



Altus Group



Greater Toronto Area Low Rise Projects

New Homes Monthly Report
May 2026

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	May-26		May-25		Change	
High Rise	193		162		19.1%	
Low Rise	830		226		267.3%	
Total	1,023		388		163.7%	
Year to Date Sales	Jan.-May. 2026		Jan.-May. 2025		Y/Y Change	
High Rise	1,108		788		40.6%	
Low Rise	3,015		1,260		139.3%	
Total	4,123		2,048		101.3%	
Year to Date Supply	Jan.-May. 2026		Jan.-May. 2025		Y/Y Change	
High Rise	288		560		-48.6%	
Low Rise	3,100		1,688		83.6%	
Total	3,388		2,248		50.7%	
Year to Date Completions	Jan.-May. 2026		Jan.-May. 2025		Y/Y Change	
High Rise	7,652		9,850		-22.3%	
Remaining Inventory	May-26	Apr-26	May-25	M/M Change	Y/Y Change	
High Rise	13,138	13,321	15,574	-1.4%	-15.6%	
Low Rise	5,625	5,741	5,296	-2.0%	6.2%	
Total	18,763	19,062	20,870	-1.6%	-10.1%	
Benchmark Price	May-26	Apr-26	May-25	M/M Change	Y/Y Change	
High Rise	\$1,029,489	\$1,029,164	\$1,021,339	0.0%	0.8%	
Low Rise	\$1,427,543	\$1,421,835	\$1,505,539	0.4%	-5.2%	
Projects	New Openings	All Active	Under Const.	Pre-Const.		
High Rise Projects	1	297	131	69		
High Rise Units	136	77,205	44,427	15,704		
% Sold*	n.a.	83%	80%	51%		
Low Rise Projects	11	263				
Low Rise Units	193	33,728				
% Sold*	23%	83%				

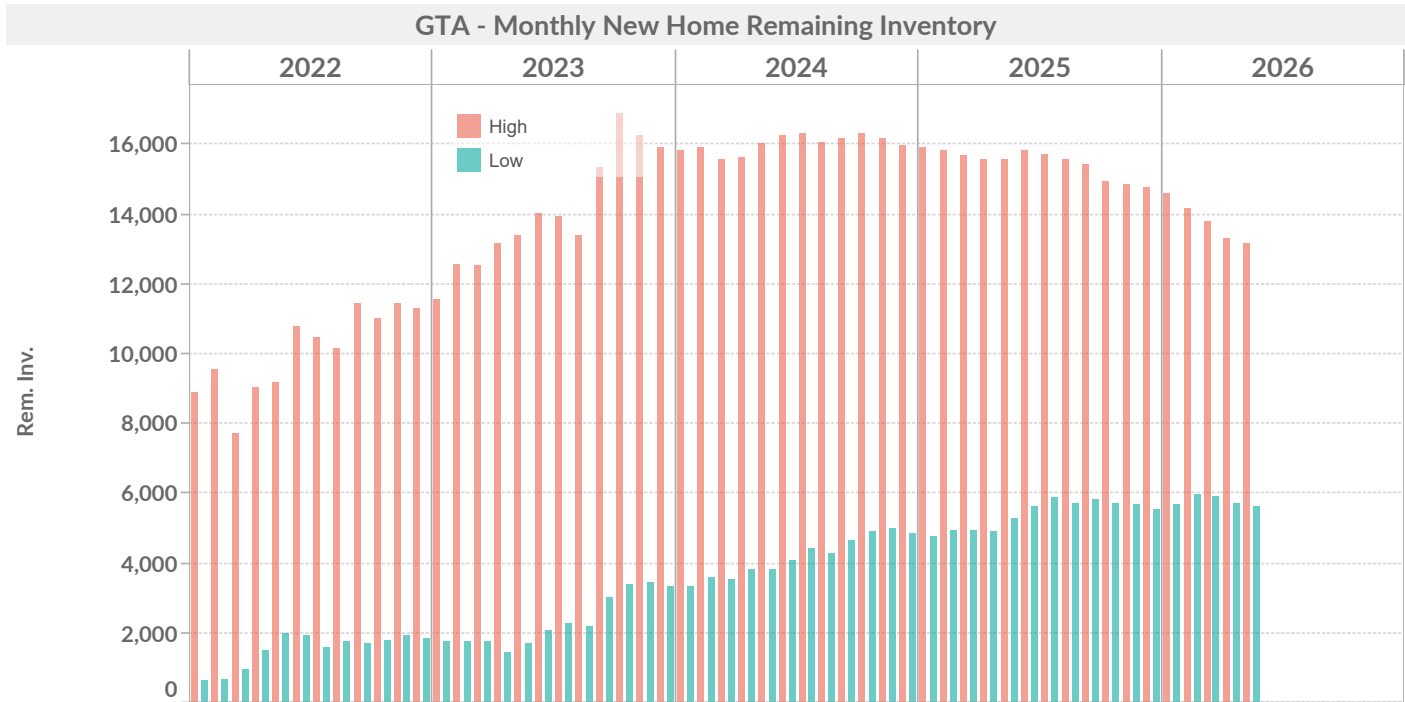
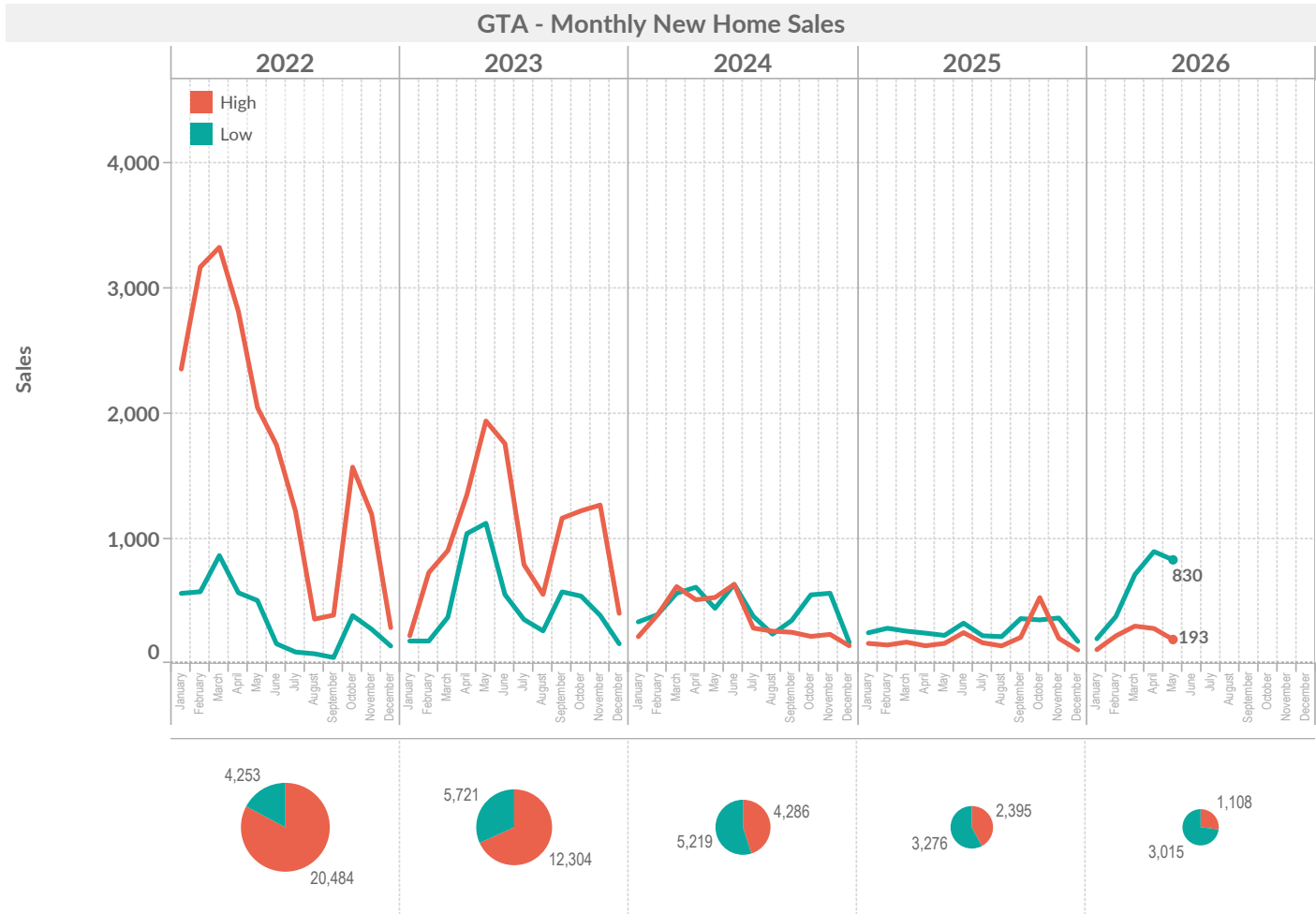
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

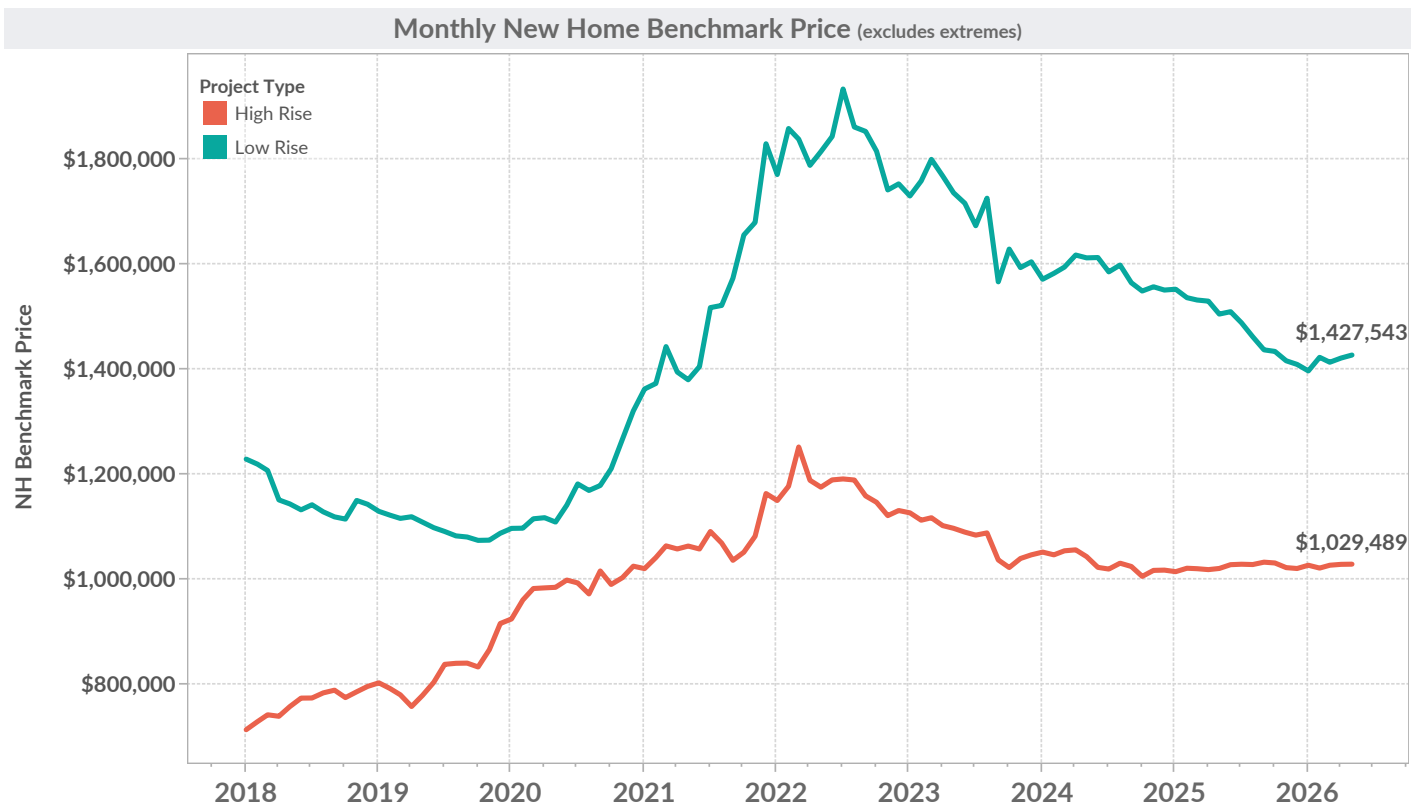
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

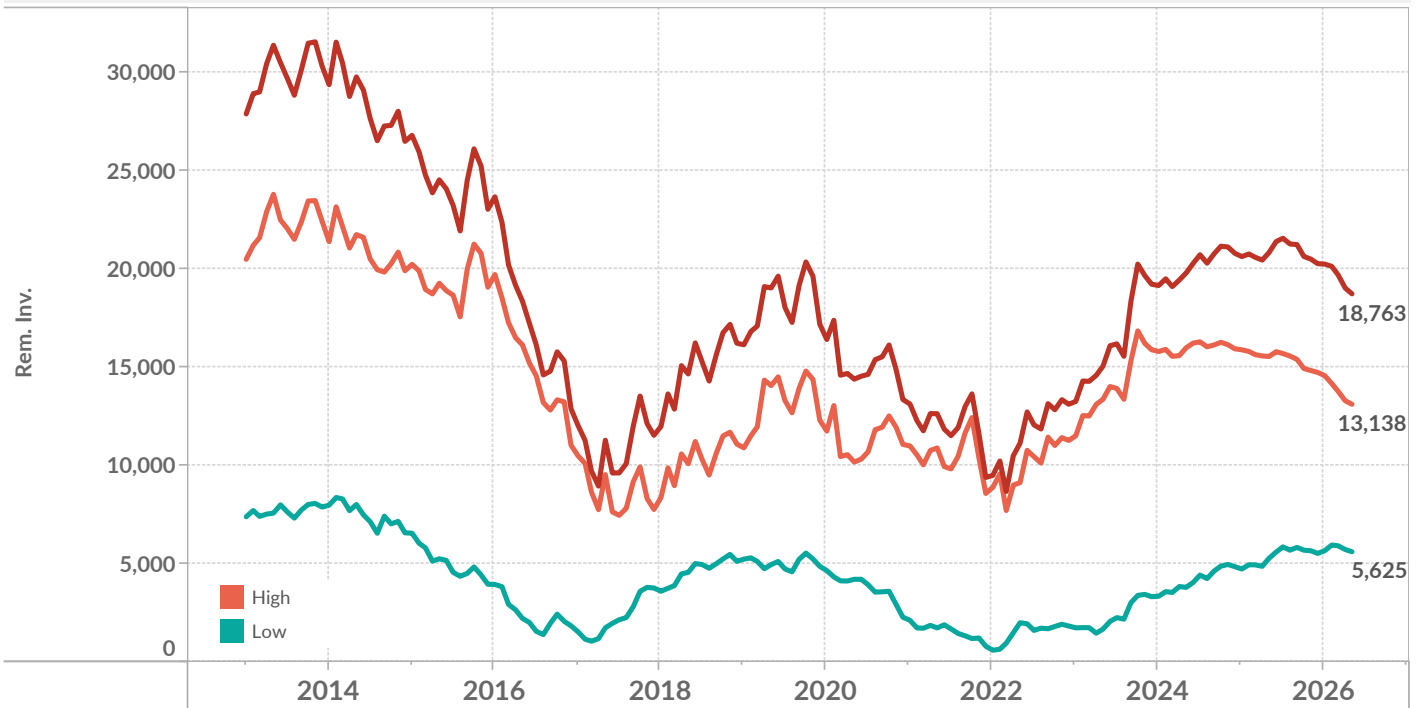


Pricing

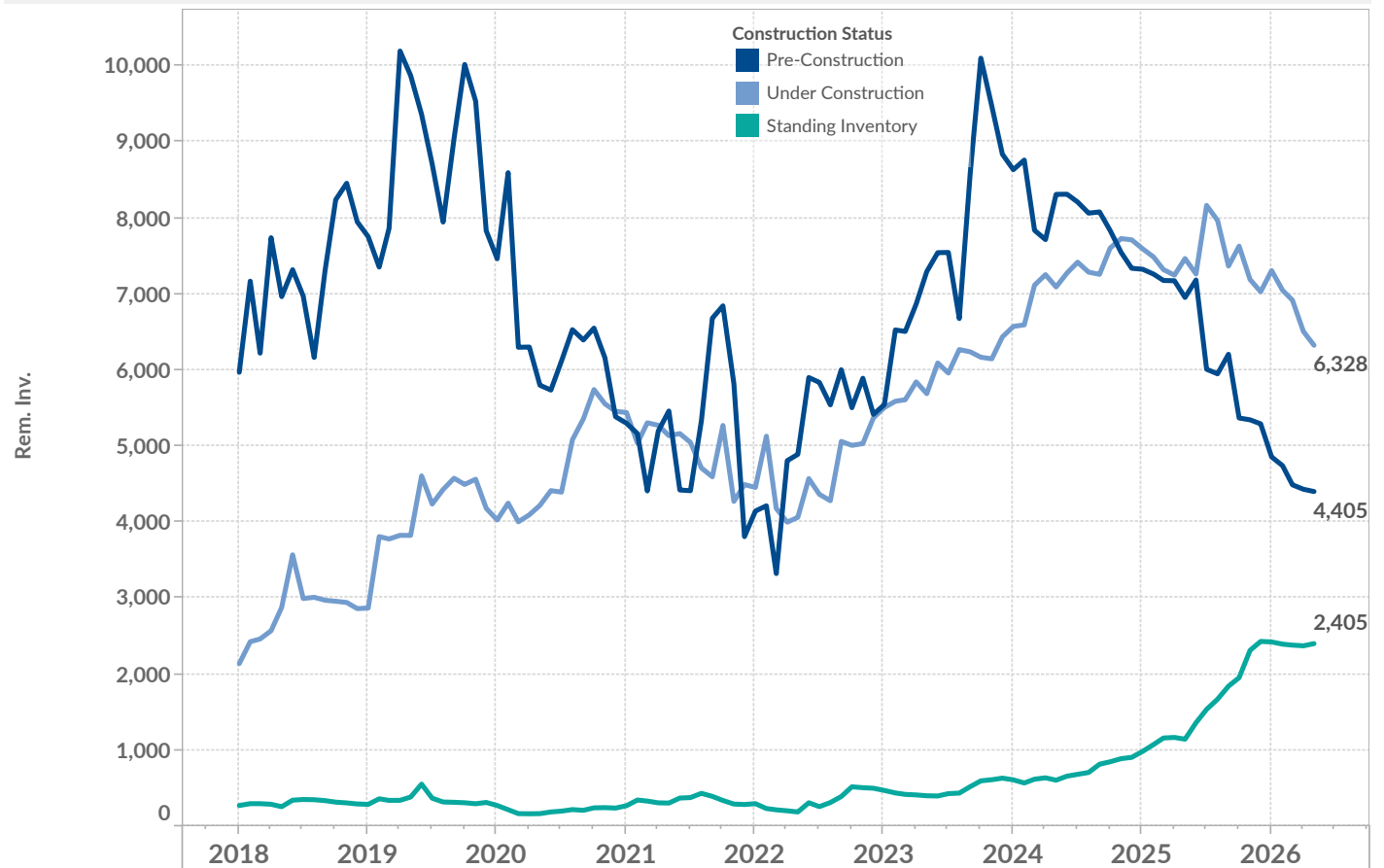


Remaining Inventory

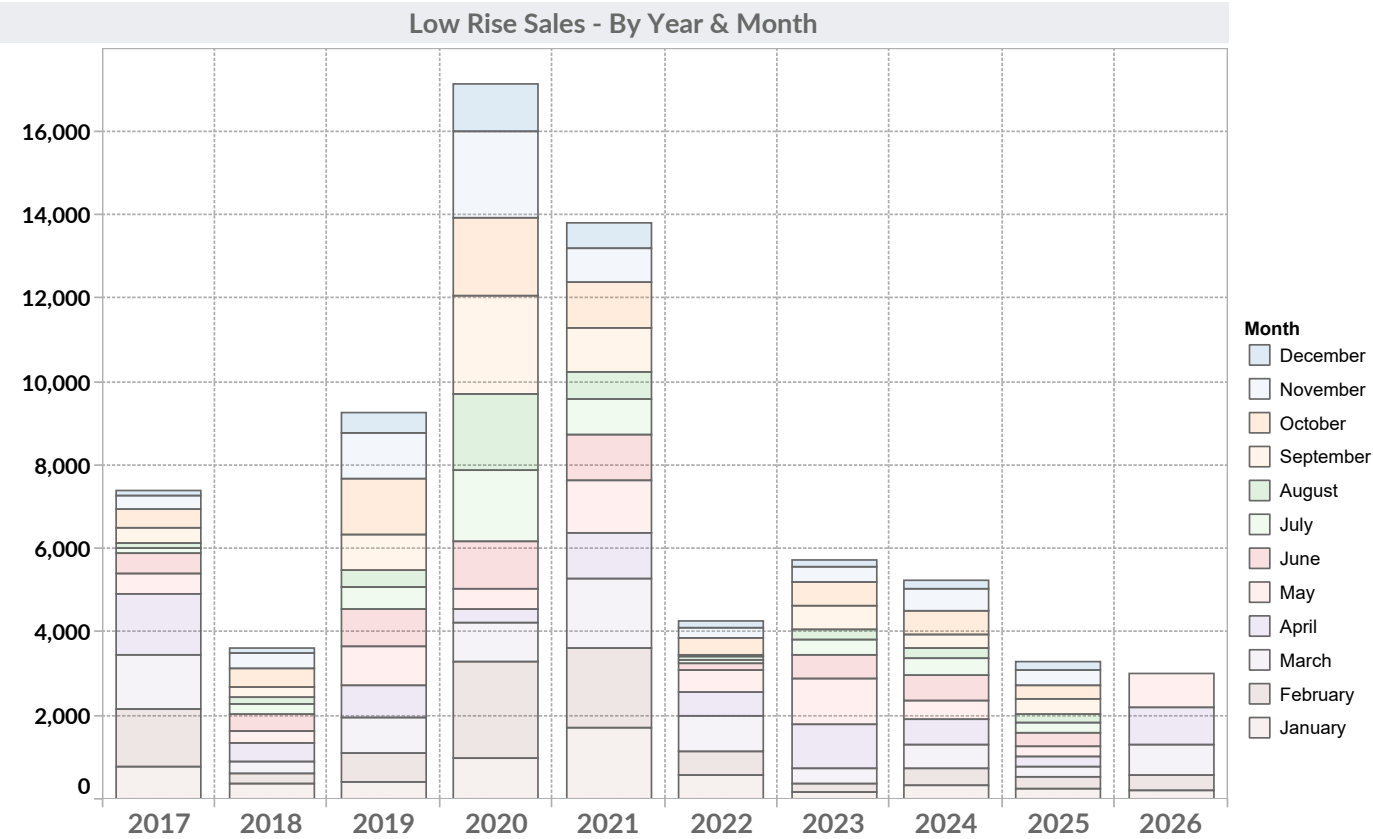
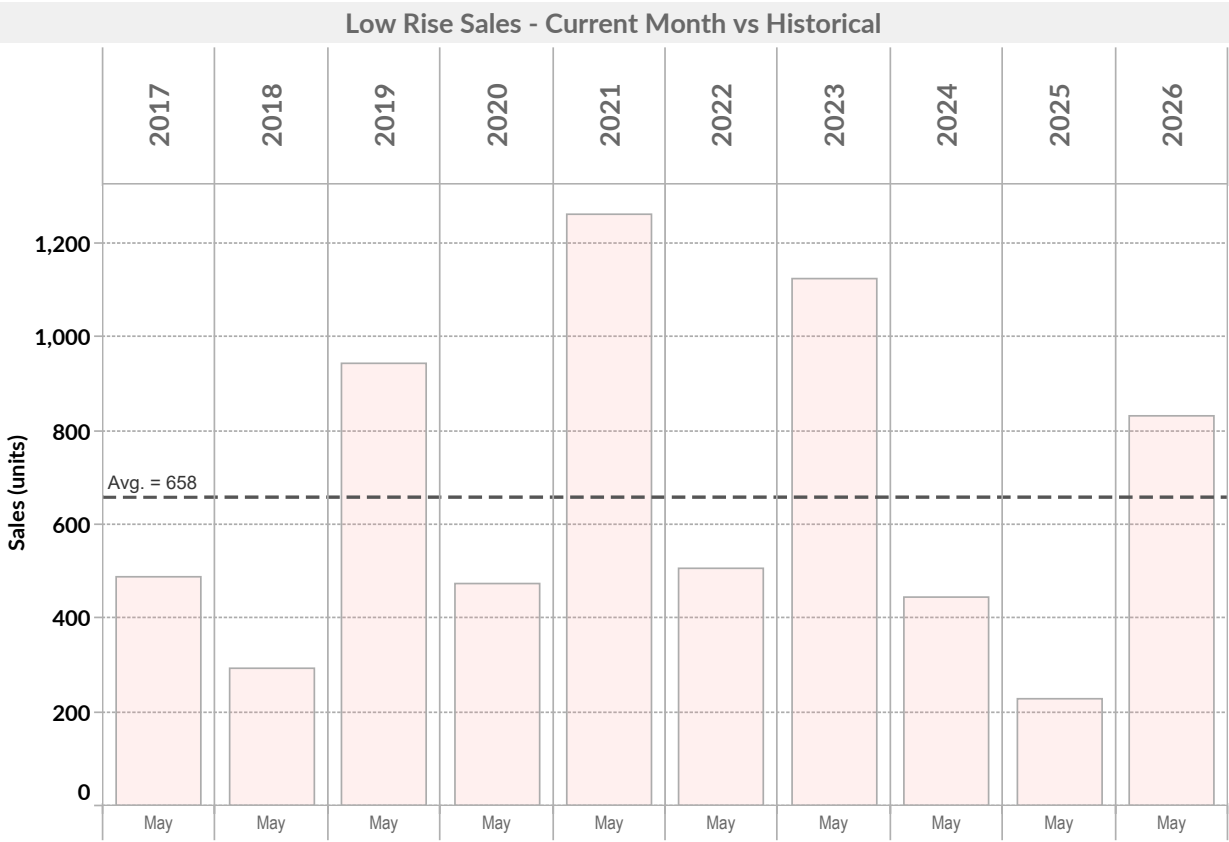
GTA - Monthly New Home Remaining Inventory



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

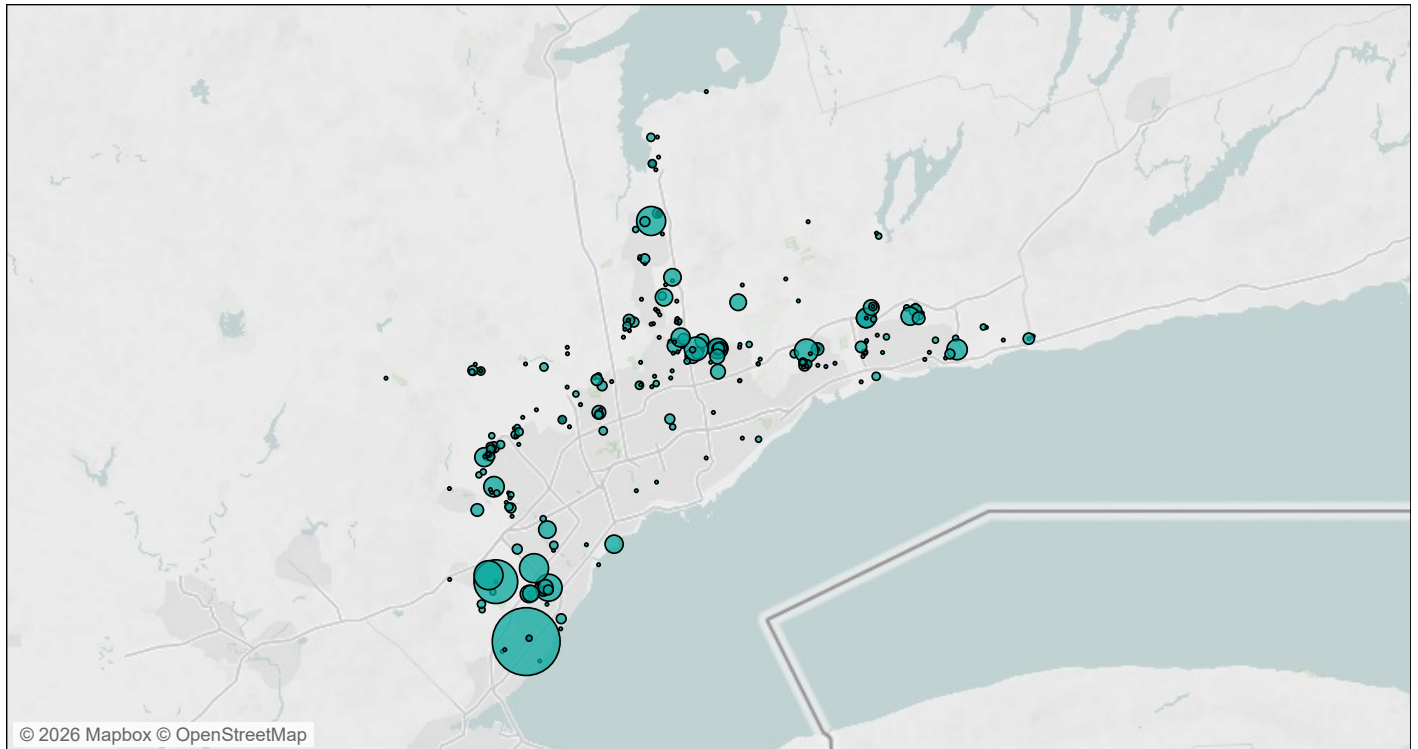


Historical Sales Comparison

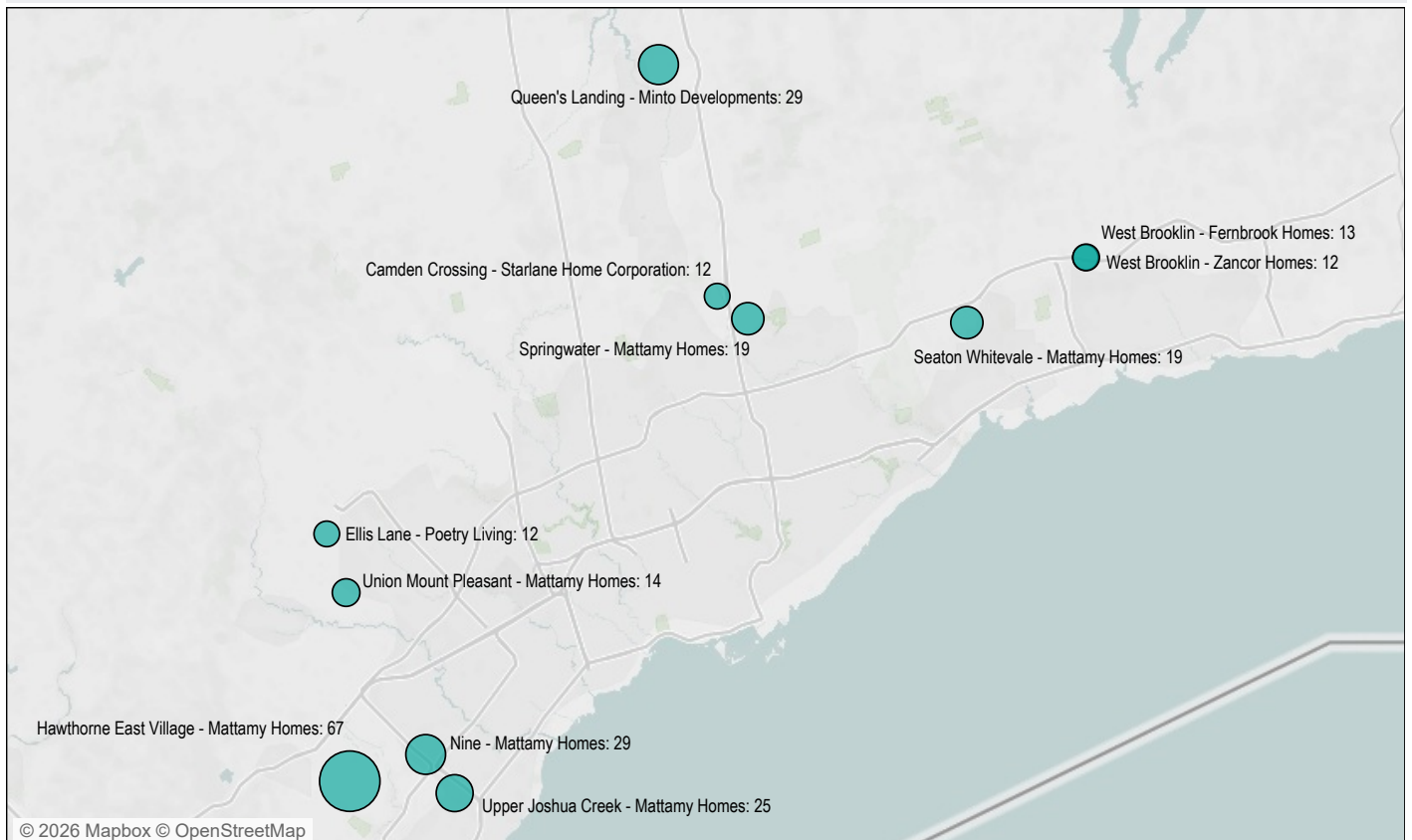


Current Sites

GTA - Active Low Rise Sites by Current Month Sales



GTA - Top Sites by Current Month Sales

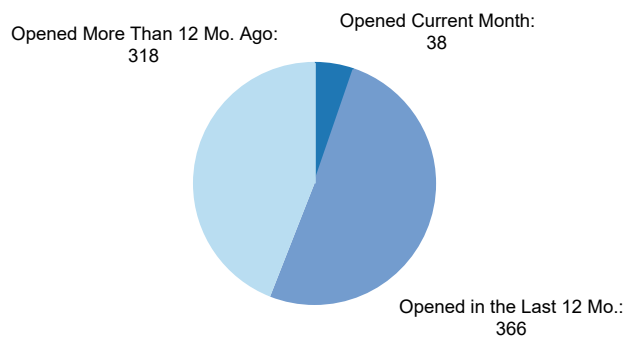


Monthly Sales Breakdown

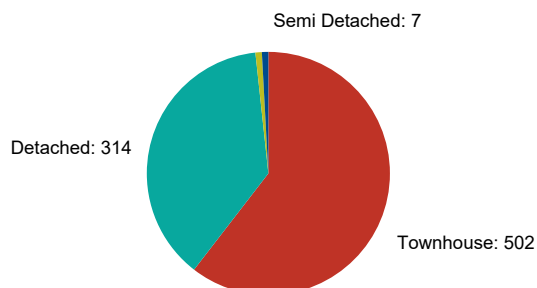


Current Month Low Rise Sales Breakdown

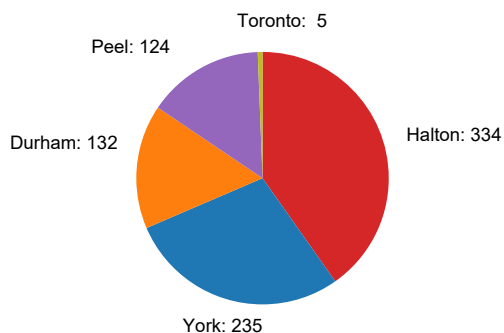
Sales by Opening Date (5 years)



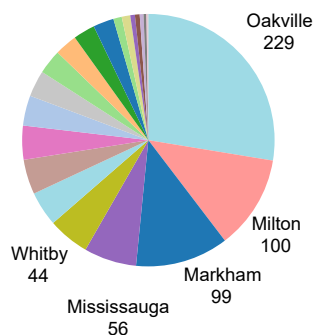
Sales by Product Type



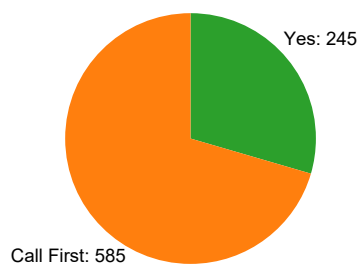
Sales by Region



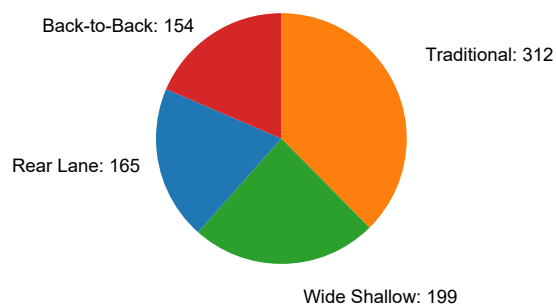
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



New Openings

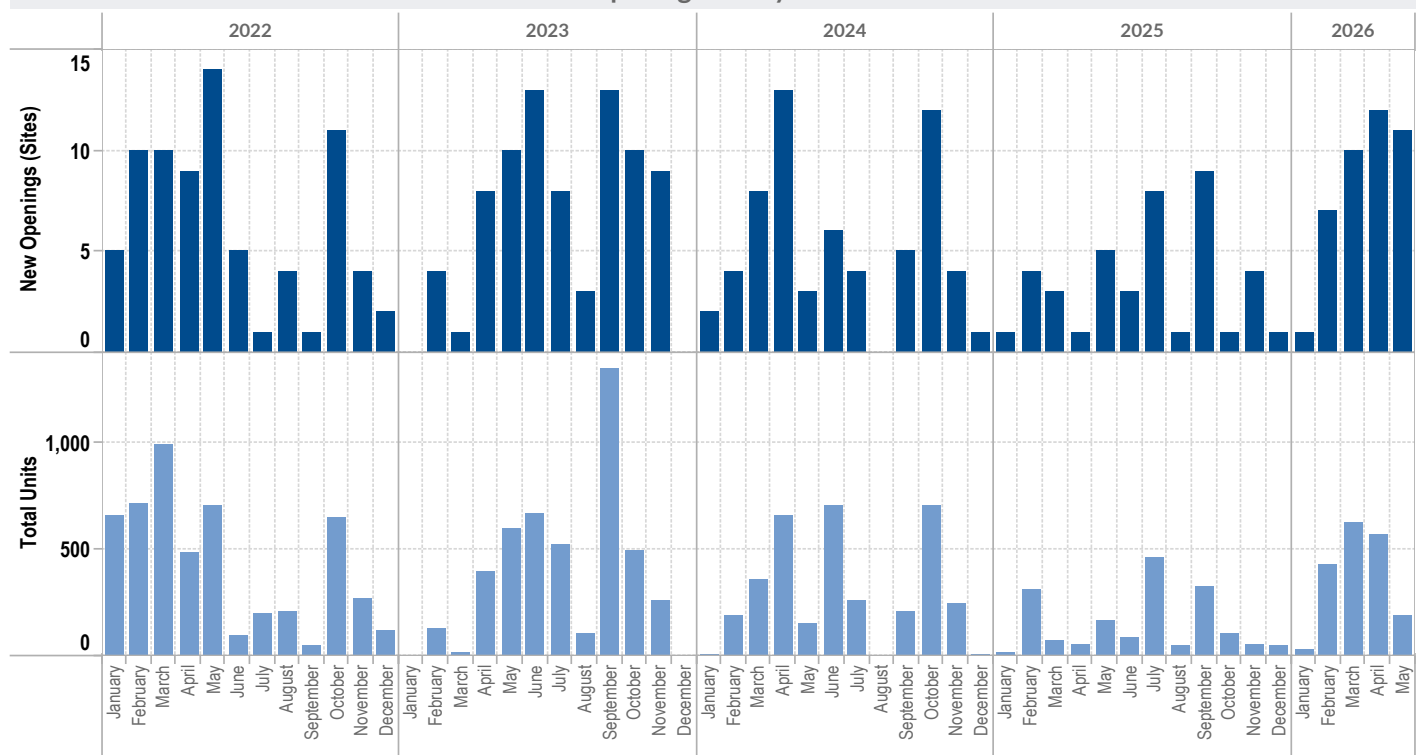


May 2026 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	Opening Date	Current Month Sales *	Rem Inv	Avg. \$/SF	No. of Units **
Brooklin Vue - Treasure Hill	Freehold	Whitby	5/1/2026	8	16	\$429	24
Milton View - Paradise Developments	Freehold	Milton	5/1/2026	0	1	\$514	1
Unionglen - Deco Homes	Freehold	Markham	5/1/2026	2	3	\$518	5
Georgina View - Greenpark Group	Freehold	Georgina	5/9/2026	0	24	\$364	24
Unionglen - Forest Hill Homes and State Building Group	Freehold	Markham	5/20/2026	2	7	\$514	9
Heartwood Village - Laurelcrest Homes	Freehold	Oshawa	5/22/2026	11	12	\$452	23
Avella Towns - Treasure Hill	Freehold	Aurora	5/26/2026	10	46	\$374	56
Unionglen - Madison Group	Freehold	Markham	5/28/2026	2	4	\$538	6
Glenway - Andrin Homes	Freehold Common Element	Newmarket	5/30/2026	0	6	\$426	6
Riverbank Place - Kingridge Developments	Freehold Common Element	Mississauga	5/30/2026	0	24		24
Triple Crown Estates - Remington Homes	Freehold	King	5/30/2026	3	12	\$606	15
Grand Total				38	155	\$429	193

* 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	92	226	173								646	21.4%		21.4%	
Branthaven Homes	1	29	123	69	40								262	8.7%		30.1%	
Greenpark Group	1	33	70	61	22								187	6.2%		36.3%	
Caivan	1	3	2	1	167								174	5.8%		42.1%	
Opus Homes	5	9	46	39	19								118	3.9%		46.0%	
Treasure Hill	9	10	22	36	38								115	3.8%		49.8%	
Great Gulf	20	18	41	25	10								114	3.8%		53.6%	
Minto Developments	1	12	13	28	56								110	3.6%		57.2%	
Fieldgate Homes	5	4	65	22	12								108	3.6%		60.8%	
Starlane Home Corporation	6	13	22	32	32								105	3.5%		64.3%	
Arista Homes	2	23	27	20	11								83	2.8%		67.1%	
Remington Homes	0	20	11	33	16								80	2.7%		69.7%	
Fernbrook Homes	7	12	10	8	19								56	1.9%		71.6%	
Madison Group	0	1	14	31	5								51	1.7%		73.3%	
Poetry Living	4	0	0	28	14								46	1.5%		74.8%	
Deco Homes	4	0	23	7	11								45	1.5%		76.3%	
Paradise Developments	5	21	8	1	7								42	1.4%		77.7%	
Regal Crest Homes	2	2	3	20	14								41	1.4%		79.0%	
95 Developments			24	8	7								39	1.3%		80.3%	
Primont Homes	6	7	5	10	9								37	1.2%		81.6%	
Minto Developments and Metropia		7	7	15	7								36	1.2%		82.8%	
Laurelcrest Homes				21	11								32	1.1%		83.8%	
	199	377	713	896	830								3,015				

Top Builders - Last 12 Months



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

Builder	2025							2026					Total	Market Share		Cum. Mkt. Share	
	June	July	August	September	October	November	December	January	February	March	April	May		%		%	
Mattamy Homes	128	81	90	64	42	131	60	67	88	92	226	173	1,242	24.7%		24.7%	
Treasure Hill	18	17	27	37	103	31	19	9	10	22	36	38	367	7.3%		32.0%	
Branthaven Homes	12	11	5	5	0	0	0	1	29	123	69	40	295	5.9%		37.8%	
Greenpark Group	7	4	4	15	12	2	3	1	33	70	61	22	234	4.7%		42.5%	
Caivan	14	2	2	2	4	5	8	1	3	2	1	167	211	4.2%		46.7%	
Fieldgate Homes	12	11	9	9	9	5	2	5	4	65	22	12	165	3.3%		50.0%	
Opus Homes	1	0	4	11	3	16	7	5	9	46	39	19	160	3.2%		53.2%	
Great Gulf	8	4	4	13	8	3	3	20	18	41	25	10	157	3.1%		56.3%	
Starlane Home Corporation	14	4	0	4	7	6	2	6	13	22	32	32	142	2.8%		59.1%	
Minto Developments	0	0	0	9	9	3	0	1	12	13	28	56	131	2.6%		61.7%	
Arista Homes	2	4	4	19	7	5	2	2	23	27	20	11	126	2.5%		64.2%	
Deco Homes	2	1	0	35	15	10	13	4	0	23	7	11	121	2.4%		66.6%	
Fernbrook Homes	3	3	4	5	5	11	7	7	12	10	8	19	94	1.9%		68.5%	
Poetry Living	0	0	0	9	28	10	1	4	0	0	28	14	94	1.9%		70.3%	
Remington Homes	0	0	1	2	1	1	2	0	20	11	33	16	87	1.7%		72.1%	
Minto Developments and Metropia				23	7	3			7	7	15	7	69	1.4%		73.4%	
Rosehaven Homes	25	4	2	2	0	10	0	3	0	2	12	9	69	1.4%		74.8%	
Primont Homes	3	0	1	3	7	10	2	6	7	5	10	9	63	1.3%		76.1%	
Paradise Developments	3	1	0	7	3	4	2	5	21	8	1	7	62	1.2%		77.3%	
Madison Group	2	2	0	2	1	1	0	0	1	14	31	5	59	1.2%		78.5%	
Zancor Homes	0	2	2	1	12	12	3	3	0	3	8	13	59	1.2%		79.6%	
Regal Crest Homes	5	1	1	1	1	2	2	2	2	3	20	14	54	1.1%		80.7%	
	324	223	216	360	350	365	178	199	377	713	896	830	5,031				

Top Sites



GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2026 May
Riverview - Caivan	Oakville	Detached	45	24
			46	9
			50	44
		Townhouse	16	64
			20	22
		Total		163
Hawthorne East Village - Mattamy Homes	Milton	Detached	30	19
			34	1
			36	20
			43	0
		Townhouse	20	13
			21	14
			23	0
		Total		67
Creekview Collective - Branthaven Homes	Milton	Townhouse	20	9
			21	15
			23	5
		Total		29
Nine - Mattamy Homes	Mississauga	Townhouse	20	16
			21	13
		Total		29
Queen's Landing - Minto Developments	East Gwillimbury	Detached	36	14
			43	15
		Total		29
Upper Joshua Creek - Mattamy Homes	Oakville	Detached	34	6
			38	5
			45	0
		Townhouse	20	10
			23	4
		Total		25
Seaton Whitevale - Mattamy Homes	Pickering	Detached	30	0
			36	9
		Townhouse	23	10
		Total		19
Springwater - Mattamy Homes	Markham	Detached	30	1
			38	0
		Townhouse	20	16
			22	1
			23	1
		Total		19
Creekstone - Minto Developments	Clarington	Detached	30	2
			32	0
			36	0
		Townhouse	20	12
		Total		14

Yr. Over Yr. Sales Comparison



Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	May 2025					May 2026				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	0		0		0	0		0		0
	Brock										
	Clarington	5		0	2	7	5		0	19	24
	Oshawa	4		0	1	5	15			11	26
	Pickering	7		0	10	17	14		0	23	37
	Scugog	1	0		0	1	0	1		0	1
	Uxbridge	1			0	1	0			0	0
	Whitby	4		2	3	9	16	5	4	19	44
	Total	22	0	2	16	40	50	6	4	72	132
Halton	Burlington	1		0	0	1	0			0	0
	Halton Hills	0			1	1	0			5	5
	Milton	10		1	8	19	44		0	56	100
	Oakville	11	0		14	25	95	1	2	131	229
	Total	22	0	1	23	46	139	1	2	192	334
Peel	Brampton	18		0	20	38	8		1	23	32
	Caledon	23		0	6	29	30			6	36
	Mississauga				3	3	3			53	56
	Total	41		0	29	70	41		1	82	124
Toronto	East York										
	Etobicoke										
	North York	0			1	1	0			4	4
	Old Toronto			0		0			0		0
	Scarborough	2			3	5	0			1	1
	York				0	0				0	0
	Total	2		0	4	6	0		0	5	5
York	Aurora	0			0	0	12			10	22
	East Gwillimbury	12		1	2	15	33		0	4	37
	Georgina	3				3	5				5
	King	1			0	1	8			1	9
	Markham	4			13	17	8		0	91	99
	Newmarket		1	0	1	2	3	0	0	0	3
	Richmond Hill	6		1	6	13	4		0	24	28
	Vaughan	3			10	13	11			12	23
	Whitchurch-Stouffville	0				0	0			9	9
	Total	29	1	2	32	64	84	0	0	151	235
Grand Total		116	1	5	104	226	314	7	7	502	830

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	78	119	181	0		17	42	240	
	Oshawa	73		3	96	172	134	0		0	63	197	
	Pickering	150		9	170	329	106	0	0	10	153	269	
	Scugog	6	3		0	9	52	5		0	0	57	
	Uxbridge	3			8	11	22	0		0	13	35	
	Whitby	78	15	82	118	293	214	1		4	203	422	
	Total	350	18	102	470	940	743	6	0	33	474	1,256	
Halton	Burlington	13		4	20	37	4	0		0	3	7	
	Halton Hills	30			23	53	17	0		0	7	24	
	Milton	245		9	271	525	153	0		8	104	265	
	Oakville	295	4	41	423	763	280	35		3	489	807	
	Total	583	4	54	737	1,378	454	35		11	603	1,103	
Peel	Brampton	74		12	246	332	178	0		4	177	359	
	Caledon	246		1	139	386	363	0		0	101	464	
	Mississauga	12			315	327	112	0		0	117	229	
	Total	332		13	700	1,045	653	0		4	395	1,052	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York	2			17	19	2	0		0	69	71	
	Old Toronto			0		0	0	0		12	0	12	
	Scarborough	1			12	13	7	0		0	34	41	
	York				7	7	0			0	24	24	
	Total	3		0	36	39	9	0		12	127	148	
York	Aurora	43			14	57	88	0	0	0	96	184	
	East Gwillimbury	62		0	20	82	99			0	66	165	
	Georgina	38			50	88	170	0		0	0	170	
	King	38			45	83	132	0		0	64	196	
	Markham	137		14	681	832	227	0		3	313	543	
	Newmarket	3	0	0	2	5	19	0		2	29	50	
	Richmond Hill	46		5	83	134	192	0		8	253	453	
	Vaughan	94		2	119	215	142	0		0	148	290	
	Whitchurch-Stouffville	105			28	133	5			0	10	15	
	Total	566	0	21	1,042	1,629	1,074	0	0	13	979	2,066	
Grand Total		1,834	22	190	2,985	5,031	2,933	41	0	73	2,578	5,625	



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