



Altus Group



Greater Toronto Area High Rise Projects

New Homes Monthly Report
February 2026

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Feb-26		Feb-25		Change
High Rise	171		174		-1.7%
Low Rise	360		284		26.8%
Total	531		458		15.9%
Year to Date Sales	Jan.-Feb. 2026		Jan.-Feb. 2025		Y/Y Change
High Rise	270		344		-21.5%
Low Rise	556		533		4.3%
Total	826		877		-5.8%
Year to Date Supply	Jan.-Feb. 2026		Jan.-Feb. 2025		Y/Y Change
High Rise	152		144		5.6%
Low Rise	1,011		626		61.5%
Total	1,163		770		51.0%
Year to Date Completions	Jan.-Feb. 2026		Jan.-Feb. 2025		Y/Y Change
High Rise	1,716		3,281		-47.7%
Remaining Inventory	Feb-26	Jan-26	Feb-25	M/M Change	Y/Y Change
High Rise	14,291	14,643	15,687	-2.4%	-8.9%
Low Rise	6,000	5,696	4,931	5.3%	21.7%
Total	20,291	20,339	20,618	-0.2%	-1.6%
Benchmark Price	Feb-26	Jan-26	Feb-25	M/M Change	Y/Y Change
High Rise	\$1,022,063	\$1,027,486	\$1,021,760	-0.5%	0.0%
Low Rise	\$1,423,219	\$1,397,358	\$1,536,734	1.9%	-7.4%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	1	307	155	69	
High Rise Units	152	79,810	49,085	16,520	
% Sold*	n.a.	82%	81%	50%	
Low Rise Projects	7	251			
Low Rise Units	390	31,887			
% Sold*	29%	81%			

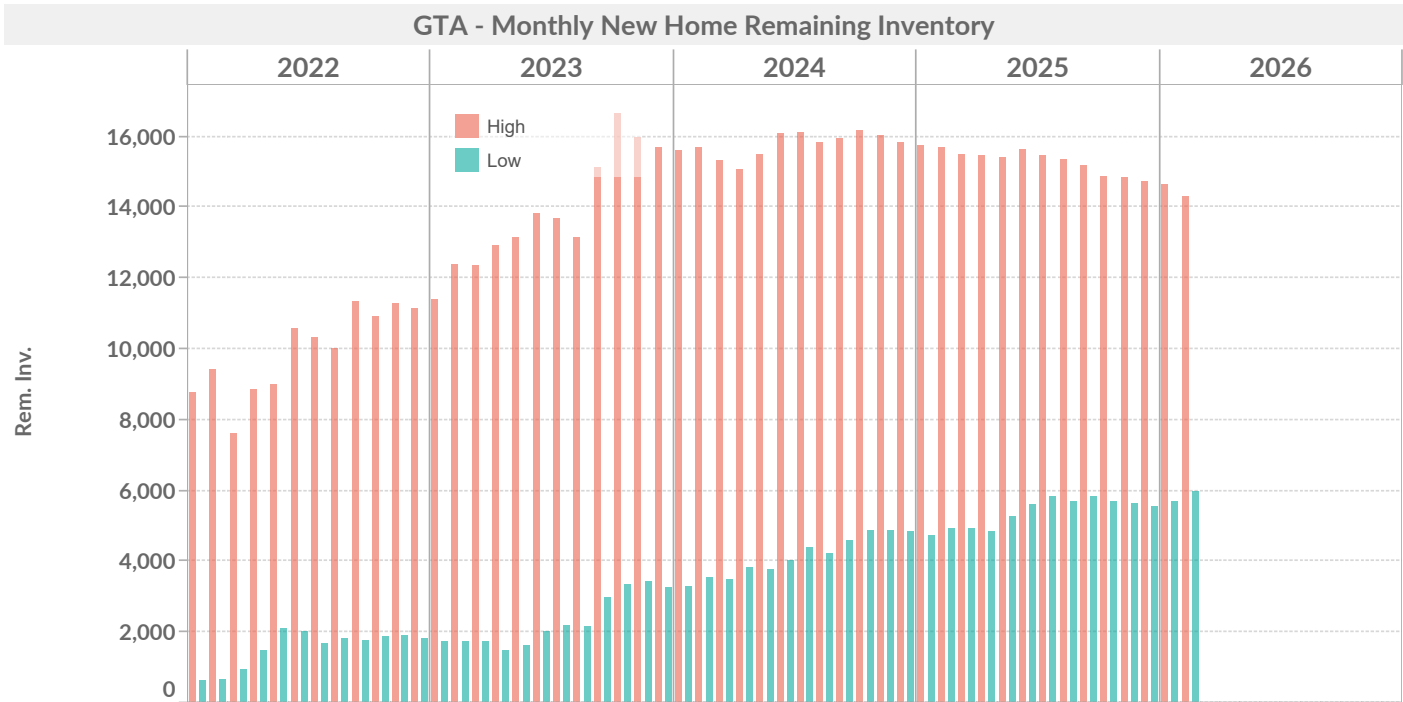
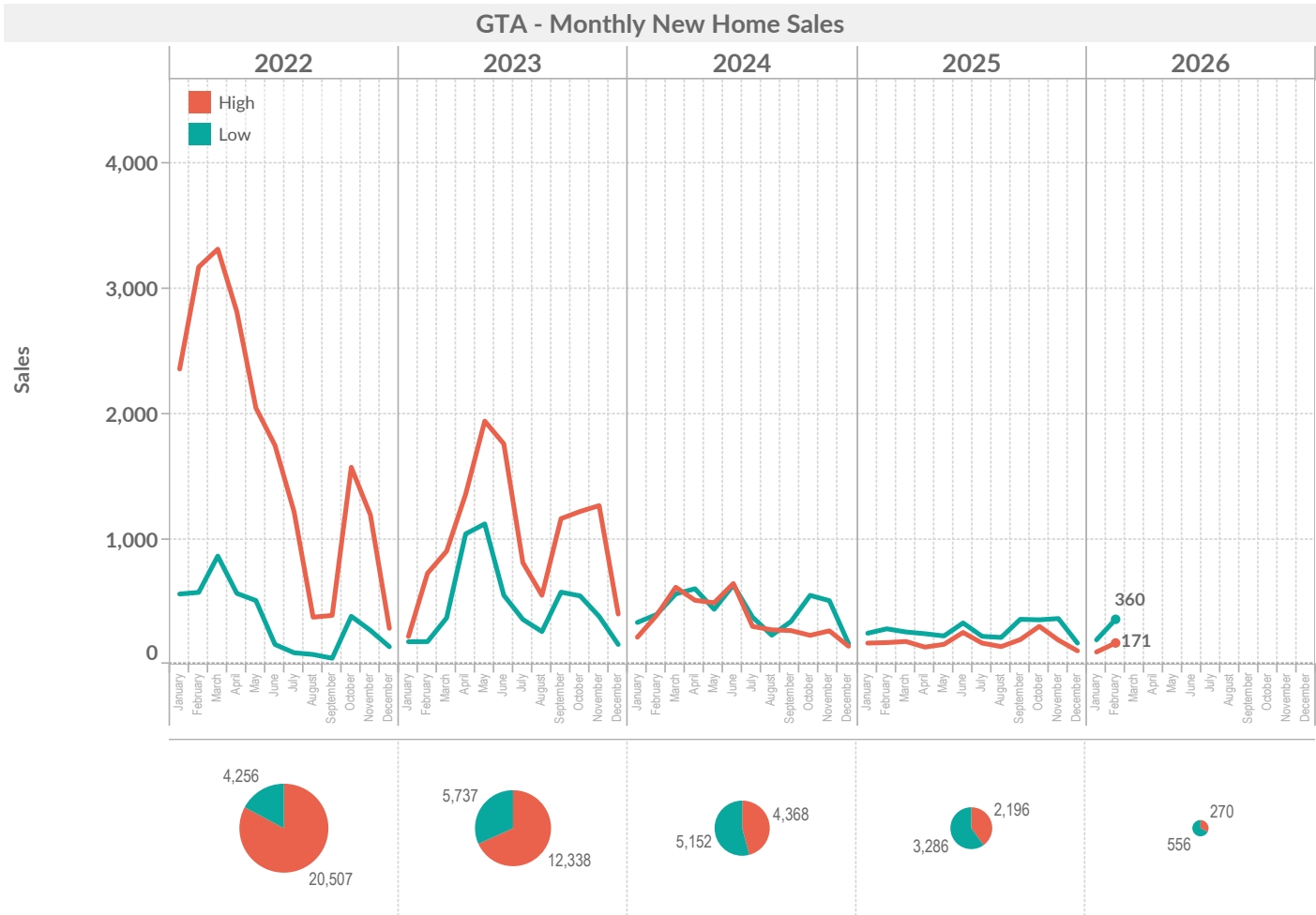
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

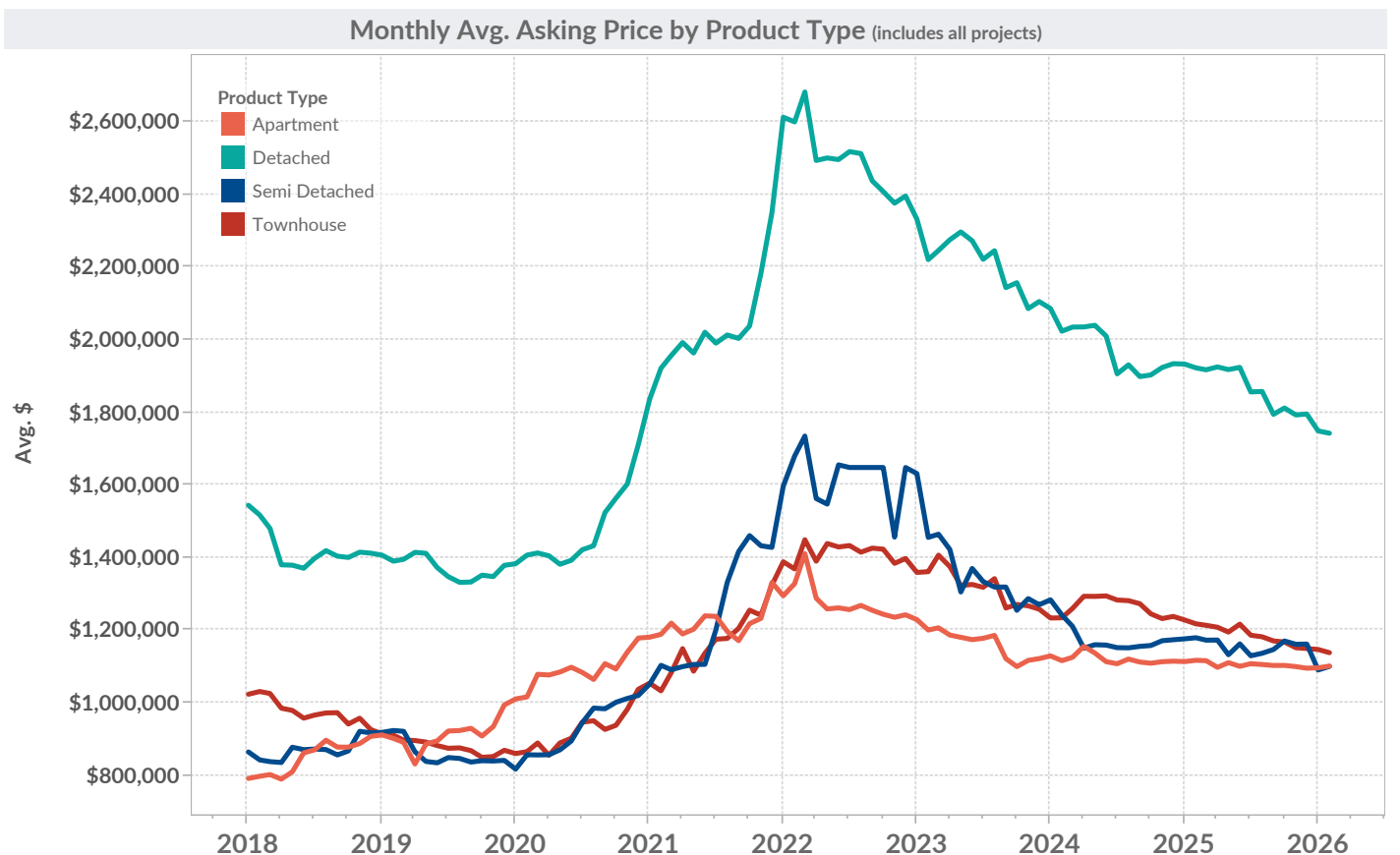
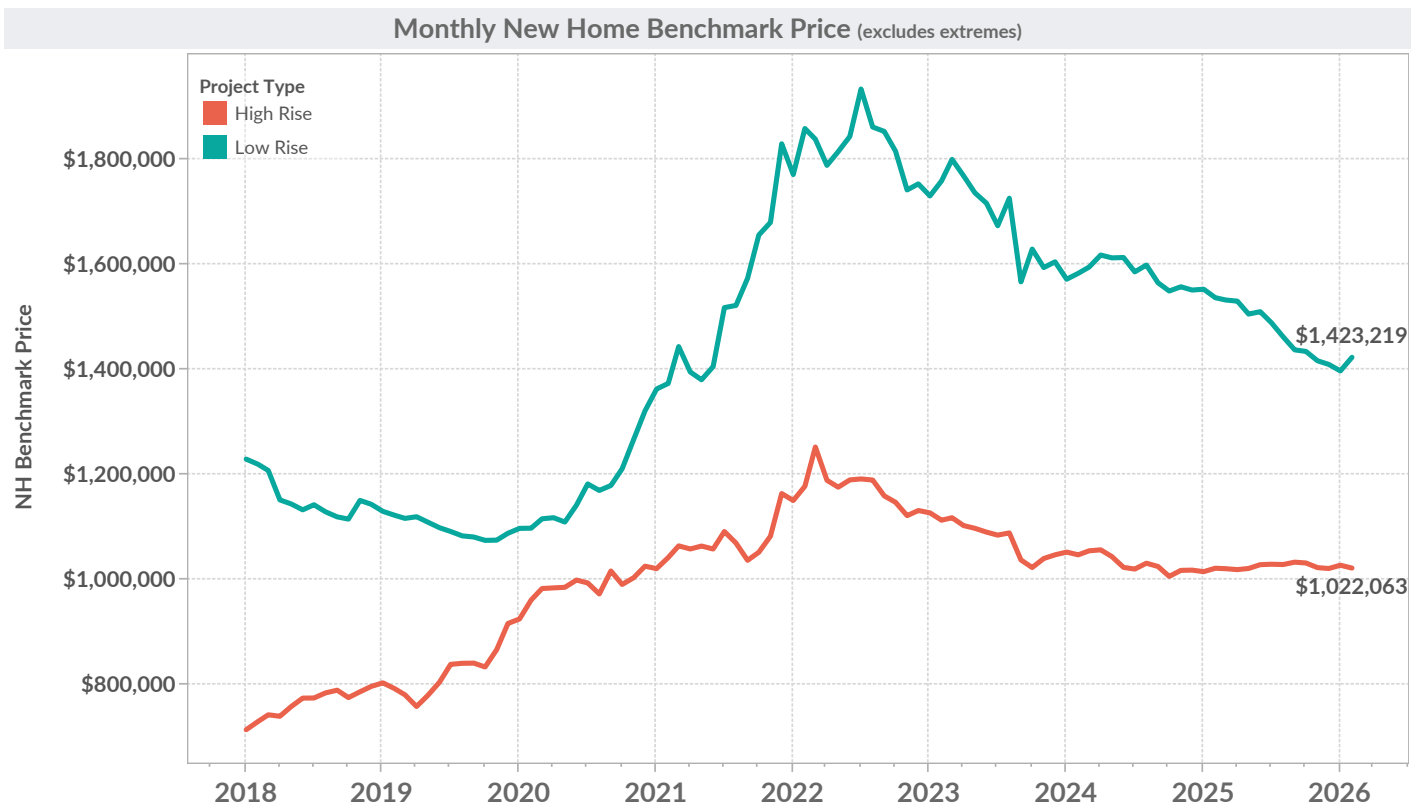
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

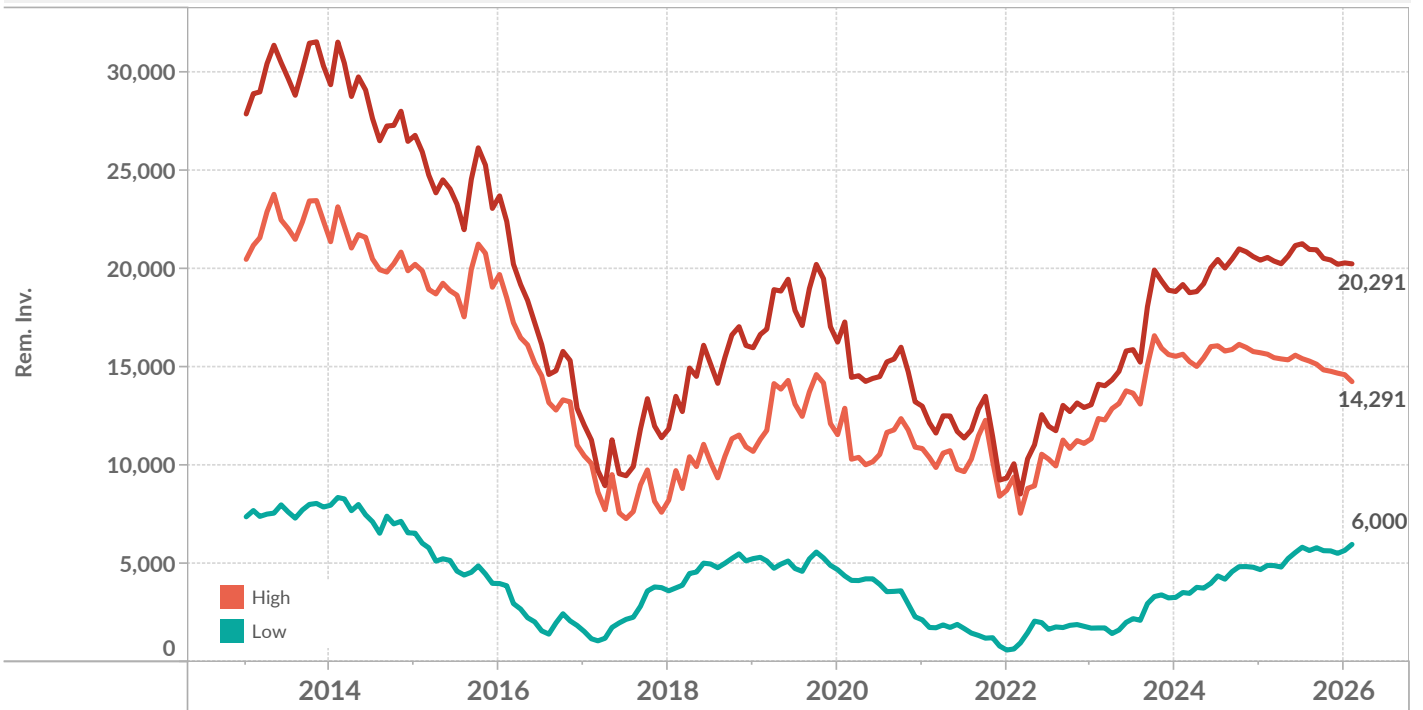


Pricing

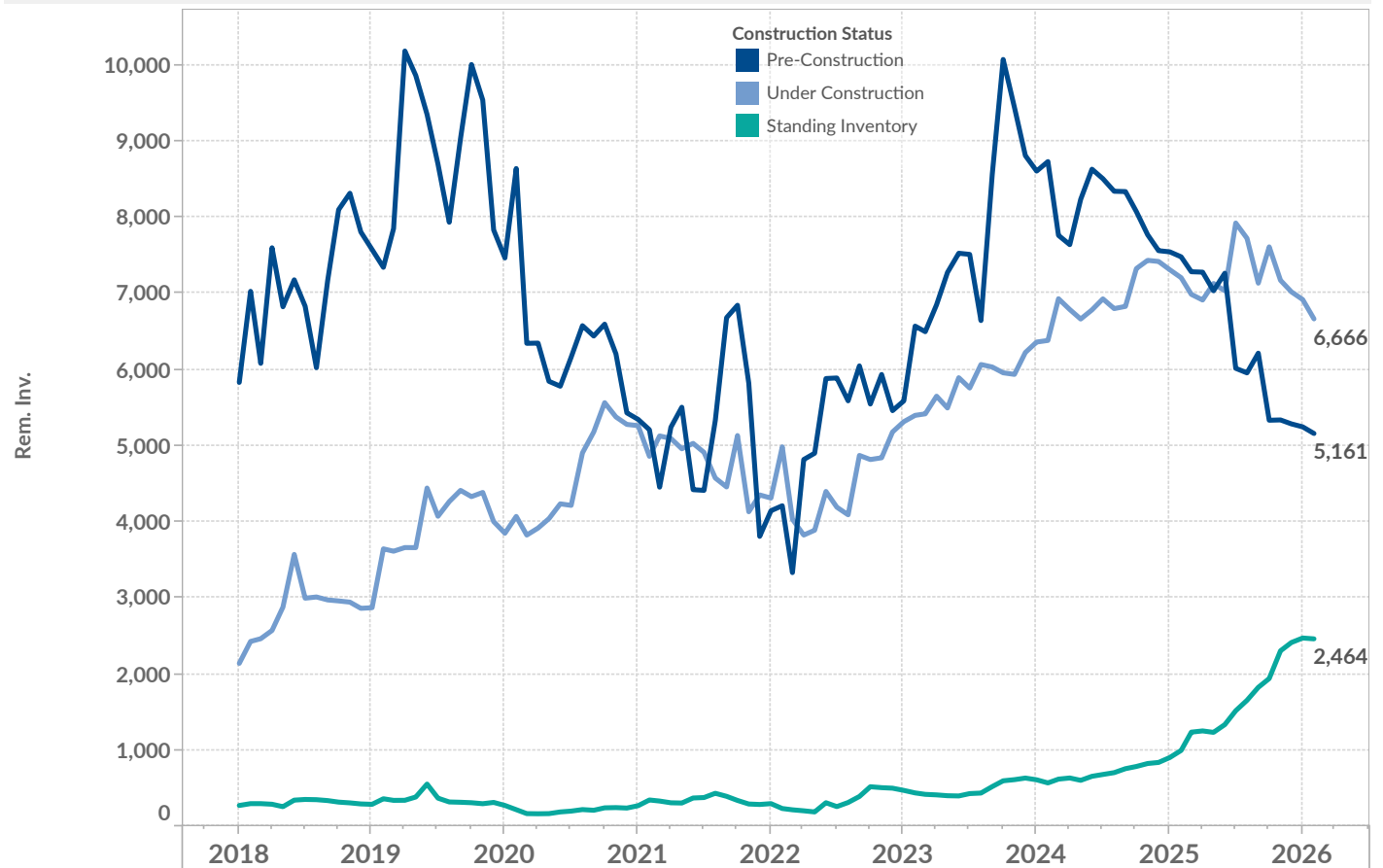


Remaining Inventory

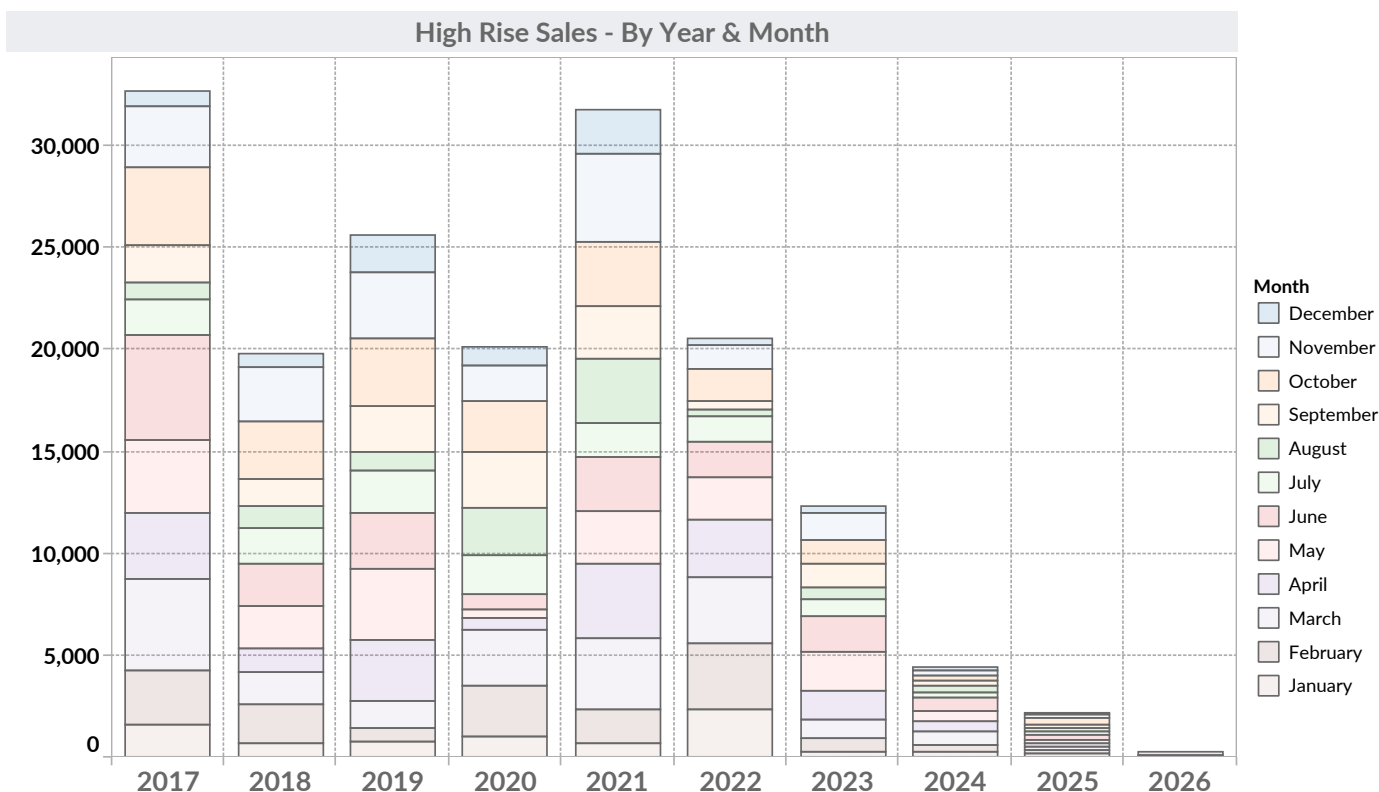
GTA - Monthly New Home Remaining Inventory



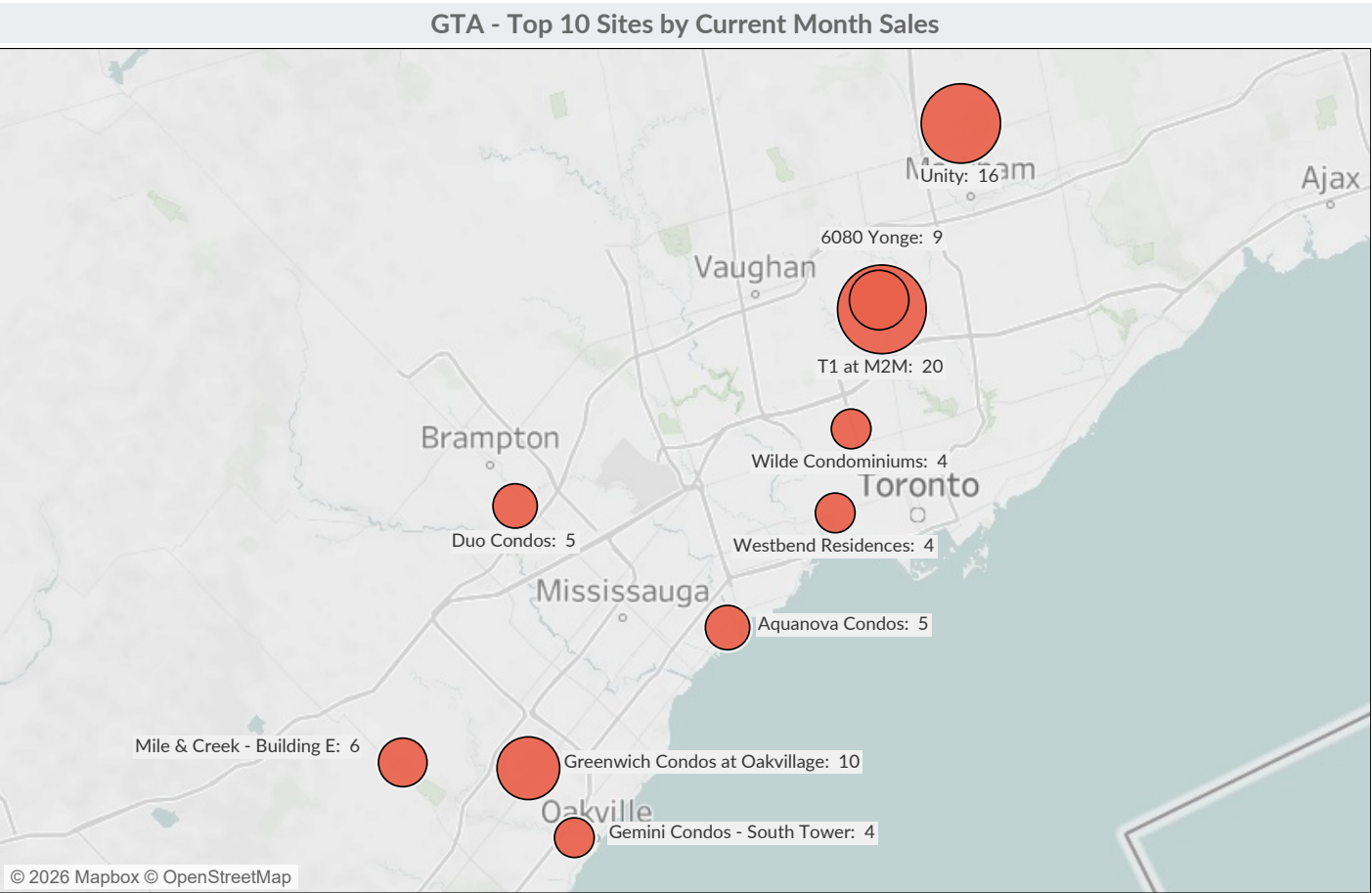
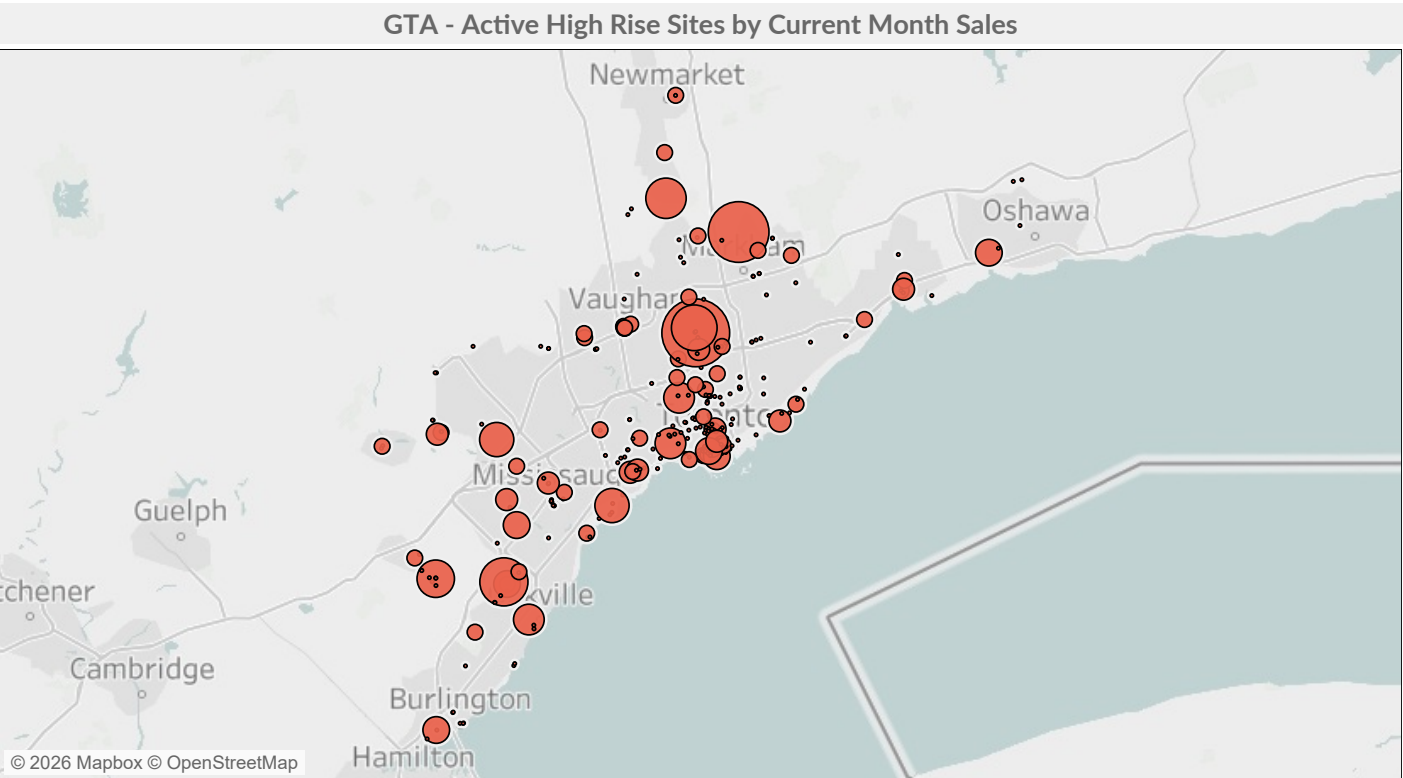
GTA - Monthly High Rise Rem. Inv. by Construction Status



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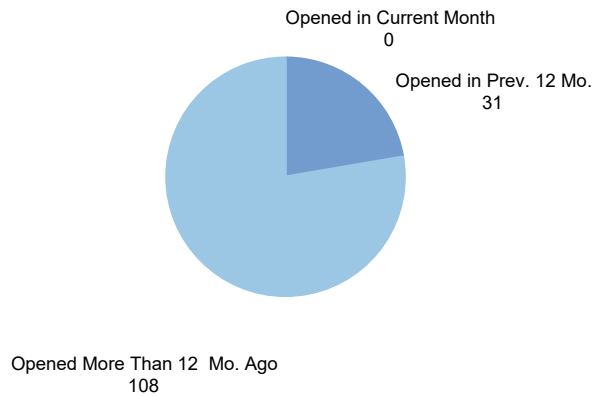
Current Sites



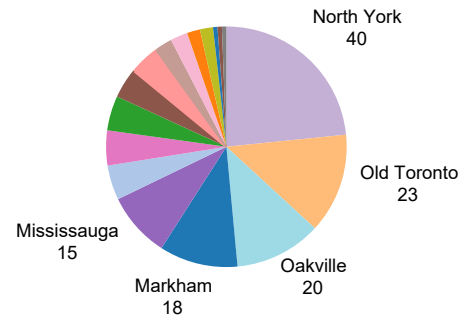
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

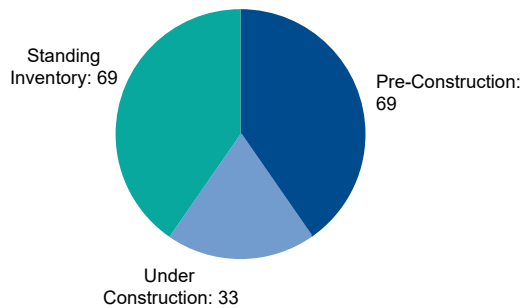
Sales by Opening Date (5 years)



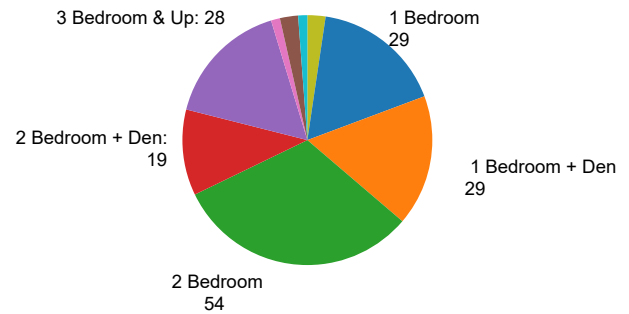
Sales by Municipality/Area



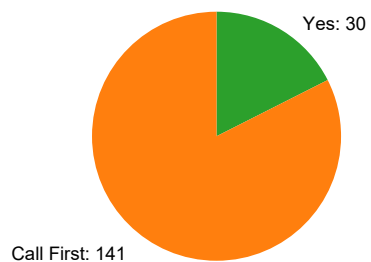
Sales by Const. Status



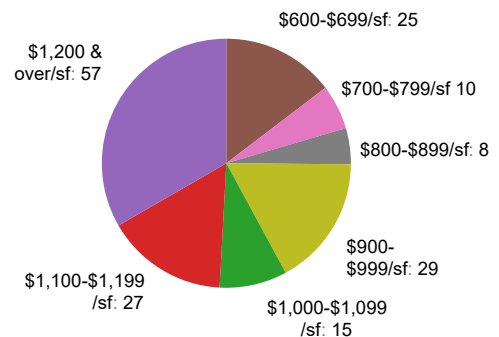
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



New Openings

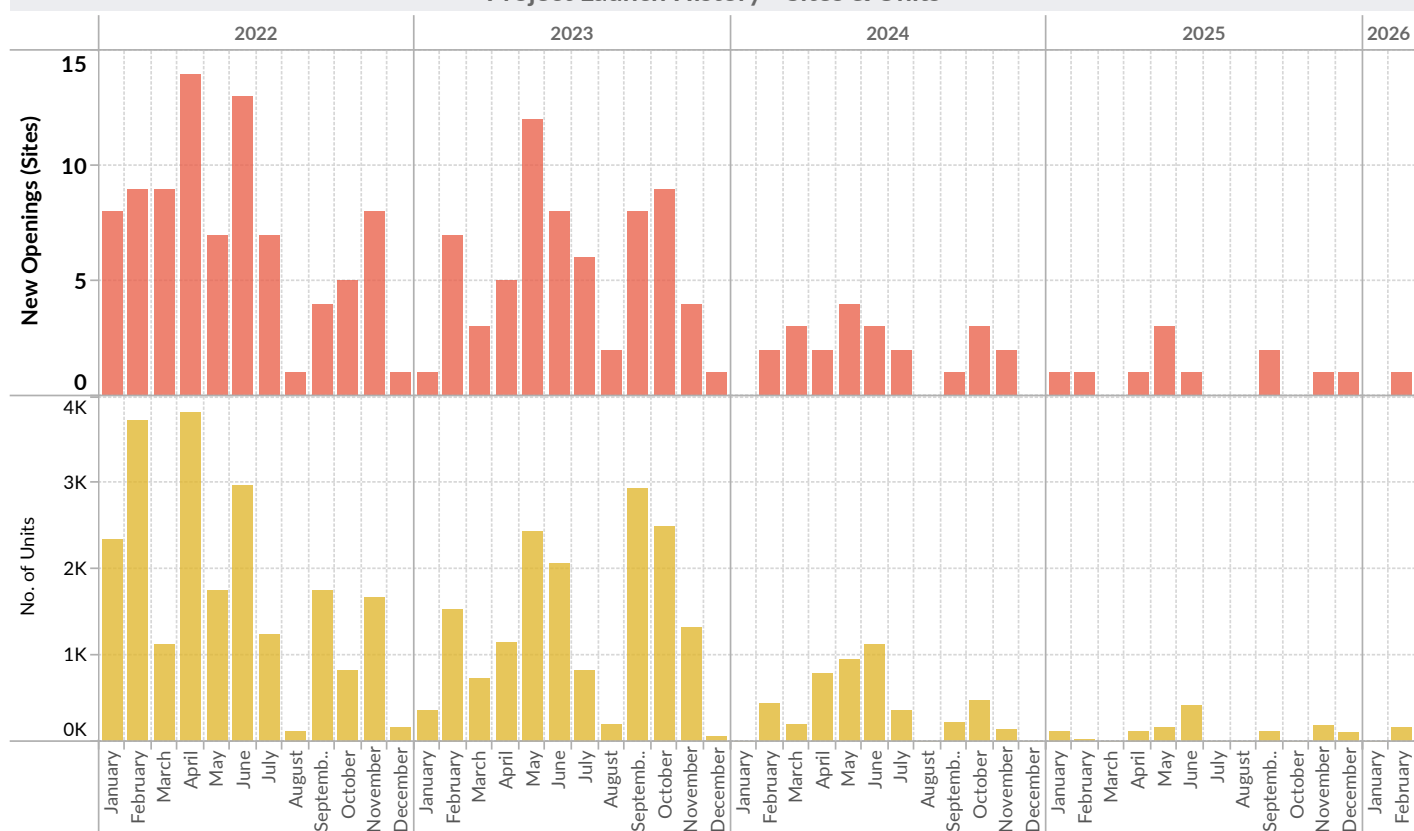


February 2026 - New Project Launches

Site Name	Municipality	Opening Date	No. of Units *	Current Month Sales **	Rem Inv	Avg. Current Price Per Sq Fo..
Aura - Caivan	Mississauga	2/25/2026	152	0	152	\$653
Grand Total			152	0	152	\$653

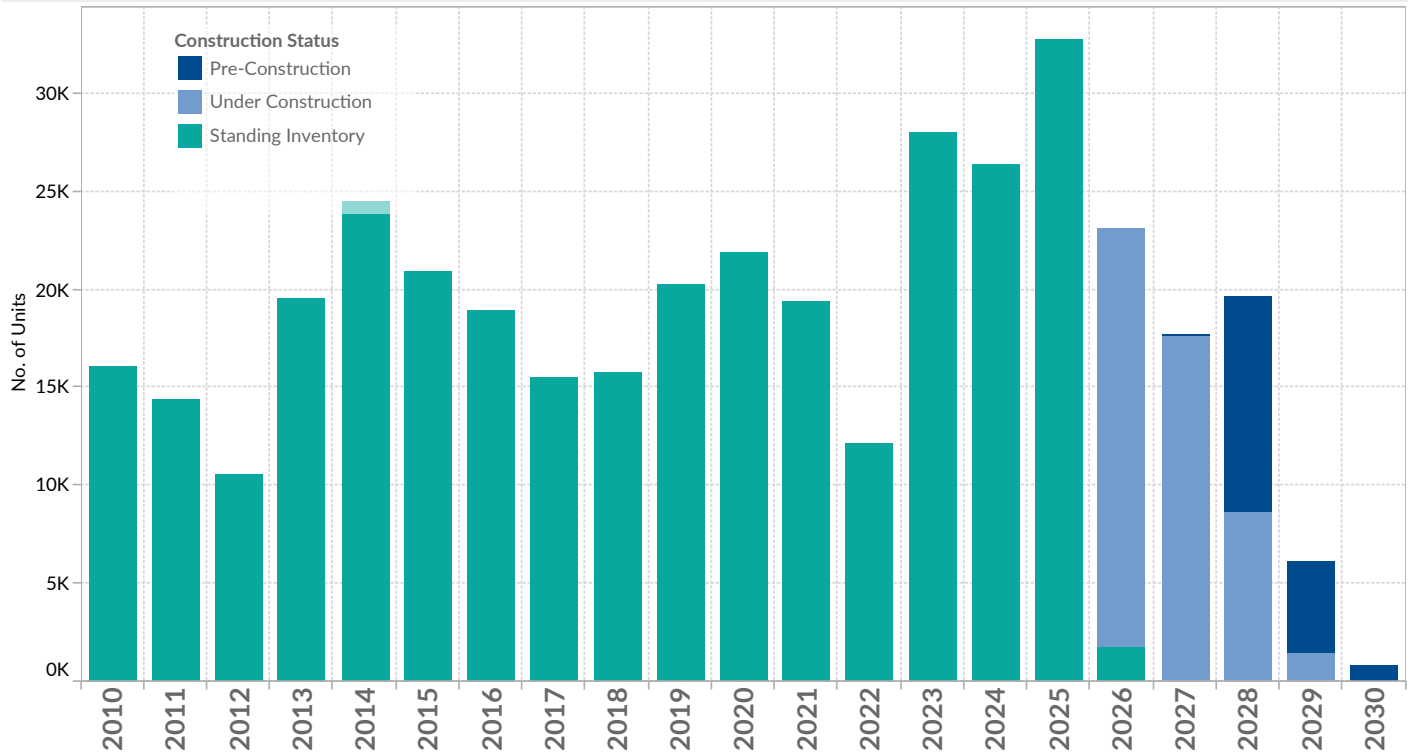
* Excludes unreleased units. ** Projects launched or commenced signings within 10 days of month end cannot report any firm sales until the following month due to rescission period.

Project Launch History - Sites & Units

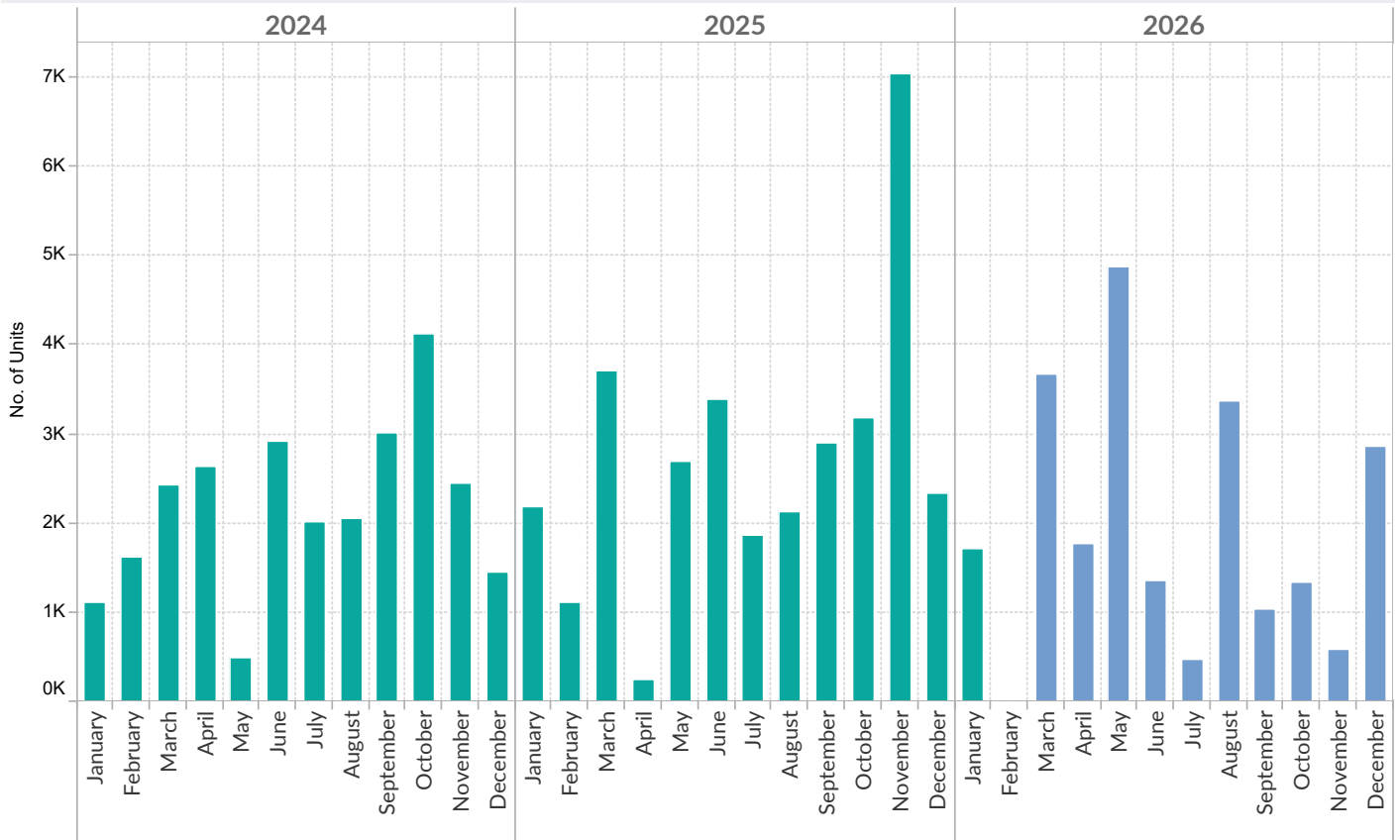


Scheduled Completions

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	2026												Total	Market Share %
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Aoyuan International	0	20											20	7.4%
Treasure Hill	4	16											20	7.4%
Mattamy Homes	9	11											20	7.4%
Branthaven Homes	0	10											10	3.7%
Tridel	6	10											16	5.9%
Arkfield Development	2	9											11	4.1%
National Homes	5	8											13	4.8%
Aura Homes	9	7											16	5.9%
Brixen Developments Inc.	3	5											8	3.0%
Diamond Corp	2	5											7	2.6%
Greenpark Group	6	5											11	4.1%
Capital Developments	5	4											9	3.3%
Chestnut Hill Developments	1	4											5	1.9%
Daniels Corporation	2	4											6	2.2%
Devron	4	4											8	3.0%
Minto Developments	1	4											5	1.9%
Castleridge Homes	2	4											6	2.2%
Lifetime Developments	2	3											5	1.9%
Menkes	2	3											5	1.9%
QuadReal Property Group	2	3											5	1.9%
Brookfield Residential	2	3											5	1.9%
Marlin Spring Developments	0	3											3	1.1%
Altree Developments	0	2											2	0.7%
Conservatory Group	0	2											2	0.7%
Liberty Development Corporation	0	2											2	0.7%
Total (All 173 Builders)	99	171											270	

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 Share %
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb		
Greenpark Group	5	0	0	68	35	22	51	33	8	10	6	5	238	11.2%
Treasure Hill							0	104	66	12	4	16	186	8.8%
Mattamy Homes	31	20	16	12	8	4	5	5	7	13	9	11	130	6.1%
Devron	6	1	1	1	0	2	25	24	9	5	4	4	78	3.7%
Concord Adex	13	4	5	8	11	9	7	6	4	3	2	1	72	3.4%
Sevoy Developments	8	7	24	2	2	2	2	2	2	2	3	2	56	2.6%
Marlin Spring Developments	3	1	9	10	8	4	9	4	4	0	0	3	52	2.5%
Caivan			0	23	22	0	1	1	4	2	0	2	53	2.5%
Brookfield Residential	0	1	6	16	2	1	10	3	4	0	2	3	45	2.1%
Daniels Corporation	2	2	7	4	6	4	4	4	6	2	2	4	43	2.0%
Diamond Corp	2	11	7	4	0	1	4	6	0	2	2	5	39	1.8%
CentreCourt Developments Inc.	10	3	3	3	4	4	4	3	2	4	1	1	41	1.9%
Graywood Developments	0	12	2	11	2	6	3	3	1	0	0	0	40	1.9%
Tridel	2	2	10	1	0	4	1	3	0	1	6	10	30	1.4%
Freed Developments Ltd.	2	3	6	5	4	2	3	3	2	2	3	1	35	1.6%
National Homes	6	2	0	4	2	1	0	5	0	1	5	8	26	1.2%
North Drive	0	0	3	2	4	4	5	6	6	3	0	1	33	1.6%
Lifetime Developments	2	9	3	0	0	0	10	3	1	0	2	3	30	1.4%
Trinity Point Developments	1	1	3	1	1	0	3	21	1	0	0	0	32	1.5%
ADI Development Group	0	0	1	0	0	1	0	10	7	5	6	0	30	1.4%
Gupta Group	8	9	6	3	2	0	0	0	0	0	0	0	28	1.3%
Menkes	2	2	0	6	2	3	2	3	1	2	2	3	25	1.2%
City Park Homes	2	1	3	3	3	2	3	3	1	3	2	2	26	1.2%
Aura Homes										12	9	7	21	1.0%
Aoyuan International	0	0	0	0	0	0	0	3	3	1	0	20	7	0.3%
Total (All 177 Builders)	183	138	160	255	170	142	198	304	194	108	99	171	2,122	

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 February
T1 at M2M - Aoyuan International	North York	Apartment	1 Bedroom	0
			1 Bedroom + Den	3
			2 Bedroom + Den	8
			3 Bedroom & Up	1
			2 Bedroom	8
			Other	0
			Penthouse	0
			Total	20
Unity - Treasure Hill	Markham	Stacked	3 Bedroom & Up	16
			Total	16

Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	\$1,360/sf
	Etobicoke	\$1,143/sf
	North York	\$1,433/sf
	Old Toronto	\$1,741/sf
	Scarborough	\$1,141/sf
	York	\$1,784/sf
905 Area	905 All Muni.	\$1,079/sf

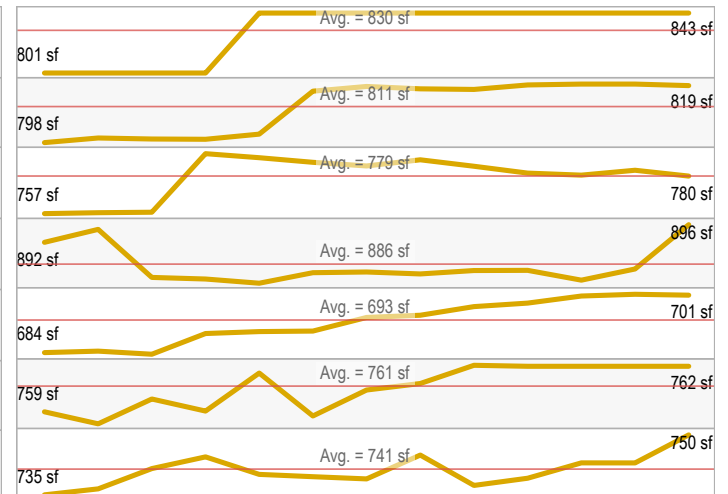
Last 13 Months



Avg. Remaining Unit Size (SF)

416 Area	East York	996 sf
	Etobicoke	788 sf
	North York	784 sf
	Old Toronto	834 sf
	Scarborough	711 sf
	York	835 sf
905 Area	905 All Muni.	761 sf

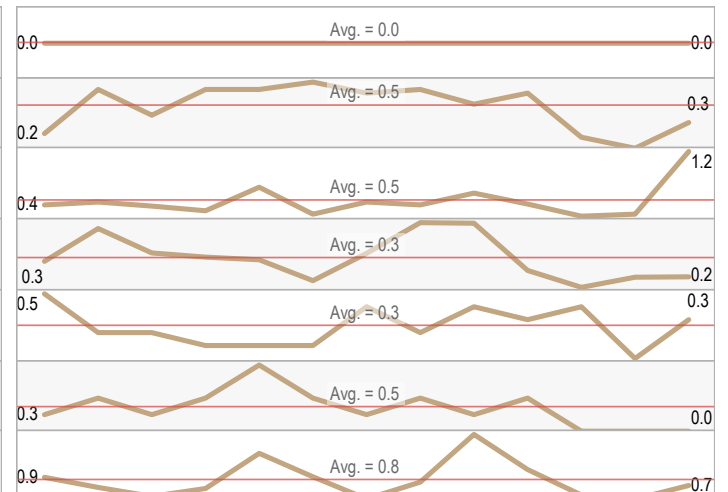
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	0.3
	North York	1.2
	Old Toronto	0.2
	Scarborough	0.3
	York	0.0
905 Area	905 All Muni.	0.7

Last 13 Months



Y./Y. Sales Comparison



Current Month Sales Compared to Previous Year by Submarket

Sub Market	Municipality	February 2025			February 2026		
		Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	• 3		• 3	• 3		• 3
Central Waterfront	Old Toronto	• 2		• 2	• 3		• 3
Don Mills - York Mills	North York	• 0	• 0	• 0	• 1	• 0	• 1
Downtown Core	Old Toronto	• 2		• 2	• 2		• 2
Downtown East	Old Toronto	• 1		• 1	• 2		• 2
Downtown West	Old Toronto	• 14		• 14	• 7		• 7
Etobicoke Waterfront	Etobicoke	• 0		• 0	• 0		• 0
Highway7 - Yonge	Richmond Hill	• 0	• 0	• 0	• 1	• 0	• 1
Mississauga City Centre	Mississauga	• 0		• 0	• 0		• 0
North Toronto	Old Toronto	• 4	• 0	• 4	• 1	• 0	• 1
North Yonge Corridor	North York	• 8		• 8	• 31		• 31
North York West	North York	• 3		• 3	• 7		• 7
Not Applicable	Ajax	• 0	• 15	• 15	• 0	• 0	• 0
	Aurora		• 0	• 0		• 1	• 1
	Brampton	• 0	• 1	• 1	• 6	• 2	• 8
	Burlington	• 3	• 2	• 5	• 3	• 0	• 3
	Caledon		• 0	• 0		• 0	• 0
	East York	• 0	• 0	• 0	• 0	• 0	• 0
	Etobicoke	• 2	• 2	• 4	• 7	• 0	• 7
	Halton Hills	• 0		• 0	• 1		• 1
	King	• 5		• 5	• 0		• 0
	Markham	• 1	• 0	• 1	• 2	• 16	• 18
	Milton	• 28		• 28	• 7		• 7
	Mississauga	• 9		• 9	• 15	• 0	• 15
	Newmarket	• 0		• 0	• 1		• 1
	Oakville	• 31		• 31	• 20		• 20
	Old Toronto	• 0		• 0	• 0		• 0
	Oshawa	• 0		• 0	• 0		• 0
	Pickering	• 14	• 0	• 14	• 4	• 0	• 4
	Richmond Hill		• 0	• 0		• 7	• 7
	Scarborough	• 6	• 0	• 6	• 4	• 0	• 4
	Vaughan	• 3		• 3	• 7		• 7
	Whitby	• 2		• 2	• 3		• 3
	York	• 1		• 1	• 0		• 0
Sheppard Corridor	North York	• 3	• 0	• 3	• 1		• 1
Thornhill	Markham	• 0		• 0	• 0		• 0
	Vaughan	• 0		• 0	• 1		• 1
Toronto East	Old Toronto	• 1		• 1	• 0		• 0
Toronto West	Old Toronto	• 6		• 6	• 4		• 4
Yonge - St. Clair	Old Toronto	• 2		• 2	• 1		• 1
Grand Total		• 154	• 20	• 174	• 145	• 26	• 171

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	• 407		• 407
Central Waterfront	Old Toronto	• 22		• 22	• 911		• 911
Don Mills - York Mills	North York	• 32	• 5	• 37	• 64	• 31	• 95
	Old Toronto						
Downtown Core	Old Toronto	• 12		• 12	• 433		• 433
Downtown East	Old Toronto	• 37		• 37	• 765		• 765
Downtown West	Old Toronto	• 205		• 205	• 701		• 701
Etobicoke Waterfront	Etobicoke	• 6		• 6	• 6		• 6
Highway7 - Yonge	Markham						
	Richmond Hill	• 6	• 2	• 8	• 175	• 20	• 195
Mississauga City Centre	Mississauga	• 14		• 14	• 631		• 631
North Toronto	North York						
	Old Toronto	• 41	• 0	• 41	• 292	• 4	• 296
North Yonge Corridor	North York	• 75		• 75	• 709		• 709
North York East	North York						
North York West	North York	• 48		• 48	• 517		• 517
Not Applicable	Ajax	• 0	• 3	• 3	• 34	• 6	• 40
	Aurora		• 2	• 2		• 5	• 5
	Brampton	• 27	• 74	• 101	• 87	• 150	• 237
	Burlington	• 60	• 9	• 69	• 419	• 15	• 434
	Caledon		• 0	• 0		• 39	• 39
	Clarington						
	East York	• 0	• 0	• 0	• 46	• 4	• 50
	Etobicoke	• 132	• 5	• 137	• 897	• 109	• 1,006
	Georgina						
	Halton Hills	• 3		• 3	• 75		• 75
	King	• 7		• 7	• 181		• 181
	Markham	• 26	• 99	• 125	• 254	• 86	• 340
	Milton	• 125		• 125	• 323		• 323
	Mississauga	• 301	• 0	• 301	• 1,622	• 152	• 1,774
	Newmarket	• 2		• 2	• 44		• 44
	Oakville	• 136		• 136	• 416		• 416
	Old Toronto	• 1		• 1	• 150		• 150
	Oshawa	• 3		• 3	• 228		• 228
	Pickering	• 99	• 0	• 99	• 651	• 0	• 651
	Richmond Hill		• 28	• 28		• 72	• 72
	Scarborough	• 39	• 0	• 39	• 356	• 3	• 359
	Uxbridge						
	Vaughan	• 103	• 104	• 207	• 977		• 977
	Whitby	• 49		• 49	• 35		• 35
	Whitchurch-Stouffville						
	York	• 17		• 17	• 200		• 200
Scarborough City Centre	Scarborough						
Sheppard Corridor	North York	• 30	• 1	• 31	• 336		• 336
Thornhill	Markham	• 3		• 3	• 24		• 24
	Vaughan	• 4		• 4	• 6		• 6
Toronto East	East York						
	Old Toronto	• 12		• 12	• 158		• 158
Toronto West	Old Toronto	• 55		• 55	• 315		• 315
Yonge - St. Clair	Old Toronto	• 10		• 10	• 150		• 150
Grand Total		• 1,790	• 332	• 2,122	• 13,595	• 696	• 14,291



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