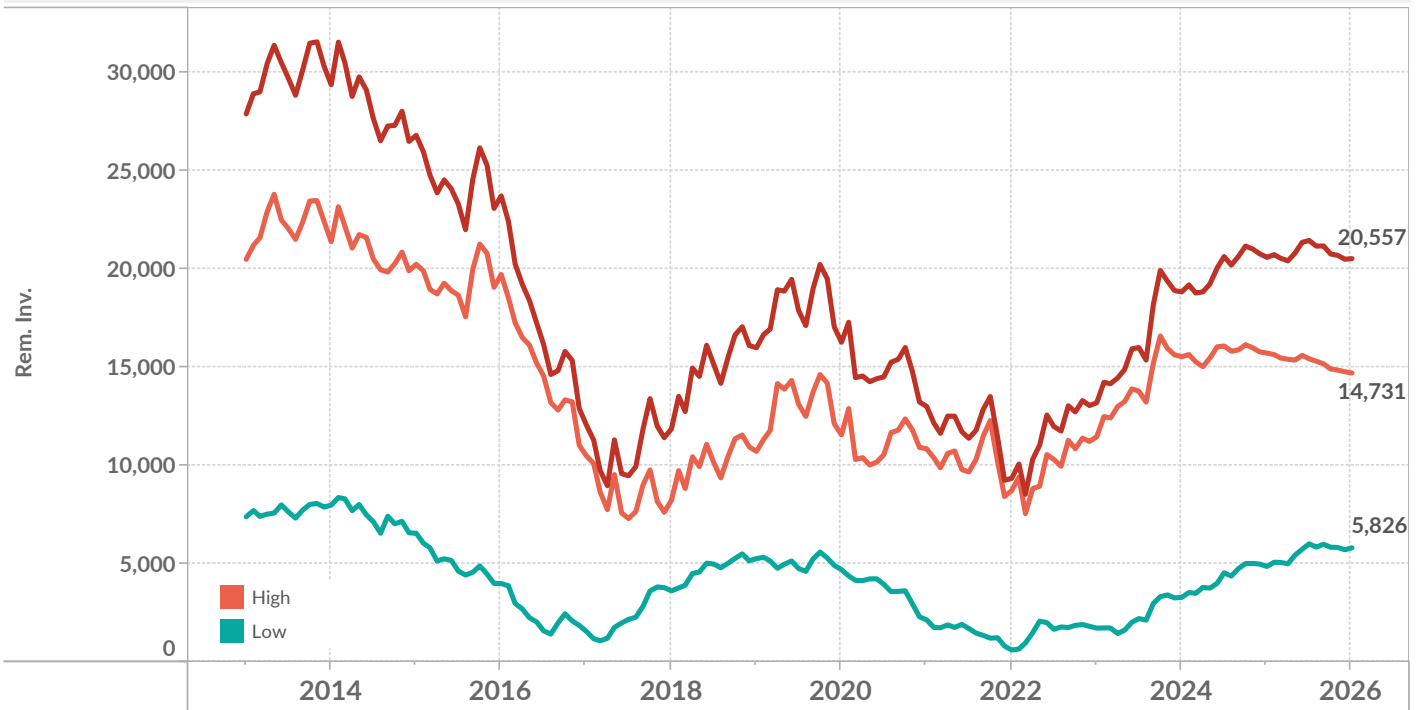


Pricing

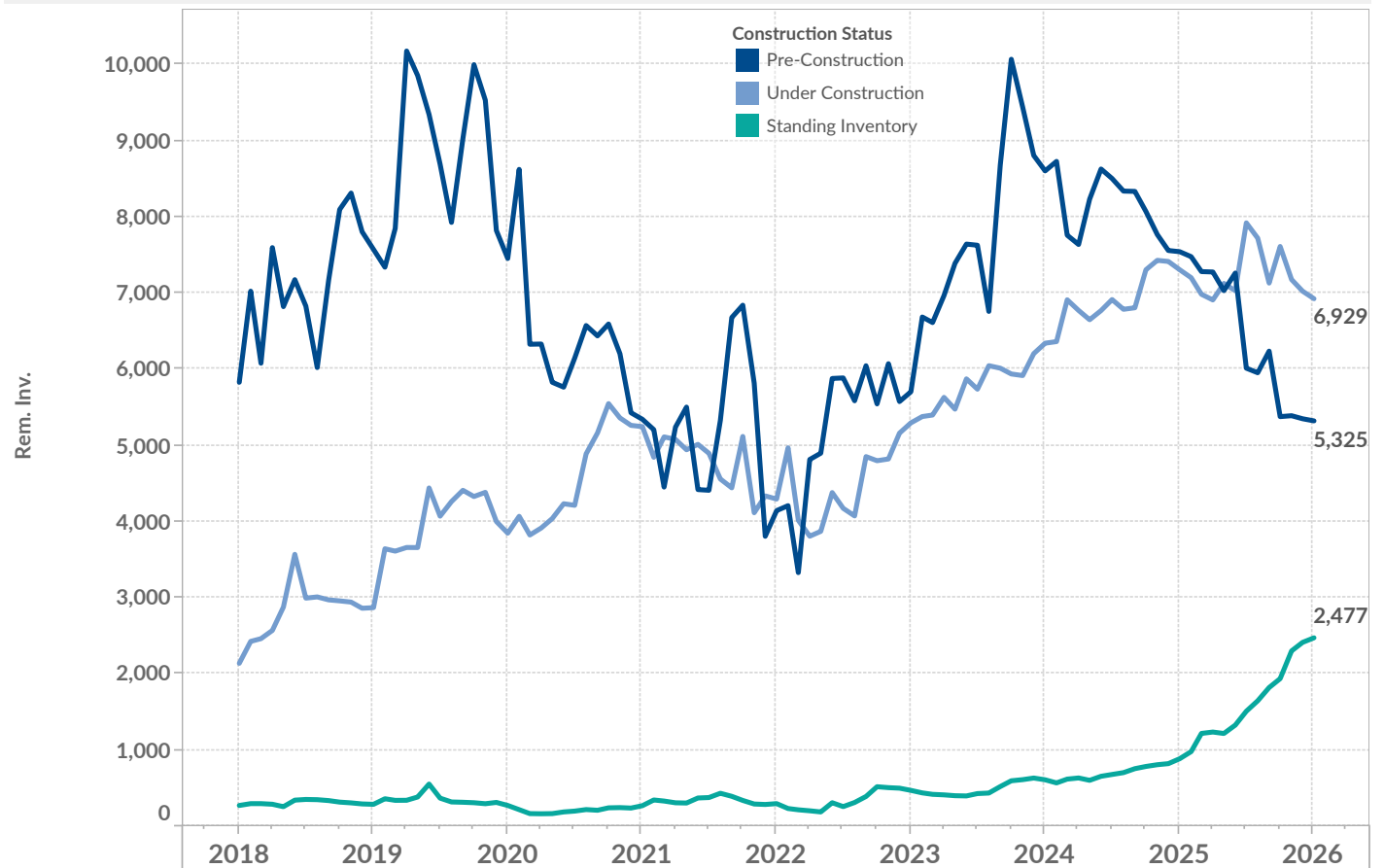


Remaining Inventory

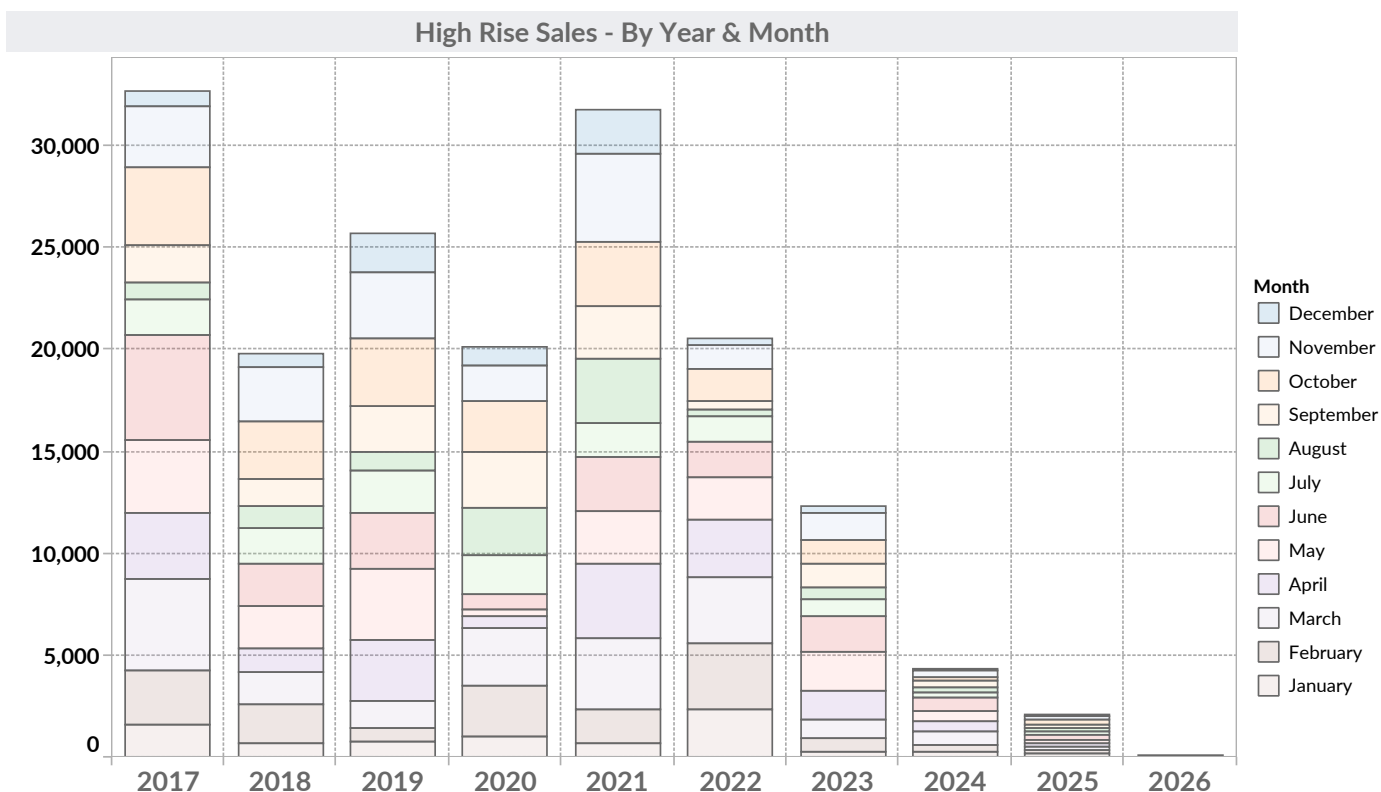
GTA - Monthly New Home Remaining Inventory



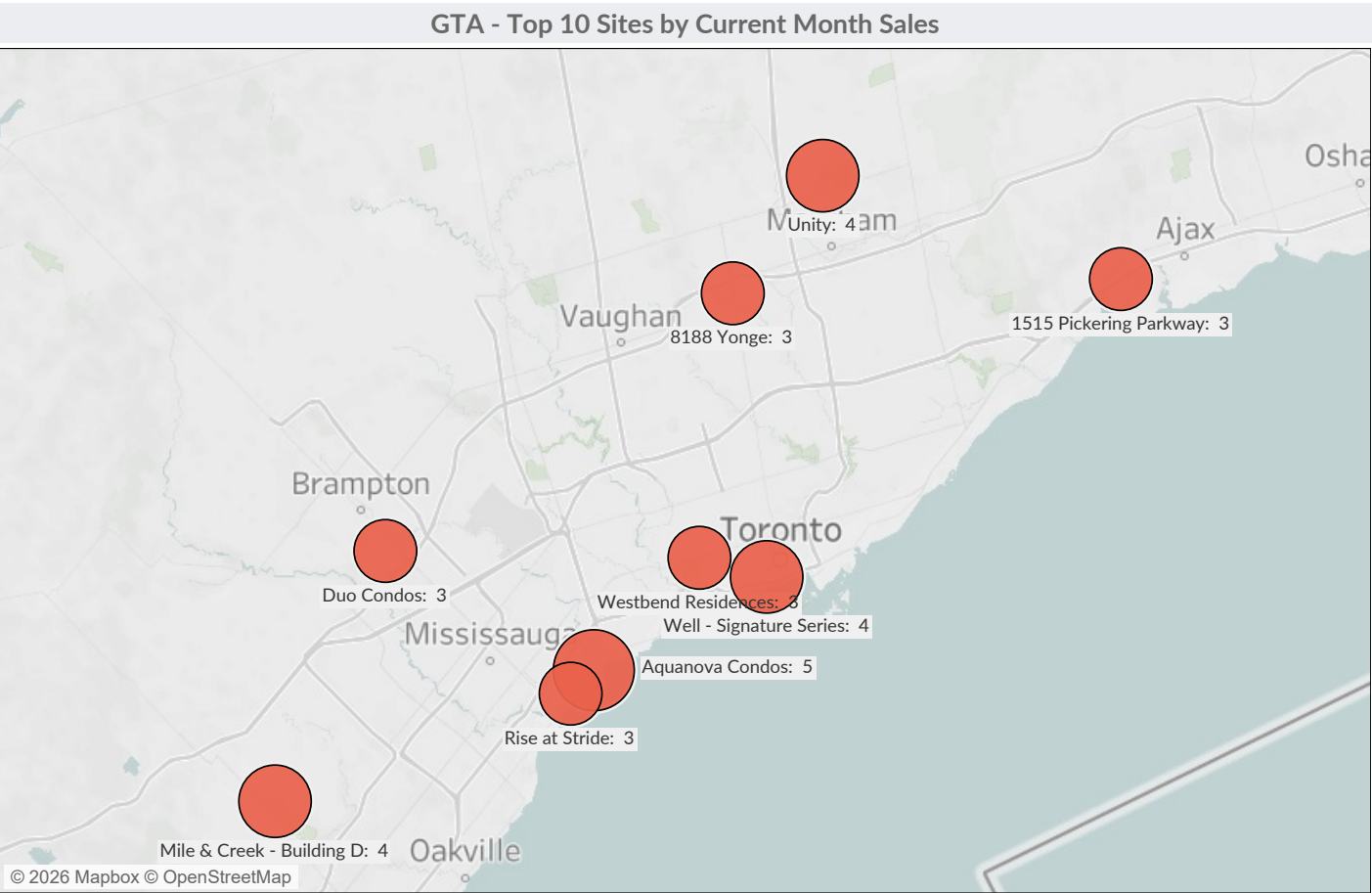
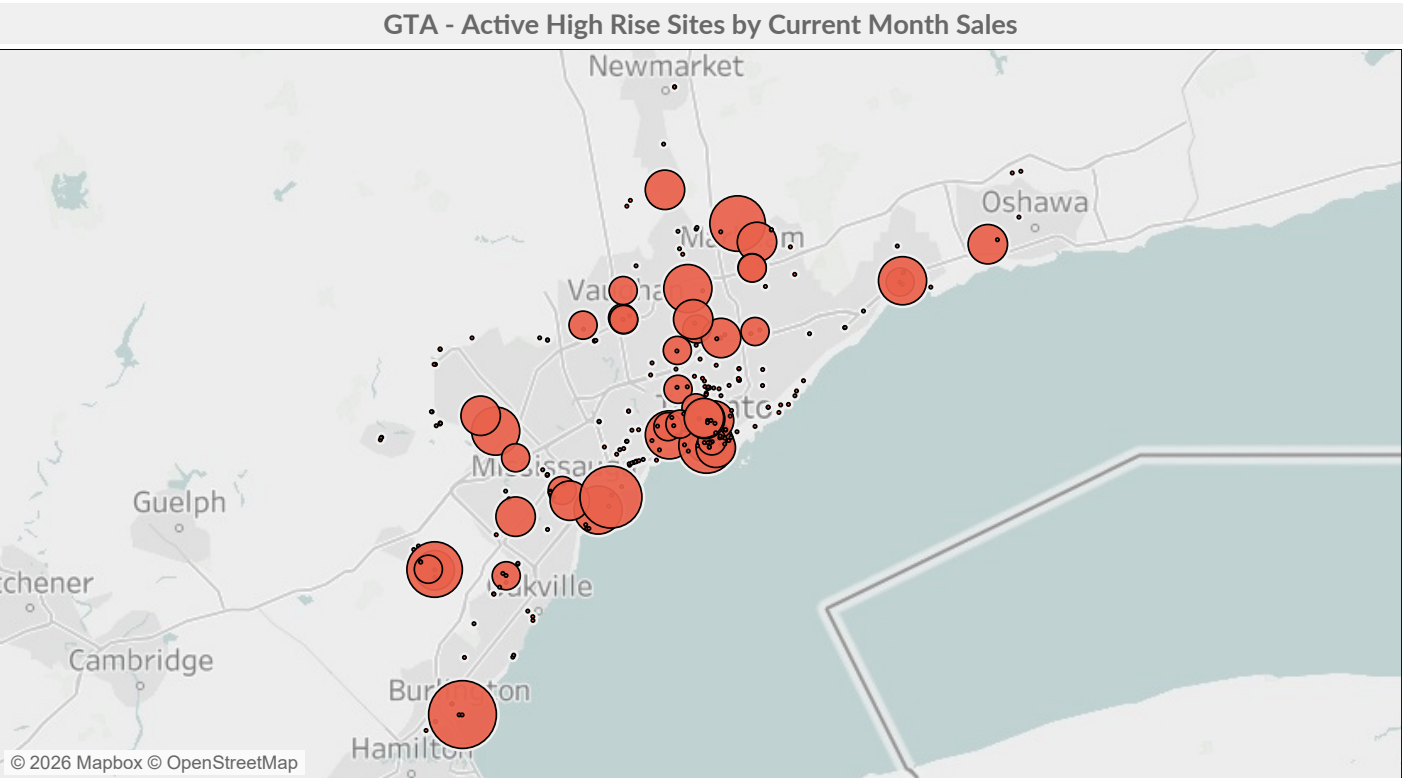
GTA - Monthly High Rise Rem. Inv. by Construction Status



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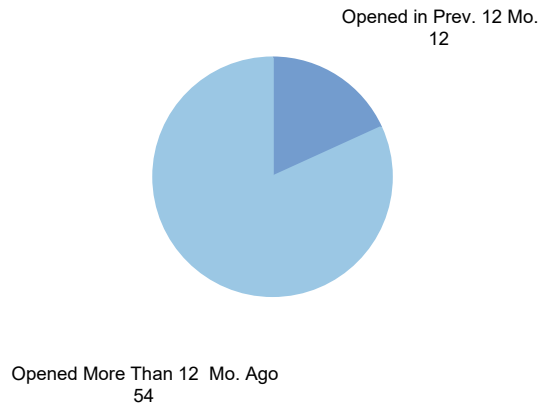
Current Sites



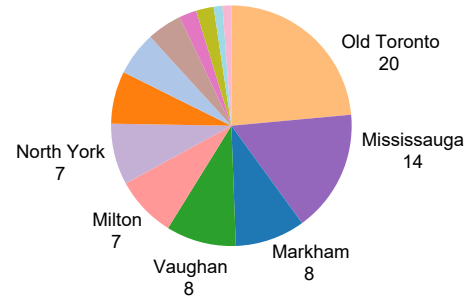
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

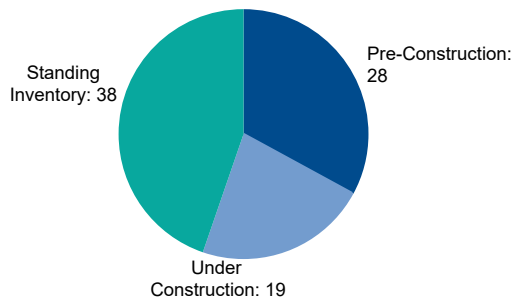
Sales by Opening Date (5 years)



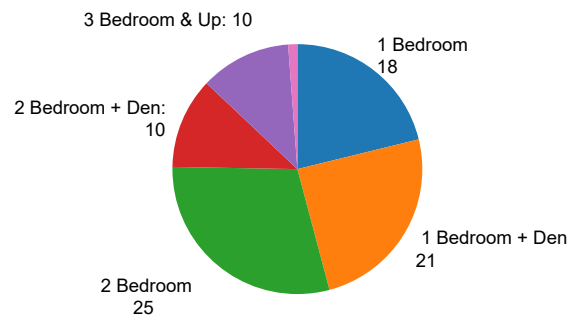
Sales by Municipality/Area



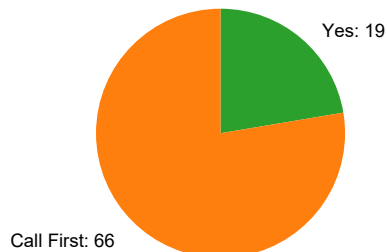
Sales by Const. Status



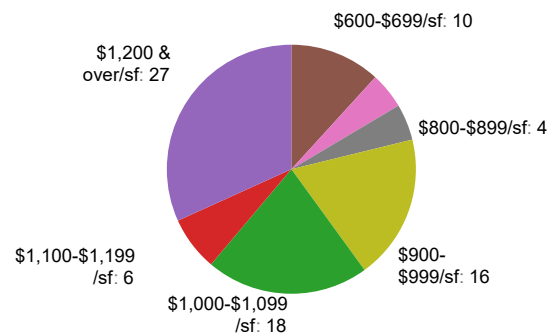
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range

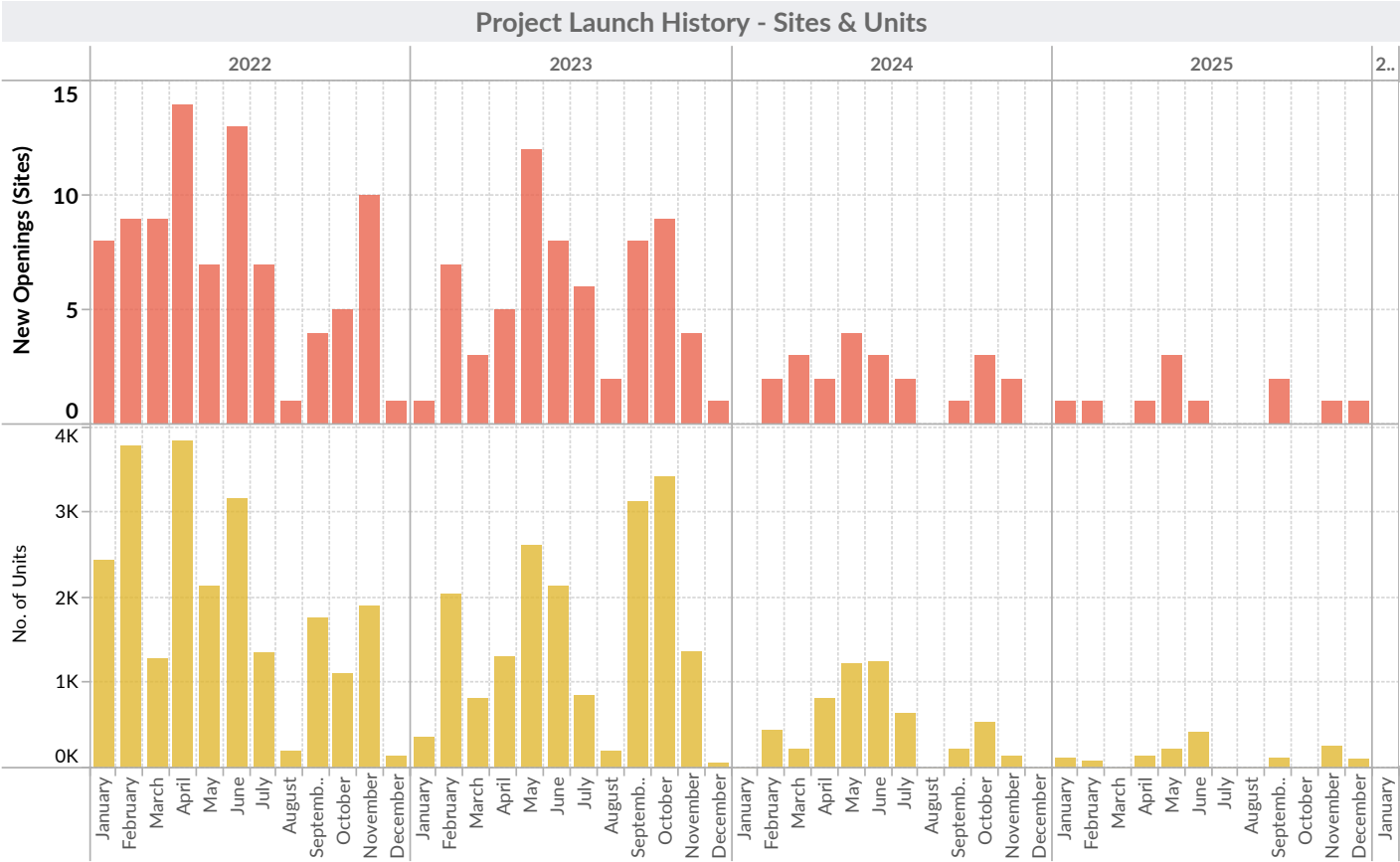


New Openings

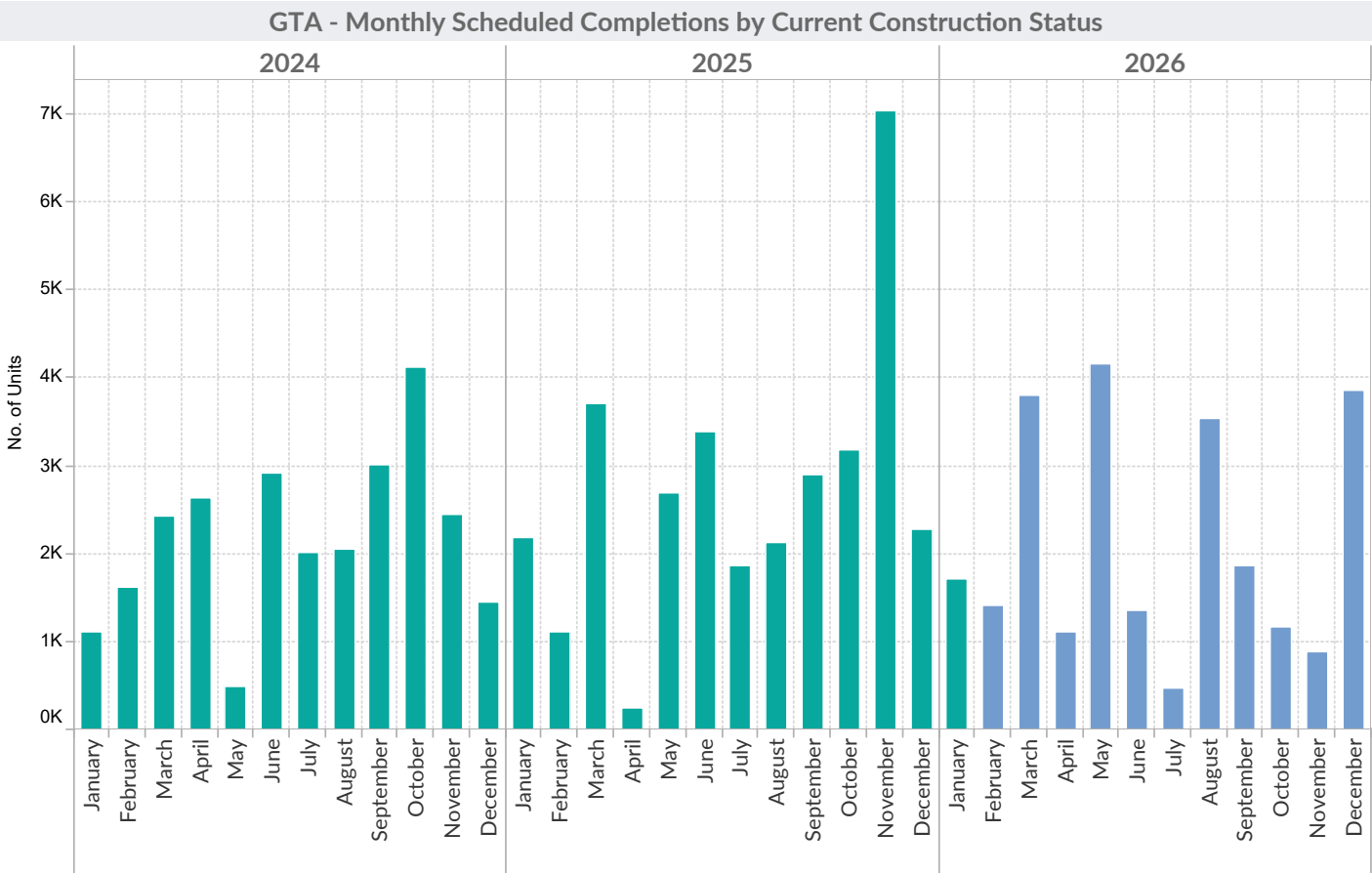
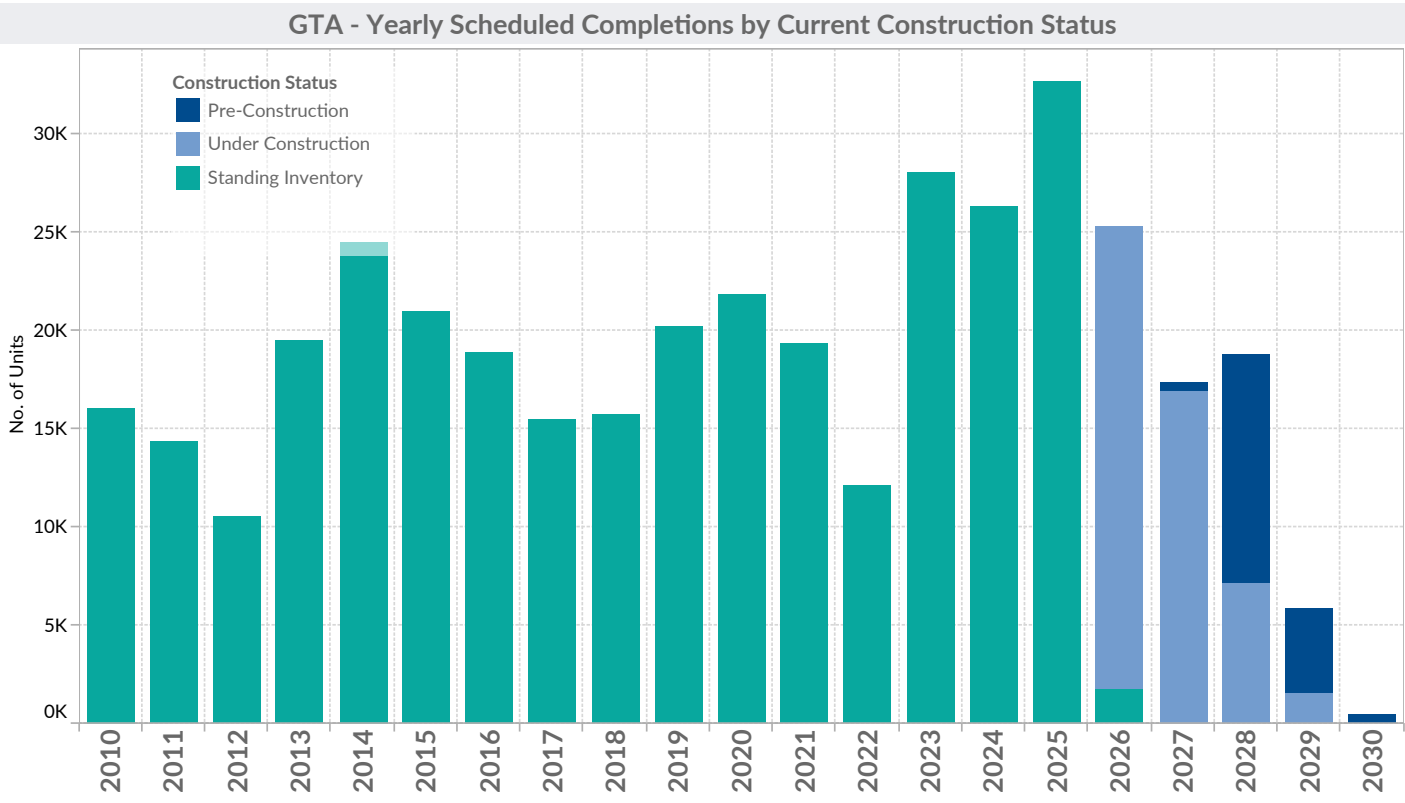
January 2025 - New Project Launches

* **

* 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.



Scheduled Completions



Top Builders - YTD



GTA - Top High Rise Builders by YTD Sales

Builder	2026												Total	Market Share %
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Mattamy Homes	9												9	10.6%
ADI Development Group	6												6	7.1%
Greenpark Group	6												6	7.1%
Tridel	6												6	7.1%
Treasure Hill	4												4	4.7%
Brixen Developments Inc.	3												3	3.5%
Capital Developments	3												3	3.5%
Constantine Enterprises Inc.	3												3	3.5%
Freed Developments Ltd.	3												3	3.5%
Kingsmen Group Inc.	3												3	3.5%
National Homes	3												3	3.5%
Trulife Developments Inc.	3												3	3.5%
Sevoy Developments	3												3	3.5%
Concord Adex	2												2	2.4%
Daniels Corporation	2												2	2.4%
Diamond Corp	2												2	2.4%
Emblem Developments	2												2	2.4%
Lifetime Developments	2												2	2.4%
Menkes	2												2	2.4%
QuadReal Property Group	2												2	2.4%
Remington Group	2												2	2.4%
Burnac Corporation	2												2	2.4%
Umbria Development Group	2												2	2.4%
Brookfield Residential	2												2	2.4%
inCan Developments	2												2	2.4%
City Park Homes	2												2	2.4%
Arkfield Development	2												2	2.4%
Aura Homes	2												2	2.4%
Total (All 175 Builders)	85												85	

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	2025												2026	Total	Market
	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Share %		
Greenpark Group	0	5	0	0	68	35	22	51	33	8	10	6	238	11.8%	
Treasure Hill								0	104	66	12	4	186	9.2%	
Mattamy Homes	49	31	20	16	12	8	4	5	5	7	13	9	179	8.9%	
Concord Adex	9	13	4	5	8	11	9	7	6	4	3	2	81	4.0%	
Sevoy Developments	8	8	7	24	2	2	2	2	2	2	2	3	64	3.2%	
Caivan				0	23	22	0	1	1	4	2	0	53	2.6%	
Marlin Spring Developments	1	3	1	9	10	8	4	5	4	4	2	0	51	2.5%	
Brookfield Residential	1	0	1	6	16	2	1	10	3	4	0	2	46	2.3%	
CentreCourt Developments Inc.	4	10	3	3	3	4	4	4	3	2	4	1	45	2.2%	
Daniels Corporation	0	2	2	7	4	6	4	4	4	6	2	2	43	2.1%	
Diamond Corp	2	2	11	7	4	0	1	4	6	0	2	2	41	2.0%	
Graywood Developments	0	0	12	2	11	2	6	3	3	1	0	0	40	2.0%	
Freed Developments Ltd.	1	2	3	6	5	4	2	3	3	2	2	3	36	1.8%	
North Drive	0	0	0	3	2	4	4	5	6	6	3	0	33	1.6%	
Trinity Point Developments	1	1	1	3	1	1	0	3	21	1	0	0	33	1.6%	
City Park Homes	7	2	1	3	3	3	2	3	3	1	3	2	33	1.6%	
Lifetime Developments	2	2	9	3	0	0	0	10	3	1	0	2	32	1.6%	
Gupta Group	3	8	9	6	3	2	0	0	0	0	0	0	31	1.5%	
Tridel	1	2	2	10	1	0	4	1	3	0	1	6	31	1.5%	
ADI Development Group	0	0	0	1	0	0	1	0	10	7	5	6	30	1.5%	
Menkes	0	2	2	0	6	2	3	2	3	1	2	2	25	1.2%	
Curated Properties	4	5	11	2	0	0	0	0	3	0	0	0	25	1.2%	
Harhay Developments	1	1	2	2	3	4	3	3	3	3	0	0	25	1.2%	
Cortel Group	6	0	1	3	1	1	1	1	1	8	0	0	23	1.1%	
National Homes	4	5	2	0	4	2	1	1	1	0	0	3	23	1.1%	
Total (All 178 Builders)	174	183	136	160	246	170	142	170	278	181	94	85	2,019		

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	2026 January
Nautique Lakefront Residences - ADI Development Group	Burlington	Apartment	1 Bedroom	4
			1 Bedroom + Den	1
			2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	1
			Penthouse	0
			Studio	0
			Total	6

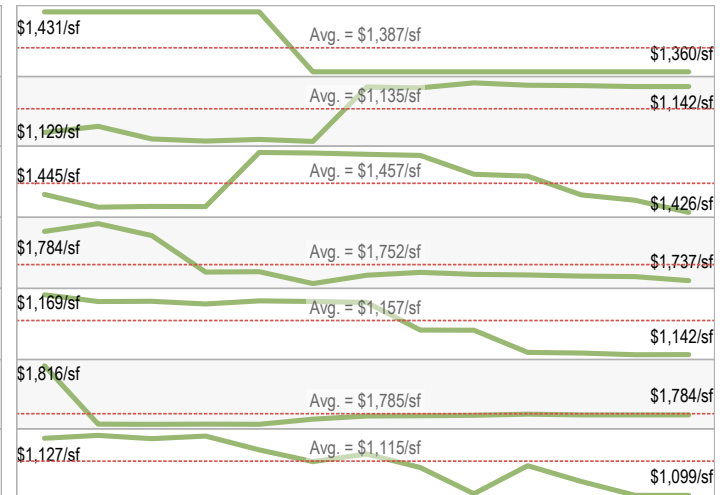
Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	\$1,360/sf
	Etobicoke	\$1,142/sf
	North York	\$1,426/sf
	Old Toronto	\$1,737/sf
	Scarborough	\$1,142/sf
	York	\$1,784/sf
905 Area	905 All Muni.	\$1,099/sf

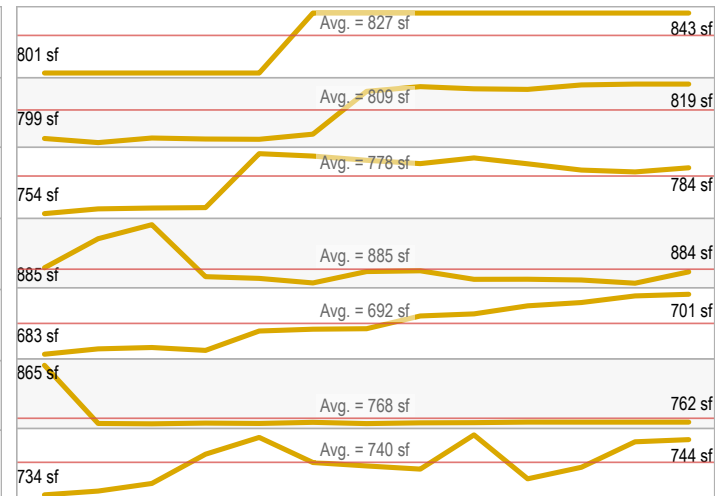
Last 13 Months



Avg. Remaining Unit Size (SF)

416 Area	East York	996 sf
	Etobicoke	788 sf
	North York	784 sf
	Old Toronto	835 sf
	Scarborough	711 sf
	York	835 sf
905 Area	905 All Muni.	762 sf

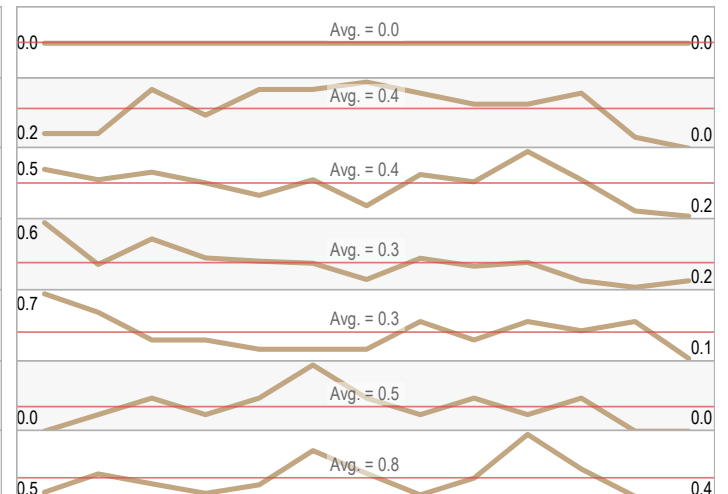
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	0.0
	North York	0.2
	Old Toronto	0.2
	Scarborough	0.1
	York	0.0
905 Area	905 All Muni.	0.4

Last 13 Months



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

Sub Market	Municipality	January 2025			January 2026		
		Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	• 6		• 6	• 6		• 6
Central Waterfront	Old Toronto	• 9		• 9	• 2		• 2
Don Mills - York Mills	North York	• 0	• 0	• 0	• 0	• 0	• 0
Downtown Core	Old Toronto	• 0		• 0	• 0		• 0
Downtown East	Old Toronto	• 18		• 18	• 0		• 0
Downtown West	Old Toronto	• 20		• 20	• 6		• 6
Etobicoke Waterfront	Etobicoke	• 0		• 0	• 0		• 0
Highway7 - Yonge	Richmond Hill	• 1	• 1	• 2	• 0	• 0	• 0
Mississauga City Centre	Mississauga	• 1		• 1	• 1		• 1
North Toronto	Old Toronto	• 9	• 0	• 9	• 0	• 0	• 0
North Yonge Corridor	North York	• 9		• 9	• 3		• 3
North York West	North York	• 2		• 2	• 2		• 2
Not Applicable	Ajax	• 0		• 0	• 0	• 0	• 0
	Aurora		• 0	• 0		• 0	• 0
	Brampton	• 0	• 0	• 0	• 3	• 2	• 5
	Burlington	• 3	• 2	• 5	• 6	• 0	• 6
	Caledon	• 0	• 0	• 0	• 0	• 0	• 0
	East York	• 0	• 0	• 0	• 0	• 0	• 0
	Etobicoke	• 4	• 0	• 4	• 0	• 0	• 0
	Halton Hills	• 0		• 0	• 0		• 0
	King	• 0		• 0	• 0		• 0
	Markham	• 4	• 1	• 5	• 4	• 4	• 8
	Milton	• 21		• 21	• 7		• 7
	Mississauga	• 10		• 10	• 13		• 13
	Newmarket	• 0		• 0	• 0		• 0
	Oakville	• 10		• 10	• 1		• 1
	Old Toronto	• 0		• 0	• 0		• 0
	Oshawa	• 0		• 0	• 0		• 0
	Pickering	• 17	• 0	• 17	• 4	• 0	• 4
	Richmond Hill		• 0	• 0		• 2	• 2
	Scarborough	• 8	• 0	• 8	• 1	• 0	• 1
	Vaughan	• 1		• 1	• 5		• 5
	Whitby	• 0		• 0	• 2		• 2
	York	• 0		• 0	• 0		• 0
Sheppard Corridor	North York	• 5	• 0	• 5	• 2		• 2
Thornhill	Markham	• 0		• 0	• 0		• 0
	Vaughan	• 0		• 0	• 3		• 3
Toronto East	Old Toronto	• 0		• 0	• 0		• 0
Toronto West	Old Toronto	• 6		• 6	• 5		• 5
Yonge - St. Clair	Old Toronto	• 2		• 2	• 1		• 1
Grand Total		• 166	• 4	• 170	• 77	• 8	• 85

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	• 410		• 410	
Central Waterfront	Old Toronto	• 21		• 21	• 914		• 914	
Don Mills - York Mills	North York	• 31	• 5	• 36	• 65	• 31	• 96	
	Old Toronto							
Downtown Core	Old Toronto	• 12		• 12	• 435		• 435	
Downtown East	Old Toronto	• 36		• 36	• 767		• 767	
Downtown West	Old Toronto	• 150		• 150	• 958		• 958	
Etobicoke Waterfront	Etobicoke	• 6		• 6	• 6		• 6	
Highway7 - Yonge	Markham							
	Richmond Hill	• 5	• 2	• 7	• 176	• 20	• 196	
Mississauga City Centre	Mississauga	• 14		• 14	• 631		• 631	
North Toronto	North York							
	Old Toronto	• 44	• 0	• 44	• 302	• 4	• 306	
North Yonge Corridor	North York	• 50		• 50	• 742		• 742	
North York East	North York							
North York West	North York	• 35		• 35	• 533		• 533	
Not Applicable	Ajax	• 0	• 18	• 18	• 34	• 6	• 40	
	Aurora		• 1	• 1		• 6	• 6	
	Brampton	• 21	• 73	• 94	• 93	• 152	• 245	
	Burlington	• 53	• 11	• 64	• 403	• 15	• 418	
	Caledon	• 0	• 0	• 0	• 0	• 39	• 39	
	Clarington							
	East York	• 0	• 0	• 0	• 46	• 4	• 50	
	Etobicoke	• 123	• 7	• 130	• 908	• 109	• 1,017	
	Georgina							
	Halton Hills	• 2		• 2	• 76		• 76	
	King	• 12		• 12	• 181		• 181	
	Markham	• 27	• 83	• 110	• 254	• 18	• 272	
	Milton	• 146		• 146	• 330		• 330	
	Mississauga	• 295		• 295	• 1,637		• 1,637	
	Newmarket	• 1		• 1	• 45		• 45	
	Oakville	• 139		• 139	• 412		• 412	
	Old Toronto	• 1		• 1	• 150		• 150	
	Oshawa	• 3		• 3	• 228		• 228	
	Pickering	• 109	• 0	• 109	• 655	• 0	• 655	
	Richmond Hill		• 6	• 6		• 94	• 94	
	Scarborough	• 41	• 0	• 41	• 360	• 3	• 363	
	Uxbridge							
Scarborough City Centre	Vaughan	• 94	• 104	• 198	• 1,250		• 1,250	
	Whitby	• 48		• 48	• 38		• 38	
	Whitchurch-Stouffville							
	York	• 18		• 18	• 200		• 200	
	Scarborough							
Sheppard Corridor	North York	• 32	• 1	• 33	• 337		• 337	
Thornhill	Markham	• 3		• 3	• 24		• 24	
	Vaughan	• 3		• 3	• 7		• 7	
Toronto East	East York							
	Old Toronto	• 13		• 13	• 158		• 158	
Toronto West	Old Toronto	• 61		• 61	• 314		• 314	
Yonge - St. Clair	Old Toronto	• 11		• 11	• 151		• 151	
Grand Total		• 1,708	• 311	• 2,019	• 14,230	• 501	• 14,731	



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