



Altus Group



Greater Toronto Area Low 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%				

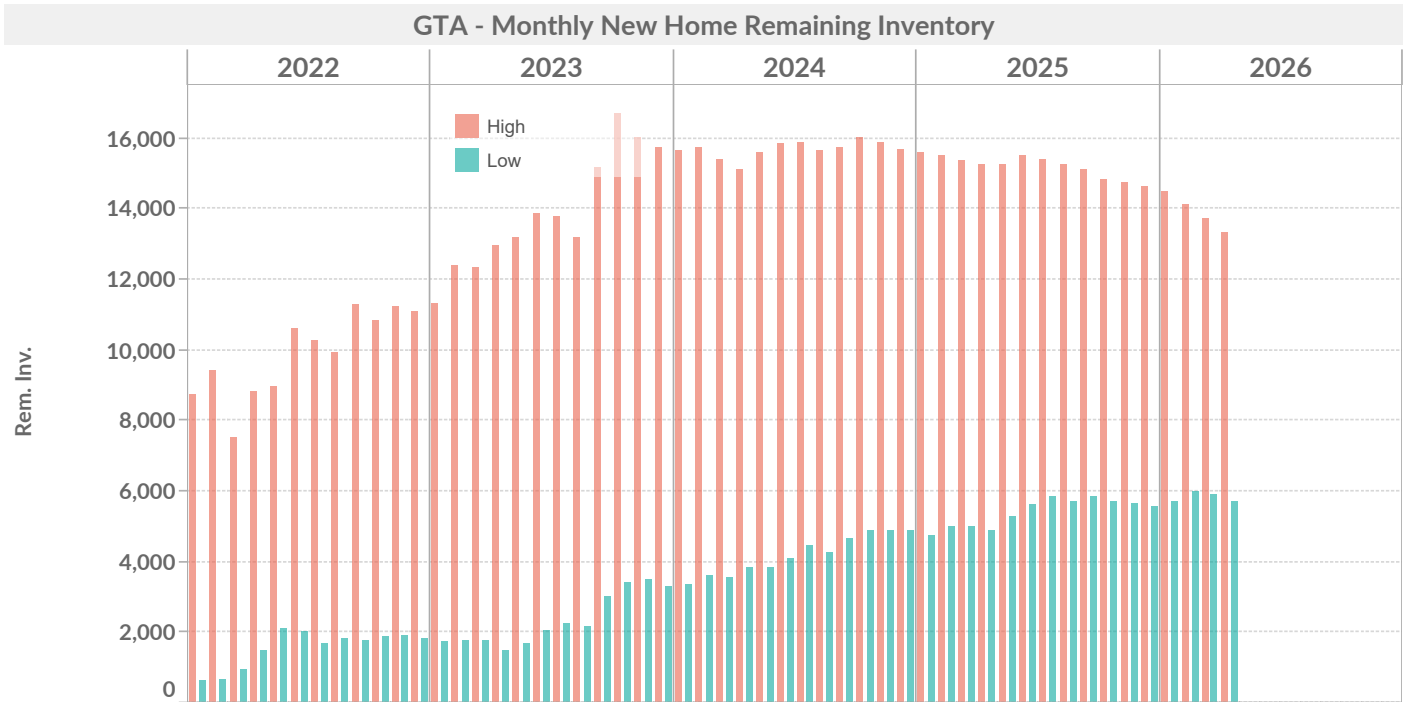
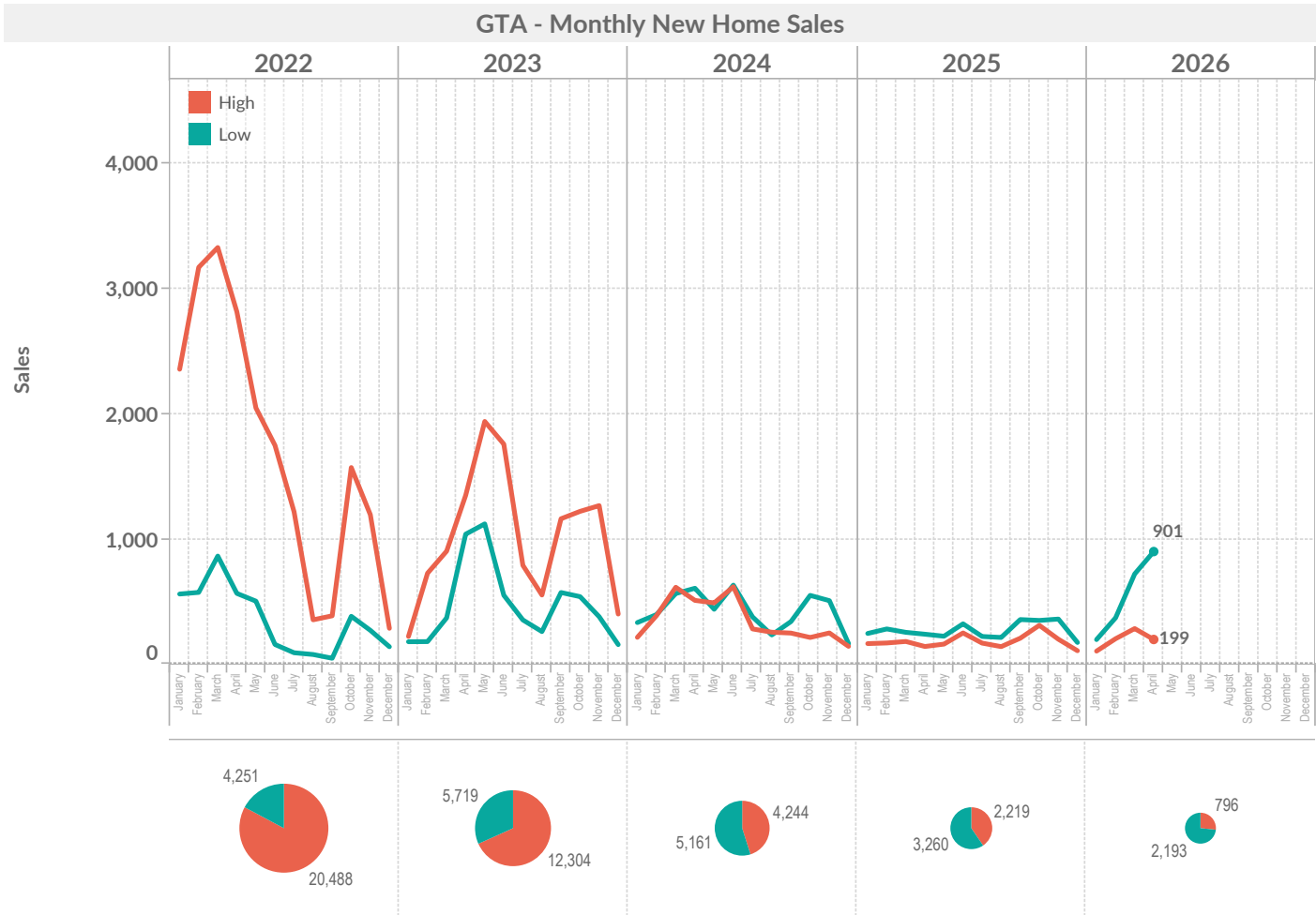
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

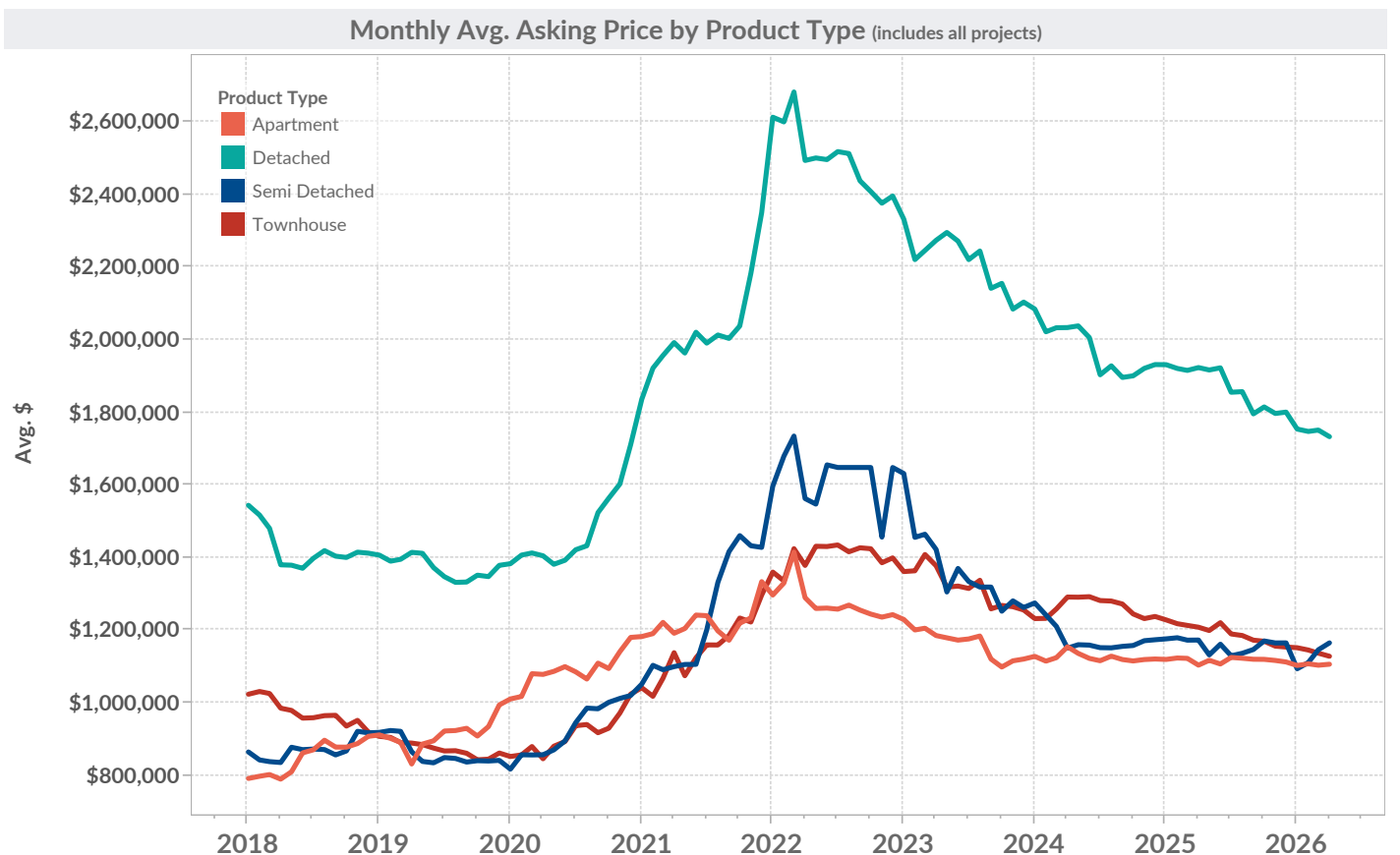
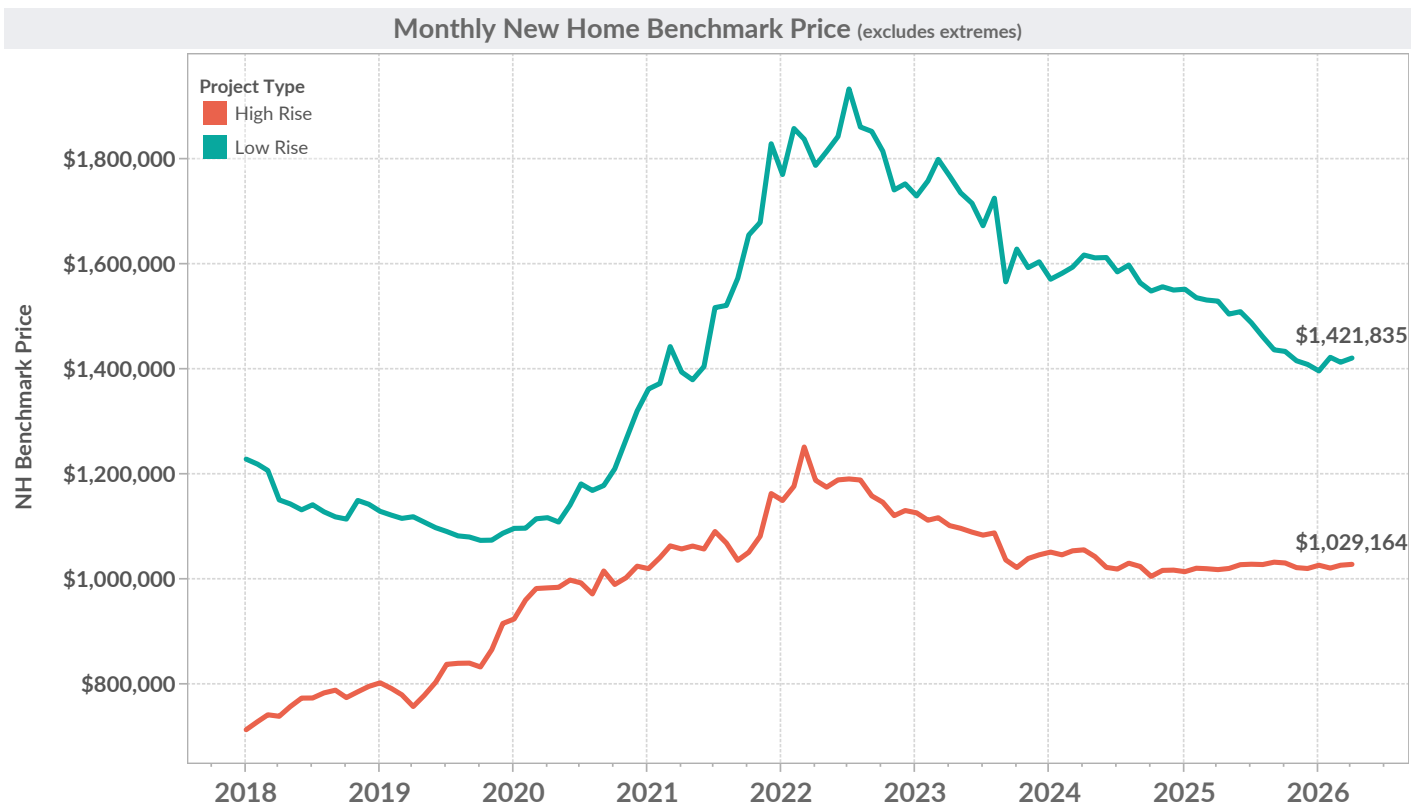
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

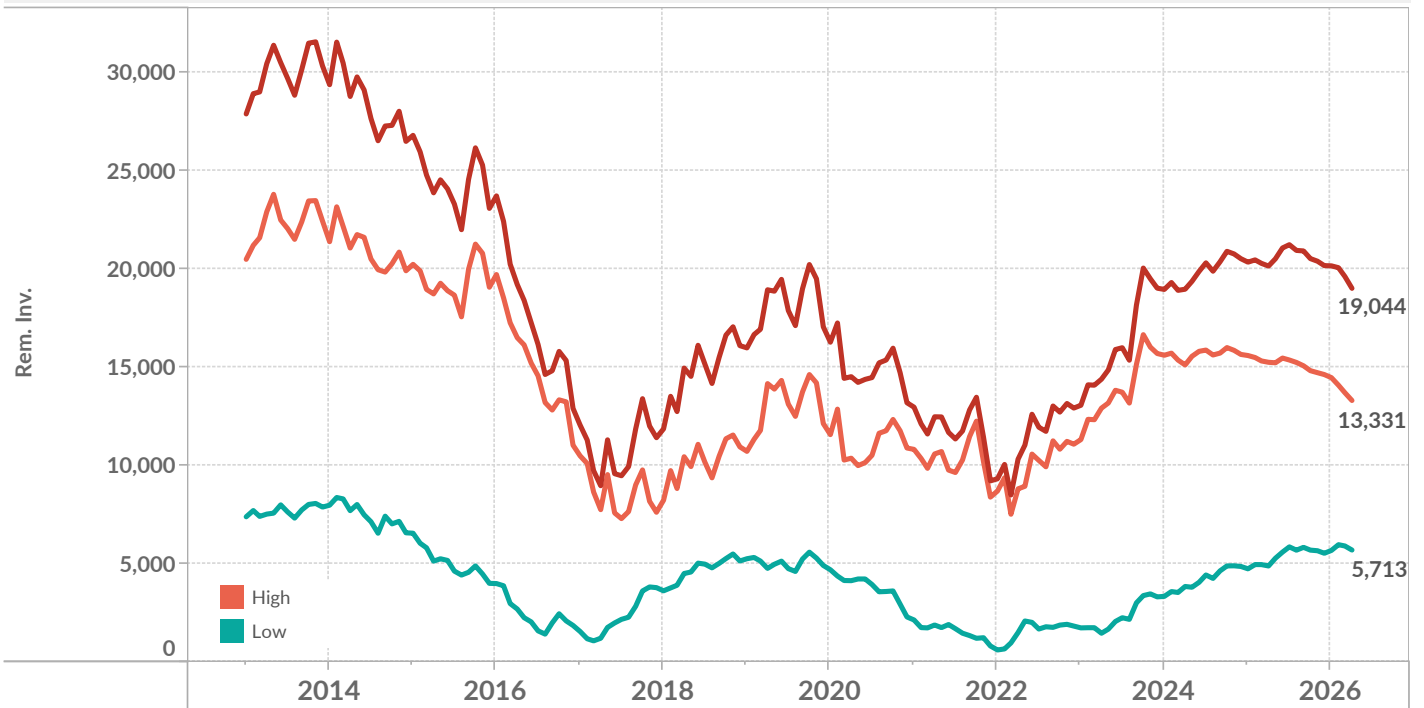


Pricing

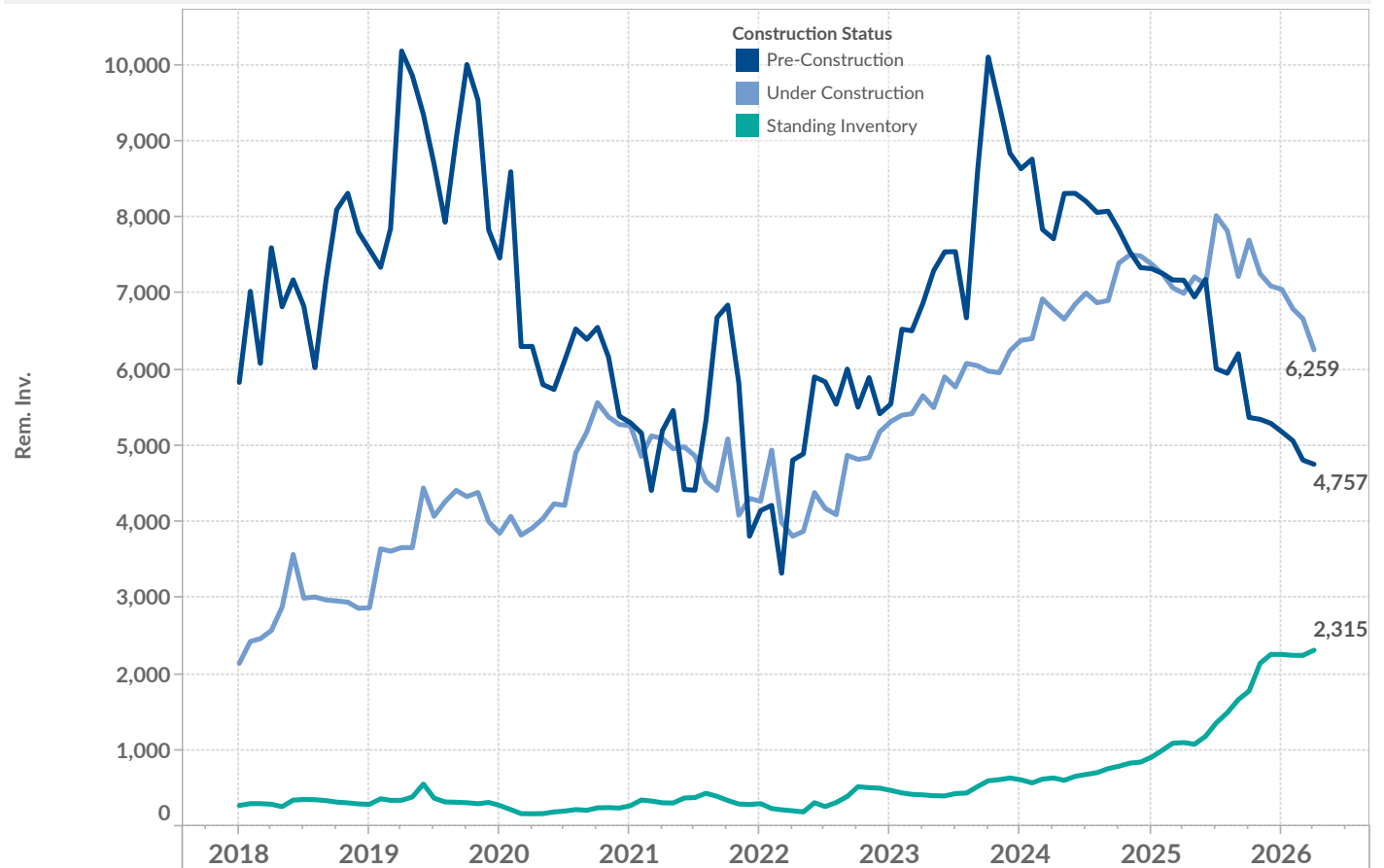


Remaining Inventory

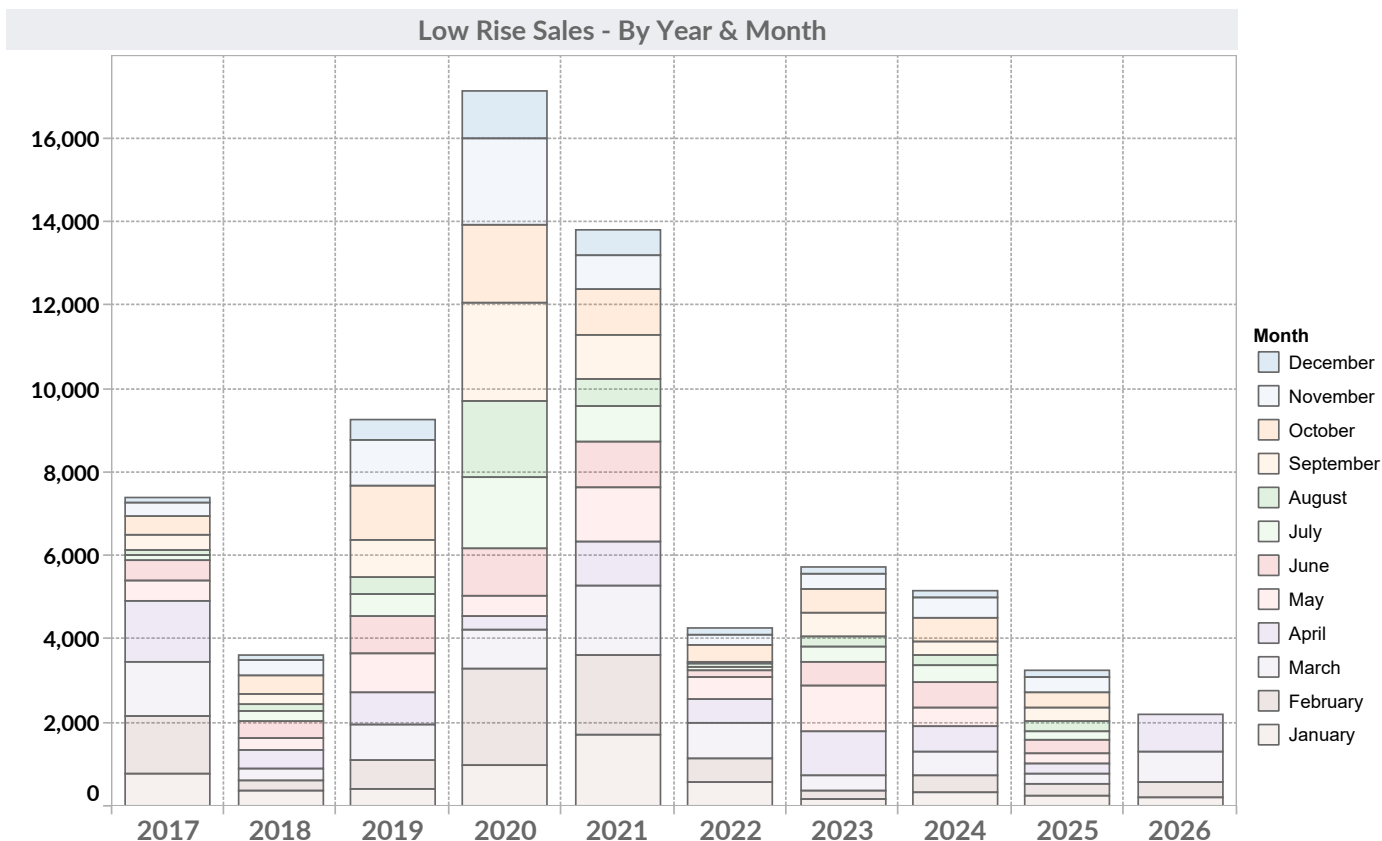
GTA - Monthly New Home Remaining Inventory



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

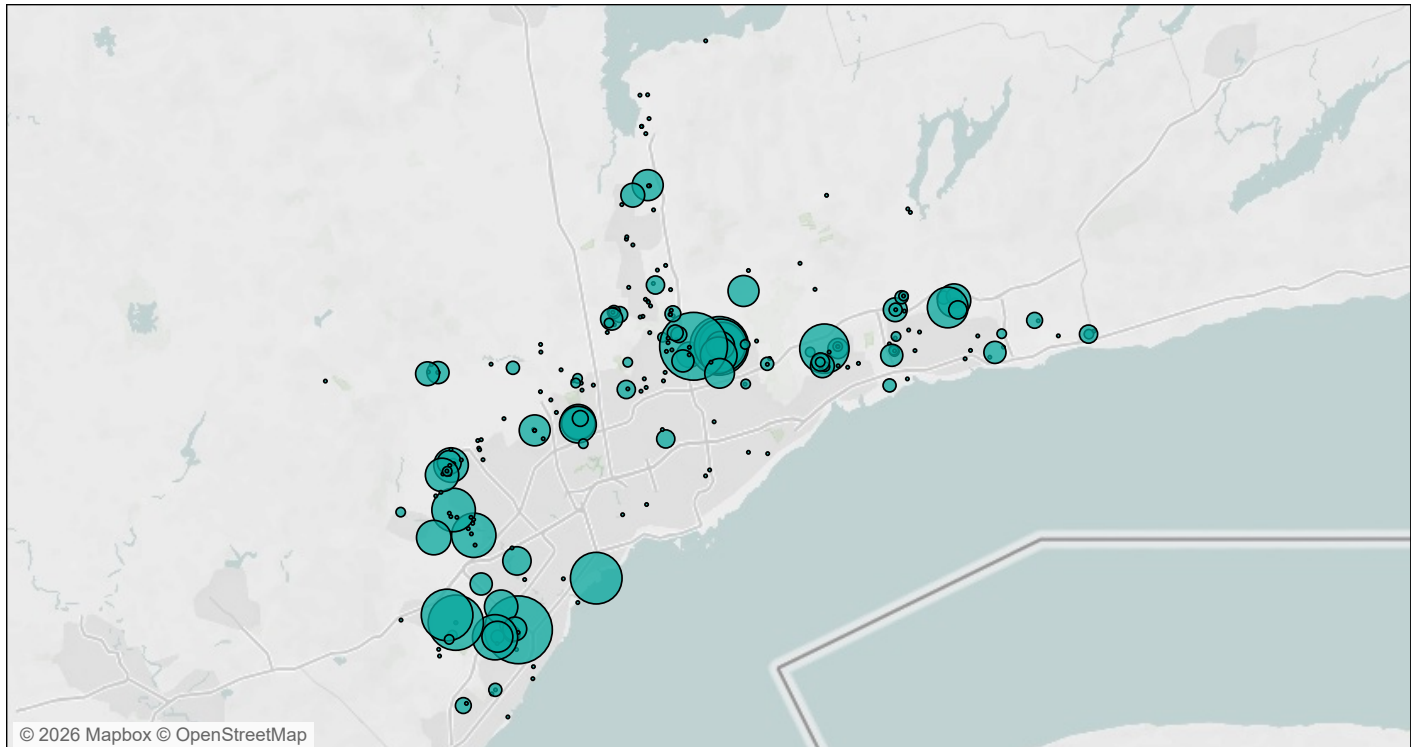


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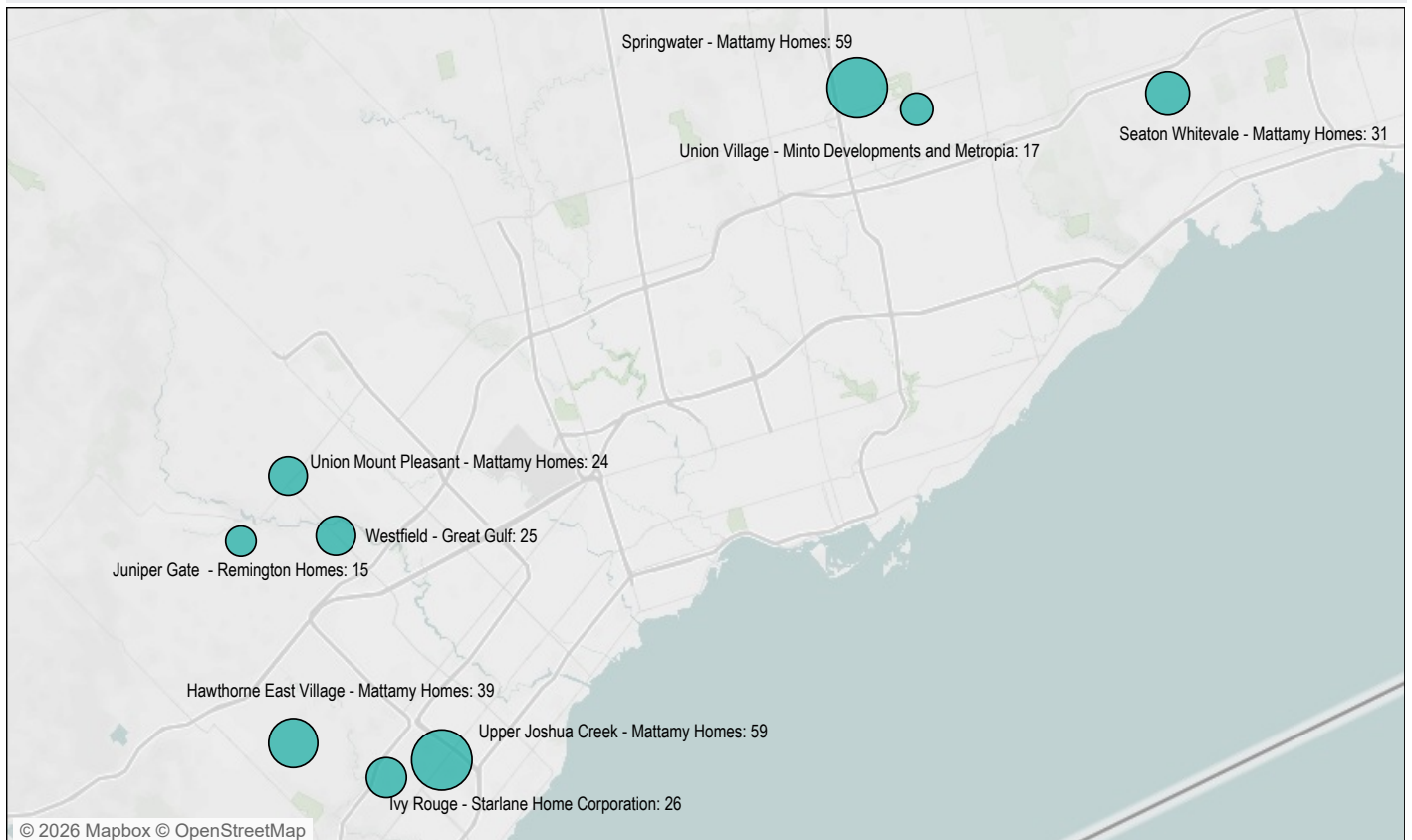


Current Sites

GTA - Active Low Rise Sites by Current Month Sales



GTA - Top Sites by Current Month Sales

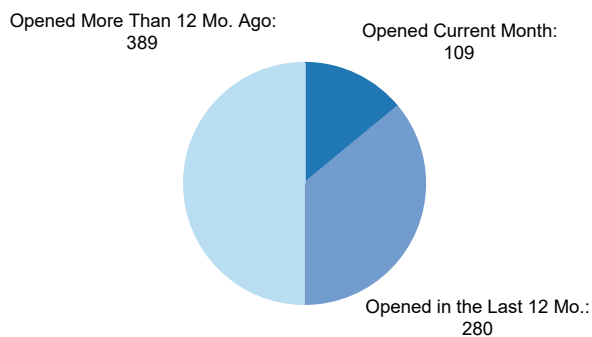


Monthly Sales Breakdown

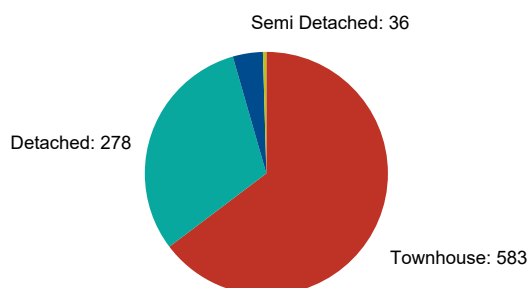


Current Month Low Rise Sales Breakdown

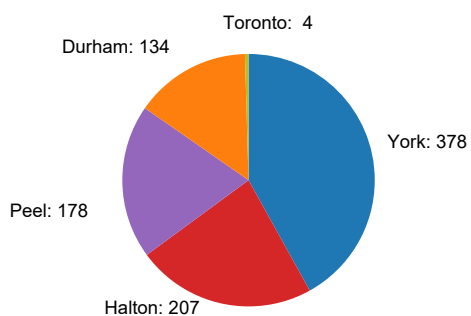
Sales by Opening Date (5 years)



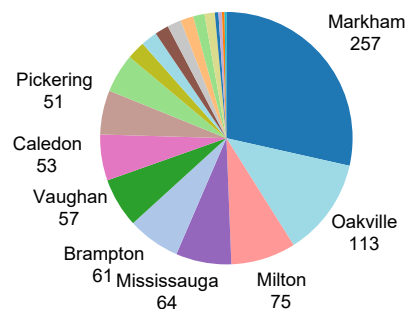
Sales by Product Type



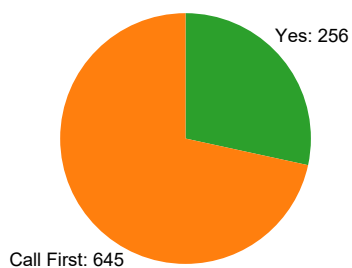
Sales by Region



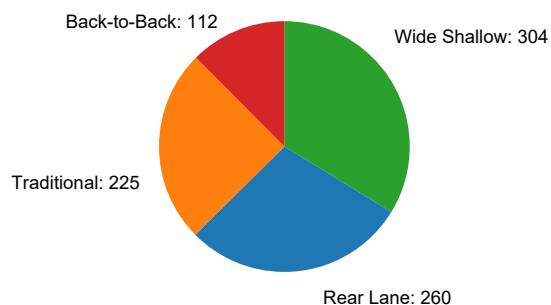
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



New Openings

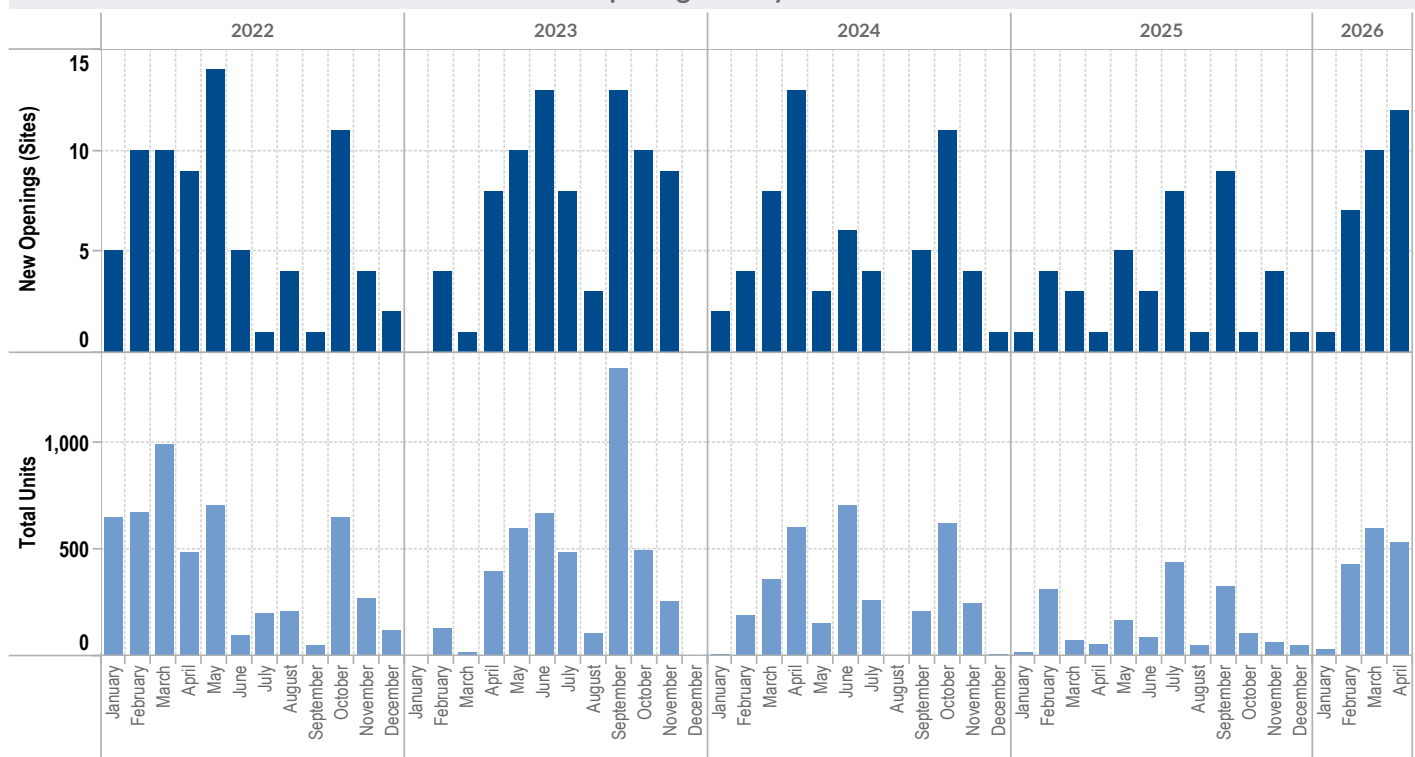


April 2026 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	Opening Date	Current Month Sales *	Rem Inv	Avg. \$/SF	No. of Units **
Heartwood Village - Laurelcrest Homes	Freehold	Oshawa	4/4/2026	21	0		21
Red Oaks - Trinity Point Developments	Freehold	Richmond Hill	4/14/2026	0	10	\$535	10
Valley Woodbridge - Poetry Living	Freehold	Vaughan	4/17/2026	14	22	\$610	36
Valley Woodbridge - Remington Homes	Freehold	Vaughan	4/17/2026	15	28	\$601	43
Chateau 9 - Treasure Hill	Freehold	Whitchurch-Stouf..	4/18/2026	12	26	\$534	38
Valley Woodbridge - Marycroft Homes	Freehold	Vaughan	4/18/2026	17	16	\$625	33
Unionglen - Forest Hill Homes and State Building Group	Freehold	Markham	*	27	2	\$580	29
Riverview - Caivan	Freehold Common Element	Oakville	4/24/2026	0	141	\$533	141
Creekstone - Minto Developments	Freehold	Clarington	4/25/2026	0	34	\$464	34
Heights of Harmony East - Minto Developments	Freehold	Oshawa	4/25/2026	3	21	\$532	24
180 Towns - ICON Homes and Dash Developments	Freehold Common Element	North York	4/29/2026	0	45	\$814	45
Camden Crossing - Starlane Home Corporation	Freehold Common Element	Richmond Hill	4/30/2026	0	75	\$477	75
Grand Total				109	420	\$558	529

* 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	2026												Total	Market Share		Cum. Mkt. Share	
	January	February	March	April	May	June	July	August	September	October	November	December		%		%	
Mattamy Homes	67	88	99	226									480	21.9%		21.9%	
Branthaven Homes	1	29	123	69									222	10.1%		32.0%	
Greenpark Group	1	33	71	61									166	7.6%		39.6%	
Fieldgate Homes	5	4	64	40									113	5.2%		44.7%	
Great Gulf	20	18	41	25									104	4.7%		49.5%	
Opus Homes	5	9	46	39									99	4.5%		54.0%	
Starlane Home Corporation	6	13	22	33									74	3.4%		57.4%	
Arista Homes	2	23	27	20									72	3.3%		60.6%	
Treasure Hill	9	10	22	29									70	3.2%		63.8%	
Remington Homes	0	20	11	33									64	2.9%		66.8%	
Minto Developments	1	12	13	28									54	2.5%		69.2%	
Madison Group	0	1	14	31									46	2.1%		71.3%	
95 Developments			31	8									39	1.8%		73.1%	
Fernbrook Homes	7	12	10	8									37	1.7%		74.8%	
Paradise Developments	5	21	8	1									35	1.6%		76.4%	
Deco Homes	4	0	23	7									34	1.6%		77.9%	
Poetry Living	4	0	0	28									32	1.5%		79.4%	
Minto Developments and Metropia		7	7	17									31	1.4%		80.8%	
Primont Homes	6	7	5	10									28	1.3%		82.1%	
Forest Hill Homes and State Building Group				27									27	1.2%		83.3%	
Laurelcrest Homes				21									21	1.0%		84.3%	
Marycroft Homes	1	3	0	17									21	1.0%		85.2%	
	198	372	722	901									2,193				

Top Builders - Last 12 Months



GTA - Top Low Rise Builders by Last 12 Months' Sales

Builder	2025								2026				Total	Market Share		Cum. Mkt. Share	
	May	June	July	August	September	October	November	December	January	February	March	April		%		%	
Mattamy Homes	47	128	81	90	64	42	131	60	67	88	99	226	1,123	25.4%		25.4%	
Treasure Hill	19	18	17	27	37	103	31	19	9	10	22	29	341	7.7%		33.1%	
Branthaven Homes	2	12	11	5	5	0	0	0	1	29	123	69	257	5.8%		38.9%	
Greenpark Group	1	7	5	4	15	12	2	3	1	33	71	61	215	4.9%		43.7%	
Fieldgate Homes	9	12	11	9	9	9	5	2	5	4	64	40	179	4.0%		47.8%	
Great Gulf	10	8	4	4	13	8	3	3	20	18	41	25	157	3.5%		51.3%	
Opus Homes	0	1	0	4	11	3	16	7	5	9	46	39	141	3.2%		54.5%	
Arista Homes	4	2	4	4	19	7	5	2	2	23	27	20	119	2.7%		57.2%	
Starlane Home Corporation	2	14	4	0	4	9	6	2	6	13	22	33	115	2.6%		59.8%	
Deco Homes	0	2	1	0	35	15	10	13	4	0	23	7	110	2.5%		62.3%	
Poetry Living	0	0	0	0	9	28	10	1	4	0	0	28	80	1.8%		64.1%	
Fernbrook Homes	1	3	3	4	5	5	11	7	7	12	10	8	76	1.7%		65.8%	
Minto Developments	0	0	0	0	9	9	3	0	1	12	13	28	75	1.7%		67.5%	
Remington Homes	2	0	0	1	2	1	1	2	0	20	11	33	73	1.6%		69.2%	
Minto Developments and Metropia					23	7	3			7	7	17	64	1.4%		70.6%	
Rosehaven Homes	0	25	4	2	2	0	10	0	3	0	2	12	60	1.4%		72.0%	
Caivan	14	14	2	2	2	4	5	8	1	3	2	1	58	1.3%		73.3%	
Paradise Developments	3	3	1	0	7	3	4	2	5	21	8	1	58	1.3%		74.6%	
Madison Group	2	2	2	0	2	1	1	0	0	1	14	31	56	1.3%		75.8%	
Primont Homes	2	3	0	1	3	7	10	2	6	7	5	10	56	1.3%		77.1%	
Zancor Homes	3	0	2	2	1	12	12	3	3	0	3	9	50	1.1%		78.2%	
National Homes	1	5	4	3	2	3	2	2	5	4	2	10	43	1.0%		79.2%	
	225	324	223	215	358	351	362	175	198	372	722	901	4,426				

Top Sites



GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2026 April
Springwater - Mattamy Homes	Markham	Detached	30	17
			38	0
		Townhouse	20	27
			22	9
			23	6
		Total		59
Upper Joshua Creek - Mattamy Homes	Oakville	Detached	34	11
			38	15
			45	0
		Townhouse	20	19
			23	14
		Total		59
Unionglen - Greenpark Group	Markham	Townhouse	15	12
			20	8
			21	7
			22	17
		Total		44
Hawthorne East Village - Mattamy Homes	Milton	Detached	30	8
			34	2
			36	29
			43	0
		Townhouse	20	0
			21	0
			23	0
		Total		39
Unionglen - Fieldgate Homes	Markham	Townhouse	15	11
			20	1
			21	14
			22	10
		Total		36
Creekview Collective - Branthaven Homes	Milton	Townhouse	20	1
			21	14
			23	19
		Total		34
Pier House - Branthaven Homes	Mississauga	Townhouse	16	15
			18	8
			20	2
			21	9
		Total		34
Seaton Whitevale - Mattamy Homes	Pickering	Detached	30	15
			36	16
		Townhouse	23	0
		Total		31
Unionglen - Madison Group	Markham	Townhouse	15	12
			21	7
			22	12
		Total		31

Yr. Over Yr. Sales Comparison



Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	April 2025					April 2026				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	0		0		0	0		2		2
	Brock										
	Clarington	3		0	0	3	6		1	8	15
	Oshawa	12		1	5	18	5			40	45
	Pickering	16		0	14	30	39		0	12	51
	Scugog	3	0		0	3	0	0		0	0
	Uxbridge	1			0	1	0			0	0
	Whitby	3		0	6	9	1	3	13	4	21
	Total	38	0	1	25	64	51	3	16	64	134
Halton	Burlington	2		0	3	5	3			0	3
	Halton Hills	1			0	1	1			15	16
	Milton	5			3	8	41		0	34	75
	Oakville	3	0		11	14	35	1	13	64	113
	Total	11	0	0	17	28	80	1	13	113	207
Peel	Brampton	11		2	21	34	4		1	56	61
	Caledon	9		0	0	9	31			22	53
	Mississauga				1	1	6			58	64
	Total	20		2	22	44	41		1	136	178
Toronto	East York										
	Etobicoke										
	North York				2	2	1			3	4
	Old Toronto			0		0			0		0
	Scarborough	1			0	1	0			0	0
	York				0	0				0	0
	Total	1		0	2	3	1		0	3	4
York	Aurora	3			0	3	4			0	4
	East Gwillimbury	5		1	1	7	12		0	7	19
	Georgina	8				8	0				0
	King	6			1	7	9			4	13
	Markham	7		0	6	13	23		6	228	257
	Newmarket		0	0	1	1		0	0	0	0
	Richmond Hill	3		1	8	12	10		0	6	16
	Vaughan	2			49	51	47			10	57
	Whitchurch-Stouffville	0				0	0			12	12
	Total	34	0	2	66	102	105	0	6	267	378
Grand Total		104	0	5	132	241	278	4	36	583	901

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	5		2		7	34	0		2	0	36	
	Brock						0				0	0	
	Clarington	35		6	61	102	186	0		17	61	264	
	Oshawa	57		3	86	146	131	0		0	74	205	
	Pickering	143		9	157	309	119	0	0	10	114	243	
	Scugog	7	2		0	9	52	6		0	0	58	
	Uxbridge	4			8	12	22	0		0	13	35	
	Whitby	66	10	80	102	258	221	4		8	198	431	
	Total	317	12	100	414	843	765	10	0	37	460	1,272	
Halton	Burlington	14		4	20	38	4	0		0	3	7	
	Halton Hills	30			19	49	17	0		0	12	29	
	Milton	211		10	228	449	114	0		8	127	249	
	Oakville	213	3	39	305	560	373	36		5	567	981	
	Total	468	3	53	572	1,096	508	36		13	709	1,266	
Peel	Brampton	82		11	242	335	171	0		4	171	346	
	Caledon	239		1	139	379	393	0		0	80	473	
	Mississauga	9			265	274	115	0		0	139	254	
	Total	330		12	646	988	679	0		4	390	1,073	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York	2			15	17	2	0		0	77	79	
	Old Toronto			0		0	0	0		12	0	12	
	Scarborough	3			12	15	7	0		0	37	44	
	York				7	7	0			0	24	24	
	Total	5		0	34	39	9	0		12	138	159	
York	Aurora	31			4	35	100	0	0	0	50	150	
	East Gwillimbury	41		1	18	60	49			0	30	79	
	Georgina	37			50	87	129	0		0	0	129	
	King	32			45	77	124	0		0	64	188	
	Markham	129		14	622	765	236	0		3	294	533	
	Newmarket		1	0	3	4	0	0		2	11	13	
	Richmond Hill	48		6	60	114	192	0		8	277	477	
	Vaughan	86		2	113	201	150	0		0	193	343	
	Whitchurch-Stouffville	105			12	117	5			0	26	31	
	Total	509	1	23	927	1,460	985	0	0	13	945	1,943	
Grand Total		1,629	16	188	2,593	4,426	2,946	46	0	79	2,642	5,713	



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