



Altus Group



Greater Toronto Area High Rise Projects

New Homes Monthly Report
March 2026

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Mar-26		Mar-25		Change
High Rise	263		183		43.7%
Low Rise	685		256		167.6%
Total	948		439		115.9%
Year to Date Sales	Jan.-Mar. 2026		Jan.-Mar. 2025		Y/Y Change
High Rise	540		524		3.1%
Low Rise	1,231		787		56.4%
Total	1,771		1,311		35.1%
Year to Date Supply	Jan.-Mar. 2026		Jan.-Mar. 2025		Y/Y Change
High Rise	152		201		-24.4%
Low Rise	1,634		880		85.7%
Total	1,786		1,081		65.2%
Year to Date Completions	Jan.-Mar. 2026		Jan.-Mar. 2025		Y/Y Change
High Rise	2,784		6,904		-59.7%
Remaining Inventory	Mar-26	Feb-26	Mar-25	M/M Change	Y/Y Change
High Rise	13,726	14,098	15,304	-2.6%	-10.3%
Low Rise	6,007	6,065	4,960	-1.0%	21.1%
Total	19,733	20,163	20,264	-2.1%	-2.6%
Benchmark Price	Mar-26	Feb-26	Mar-25	M/M Change	Y/Y Change
High Rise	\$1,027,477	\$1,022,063	\$1,020,864	0.5%	0.6%
Low Rise	\$1,413,863	\$1,423,219	\$1,532,279	-0.7%	-7.7%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	0	305	152	70	
High Rise Units	0	79,030	48,437	16,365	
% Sold*	n.a.	83%	81%	51%	
Low Rise Projects	10	256			
Low Rise Units	510	32,794			
% Sold*	67%	82%			

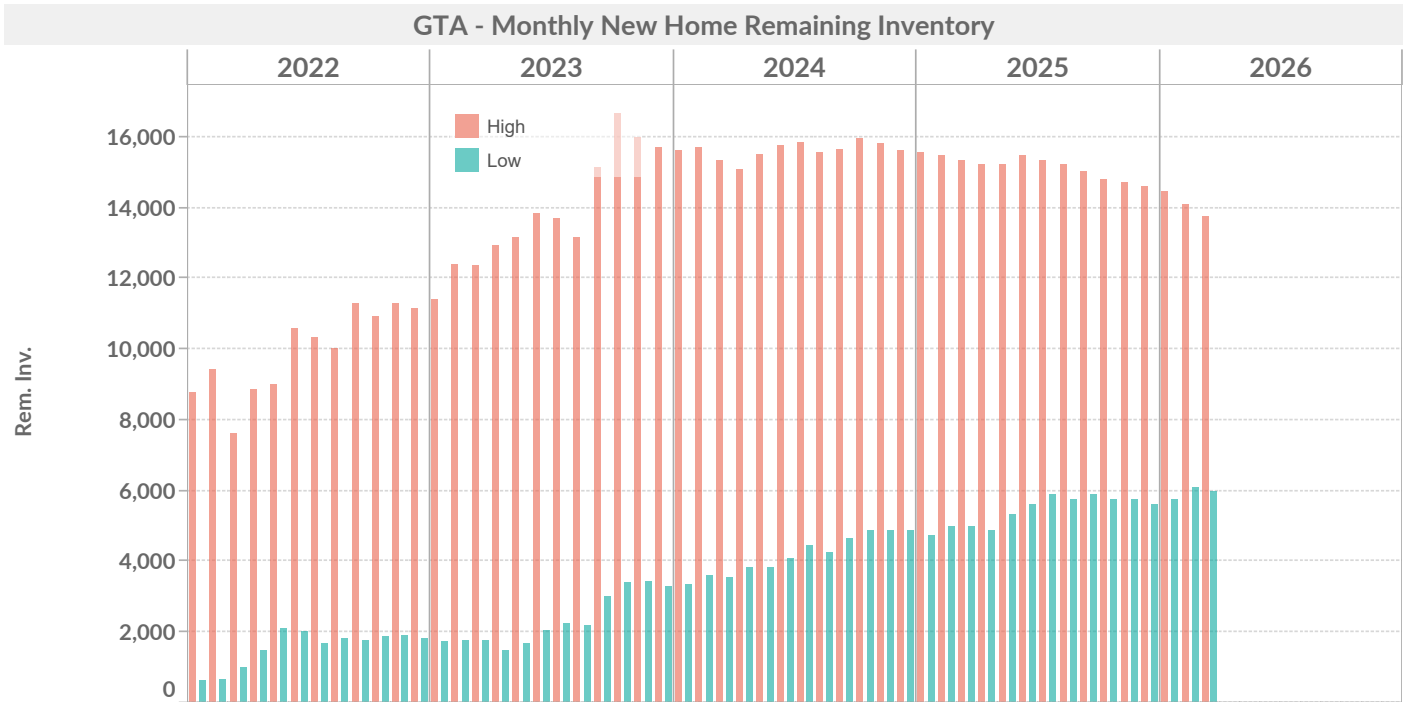
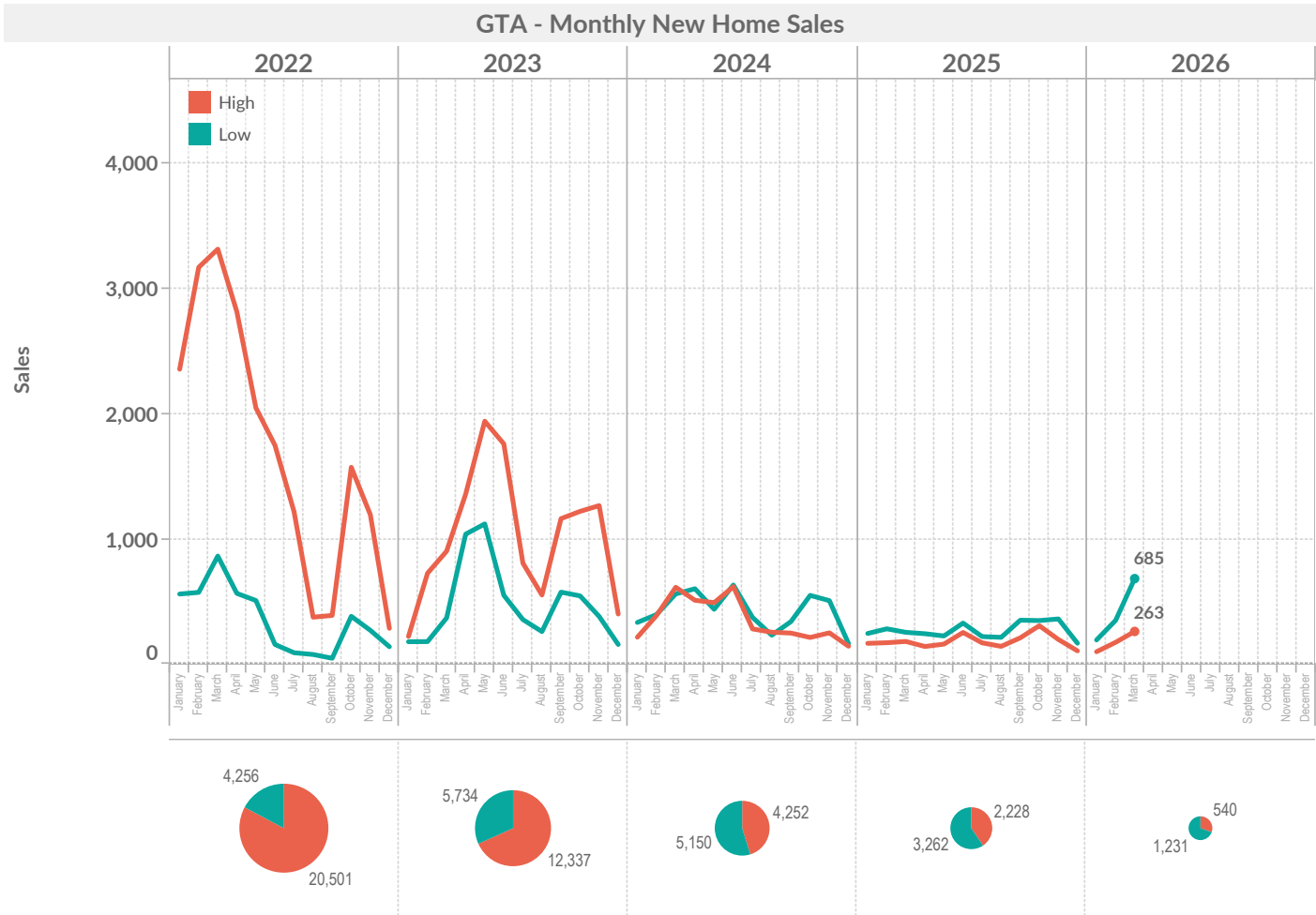
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

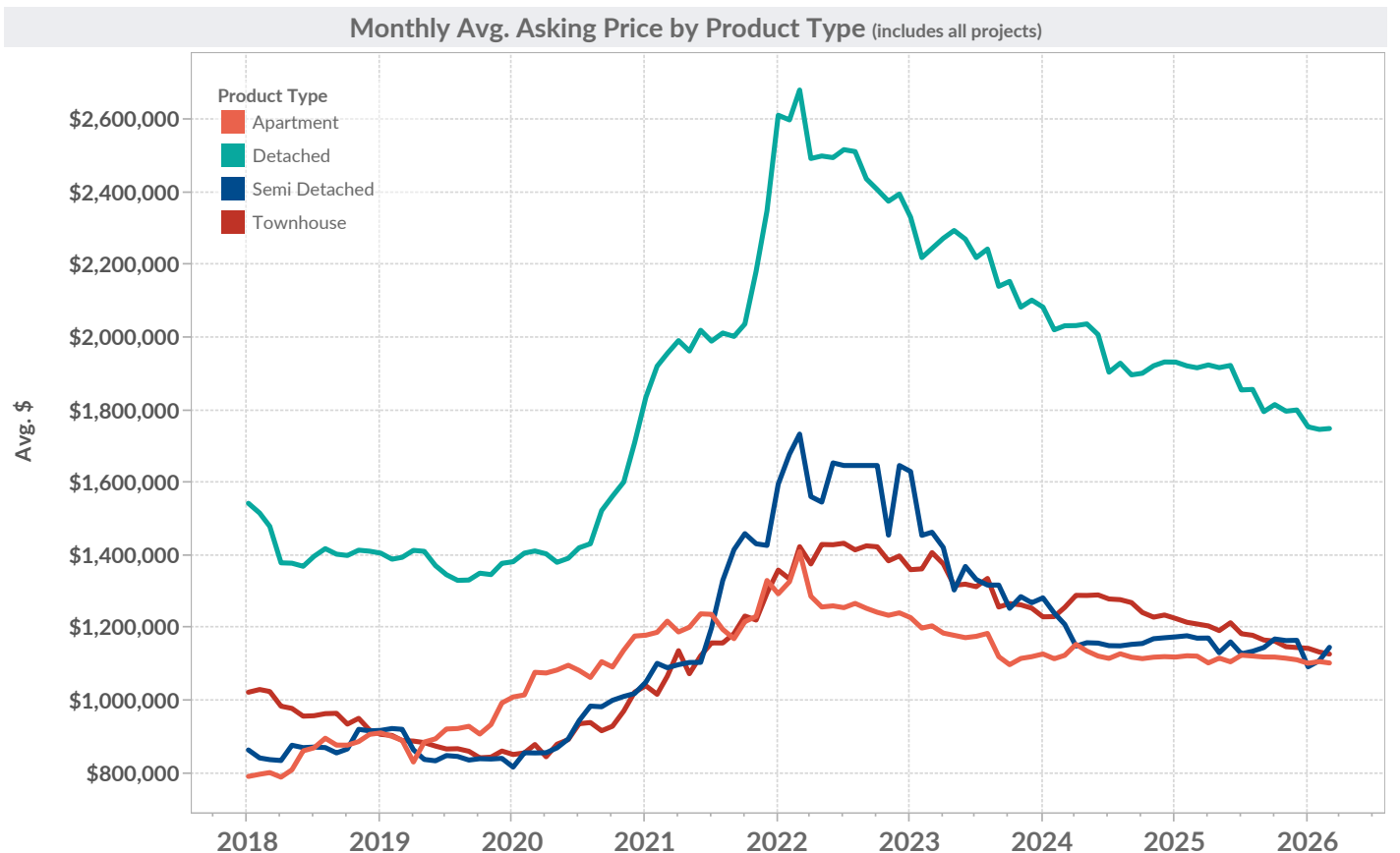
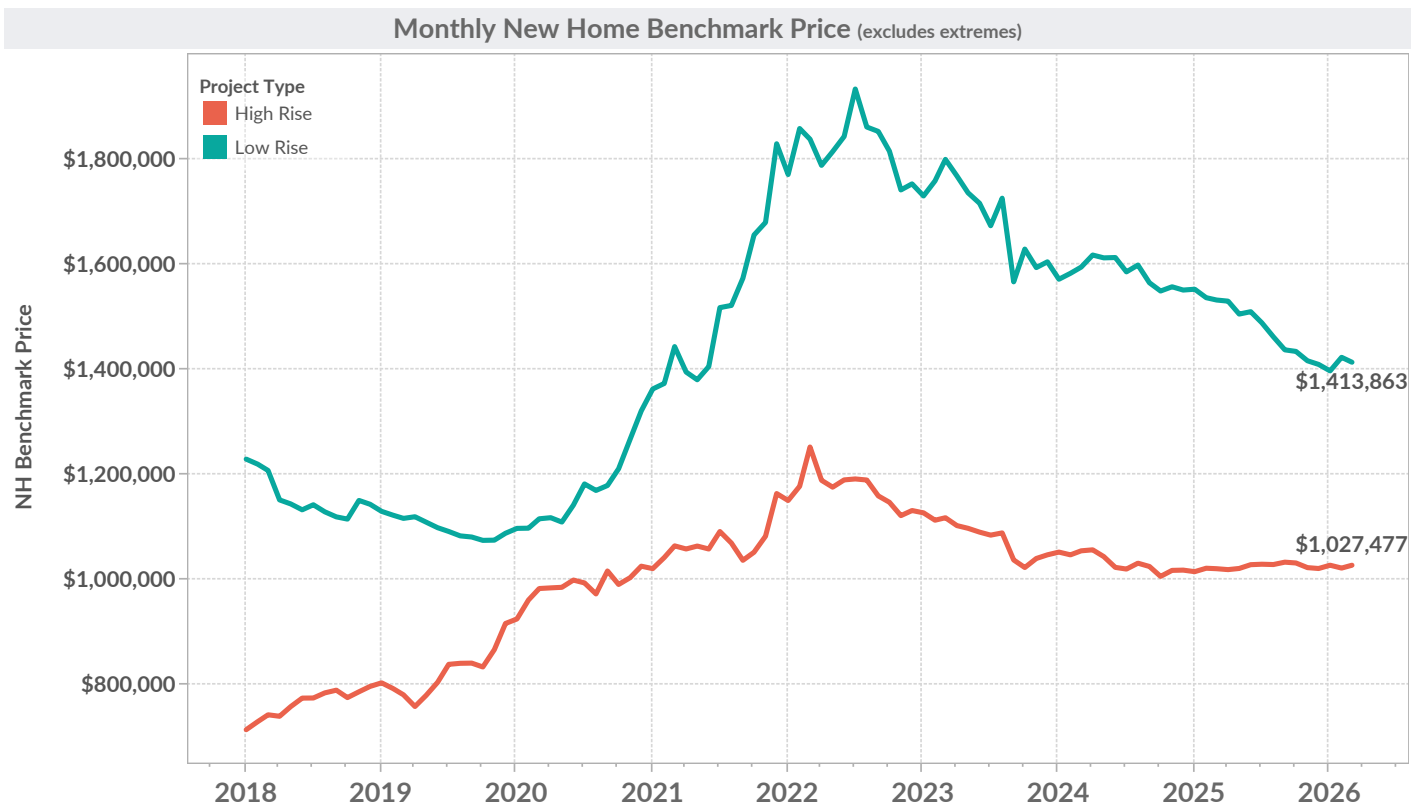
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

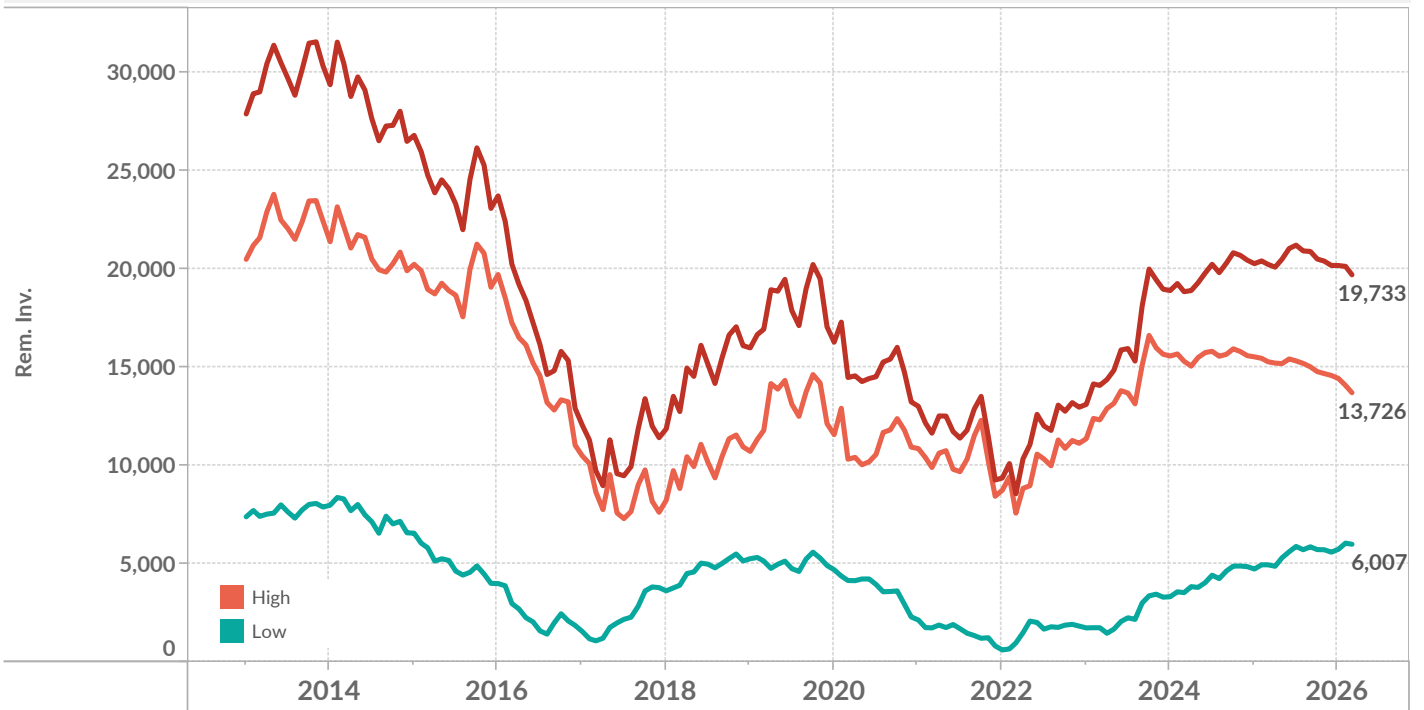


Pricing

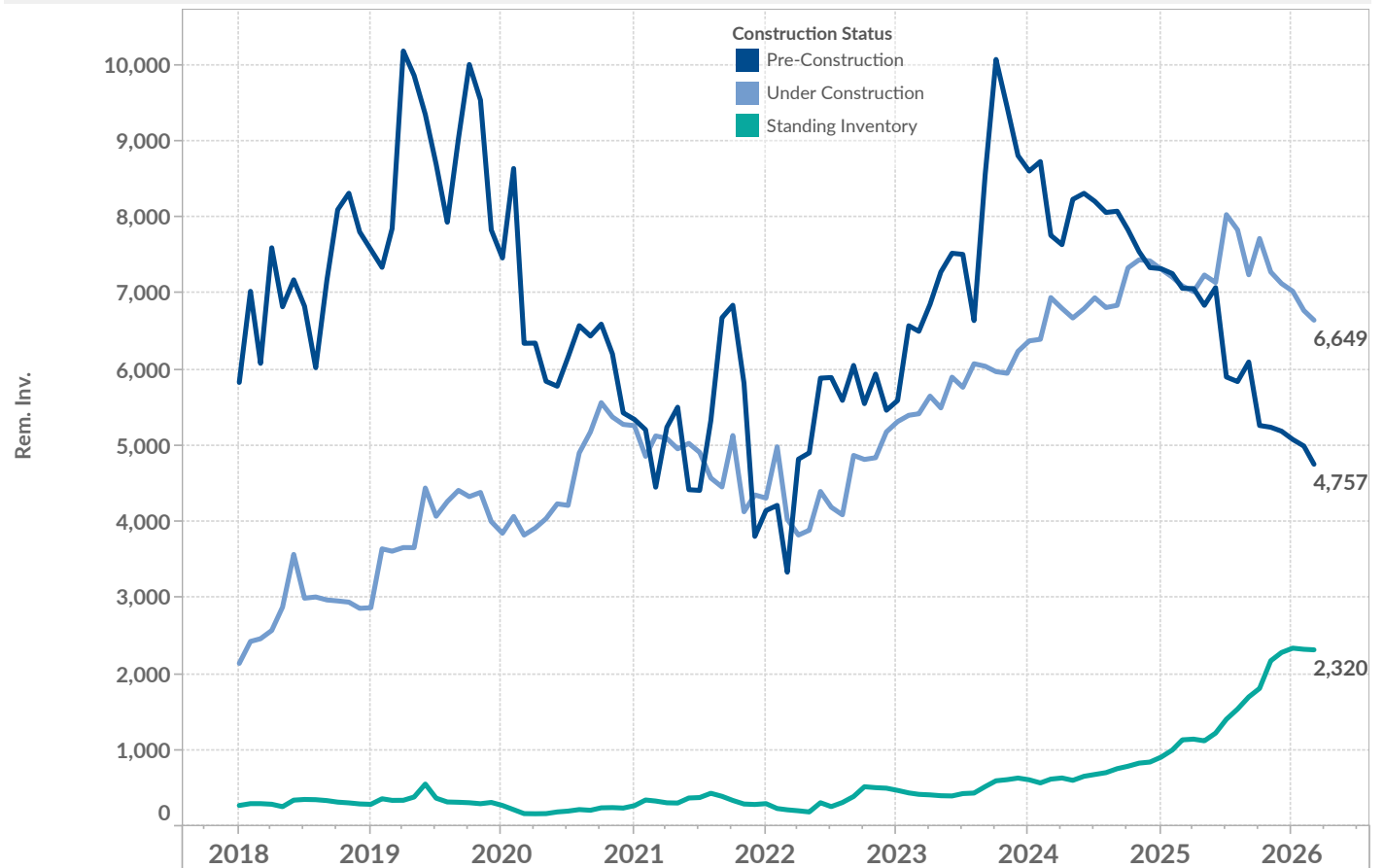


Remaining Inventory

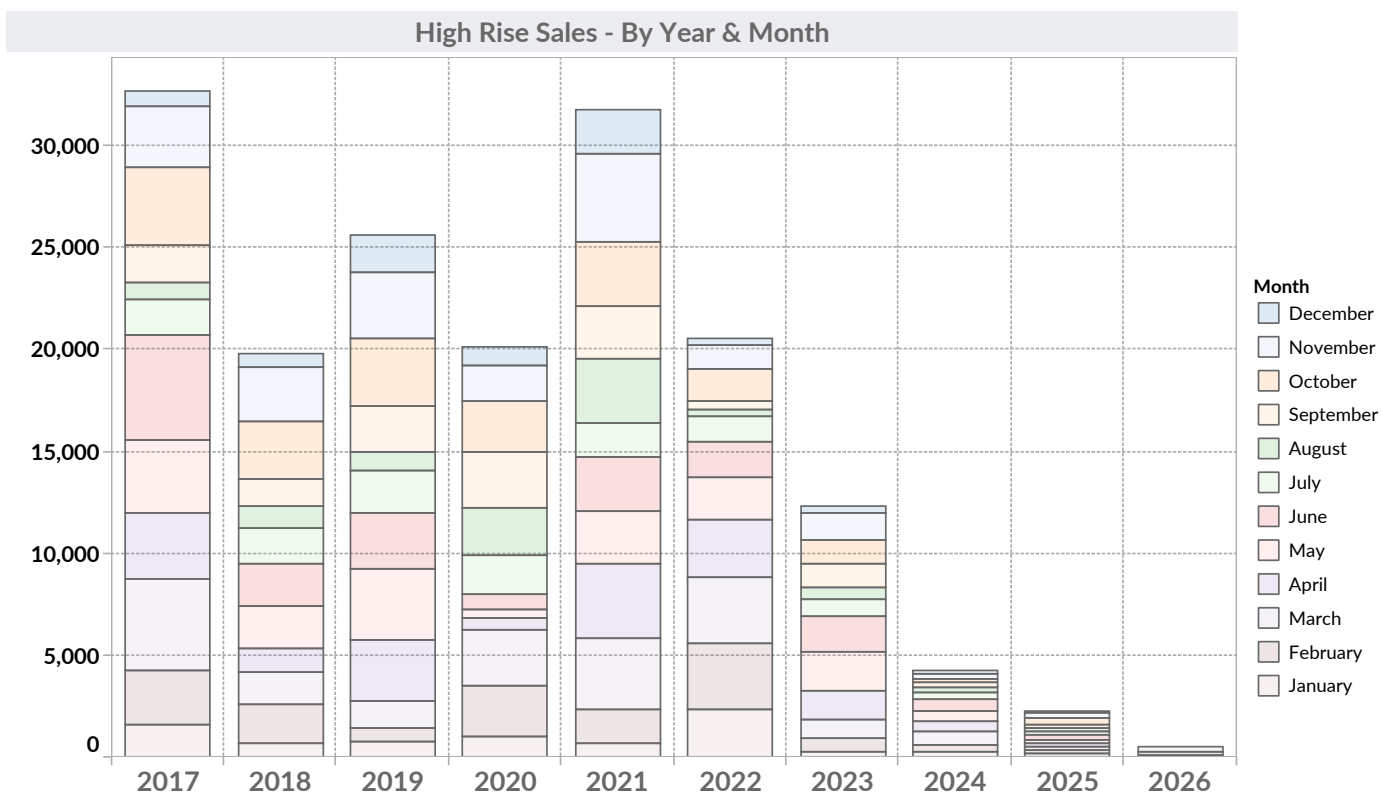
GTA - Monthly New Home Remaining Inventory



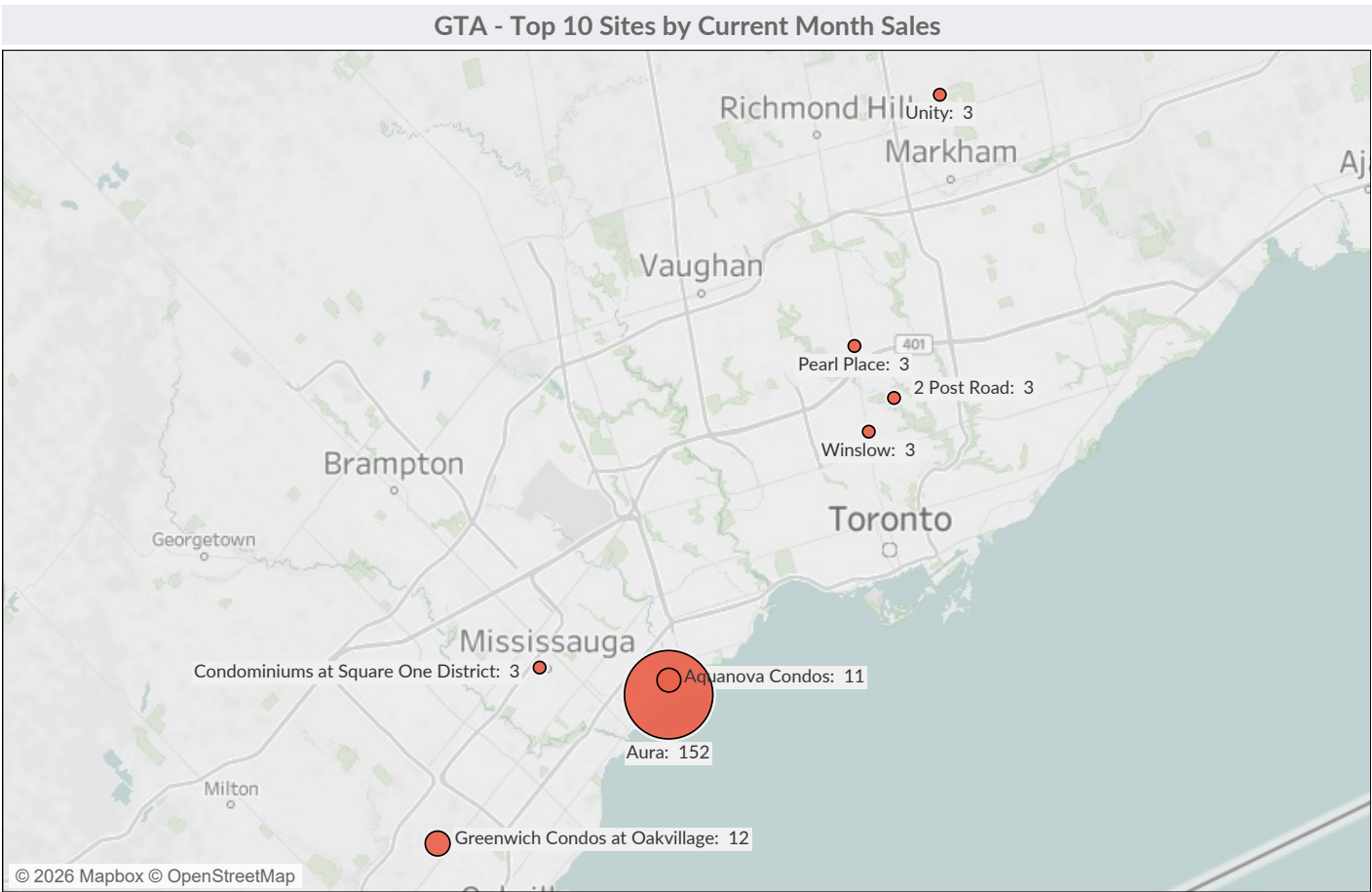
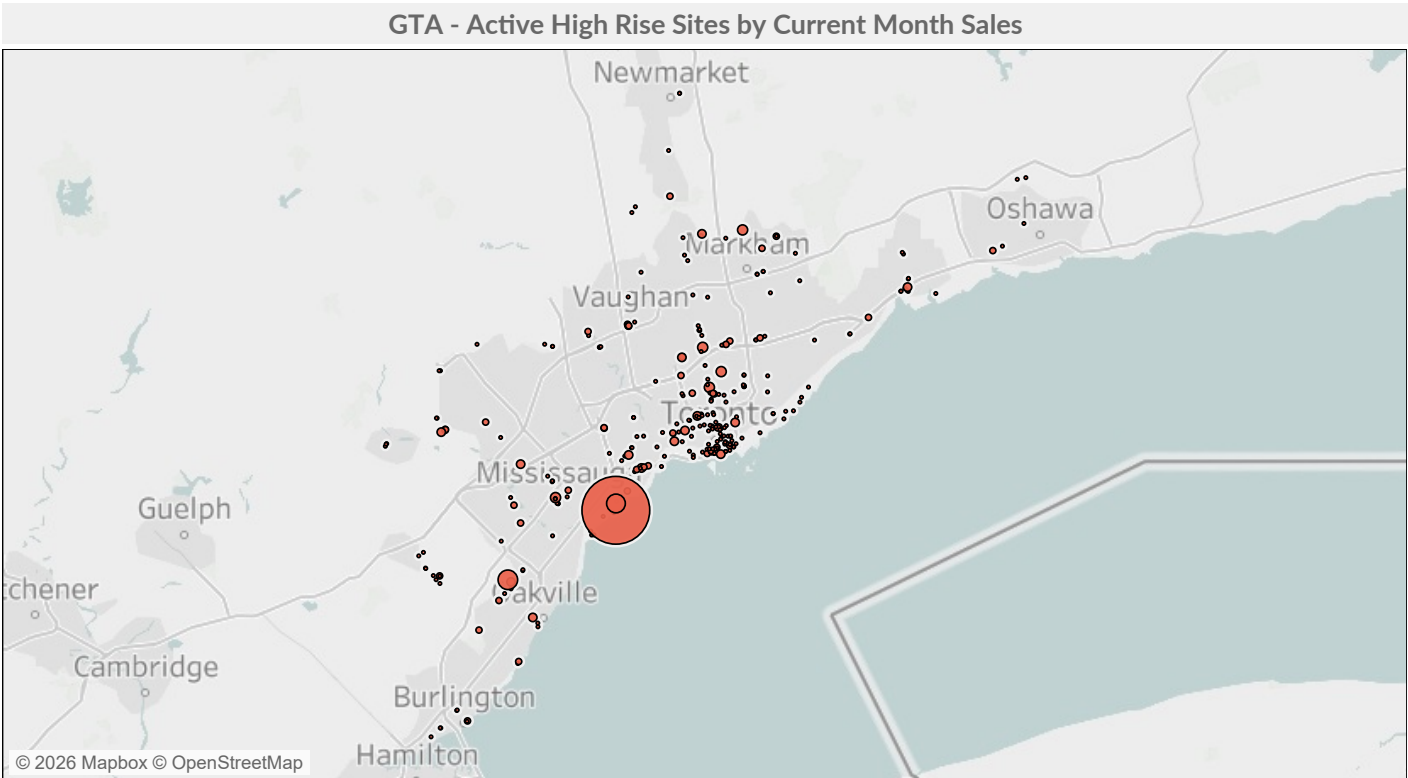
GTA - Monthly High Rise Rem. Inv. by Construction Status



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Current Sites

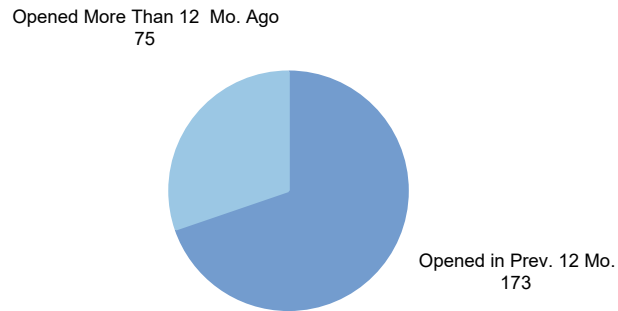


Monthly Sales Breakdown

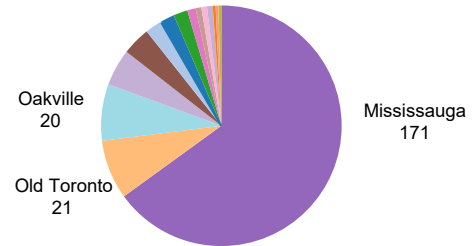


Current Month High Rise Sales Breakdown

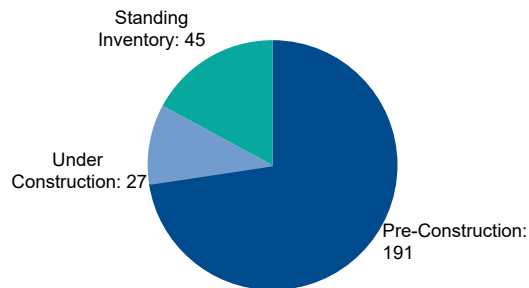
Sales by Opening Date (5 years)



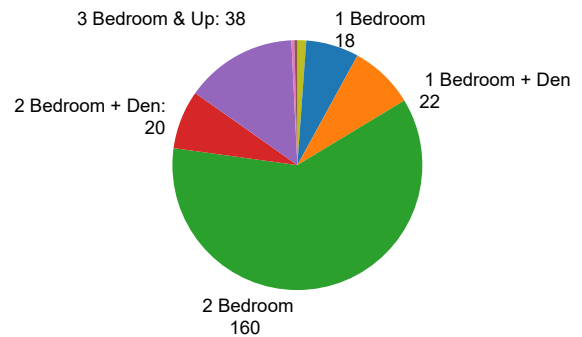
Sales by Municipality/Area



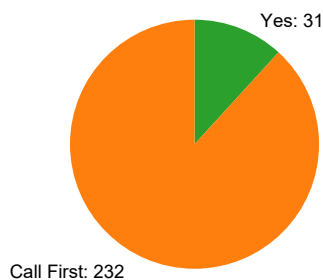
Sales by Const. Status



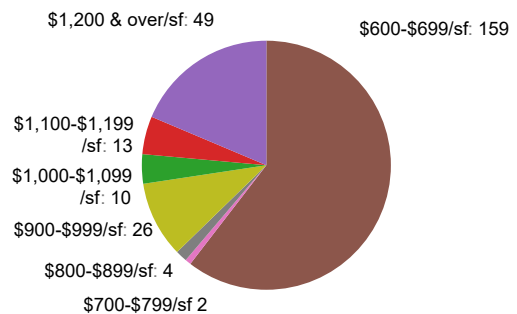
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range

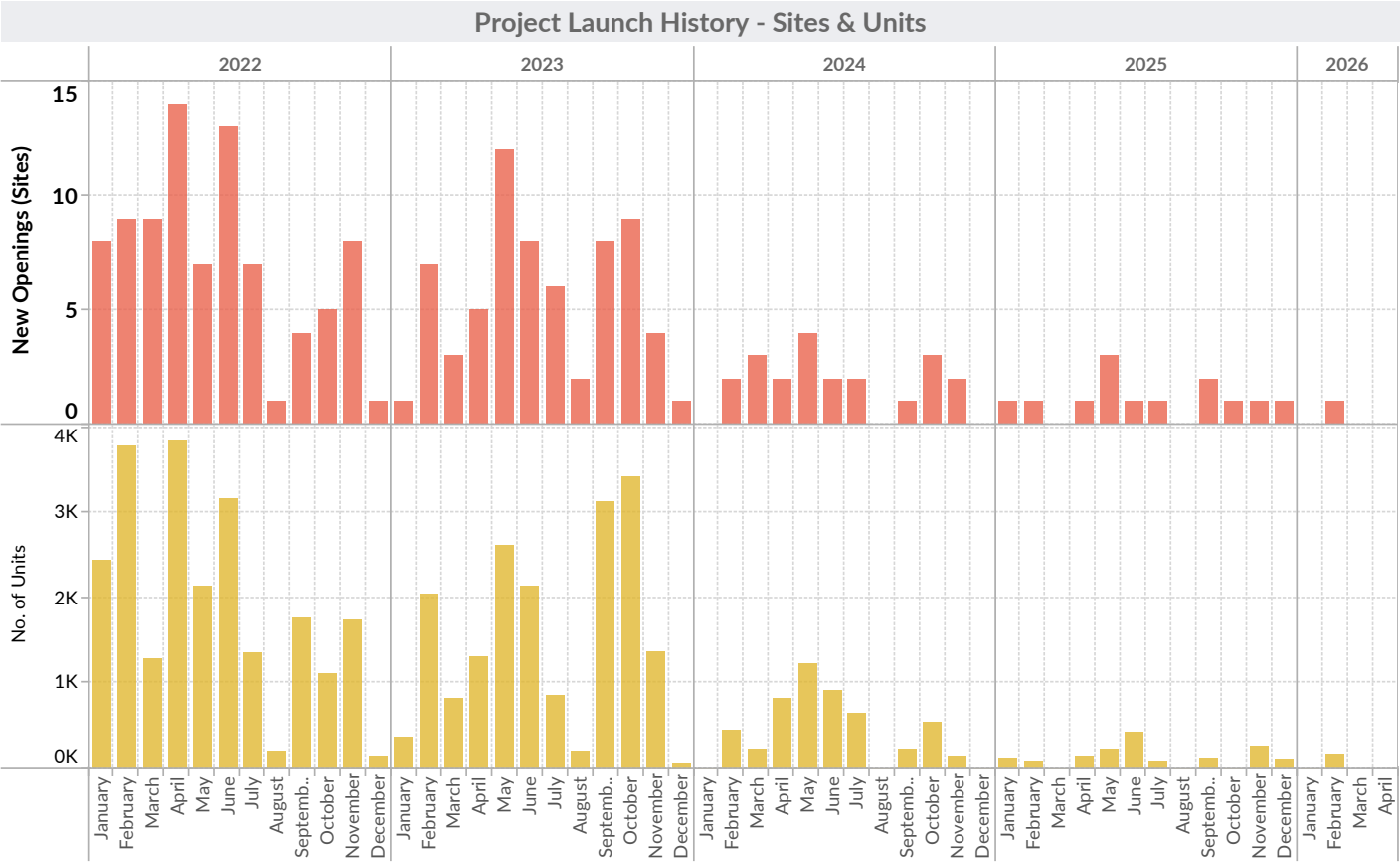


New Openings

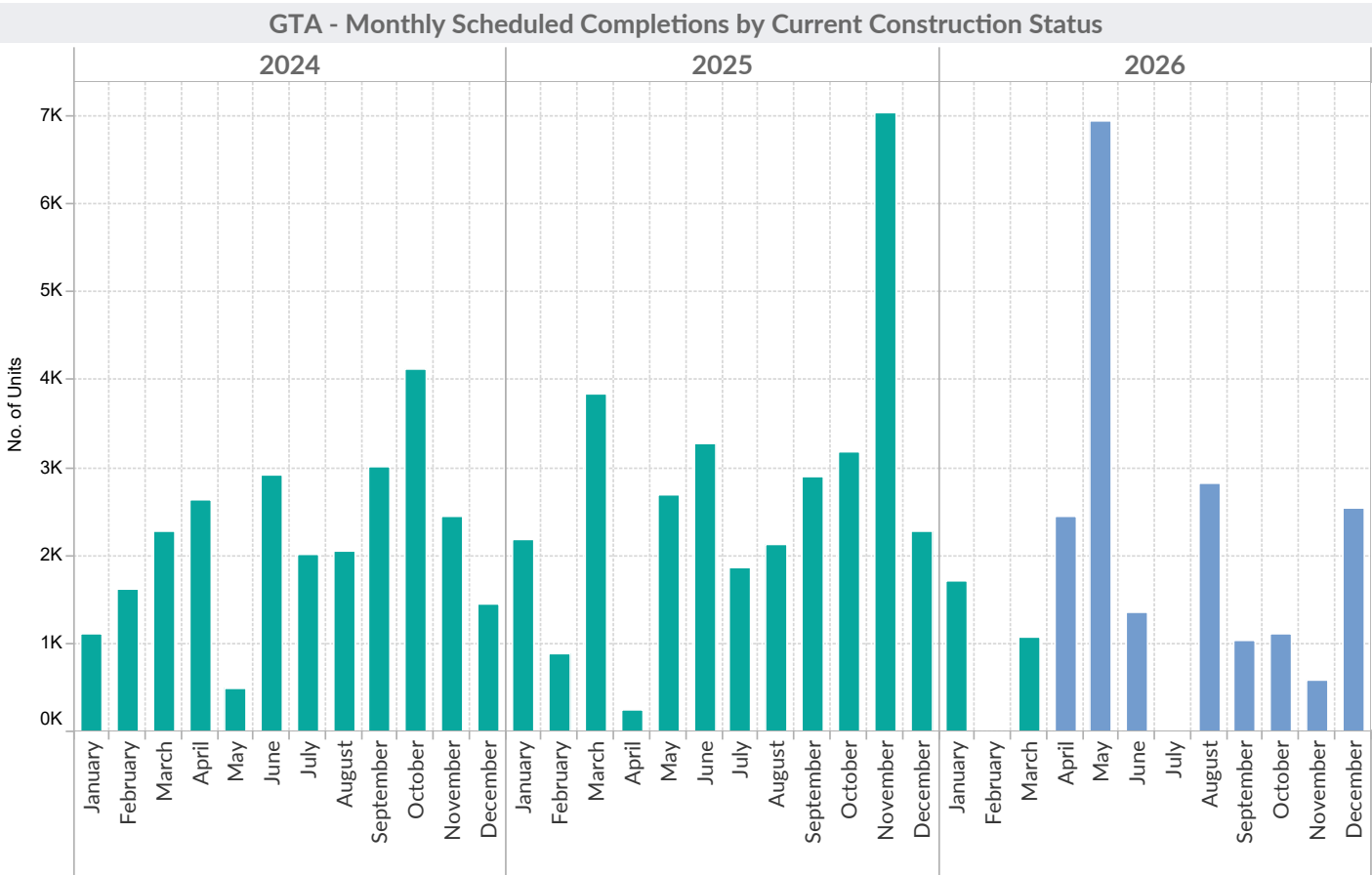
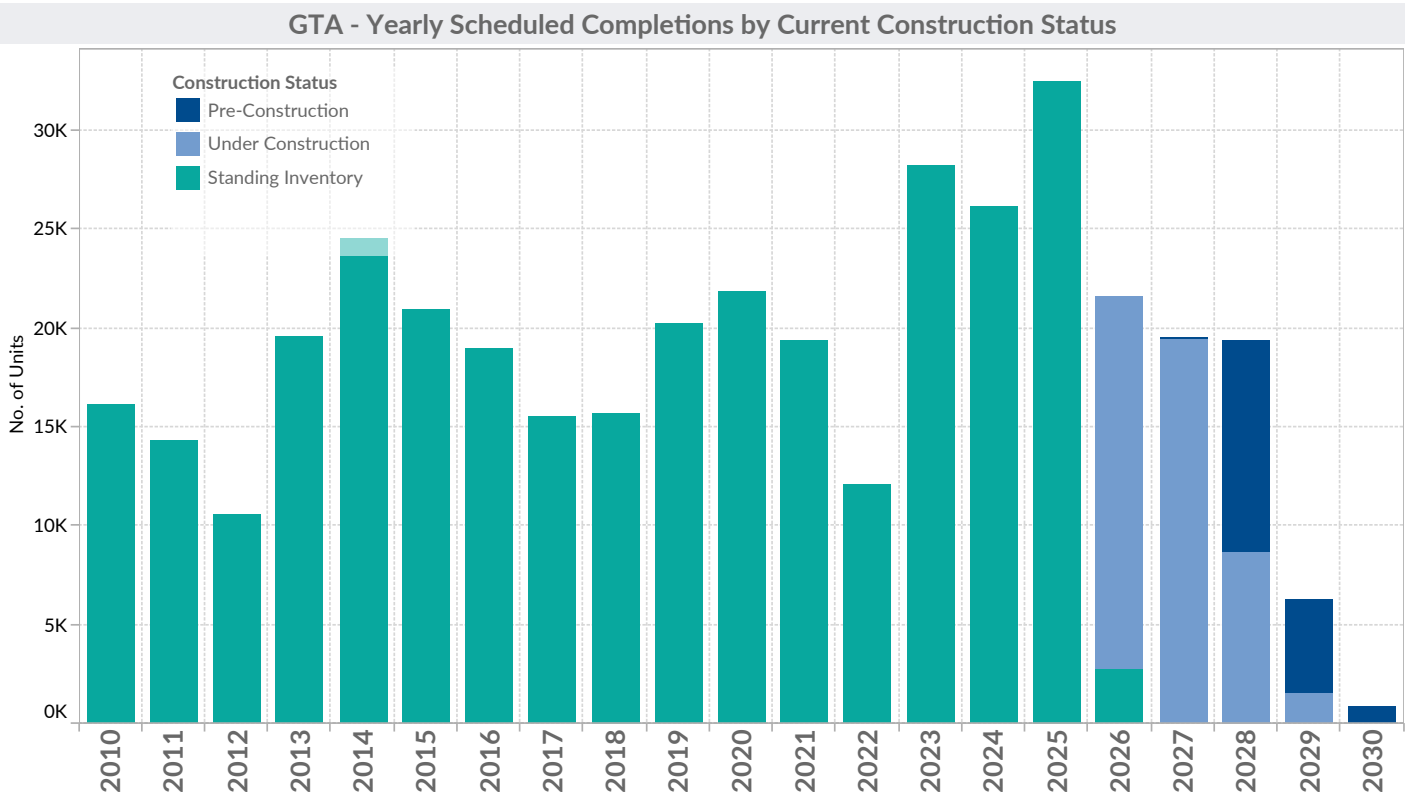
March 2026 - New Project Launches

* **

* 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		
Caivan	0	2	154										156	28.9%
Mattamy Homes	9	11	3										23	4.3%
Treasure Hill	4	16	3										23	4.3%
Branthaven Homes	0	10	12										22	4.1%
Greenpark Group	6	5	11										22	4.1%
Aoyuan International	0	20	0										20	3.7%
Tridel	6	10	1										17	3.1%
Aura Homes	9	7	1										17	3.1%
Daniels Corporation	2	4	7										13	2.4%
National Homes	5	8	0										13	2.4%
Devron	4	4	3										11	2.0%
Arkfield Development	2	9	0										11	2.0%
Menkes	2	3	5										10	1.9%
Capital Developments	4	4	1										9	1.7%
Conservatory Group	1	5	3										9	1.7%
Diamond Corp	2	5	2										9	1.7%
Brixen Developments Inc.	3	5	0										8	1.5%
QuadReal Property Group	2	3	3										8	1.5%
Castleridge Homes	2	4	2										8	1.5%
ADI Development Group	6	0	1										7	1.3%
Lifetime Developments	2	3	2										7	1.3%
Minto Developments	1	2	4										7	1.3%
City Park Homes	2	2	3										7	1.3%
Sevoy Developments	3	2	2										7	1.3%
Brookfield Residential	2	3	1										6	1.1%
Total (All 174 Builders)	101	176	263										540	

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 %
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar		
Greenpark Group	0	0	68	35	22	51	33	8	10	6	5	11	249	11.1%
Caivan		0	23	22	0	1	1	4	2	0	2	154	209	9.3%
Treasure Hill						0	104	66	12	4	16	3	205	9.1%
Mattamy Homes	20	16	12	8	4	5	5	8	13	9	11	3	114	5.1%
Devron	1	1	1	0	2	25	24	9	5	4	4	3	79	3.5%
Concord Adex	4	5	8	11	9	7	6	4	3	2	1	1	61	2.7%
Marlin Spring Developments	1	9	10	8	4	9	4	4	0	0	3	2	54	2.4%
Daniels Corporation	2	7	4	6	4	4	4	6	2	2	4	7	52	2.3%
Sevoy Developments	7	24	2	2	2	2	2	2	2	3	2	2	52	2.3%
Brookfield Residential	1	6	16	2	1	10	3	4	0	2	3	1	49	2.2%
Diamond Corp	11	7	4	0	1	4	6	0	2	2	5	2	44	2.0%
Graywood Developments	12	2	11	2	6	3	3	1	0	0	0	1	41	1.8%
Tridel	2	10	1	0	4	1	3	0	1	6	10	1	39	1.7%
North Drive	0	3	2	4	4	5	6	6	3	0	1	3	37	1.6%
Freed Developments Ltd.	3	6	5	4	2	3	3	2	2	3	1	1	35	1.6%
Conservatory Group	6	0	1	0	5	6	4	2	0	1	5	3	33	1.5%
Lifetime Developments	9	3	0	0	0	10	3	1	0	2	3	2	33	1.5%
CentreCourt Developments Inc.	3	3	3	4	4	4	3	2	4	1	1	0	32	1.4%
ADI Development Group	0	1	0	0	1	0	10	7	5	6	0	1	31	1.4%
Menkes	2	0	6	2	3	2	3	1	2	2	3	5	31	1.4%
Trinity Point Developments	1	3	1	1	0	3	21	1	0	0	0	0	31	1.4%
QuadReal Property Group	2	0	6	2	3	2	3	1	2	2	3	3	29	1.3%
City Park Homes	1	3	3	3	2	3	3	1	3	2	2	3	29	1.3%
Aura Homes									12	9	7	1	29	1.3%
National Homes	2	0	4	2	1	0	5	0	1	5	8	0	28	1.2%
Total (All 177 Builders)	143	162	255	172	144	212	309	199	108	101	176	263	2,244	

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 March
Aura - Caivan	Mississauga	Stacked	3 Bedroom & Up	32
			2 Bedroom	120
			Total	152
Greenwich Condos at Oakvillage - Branthaven Homes	Oakville	Apartment	1 Bedroom	3
			1 Bedroom + Den	4
			2 Bedroom + Den	3
			3 Bedroom & Up	0
			2 Bedroom	2
			Total	12

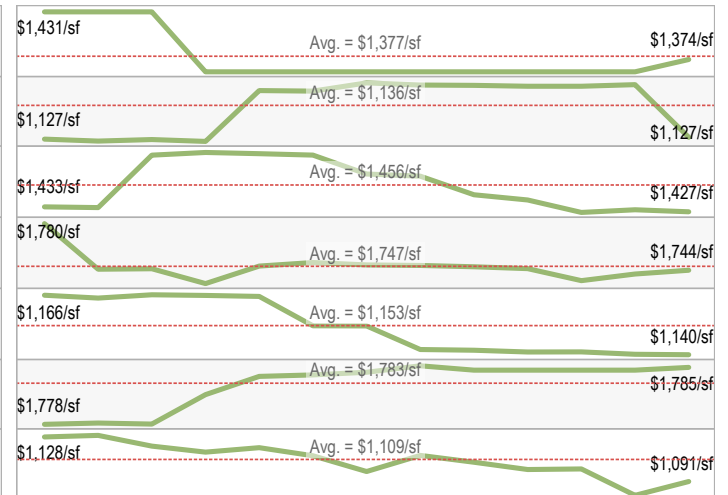
Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	\$1,374/sf
	Etobicoke	\$1,127/sf
	North York	\$1,427/sf
	Old Toronto	\$1,744/sf
	Scarborough	\$1,140/sf
	York	\$1,785/sf
905 Area	905 All Muni.	\$1,091/sf

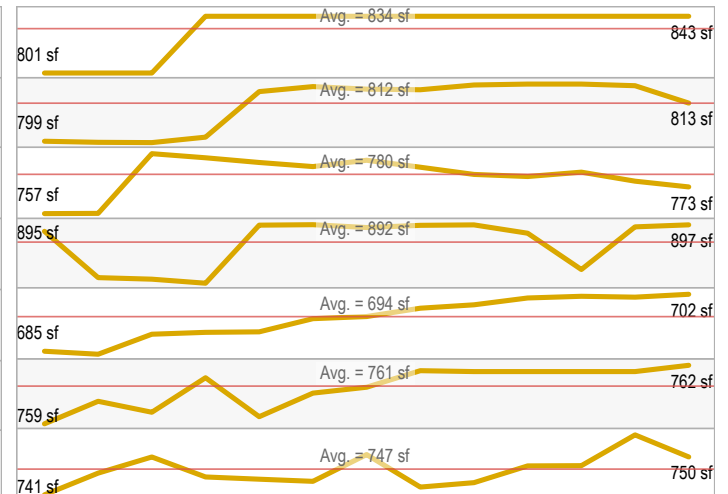
Last 13 Months



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.	762 sf

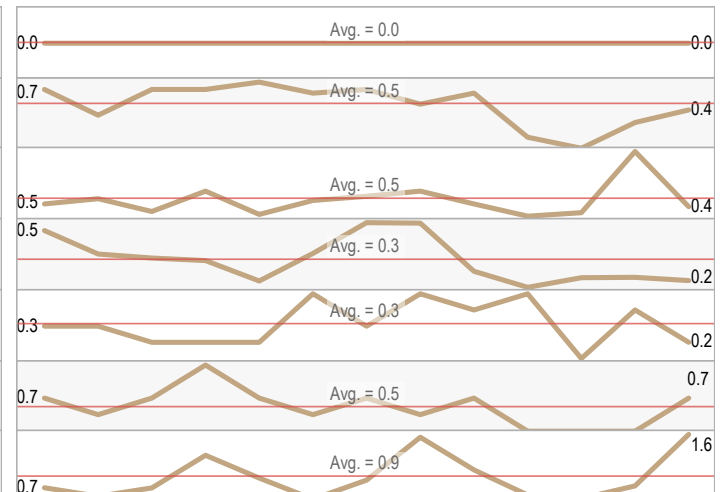
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	0.4
	North York	0.4
	Old Toronto	0.2
	Scarborough	0.2
	York	0.7
905 Area	905 All Muni.	1.6

Last 13 Months



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

Sub Market	Municipality	March 2025			March 2026		
		Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	• 8		• 8	• 2		• 2
Central Waterfront	Old Toronto	• 2		• 2	• 2		• 2
Don Mills - York Mills	North York	• 0	• 0	• 0	• 3	• 0	• 3
Downtown Core	Old Toronto	• 2		• 2	• 0		• 0
Downtown East	Old Toronto	• 3		• 3	• 1		• 1
Downtown West	Old Toronto	• 26		• 26	• 4		• 4
Etobicoke Waterfront	Etobicoke	• 0		• 0	• 0		• 0
Highway7 - Yonge	Richmond Hill	• 1	• 0	• 1	• 2	• 0	• 2
Mississauga City Centre	Mississauga	• 2		• 2	• 3		• 3
North Toronto	Old Toronto	• 5	• 0	• 5	• 5	• 0	• 5
North Yonge Corridor	North York	• 10		• 10	• 3		• 3
North York West	North York	• 3		• 3	• 5		• 5
Not Applicable	Ajax	• 0	• 1	• 1	• 0	• 0	• 0
	Aurora		• 0	• 0		• 0	• 0
	Brampton	• 0	• 1	• 1	• 2	• 4	• 6
	Burlington	• 5	• 3	• 8	• 1	• 0	• 1
	Caledon		• 0	• 0		• 0	• 0
	East York	• 0	• 0	• 0	• 0	• 0	• 0
	Etobicoke	• 12	• 4	• 16	• 9	• 1	• 10
	Halton Hills	• 0		• 0	• 0		• 0
	King	• 4		• 4	• 0		• 0
	Markham	• 0	• 0	• 0	• 1	• 4	• 5
	Milton	• 26		• 26	• 1		• 1
	Mississauga	• 6		• 6	• 16	• 152	• 168
	Newmarket	• 0		• 0	• 0		• 0
	Oakville	• 16		• 16	• 20		• 20
	Old Toronto	• 0		• 0	• 0		• 0
	Oshawa	• 0		• 0	• 0		• 0
	Pickering	• 16	• 0	• 16	• 2	• 0	• 2
	Richmond Hill		• 0	• 0		• 1	• 1
	Scarborough	• 3	• 0	• 3	• 2	• 0	• 2
	Vaughan	• 9		• 9	• 5		• 5
	Whitby	• 1		• 1	• 1		• 1
	York	• 2		• 2	• 2		• 2
Sheppard Corridor	North York	• 2	• 0	• 2	• 2		• 2
Thornhill	Markham	• 0		• 0	• 0		• 0
	Vaughan	• 0		• 0	• 0		• 0
Toronto East	Old Toronto	• 1		• 1	• 2		• 2
Toronto West	Old Toronto	• 8		• 8	• 5		• 5
Yonge - St. Clair	Old Toronto	• 1		• 1	• 0		• 0
Grand Total		• 174	• 9	• 183	• 101	• 162	• 263

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	• 42		• 42	• 405		• 405	
Central Waterfront	Old Toronto	• 22		• 22	• 909		• 909	
Don Mills - York Mills	North York	• 35	• 5	• 40	• 69	• 31	• 100	
	Old Toronto							
Downtown Core	Old Toronto	• 10		• 10	• 433		• 433	
Downtown East	Old Toronto	• 35		• 35	• 684		• 684	
Downtown West	Old Toronto	• 183		• 183	• 697		• 697	
Etobicoke Waterfront	Etobicoke	• 6		• 6	• 6		• 6	
Highway7 - Yonge	Markham							
	Richmond Hill	• 26	• 2	• 28	• 154	• 20	• 174	
Mississauga City Centre	Mississauga	• 15		• 15	• 628		• 628	
North Toronto	North York							
	Old Toronto	• 49	• 0	• 49	• 287	• 4	• 291	
North Yonge Corridor	North York	• 88		• 88	• 686		• 686	
North York East	North York							
North York West	North York	• 53		• 53	• 509		• 509	
Not Applicable	Ajax	• 0	• 2	• 2	• 34	• 6	• 40	
	Aurora		• 2	• 2		• 5	• 5	
	Brampton	• 29	• 77	• 106	• 85	• 149	• 234	
	Burlington	• 46	• 6	• 52	• 208	• 15	• 223	
	Caledon		• 0	• 0		• 39	• 39	
	Clarington							
	East York	• 0	• 0	• 0	• 46	• 4	• 50	
	Etobicoke	• 129	• 2	• 131	• 888	• 108	• 996	
	Georgina							
	Halton Hills	• 3		• 3	• 75		• 75	
	King	• 3		• 3	• 181		• 181	
	Markham	• 27	• 103	• 130	• 253	• 82	• 335	
	Milton	• 101		• 101	• 321		• 321	
	Mississauga	• 311	• 152	• 463	• 1,606	• 0	• 1,606	
	Newmarket	• 2		• 2	• 44		• 44	
	Oakville	• 136		• 136	• 398		• 398	
	Old Toronto	• 4		• 4	• 150		• 150	
	Oshawa	• 3		• 3	• 228		• 228	
	Pickering	• 85	• 0	• 85	• 649	• 6	• 655	
	Richmond Hill		• 29	• 29		• 71	• 71	
	Scarborough	• 38	• 0	• 38	• 354	• 3	• 357	
	Uxbridge							
	Vaughan	• 101	• 104	• 205	• 972		• 972	
	Whitby	• 49		• 49	• 34		• 34	
	Whitchurch-Stouffville							
	York	• 17		• 17	• 198		• 198	
Scarborough City Centre	Scarborough							
Sheppard Corridor	North York	• 30	• 1	• 31	• 334		• 334	
Thornhill	Markham	• 3		• 3	• 24		• 24	
	Vaughan	• 4		• 4	• 6		• 6	
Toronto East	East York							
	Old Toronto	• 13		• 13	• 166		• 166	
Toronto West	Old Toronto	• 52		• 52	• 312		• 312	
Yonge - St. Clair	Old Toronto	• 9		• 9	• 150		• 150	
Grand Total		• 1,759	• 485	• 2,244	• 13,183	• 543	• 13,726	



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