



Altus Group



Greater Toronto Area High Rise Projects

New Homes Monthly Report
April 2026

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Apr-26		Apr-25		Change	
High Rise	199		143		39.2%	
Low Rise	901		241		273.9%	
Total	1,100		384		186.5%	
Year to Date Sales	Jan.-Apr. 2026		Jan.-Apr. 2025		Y/Y Change	
High Rise	796		663		20.1%	
Low Rise	2,193		1,027		113.5%	
Total	2,989		1,690		76.9%	
Year to Date Supply	Jan.-Apr. 2026		Jan.-Apr. 2025		Y/Y Change	
High Rise	152		259		-41.3%	
Low Rise	2,357		1,052		124.0%	
Total	2,509		1,311		91.4%	
Year to Date Completions	Jan.-Apr. 2026		Jan.-Apr. 2025		Y/Y Change	
High Rise	6,044		7,159		-15.6%	
Remaining Inventory	Apr-26	Mar-26	Apr-25	M/M Change	Y/Y Change	
High Rise	13,331	13,727	15,277	-2.9%	-12.7%	
Low Rise	5,713	5,920	4,902	-3.5%	16.5%	
Total	19,044	19,647	20,179	-3.1%	-5.6%	
Benchmark Price	Apr-26	Mar-26	Apr-25	M/M Change	Y/Y Change	
High Rise	\$1,029,164	\$1,027,477	\$1,019,120	0.2%	1.0%	
Low Rise	\$1,421,835	\$1,413,863	\$1,530,126	0.6%	-7.1%	
Projects	New Openings	All Active	Under Const.	Pre-Const.		
High Rise Projects	0	300	137	69		
High Rise Units	0	78,131	44,890	16,511		
% Sold*	n.a.	83%	81%	51%		
Low Rise Projects	12	264				
Low Rise Units	529	32,786				
% Sold*	41%	83%				

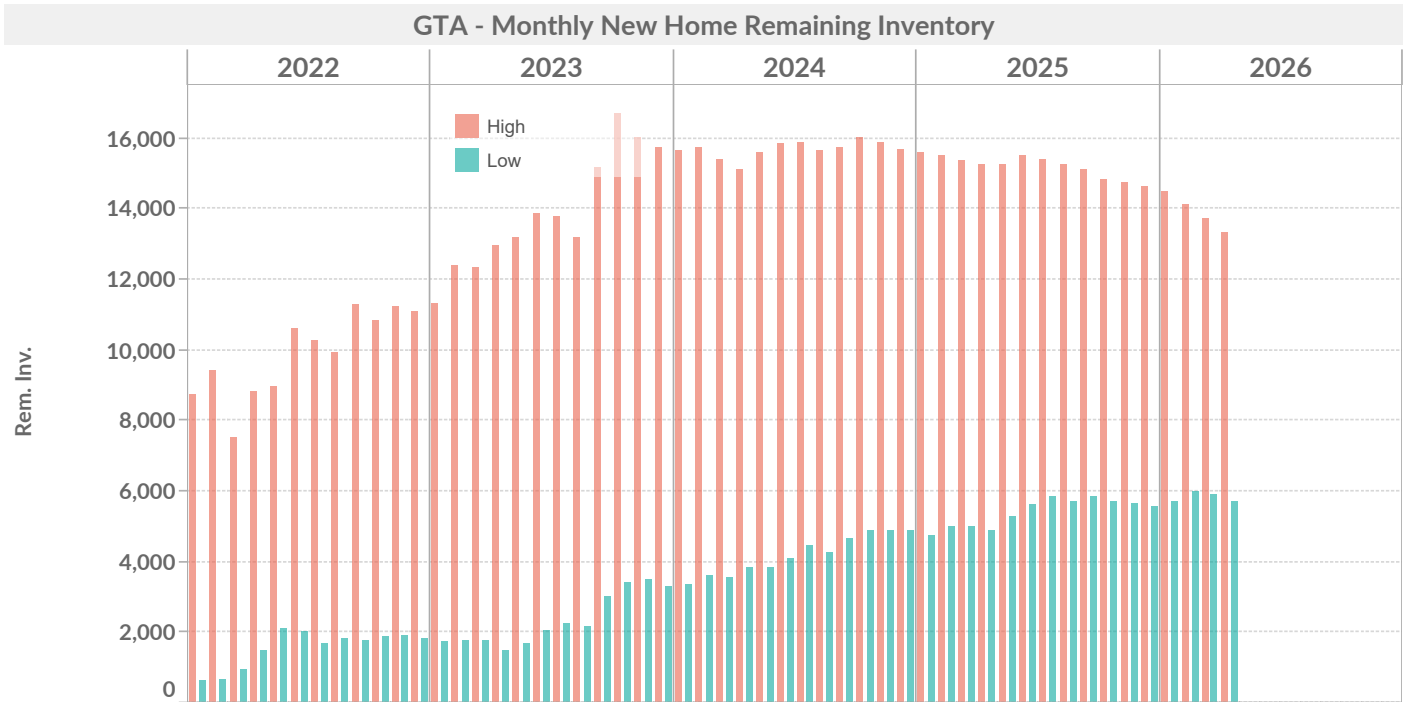
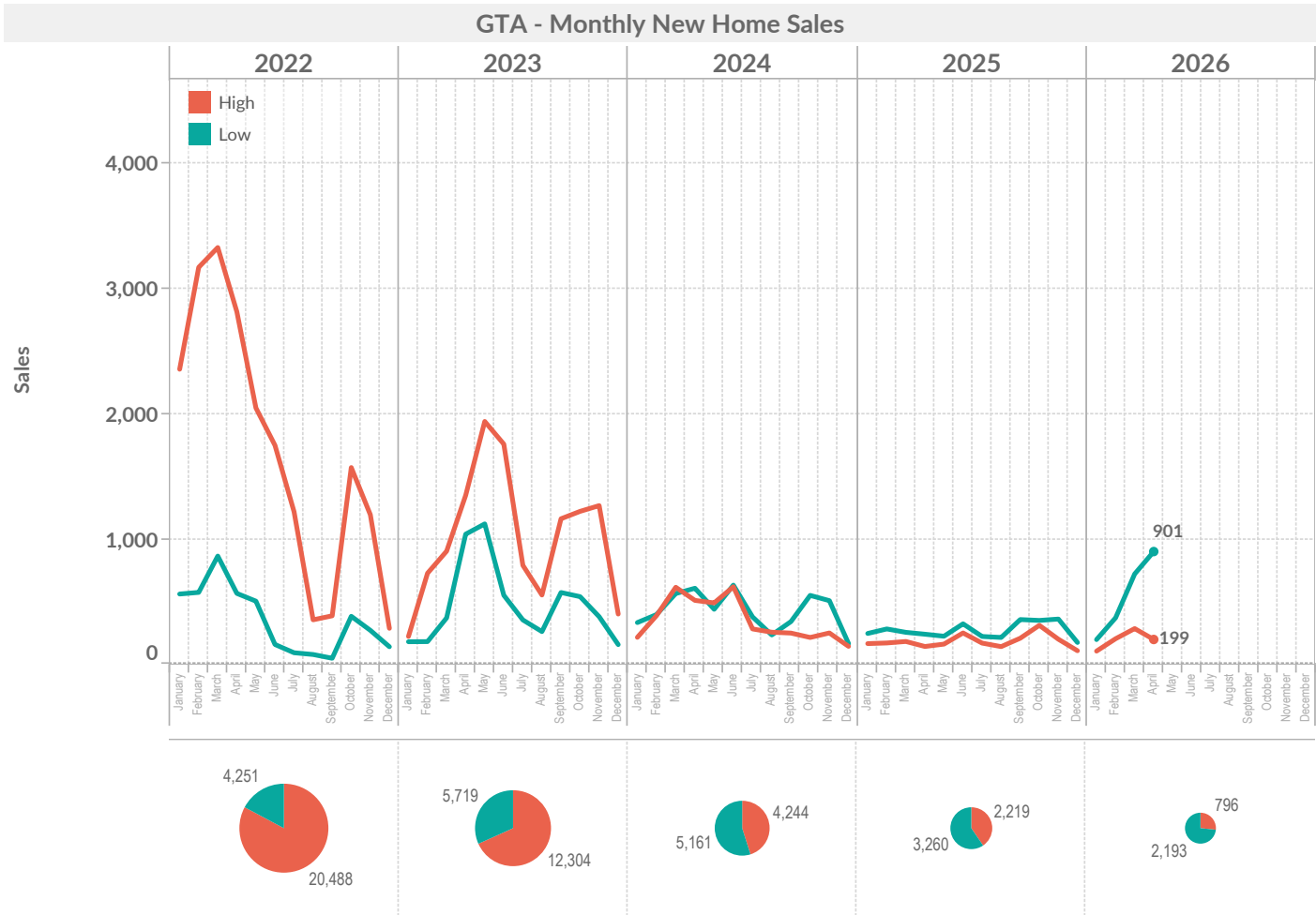
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

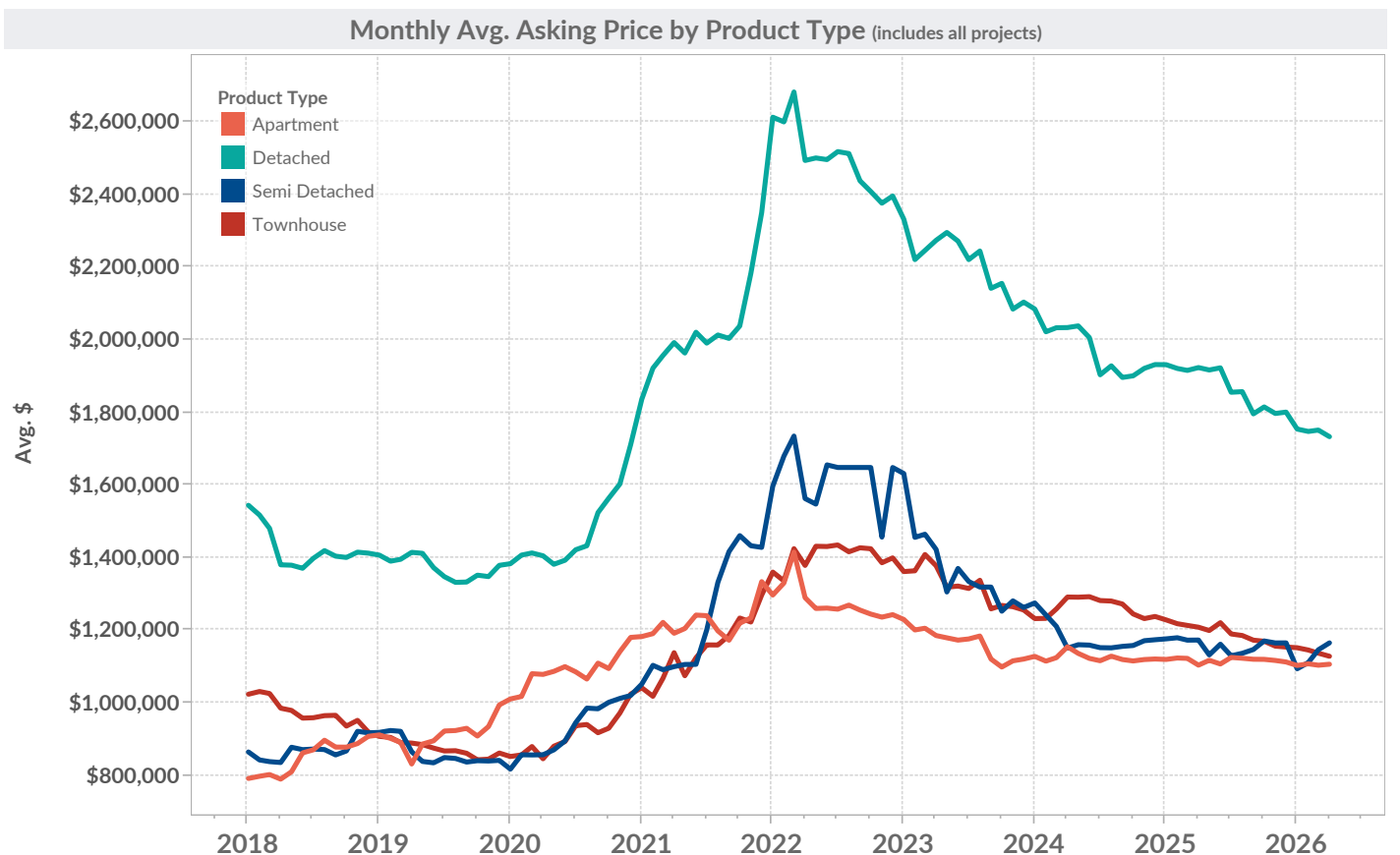
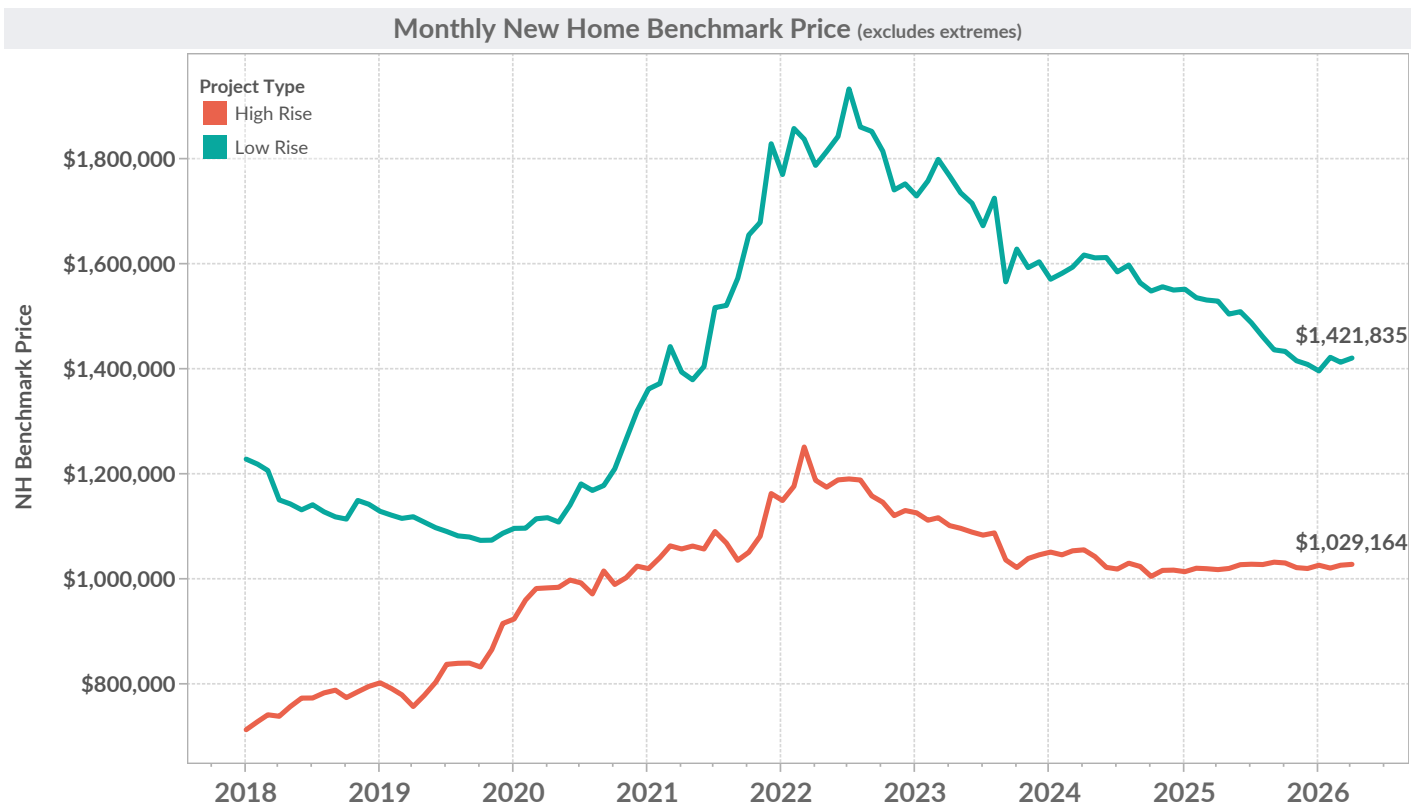
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

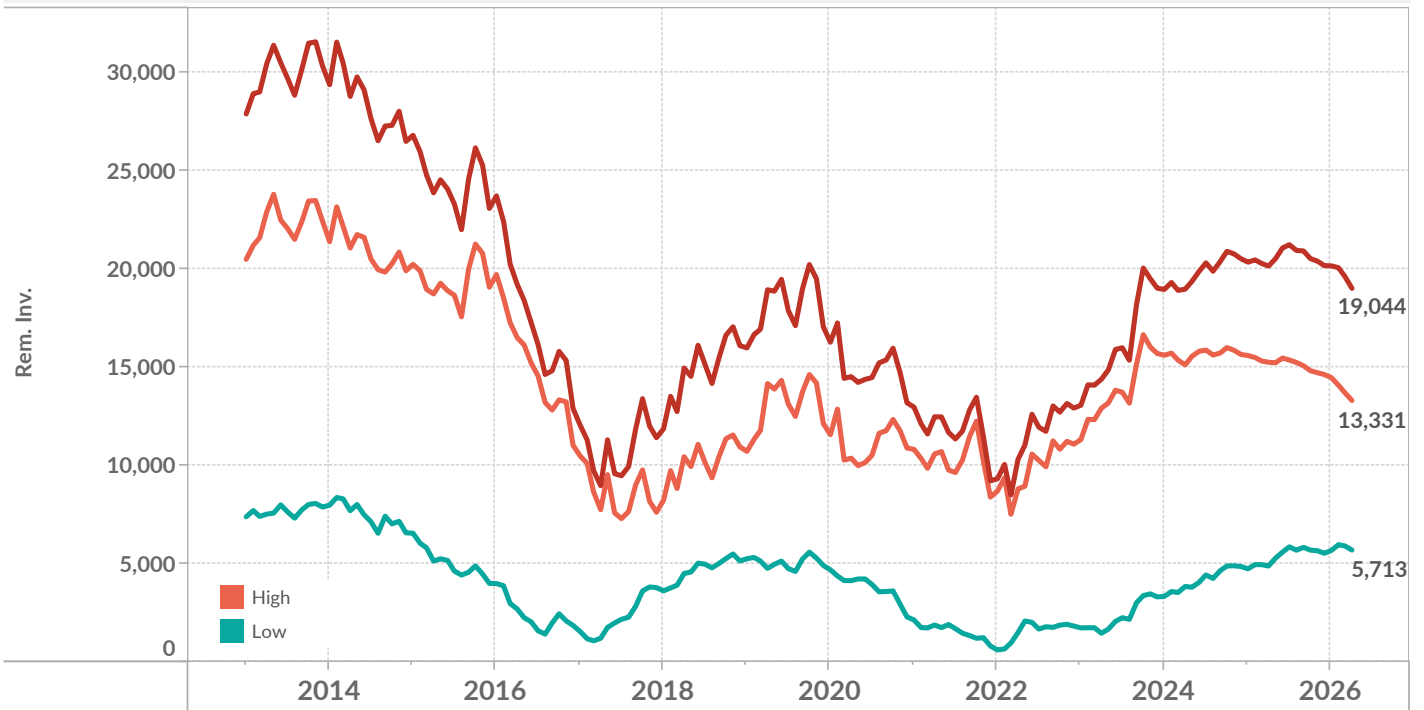


Pricing

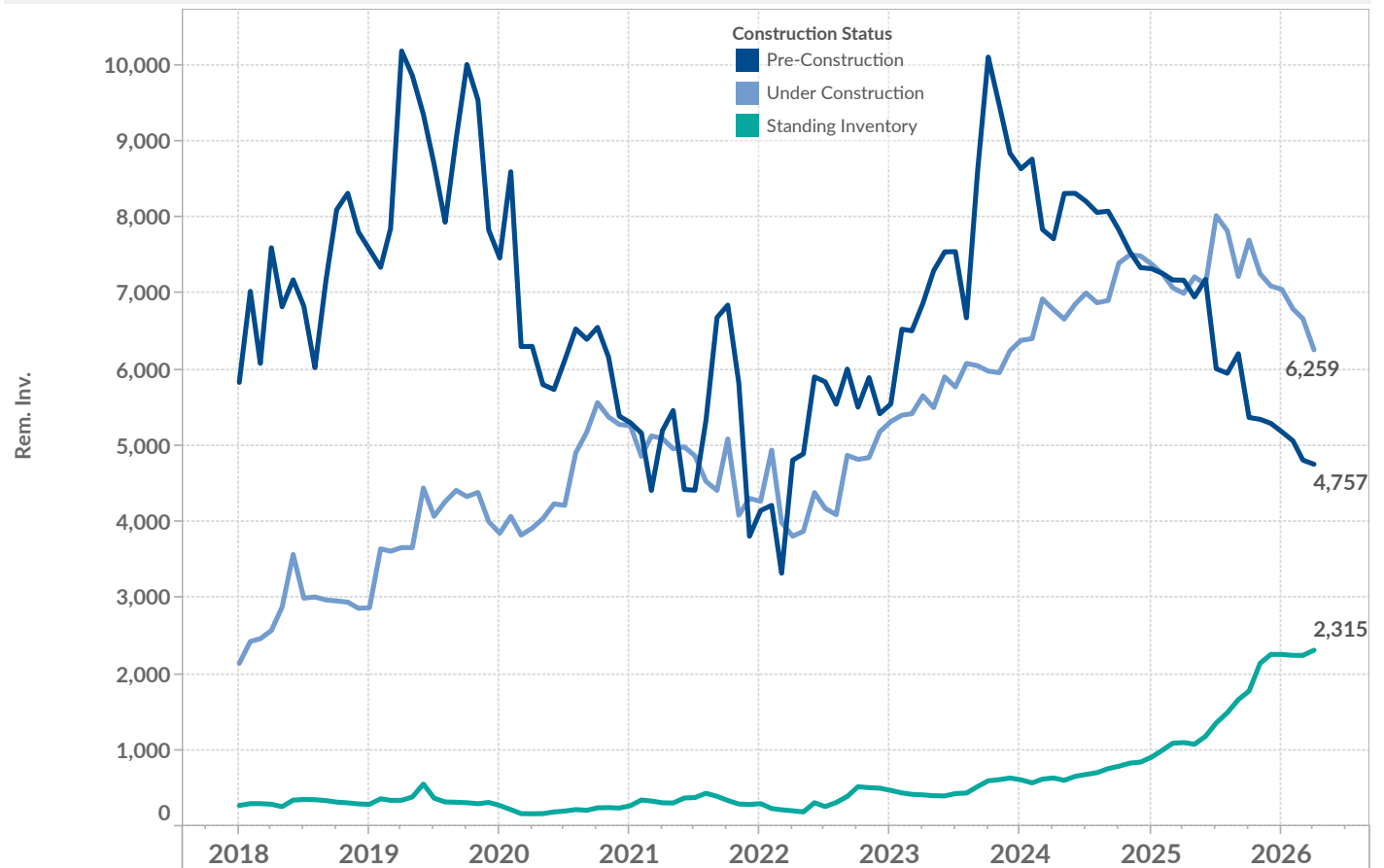


Remaining Inventory

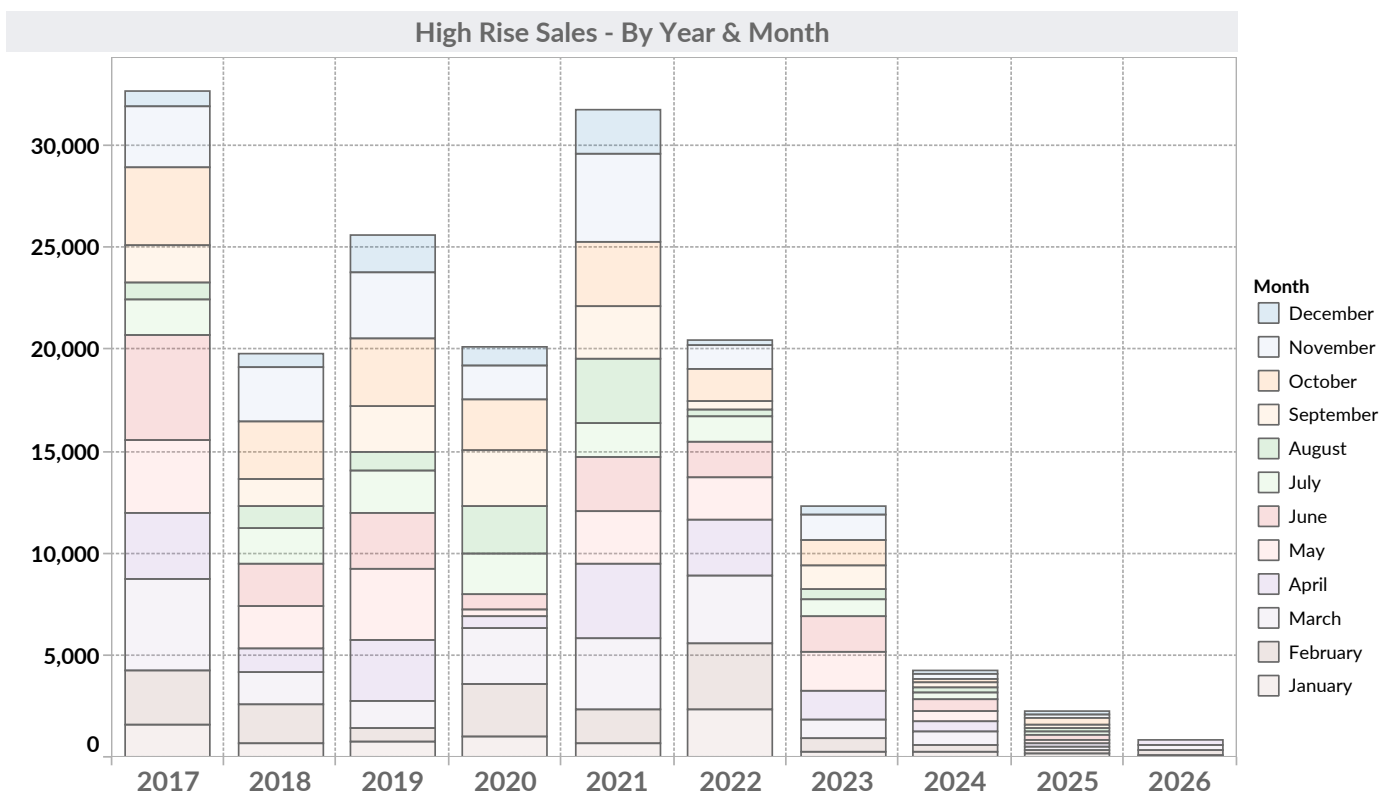
GTA - Monthly New Home Remaining Inventory



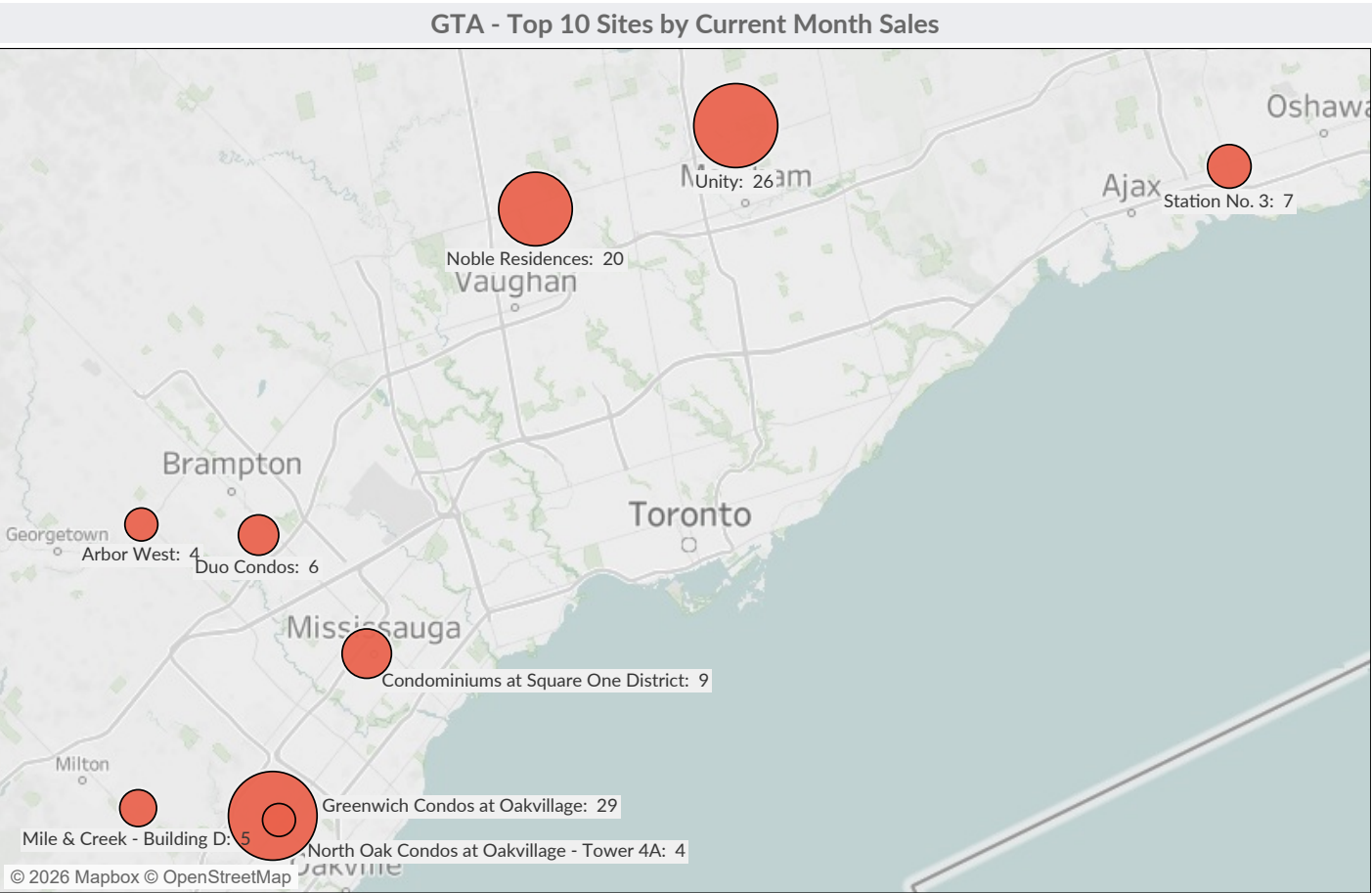
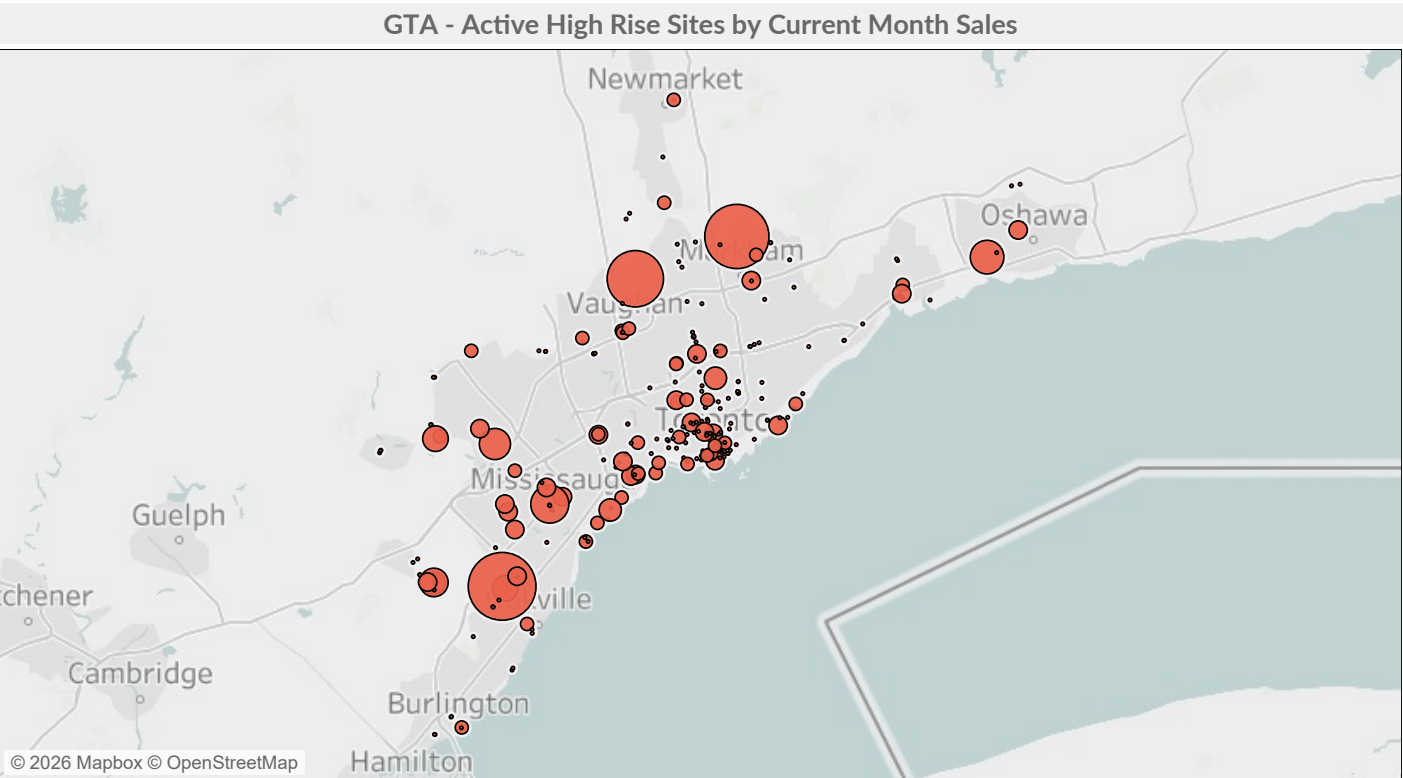
GTA - Monthly High Rise Rem. Inv. by Construction Status



Altus Group



Current Sites

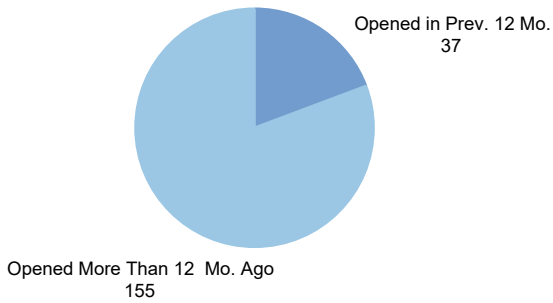


Monthly Sales Breakdown

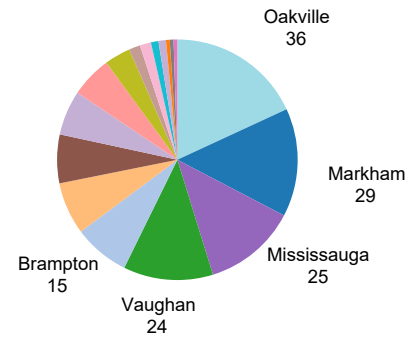


Current Month High Rise Sales Breakdown

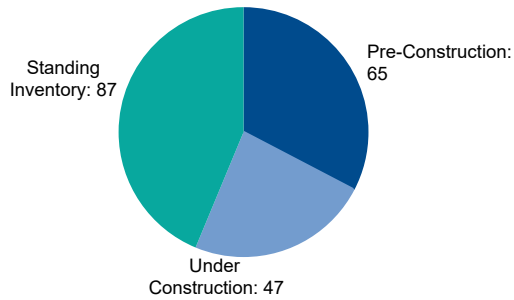
Sales by Opening Date (5 years)



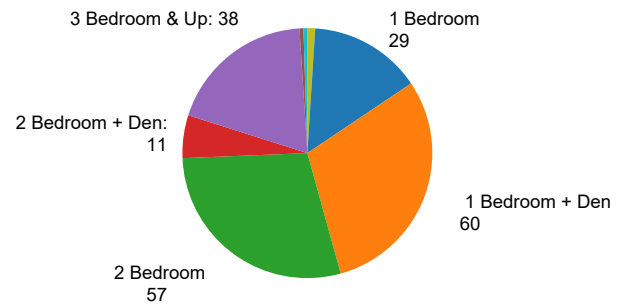
Sales by Municipality/Area



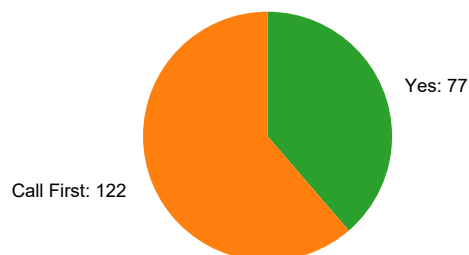
Sales by Const. Status



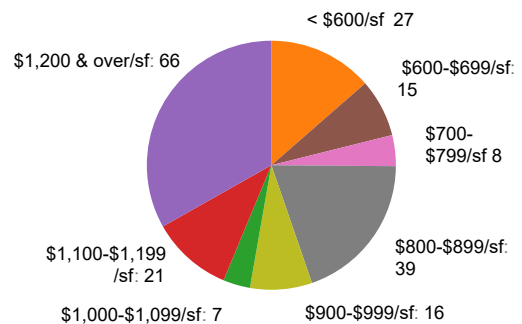
Sales by Unit Type



Sales by Sites with Broker Cooperation



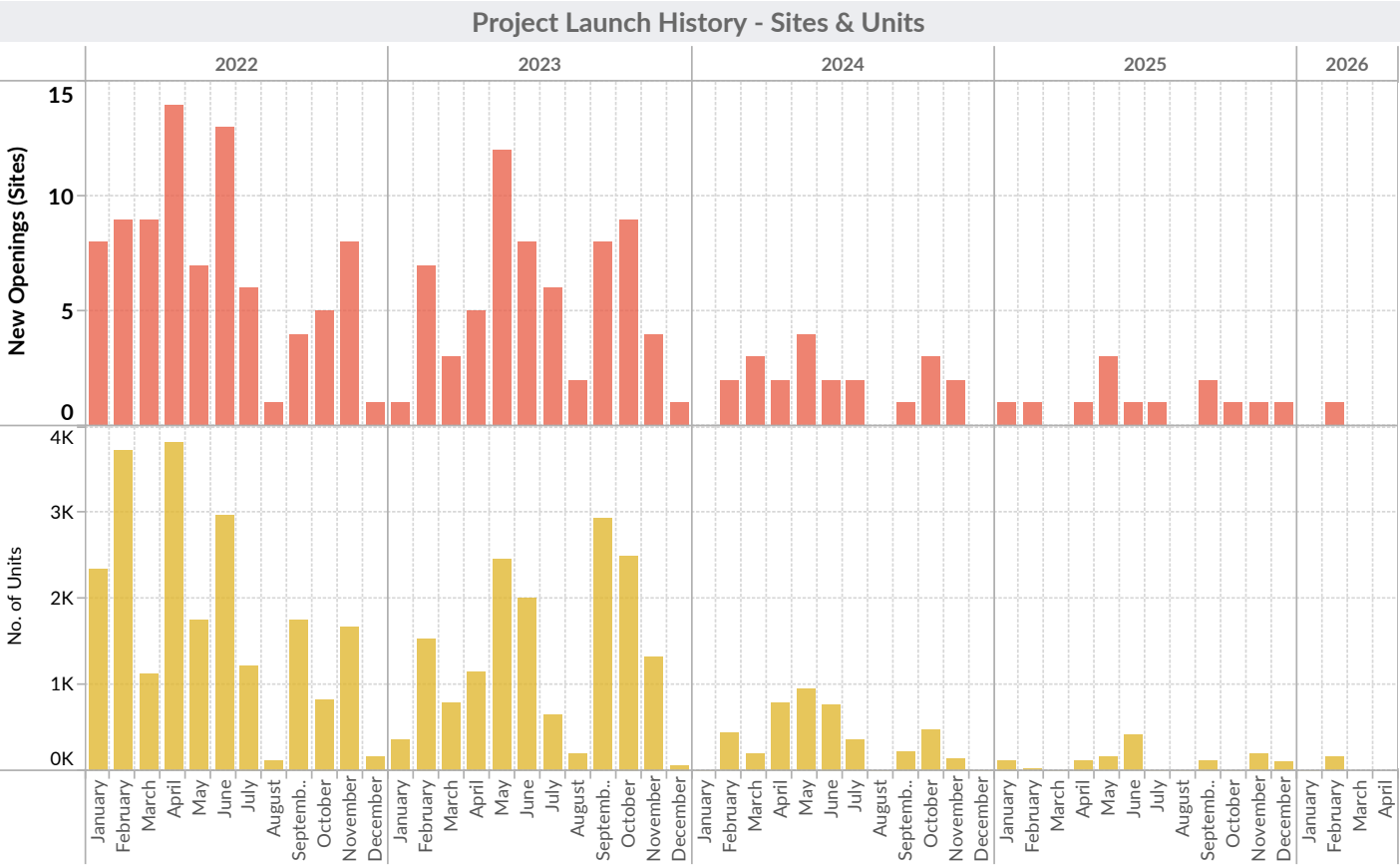
Sales by Price Range



New Openings

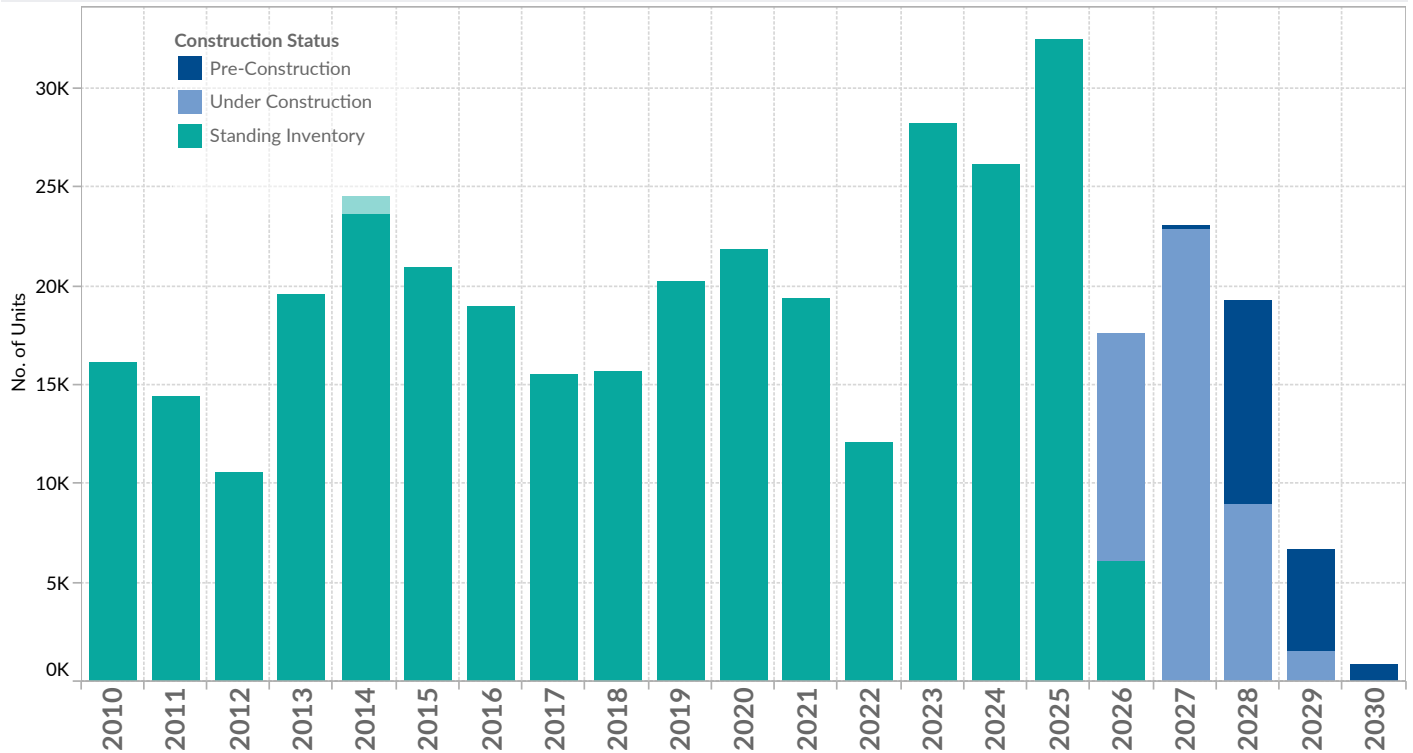


April 2026 - New Project Launches

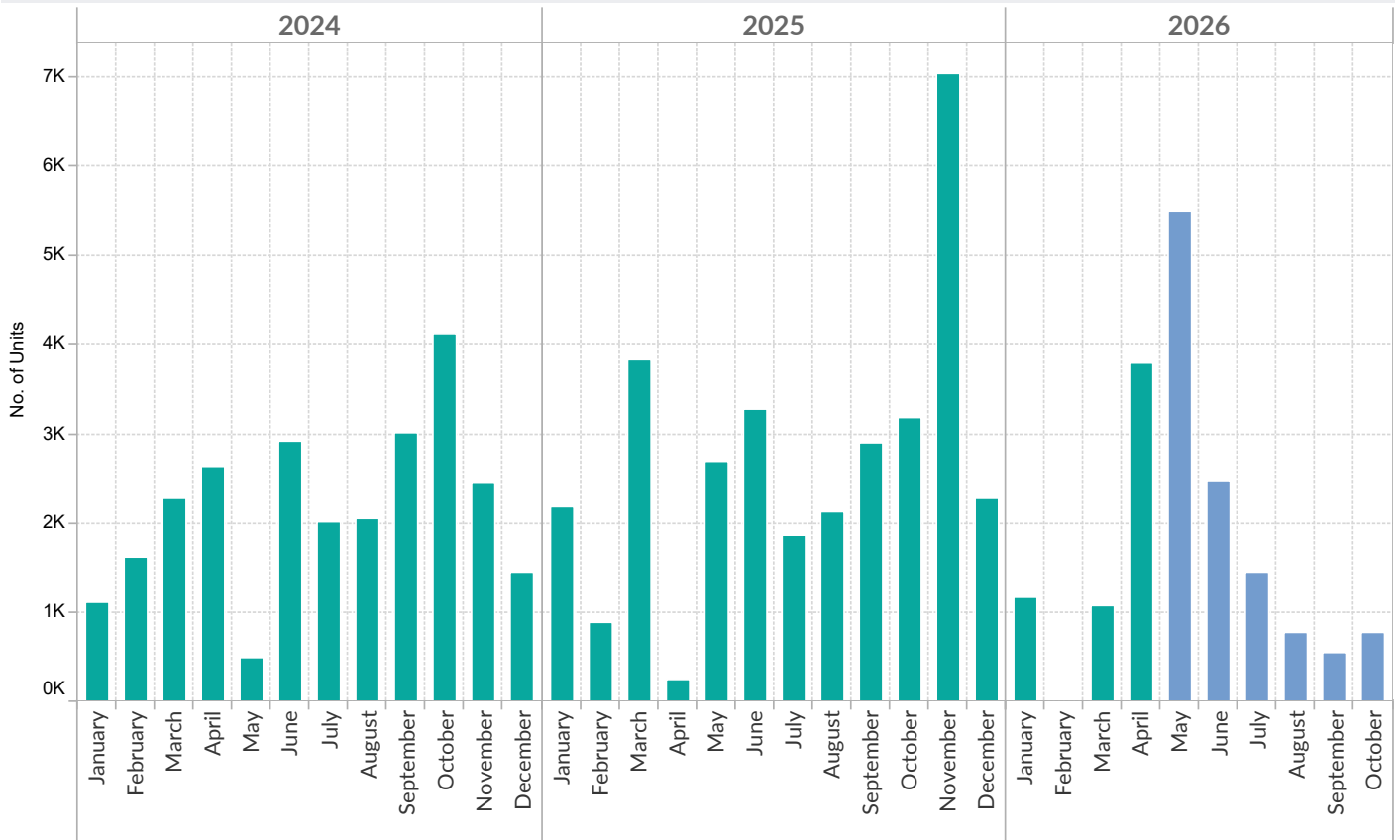


Scheduled Completions

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		
Caivan	3	6	159	4									172	21.6%
Treasure Hill	4	42	15	26									87	10.9%
Branthaven Homes	0	10	12	29									51	6.4%
Mattamy Homes	9	11	3	10									33	4.1%
Daniels Corporation	2	4	6	14									26	3.3%
Greenpark Group	6	5	11	3									25	3.1%
National Homes	5	8	3	6									22	2.8%
Aoyuan International	0	20	0	0									20	2.5%
Trinity Point Developments	0	0	0	20									20	2.5%
Aura Homes	9	7	1	1									18	2.3%
Brixen Developments Inc.	3	5	3	6									17	2.1%
Tridel	6	10	1	0									17	2.1%
Brookfield Residential	2	3	1	7									13	1.6%
Capital Developments	4	4	1	3									12	1.5%
Conservatory Group	1	5	3	3									12	1.5%
Devron	4	4	3	1									12	1.5%
Diamond Corp	2	5	2	3									12	1.5%
Menkes	2	3	5	1									11	1.4%
Arkfield Development	2	9	0	0									11	1.4%
Minto Developments	1	0	4	5									10	1.3%
Windmill Development Group Ltd.	2	3	3	2									10	1.3%
Lifetime Developments	2	3	2	2									9	1.1%
QuadReal Property Group	2	3	3	1									9	1.1%
Castleridge Homes	2	4	2	1									9	1.1%
City Park Homes	2	2	3	2									9	1.1%
Total (All 173 Builders)	106	205	286	199									796	

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 %
	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr		
Treasure Hill					0	104	66	12	4	42	15	26	269	11.4%
Greenpark Group	0	68	35	22	51	33	8	10	6	5	11	3	252	10.7%
Caivan	0	23	22	0	1	5	5	3	3	6	159	4	231	9.8%
Mattamy Homes	16	12	8	4	5	5	8	13	9	11	3	10	104	4.4%
Devron	1	1	0	2	25	24	9	5	4	4	3	1	79	3.4%
Concord Adex	5	8	11	9	7	6	4	3	2	1	1	1	58	2.5%
Daniels Corporation	7	2	6	2	1	4	6	2	2	4	6	14	56	2.4%
Marlin Spring Developments	9	10	8	4	9	4	4	0	0	3	2	3	56	2.4%
Brookfield Residential	6	16	2	1	10	3	4	0	2	3	1	7	55	2.3%
Branthaven Homes	0	0	0	0	0	0	0	0	0	10	12	29	51	2.2%
Trinity Point Developments	3	1	1	0	3	21	1	0	0	0	0	20	50	2.1%
Sevoy Developments	24	2	2	2	2	2	2	2	3	2	2	2	47	2.0%
North Drive	3	2	4	4	5	6	6	3	0	1	3	3	40	1.7%
Tridel	10	1	0	4	1	3	0	1	6	10	1	0	37	1.6%
Diamond Corp	7	4	0	1	4	6	0	2	2	5	2	3	36	1.5%
Freed Developments Ltd.	6	5	4	2	3	3	2	2	3	1	1	1	33	1.4%
ADI Development Group	1	0	0	1	0	10	7	5	6	0	1	1	32	1.4%
National Homes	0	2	1	1	0	5	0	1	5	8	3	6	32	1.4%
Conservatory Group	0	1	0	5	6	4	2	0	1	5	3	3	30	1.3%
Menkes	0	6	2	3	2	3	1	2	2	3	5	1	30	1.3%
City Park Homes	3	3	3	2	3	3	1	3	2	2	3	2	30	1.3%
Aura Homes								12	9	7	1	1	30	1.3%
Graywood Developments	2	11	2	6	3	3	1	0	0	0	1	0	29	1.2%
CentreCourt Developments Inc.	3	3	4	4	4	3	2	4	1	1	0	0	29	1.2%
Harhay Developments	2	3	4	3	3	3	3	0	0	2	2	4	29	1.2%
Total (All 176 Builders)	162	251	170	142	209	312	201	109	106	205	286	199	2,352	

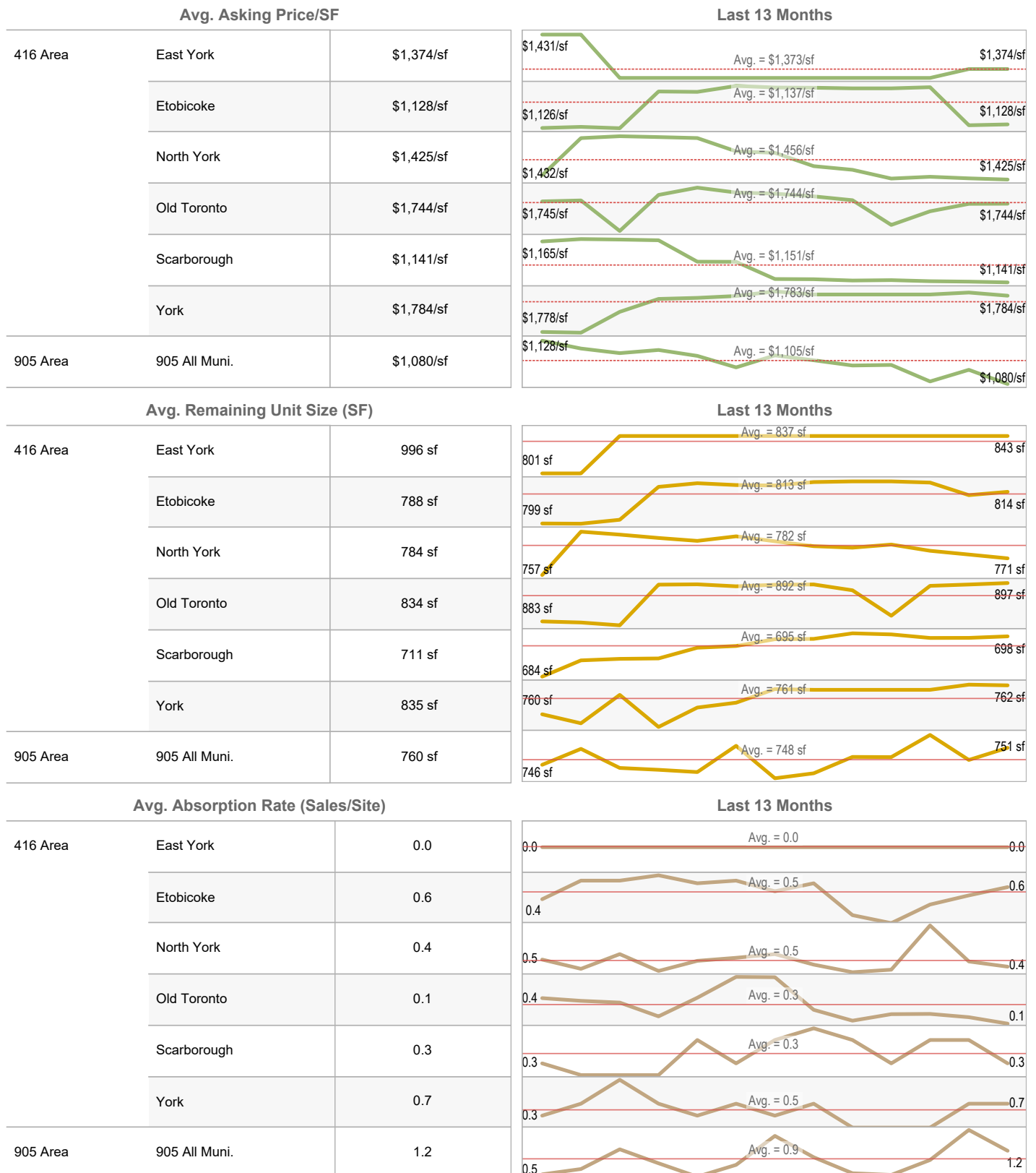
Please Note: Sales in projects associated with more than one builder (ie: joint ventures) have been allocated in the full amount to each builder involved.



GTA - Top High Rise Sites by Current Month Sales				
Site Name	Municipality	Product Type	Unit Type	2026 April
Greenwich Condos at Oakvillage - Branthaven Homes	Oakville	Apartment	1 Bedroom	2
			1 Bedroom + Den	17
			2 Bedroom + Den	0
			3 Bedroom & Up	1
			2 Bedroom	9
Total			29	
Unity - Treasure Hill	Markham	Stacked	3 Bedroom & Up	26
			Total	

Market Parameters by Area

Current Market Parameters & Trend by Area



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

Sub Market	Municipality	April 2025			April 2026		
		Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	• 3		• 3	• 4		• 4
Central Waterfront	Old Toronto	• 7		• 7	• 2		• 2
Don Mills - York Mills	North York	• 0	• 0	• 0	• 3	• 0	• 3
Downtown Core	Old Toronto	• 2		• 2	• 1		• 1
Downtown East	Old Toronto	• 1		• 1	• 1		• 1
Downtown West	Old Toronto	• 20		• 20	• 3		• 3
Etobicoke Waterfront	Etobicoke	• 1		• 1	• 1		• 1
Highway7 - Yonge	Richmond Hill	• 2	• 0	• 2	• 0	• 0	• 0
Mississauga City Centre	Mississauga	• 0		• 0	• 9		• 9
North Toronto	Old Toronto	• 3	• 0	• 3	• 1	• 0	• 1
North Yonge Corridor	North York	• 14		• 14	• 2		• 2
North York West	North York	• 3		• 3	• 6		• 6
Not Applicable	Ajax	• 0	• 0	• 0	• 0	• 2	• 2
	Aurora		• 0	• 0		• 0	• 0
	Brampton	• 3	• 1	• 4	• 8	• 7	• 15
	Burlington	• 1	• 1	• 2	• 1	• 0	• 1
	Caledon		• 0	• 0		• 0	• 0
	East York	• 0	• 0	• 0	• 0	• 0	• 0
	Etobicoke	• 8	• 0	• 8	• 11	• 1	• 12
	Halton Hills	• 0		• 0	• 0		• 0
	King	• 1		• 1	• 0		• 0
	Markham	• 0	• 0	• 0	• 3	• 26	• 29
	Milton	• 15		• 15	• 11		• 11
	Mississauga	• 10		• 10	• 16		• 16
	Newmarket	• 0		• 0	• 1		• 1
	Oakville	• 18		• 18	• 36		• 36
	Old Toronto	• 0		• 0	• 0		• 0
	Oshawa	• 0		• 0	• 0		• 0
	Pickering	• 11	• 0	• 11	• 3	• 0	• 3
	Richmond Hill		• 0	• 0		• 1	• 1
	Scarborough	• 3	• 0	• 3	• 3	• 0	• 3
	Vaughan	• 7		• 7	• 24		• 24
	Whitby	• 1		• 1	• 7		• 7
	York	• 1		• 1	• 2		• 2
Sheppard Corridor	North York	• 1	• 0	• 1	• 1		• 1
Thornhill	Markham	• 1		• 1	• 0		• 0
	Vaughan	• 0		• 0	• 0		• 0
Toronto East	Old Toronto	• 0		• 0	• 0		• 0
Toronto West	Old Toronto	• 3		• 3	• 2		• 2
Yonge - St. Clair	Old Toronto	• 1		• 1	• 0		• 0
Grand Total		• 141	• 2	• 143	• 162	• 37	• 199

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	• 43		• 43	• 401		• 401	
Central Waterfront	Old Toronto	• 17		• 17	• 907		• 907	
Don Mills - York Mills	North York	• 40	• 4	• 44	• 66	• 32	• 98	
	Old Toronto							
Downtown Core	Old Toronto	• 9		• 9	• 432		• 432	
Downtown East	Old Toronto	• 35		• 35	• 683		• 683	
Downtown West	Old Toronto	• 166		• 166	• 694		• 694	
Etobicoke Waterfront	Etobicoke	• 6		• 6	• 5		• 5	
Highway7 - Yonge	Markham							
	Richmond Hill	• 24	• 2	• 26	• 154	• 20	• 174	
Mississauga City Centre	Mississauga	• 14		• 14	• 632		• 632	
North Toronto	North York							
	Old Toronto	• 47	• 0	• 47	• 286	• 4	• 290	
North Yonge Corridor	North York	• 76		• 76	• 684		• 684	
North York East	North York							
North York West	North York	• 58		• 58	• 507		• 507	
Not Applicable	Ajax	• 0	• 4	• 4	• 34	• 4	• 38	
	Aurora		• 2	• 2		• 5	• 5	
	Brampton	• 37	• 101	• 138	• 67	• 124	• 191	
	Burlington	• 46	• 2	• 48	• 207	• 23	• 230	
	Caledon		• 0	• 0		• 44	• 44	
	Clarington							
	East York	• 0	• 0	• 0	• 46	• 4	• 50	
	Etobicoke	• 132	• 3	• 135	• 877	• 107	• 984	
	Georgina							
	Halton Hills	• 3		• 3	• 75		• 75	
	King	• 2		• 2	• 181		• 181	
	Markham	• 30	• 167	• 197	• 253	• 46	• 299	
	Milton	• 97		• 97	• 311		• 311	
	Mississauga	• 319	• 152	• 471	• 1,622		• 1,622	
	Newmarket	• 3		• 3	• 43		• 43	
	Oakville	• 149		• 149	• 369		• 369	
	Old Toronto	• 4		• 4	• 150		• 150	
	Oshawa	• 3		• 3	• 228		• 228	
	Pickering	• 77	• 0	• 77	• 646	• 6	• 652	
	Richmond Hill		• 30	• 30		• 70	• 70	
	Scarborough	• 46	• 0	• 46	• 343	• 3	• 346	
	Uxbridge							
	Vaughan	• 118	• 104	• 222	• 722		• 722	
	Whitby	• 55		• 55	• 27		• 27	
	Whitchurch-Stouffville							
	York	• 18		• 18	• 196		• 196	
Scarborough City Centre	Scarborough							
Sheppard Corridor	North York	• 29	• 1	• 30	• 334		• 334	
Thornhill	Markham	• 2		• 2	• 24		• 24	
	Vaughan	• 4		• 4	• 6		• 6	
Toronto East	East York							
	Old Toronto	• 13		• 13	• 166		• 166	
Toronto West	Old Toronto	• 50		• 50	• 311		• 311	
Yonge - St. Clair	Old Toronto	• 8		• 8	• 150		• 150	
Grand Total		• 1,780	• 572	• 2,352	• 12,839	• 492	• 13,331	



Altus Group is a leading provider of commercial real estate ("CRE") intelligence, anchored by ARGUS – the industry's go-to software for valuation and performance analytics. For more than two decades, Altus has played a vital role in empowering CRE professionals with the analytics and trusted advice they need to make high-stakes decisions with confidence. The world's CRE leaders rely on our market-leading solutions and expertise to drive performance and manage risk. Our people around the world are making a lasting impact on an industry undergoing unprecedented change – helping shape the cities where we live, work, and build thriving communities.

For more information about Altus (TSX: AIF) please visit www.altusgroup.com

This publication has been prepared for general guidance on matters of interest only and does not constitute professional advice or services of Altus Group Limited, its affiliates and its related entities (collectively "Altus Group"). You should not act upon the information contained in this publication without obtaining specific professional advice. The information contained in this publication is provided for informational purposes only, and should not be construed as legal or financial advice on any subject matter. No representation or warranty (express or implied) is given as to the accuracy, completeness or reliability of the information contained in this publication, or the suitability of the information for a particular purpose. Altus Group has no obligation (express or implied) to correct or update any or all of the information contained herein or to advise you of any changes. Altus Group does not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication or for any decision based on it. The distribution of this publication to you does not create, extend or revive a client relationship between Altus Group and you or any other person or entity. This publication, or any part thereof, may not be reproduced or distributed in any form for any purpose without the express written consent of Altus Group.