Altus Group

Greater Toronto Area High Rise Projects

New Homes Monthly Report

June 2026

GTA Overview

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Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Jun-26	Jun-25	Change
High Rise	273	253	7.9%
Low Rise	902	327	175.8%
Total	**1,175**	**580**	102.6%

Year to Date Sales	Jan.-Jun. 2026	Jan.-Jun. 2025	Y/Y Change
High Rise	1,409	1,049	34.3%
Low Rise	4,000	1,628	145.7%
Total	**5,409**	**2,677**	102.1%

Year to Date Supply	Jan.-Jun. 2026	Jan.-Jun. 2025	Y/Y Change
High Rise	464	976	-52.5%
Low Rise	4,941	2,274	117.3%
Total	**5,405**	**3,250**	66.3%

Year to Date Completions	Jan.-Jun. 2026	Jan.-Jun. 2025	Y/Y Change
High Rise	8,571	13,116	-34.7%

Remaining Inventory	Jun-26	May-26	Jun-25	M/M Change	Y/Y Change
High Rise	12,579	12,830	15,530	-2.0%	-19.0%
Low Rise	6,309	5,488	5,550	15.0%	13.7%
Total	**18,888**	**18,318**	**21,080**	3.1%	-10.4%

Benchmark Price	Jun-26	May-26	Jun-25	M/M Change	Y/Y Change
High Rise	$1,038,604	$1,029,489	$1,028,527	0.9%	1.0%
Low Rise	$1,275,458	$1,427,543	$1,510,079	-10.7%	-15.5%

Projects	New Openings	All Active	Under Const.	Pre-Const.
High Rise Projects	0	294	131	64
High Rise Units	0	75,732	44,097	15,256
% Sold*	n.a.	83%	79%	51%
Low Rise Projects	18	271		
Low Rise Units	1,086	34,510		
% Sold*	14%	82%		

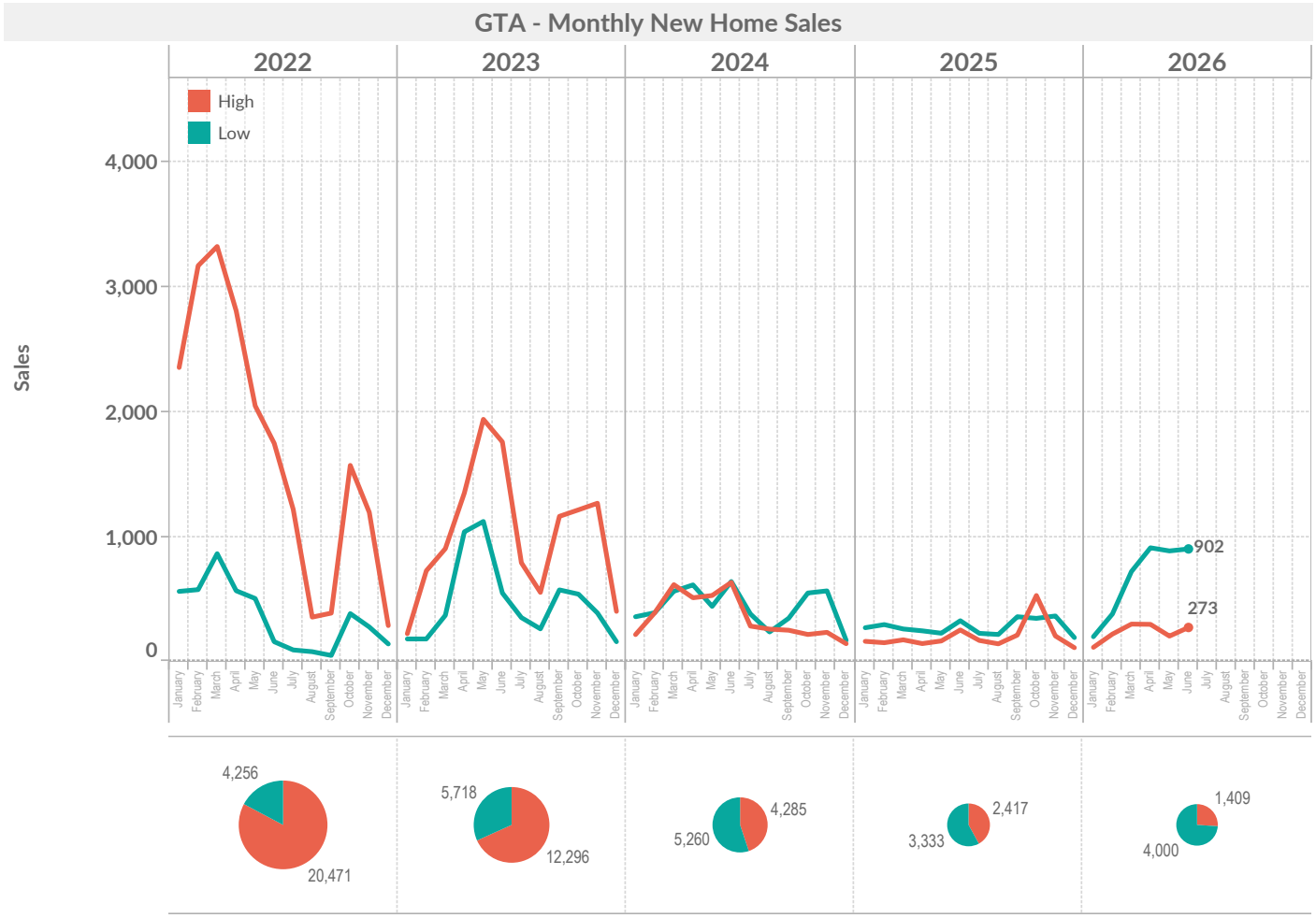
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

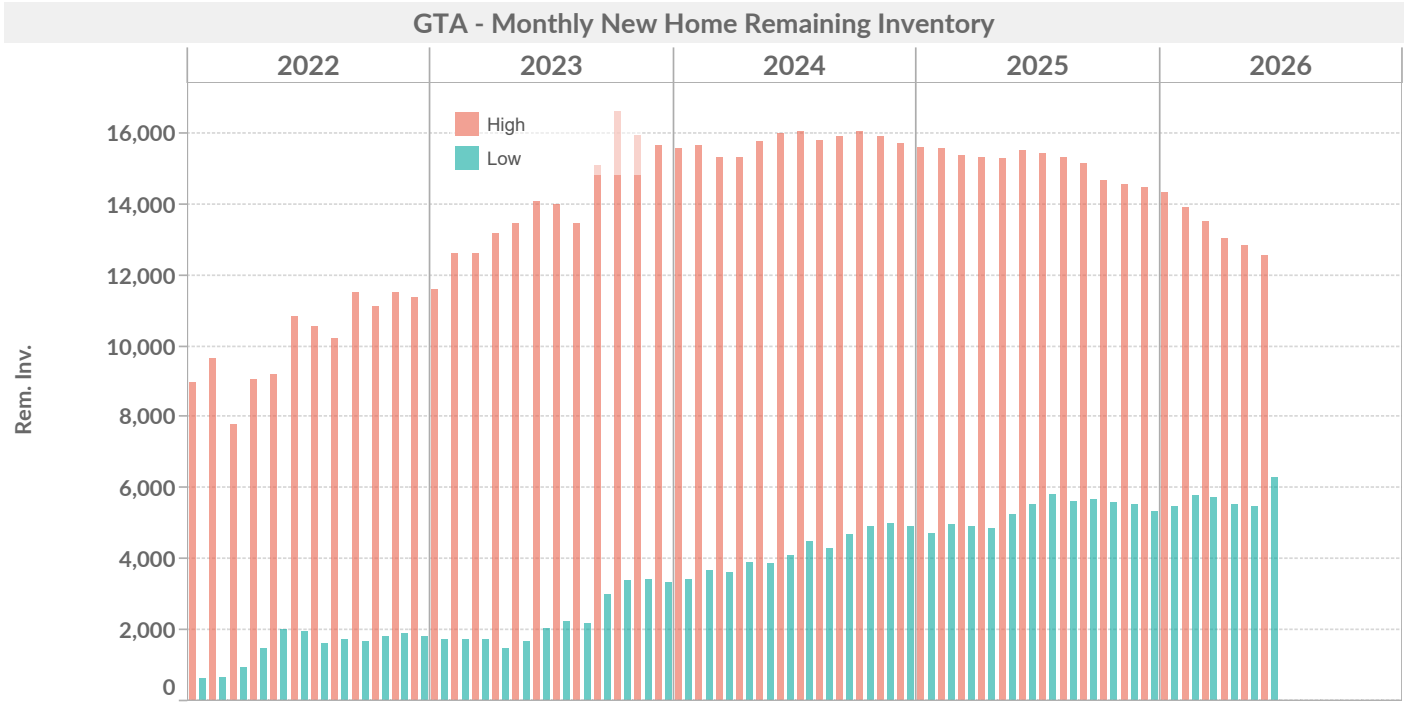
All Active includes all projects actively marketing available remaining inventory regardless of their construction status.

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

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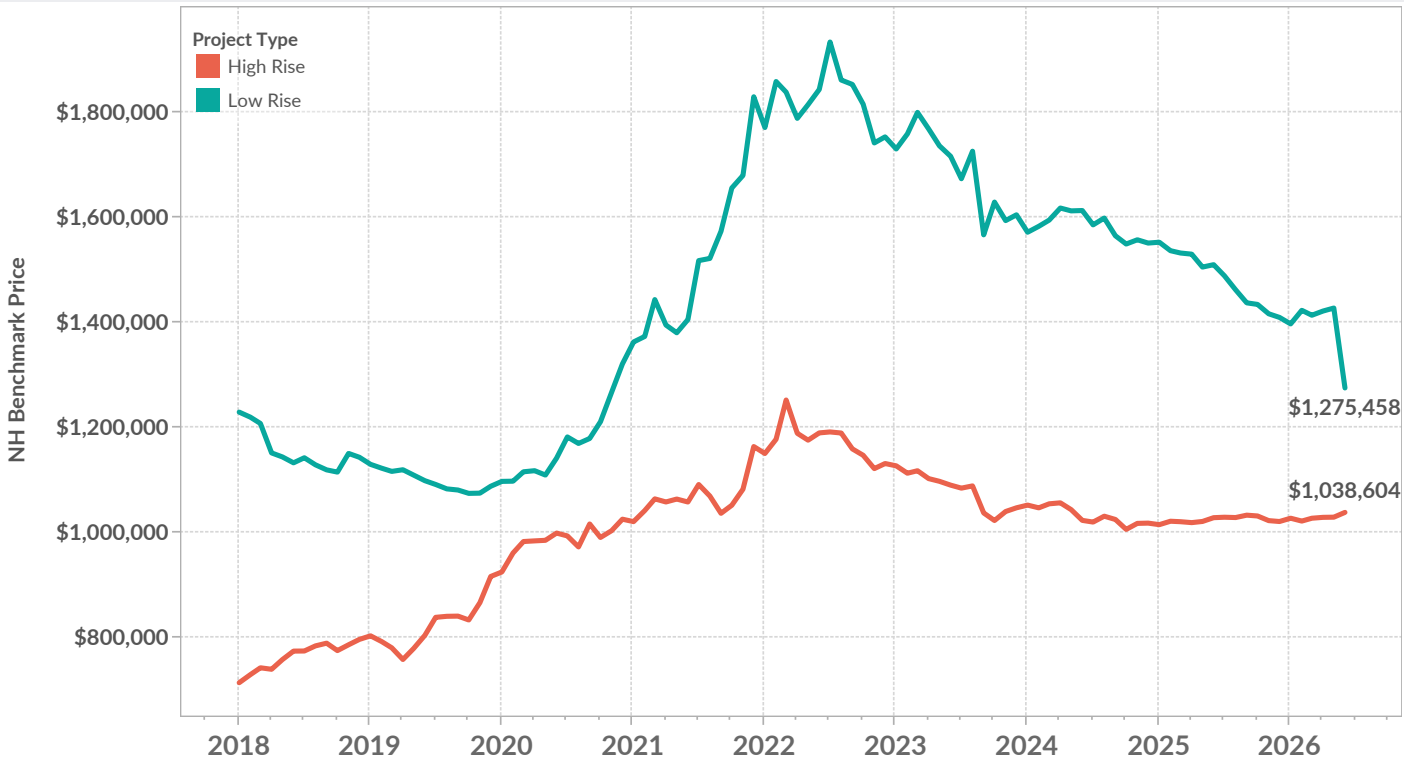
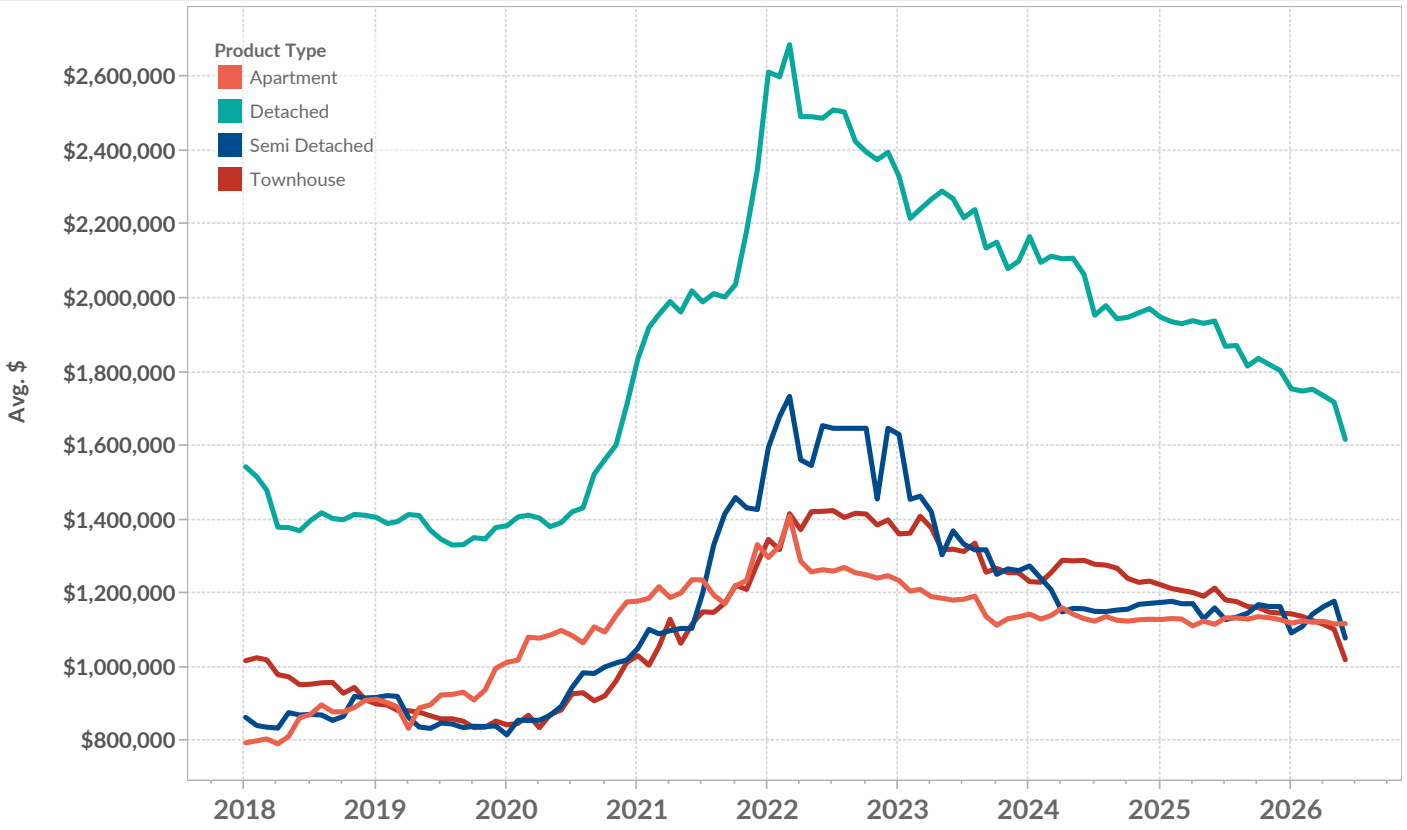
Monthly New Home Benchmark Price (excludes extremes)



Monthly Avg. Asking Price by Product Type (includes all projects)



Remaining Inventory

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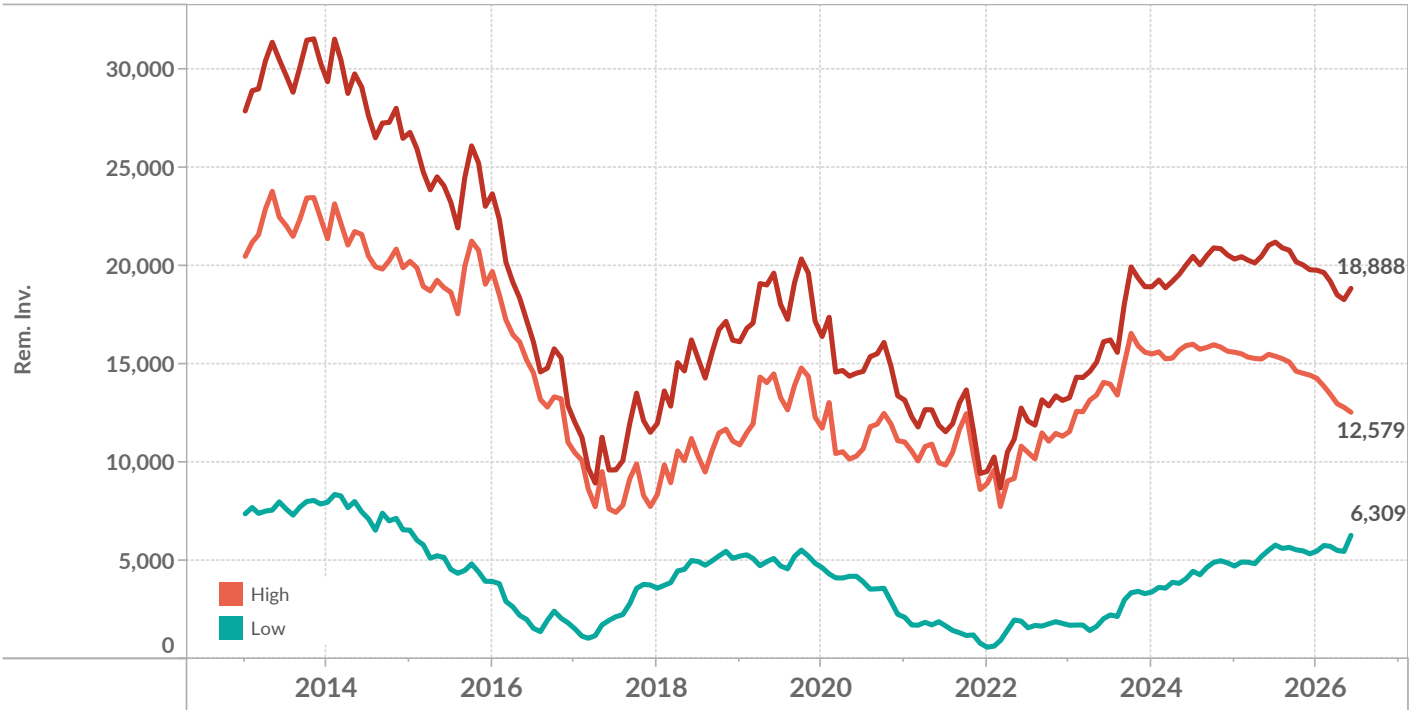
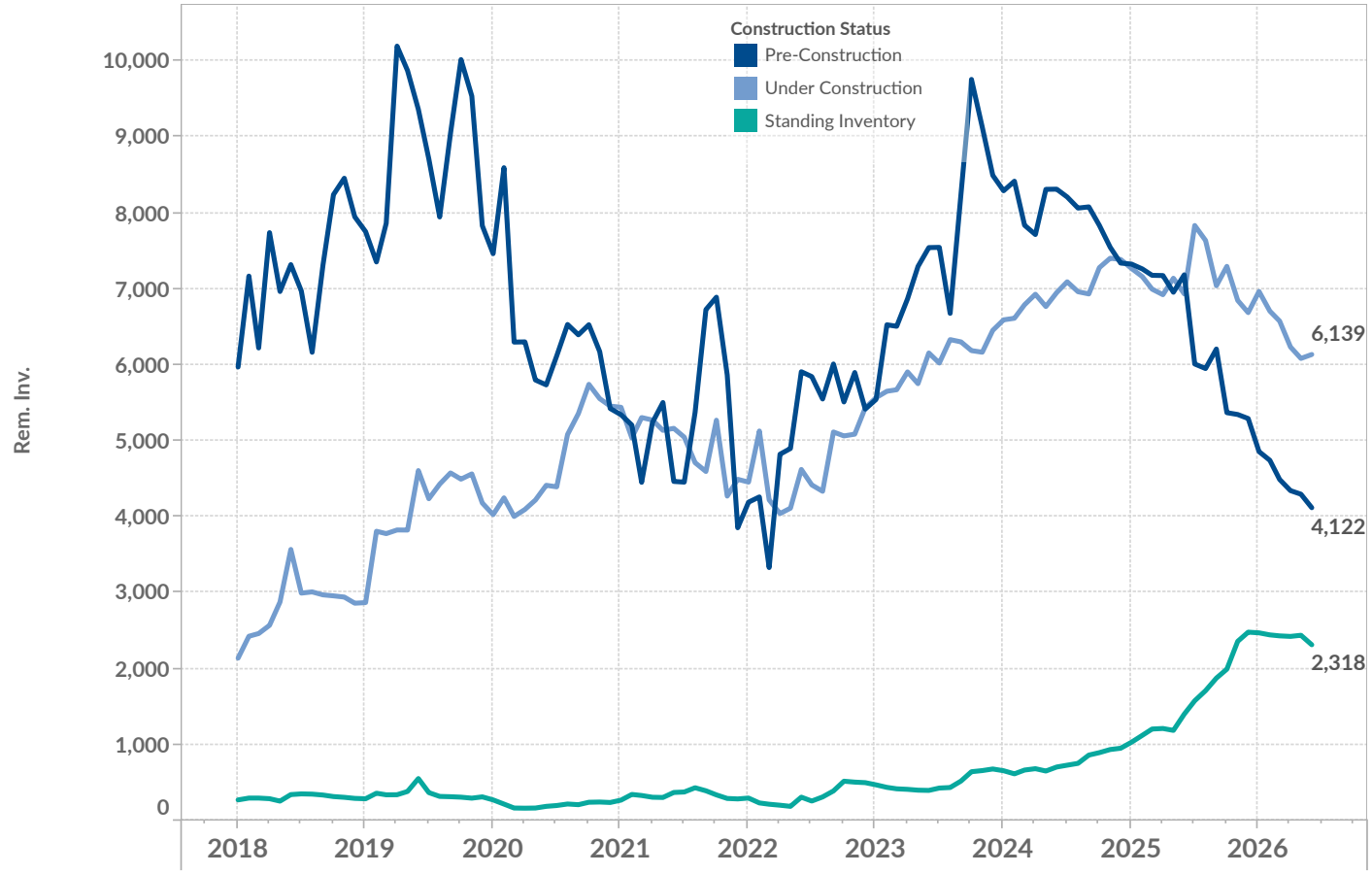
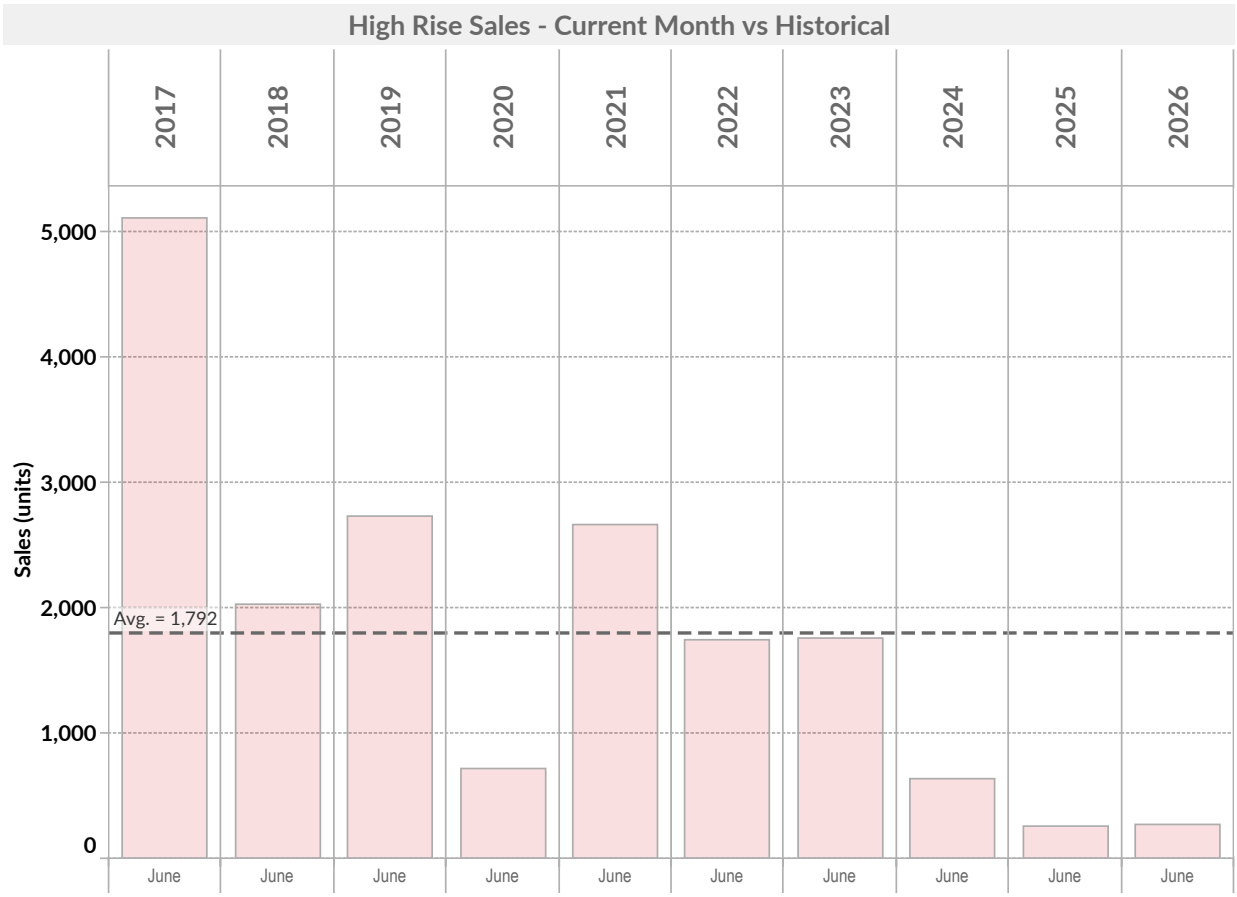
GTA - Monthly New Home Remaining Inventory

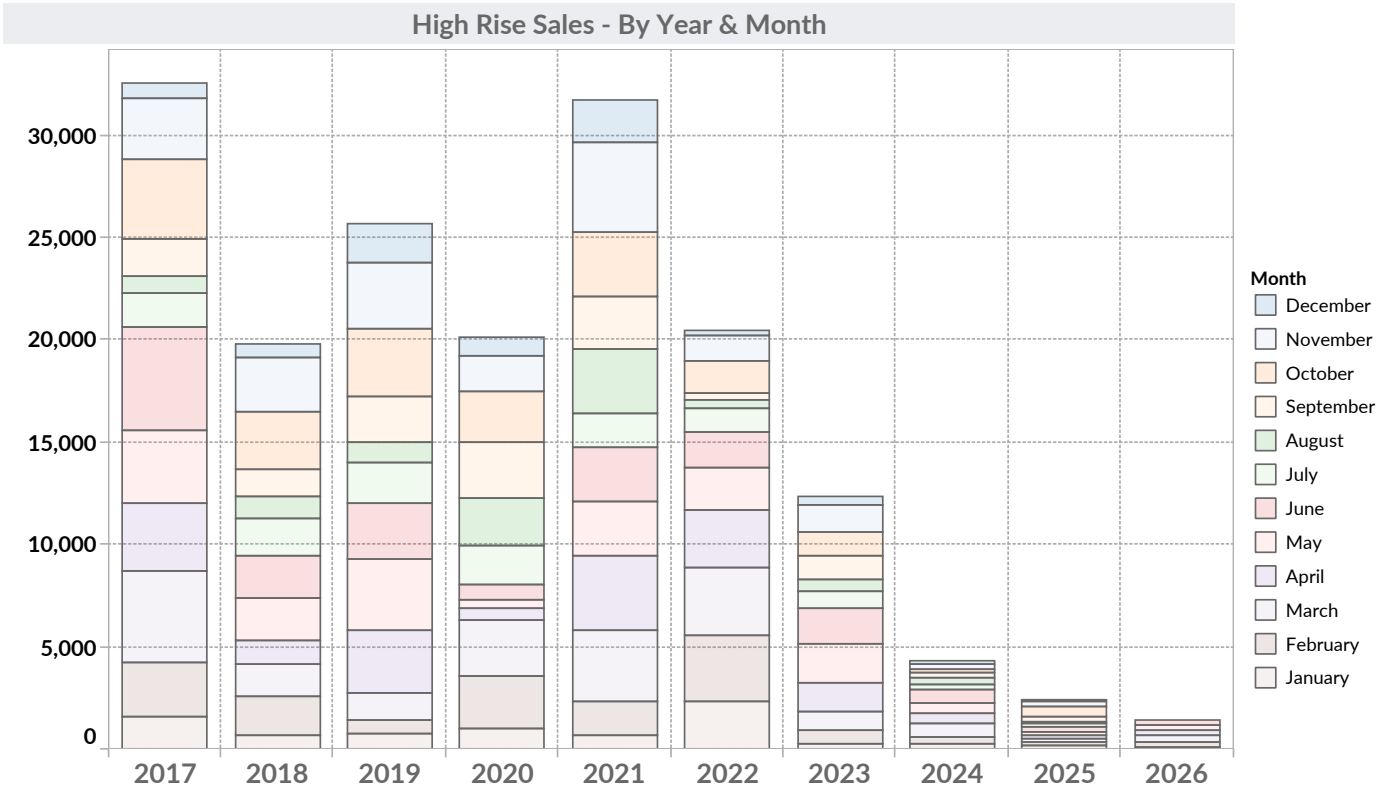


GTA - Monthly High Rise Rem. Inv. by Construction Status



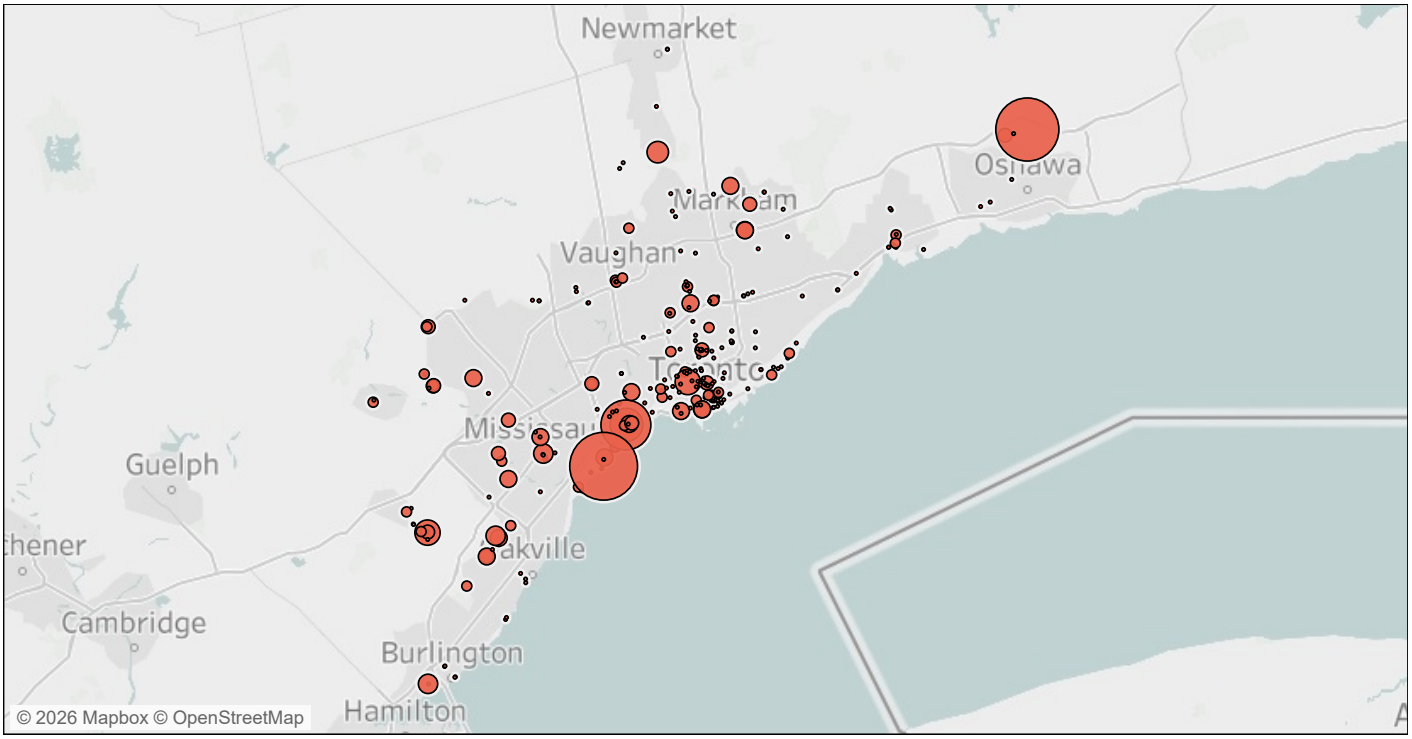
Historical Sales Comparison



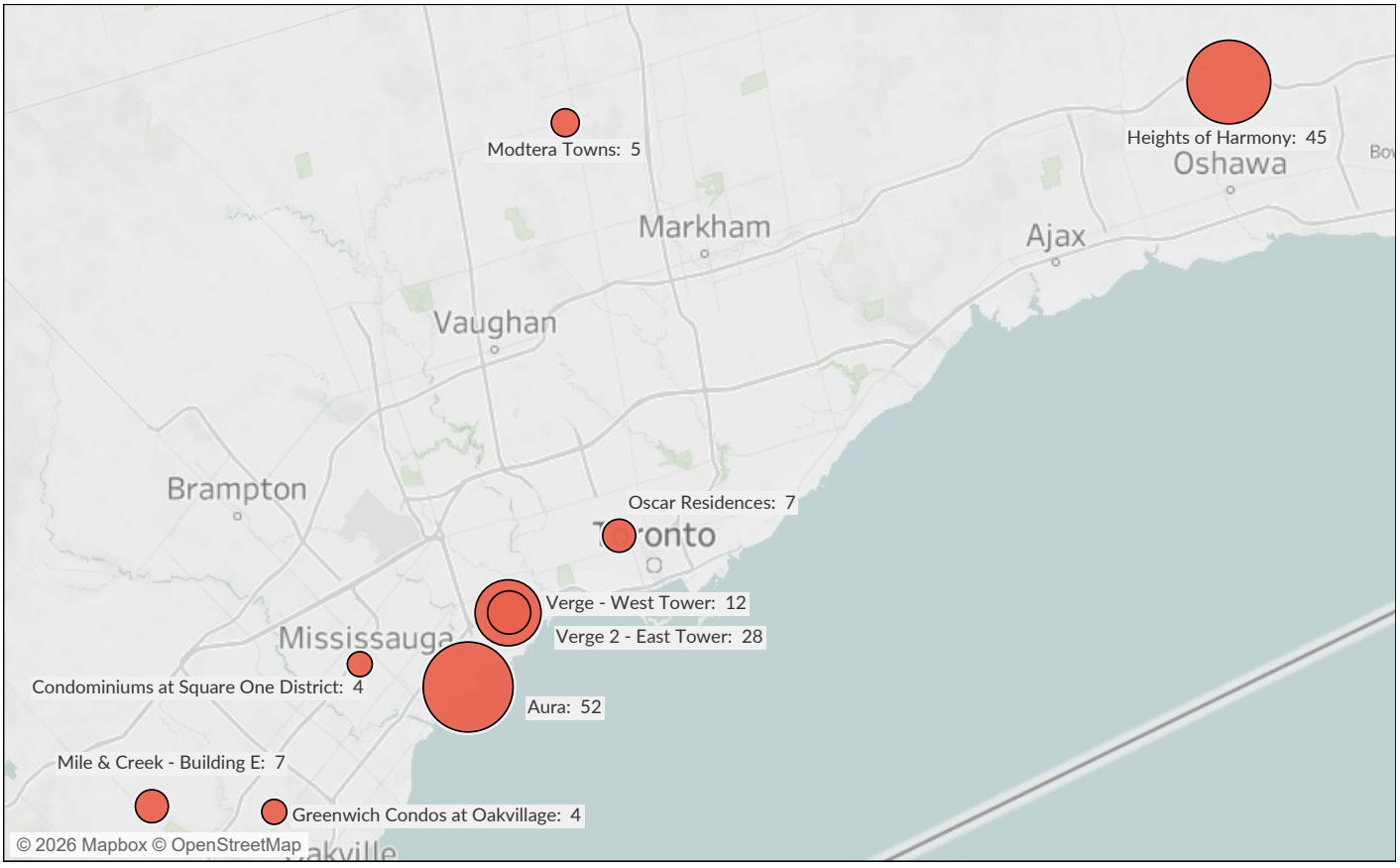


Current Sites

GTA - Active High Rise Sites by Current Month Sales



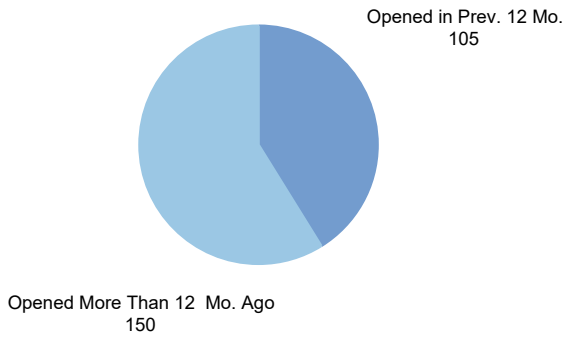
GTA - Top 10 Sites by Current Month Sales



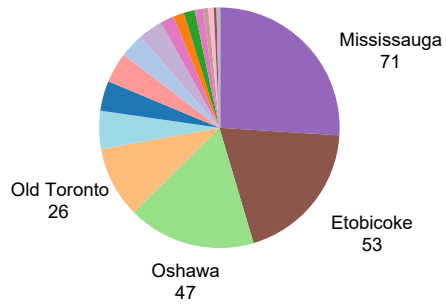
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

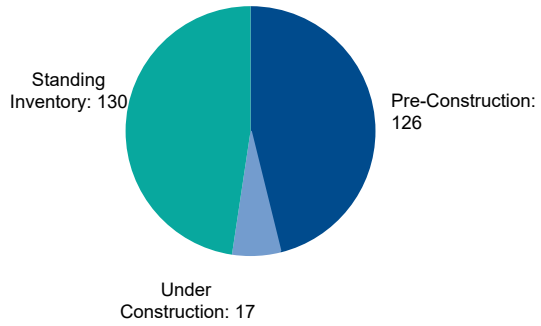
Sales by Opening Date (5 years)



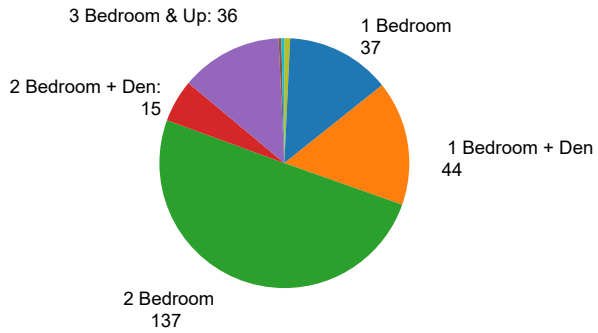
Sales by Municipality/Area



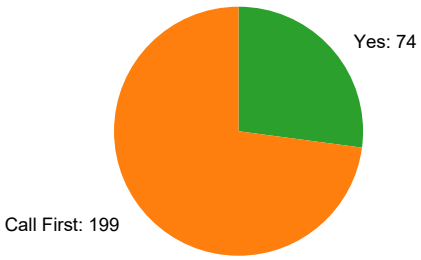
Sales by Const. Status



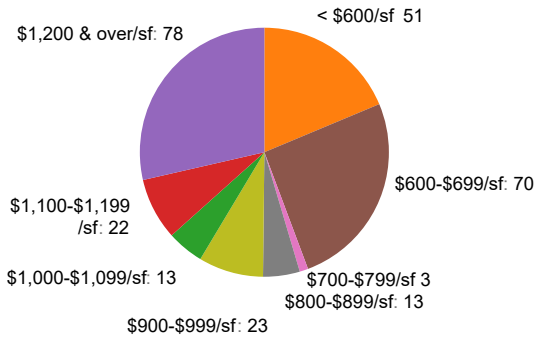
Sales by Unit Type



Sales by Sites with Broker Cooperation



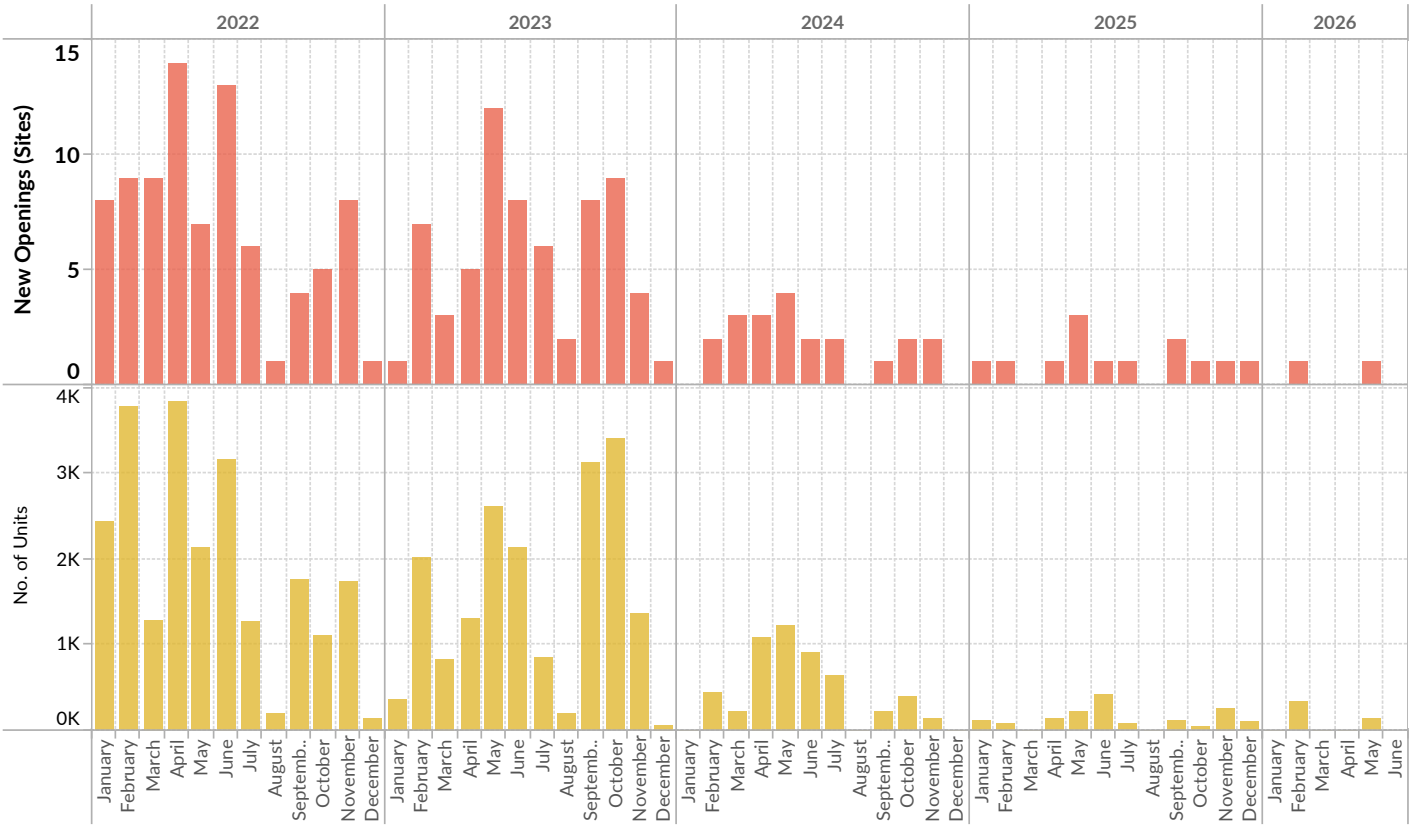
Sales by Price Range



New Openings

June 2026 - New Project Launches

Project Launch History - Sites & Units



Scheduled Completions

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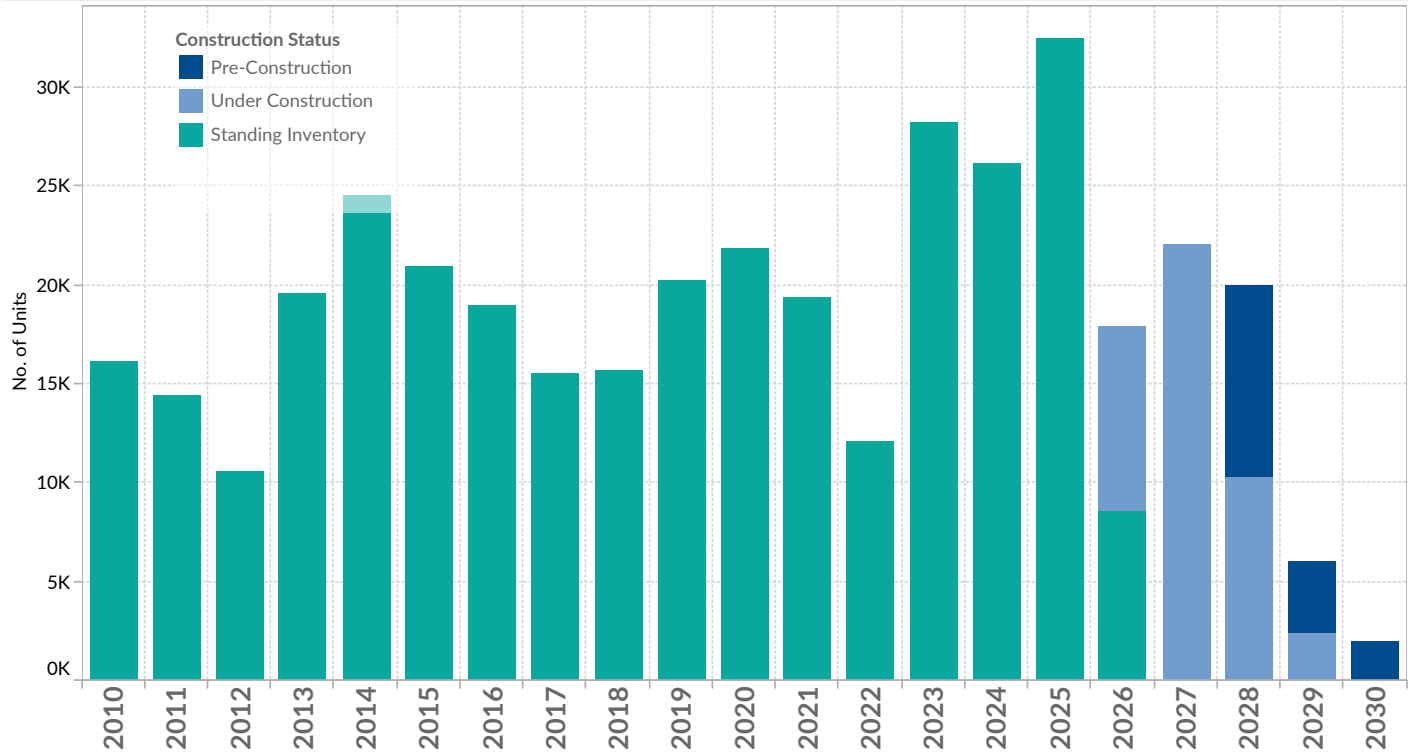
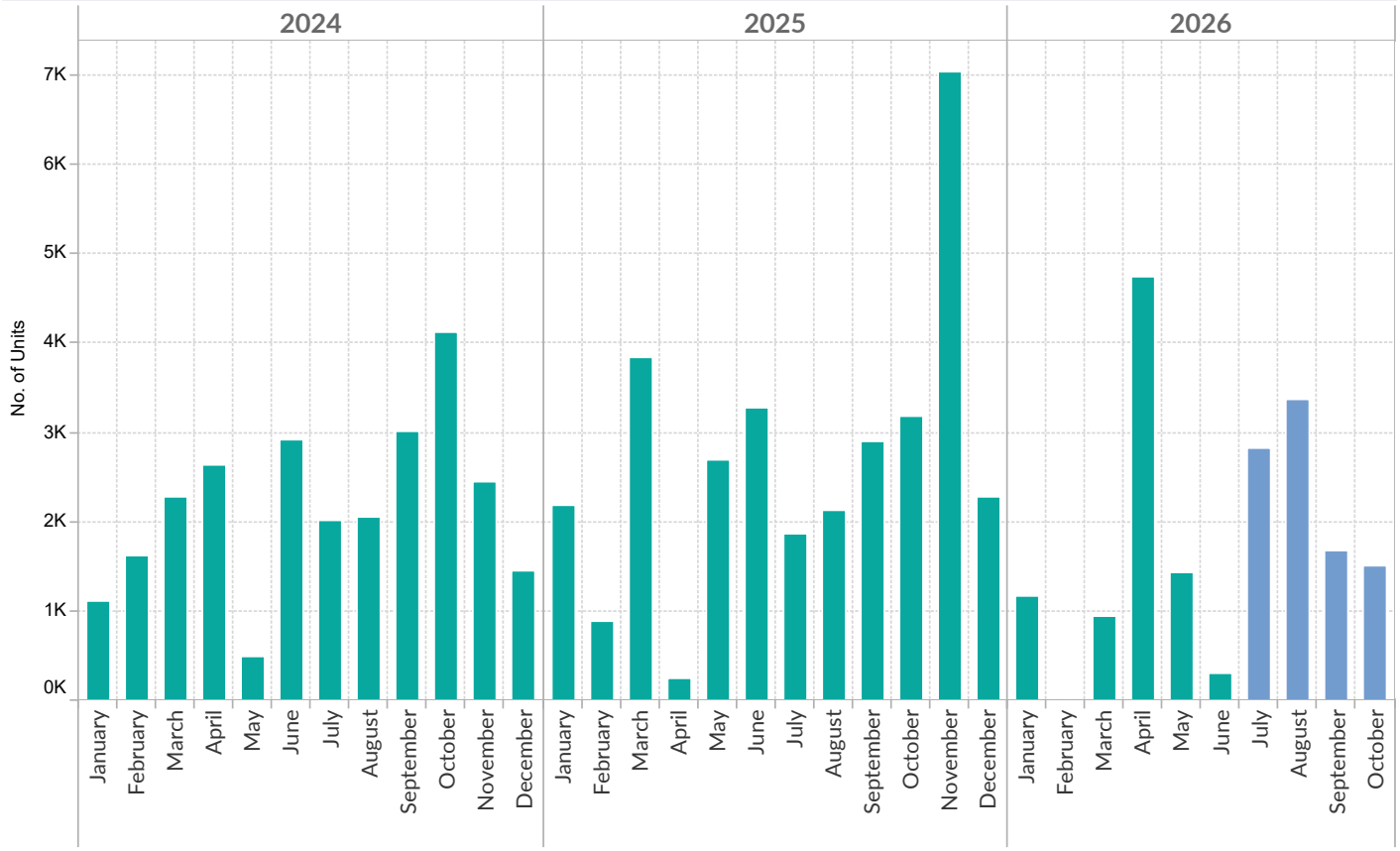
GTA - Yearly Scheduled Completions by Current Construction Status



GTA - Monthly Scheduled Completions by Current Construction Status



Top Builders - YTD

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GTA - Top High Rise Builders by YTD Sales

	2026													Market
Builder	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Total**	**Share %**
Caivan	3	6	159	4	3	52							227	16.1%
Concord Adex	7	18	12	52	25	8							122	8.7%
Treasure Hill	4	42	15	26	4	3							94	6.7%
Minto Developments	1	0	4	5	6	49							65	4.6%
Branthaven Homes	0	10	12	29	3	4							58	4.1%
Mattamy Homes	9	11	3	10	7	11							51	3.6%
RioCan Living	0	0	0	0	3	42							45	3.2%
Daniels Corporation	2	4	6	14	4	13							43	3.1%
Greenpark Group	6	5	11	3	18	0							43	3.1%
Conservatory Group	1	3	3	27	5	3							42	3.0%
National Homes	5	8	4	7	4	4							32	2.3%
Aura Homes	9	7	1	1	7	5							30	2.1%
Tridel	6	10	1	9	2	1							29	2.1%
Lifetime Developments	2	3	2	3	6	10							26	1.8%
Aoyuan International	1	20	1	1	0	1							24	1.7%
Brixen Developments Inc.	3	5	3	6	3	3							23	1.6%
Trinity Point Developments	0	0	0	20	2	1							23	1.6%
Harhay Developments	0	2	2	4	7	6							21	1.5%
Capital Developments	4	4	1	3	3	3							18	1.3%
Brookfield Residential	2	3	1	7	5	0							18	1.3%
Arkfield Development	2	9	0	6	0	0							17	1.2%
Diamond Corp	2	5	2	2	4	1							16	1.1%
Marlin Spring Developments	0	3	2	3	5	3							16	1.1%
City Park Homes	2	2	3	2	3	2							14	1.0%
Menkes	2	3	5	1	1	1							13	0.9%
Total (All 174 Builders)	**114**	**220**	**300**	**298**	**204**	**273**							**1,409**	

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

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GTA - Top High Rise Builders by Last 12 Month's Sales

	2025						2026							Market
Builder	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Total**	**Share %**
Greenpark Group	35	22	51	249	8	10	6	5	11	3	18	0	418	15.1%
Treasure Hill			0	104	66	12	4	42	15	26	4	3	276	9.9%
Trinity Point Developments	1	0	3	237	1	0	0	0	0	20	2	1	265	9.5%
Caivan	22	0	1	5	5	3	3	6	159	4	3	52	263	9.5%
Concord Adex	11	9	6	6	4	3	7	18	12	52	25	8	161	5.8%
Mattamy Homes	5	4	5	4	8	13	9	11	3	10	7	11	90	3.2%
Devron	0	2	25	24	9	5	4	4	3	1	0	0	77	2.8%
Daniels Corporation	9	2	1	4	6	2	2	4	6	14	4	13	67	2.4%
Minto Developments	0	0	0	0	0	0	1	0	4	5	6	49	65	2.3%
Conservatory Group	0	5	6	5	3	0	1	3	3	27	5	3	61	2.2%
Branthaven Homes	0	0	0	0	0	0	0	10	12	29	3	4	58	2.1%
RioCan Living	0	0	0	4	3	0	0	0	0	0	3	42	52	1.9%
Marlin Spring Developments	8	4	9	4	4	0	0	3	2	3	5	3	45	1.6%
Aura Homes						12	9	7	1	1	7	5	42	1.5%
Lifetime Developments	0	0	10	3	1	0	2	3	2	3	6	10	40	1.4%
National Homes	1	1	0	5	0	1	5	8	4	7	4	4	40	1.4%
Harhay Developments	4	4	3	3	4	0	0	2	2	4	7	6	39	1.4%
North Drive	4	4	5	6	6	3	0	1	3	3	2	1	38	1.4%
Tridel	0	4	1	3	0	1	6	10	1	9	2	1	38	1.4%
Brookfield Residential	2	1	10	3	4	0	2	3	1	7	5	0	38	1.4%
Aoyuan International	0	0	2	4	5	1	1	20	1	1	0	1	36	1.3%
Diamond Corp	1	2	5	6	0	3	2	5	2	2	4	1	33	1.2%
ADI Development Group	0	1	0	10	7	5	6	0	1	1	0	0	31	1.1%
City Park Homes	3	2	3	3	1	3	2	2	3	2	3	2	29	1.0%
Graywood Developments	2	6	3	3	1	0	0	0	1	0	11	0	27	1.0%
Total (All 176 Builders)	**169**	**142**	**212**	**529**	**205**	**111**	**114**	**220**	**300**	**298**	**204**	**273**	**2,777**	

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 June
Aura - Caivan	Mississauga	Stacked	3 Bedroom & Up	16
			2 Bedroom	36
	Total			**52**
Heights of Harmony - Minto Developments	Oshawa	Stacked	2 Bedroom	45
	Total			**45**
Verge 2 - East Tower - RioCan Living	Etobicoke	Apartment	1 Bedroom	9
			1 Bedroom + Den	10
			2 Bedroom + Den	0
			3 Bedroom & Up	7
			2 Bedroom	2
	Total			**28**

Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

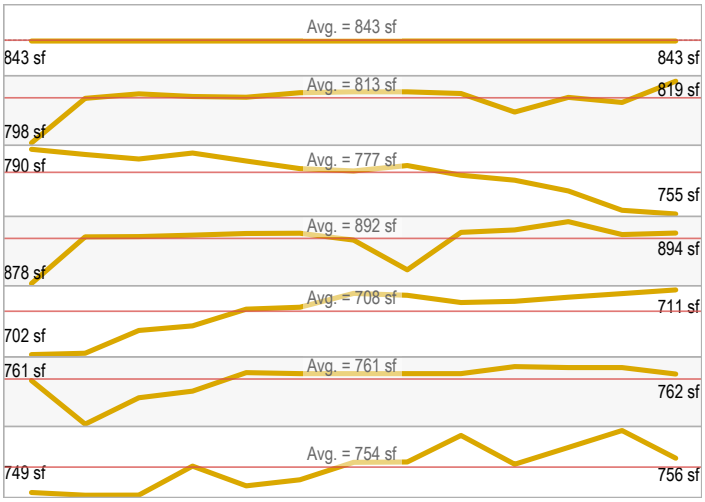
416 Area	East York	$1,374/sf
	Etobicoke	$1,121/sf
	North York	$1,459/sf
	Old Toronto	$1,734/sf
	Scarborough	$1,127/sf
	York	$1,784/sf
905 Area	905 All Muni.	$1,082/sf

Last 13 Months

Avg. Remaining Unit Size (SF)

416 Area	East York	996 sf
	Etobicoke	785 sf
	North York	784 sf
	Old Toronto	833 sf
	Scarborough	724 sf
	York	835 sf
905 Area	905 All Muni.	767 sf

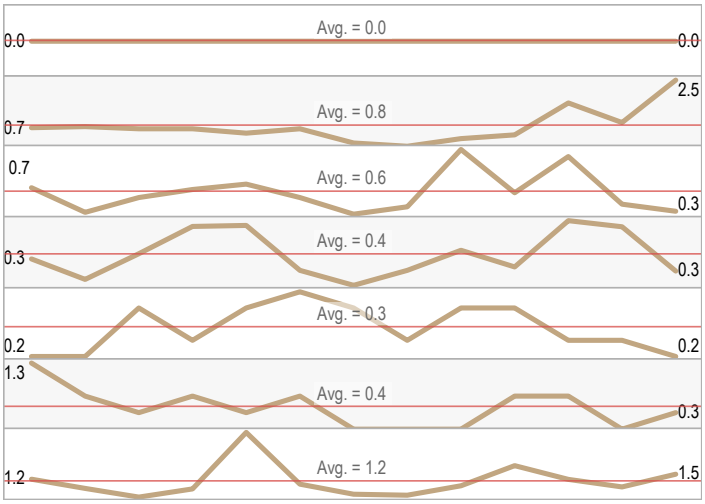
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	2.5
	North York	0.3
	Old Toronto	0.3
	Scarborough	0.2
	York	0.3
905 Area	905 All Muni.	1.5

Last 13 Months



Y./Y. Sales Comparison

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Current Month Sales Compared to Previous Year by Submarket

		June 2025			June 2026		
Sub Market	Municipality	Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	9		9	2		2
Central Waterfront	Old Toronto	0		0	0		0
Don Mills - York Mills	North York	2	2	4	1	0	1
Downtown Core	Old Toronto	1		1	1		1
Downtown East	Old Toronto	2		2	2		2
Downtown West	Old Toronto	12		12	7		7
Etobicoke Waterfront	Etobicoke	1		1			
Highway7 - Yonge	Richmond Hill	3	0	3	0	0	0
Mississauga City Centre	Mississauga	3		3	4		4
North Toronto	Old Toronto	12	0	12	2	0	2
North Yonge Corridor	North York	3		3	4		4
North York West	North York	11		11	2		2
Not Applicable	Ajax	0	1	1	0	0	0
	Aurora		0	0		0	0
	Brampton	2	23	25	5	4	9
	Burlington	1	1	2	4	0	4
	Caledon		0	0		3	3
	East York	0	0	0	0	0	0
	Etobicoke	15	1	16	52	1	53
	Halton Hills	0		0	1		1
	King	0		0	0		0
	Markham	2	0	2	8	3	11
	Milton	7		7	11		11
	Mississauga	80		80	15	52	67
	Newmarket	0		0	0		0
	Oakville	5		5	14		14
	Old Toronto	0		0	0		0
	Oshawa	0		0	2	45	47
	Pickering	5	0	5	2	0	2
	Richmond Hill		0	0		5	5
	Scarborough	2	0	2	2	0	2
	Vaughan	15		15	4		4
	Whitby	16		16	0		0
	York	4		4	1		1
Sheppard Corridor	North York	5	0	5	2		2
Thornhill	Markham	0		0	0		0
	Vaughan	0		0	0		0
Toronto East	Old Toronto	1		1	0		0
Toronto West	Old Toronto	4		4	12		12
Yonge - St. Clair	Old Toronto	2		2	0		0
Grand Total		225	28	253	160	113	273

Sales & Remaining Inventory

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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	30		30	402		402
Central Waterfront	Old Toronto	17		17	905		905
Don Mills - York Mills	North York	40	2	42	61	8	69
	Old Toronto						
Downtown Core	Old Toronto	11		11	429		429
Downtown East	Old Toronto	51		51	667		667
Downtown West	Old Toronto	237		237	760		760
Etobicoke Waterfront	Etobicoke	24		24			
Highway7 - Yonge	Markham						
	Richmond Hill	18	3	21	154	19	173
Mississauga City Centre	Mississauga	21		21	621		621
North Toronto	North York						
	Old Toronto	34	0	34	284	4	288
North Yonge Corridor	North York	95		95	651		651
North York East	North York						
North York West	North York	50		50	502		502
	York						
Not Applicable	Ajax	0	5	5	34	2	36
	Aurora		4	4		3	3
	Brampton	39	84	123	59	116	175
	Burlington	51	3	54	200	21	221
	Caledon		12	12		32	32
	Clarington						
	East York	0	0	0	46	4	50
	Etobicoke	180	4	184	798	105	903
	Georgina						
	Halton Hills	8		8	69		69
	King	2		2	193		193
	Markham	42	173	215	238	39	277
	Milton	301		301	298		298
	Mississauga	284	204	488	1,229	0	1,229
	Newmarket	3		3	43		43
	Oakville	156		156	275		275
	Old Toronto	7		7	147		147
	Oshawa	7	45	52	231	0	231
	Pickering	50	0	50	641	6	647
	Richmond Hill		42	42		58	58
	Scarborough	47	0	47	384	3	387
	Uxbridge						
	Vaughan	106	104	210	708		708
	Whitby	38		38	22		22
	Whitchurch-Stouffville						
	York	13		13	195		195
Scarborough City Centre	Scarborough						
Sheppard Corridor	North York	44	1	45	275		275
Thornhill	Markham	2		2	24		24
	Vaughan	4		4	6		6
Toronto East	East York						
	Old Toronto	10		10	166		166
Toronto West	Old Toronto	63		63	292		292
Yonge - St. Clair	Old Toronto	6		6	150		150
Grand Total		2,091	686	2,777	12,159	420	12,579

Altus Group

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