



Altus Group



Greater Toronto Area High Rise Projects

New Homes Monthly Report
July 2026

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Jul-26		Jul-25		Change
High Rise	237		169		40.2%
Low Rise	781		226		245.6%
Total	1,018		395		157.7%
Year to Date Sales	Jan.-Jul. 2026		Jan.-Jul. 2025		Y/Y Change
High Rise	1,673		1,218		37.4%
Low Rise	4,831		1,863		159.3%
Total	6,504		3,081		111.1%
Year to Date Supply	Jan.-Jul. 2026		Jan.-Jul. 2025		Y/Y Change
High Rise	601		968		-37.9%
Low Rise	5,609		2,790		101.0%
Total	6,210		3,758		65.2%
Year to Date Completions	Jan.-Jul. 2026		Jan.-Jul. 2025		Y/Y Change
High Rise	9,282		14,982		-38.0%
Remaining Inventory	Jul-26	Jun-26	Jul-25	M/M Change	Y/Y Change
High Rise	12,345	12,572	15,446	-1.8%	-20.1%
Low Rise	6,201	6,435	5,832	-3.6%	6.3%
Total	18,546	19,007	21,278	-2.4%	-12.8%
Benchmark Price	Jul-26	Jun-26	Jul-25	M/M Change	Y/Y Change
High Rise	\$1,054,938	\$1,038,604	\$1,029,391	1.6%	2.5%
Low Rise	\$1,362,433	\$1,310,140	\$1,488,940	4.0%	-8.5%
Projects	New Openings	All Active	Under Const.	Pre-Const.	
High Rise Projects	0	291	128	62	
High Rise Units	0	75,173	43,887	14,746	
% Sold*	n.a.	84%	79%	51%	
Low Rise Projects	2	268			
Low Rise Units	16	35,174			
% Sold*	38%	82%			

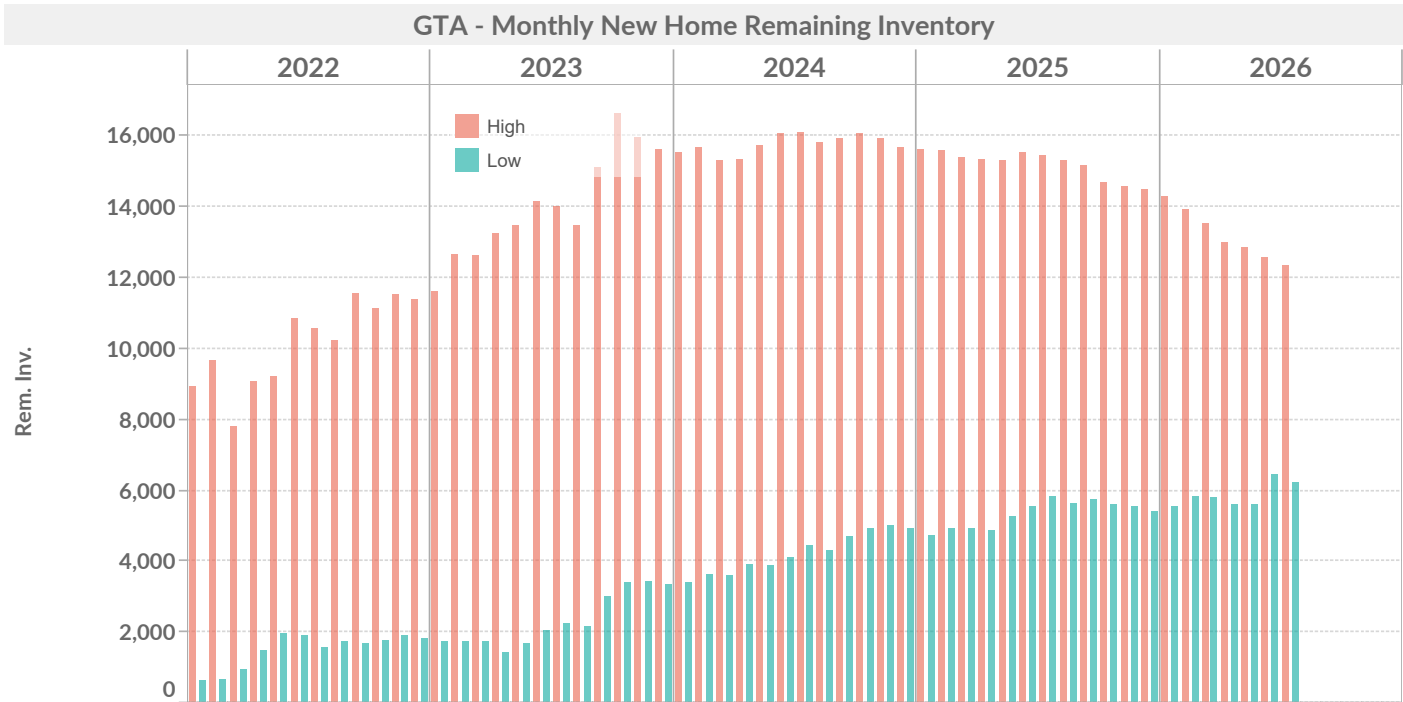
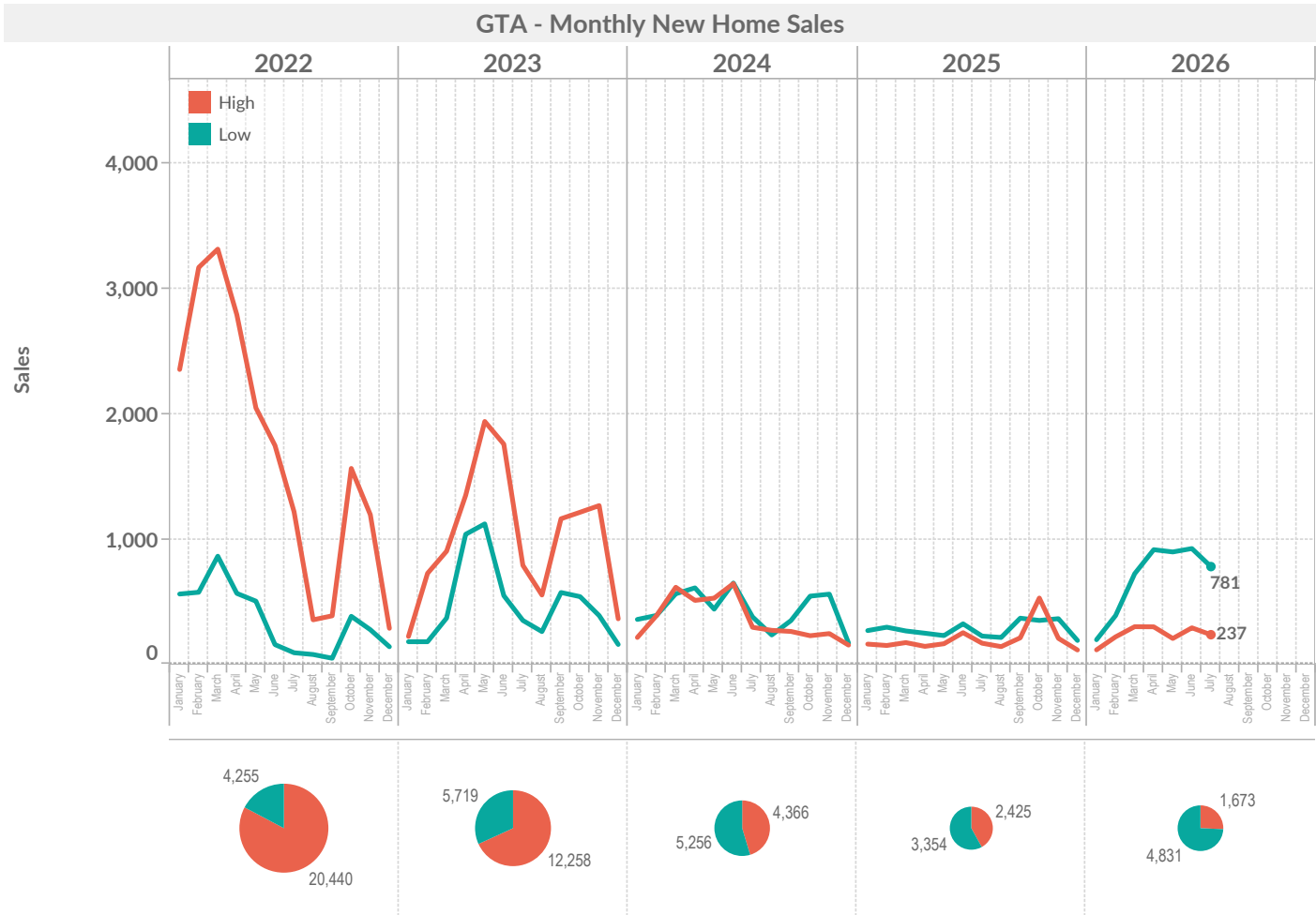
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

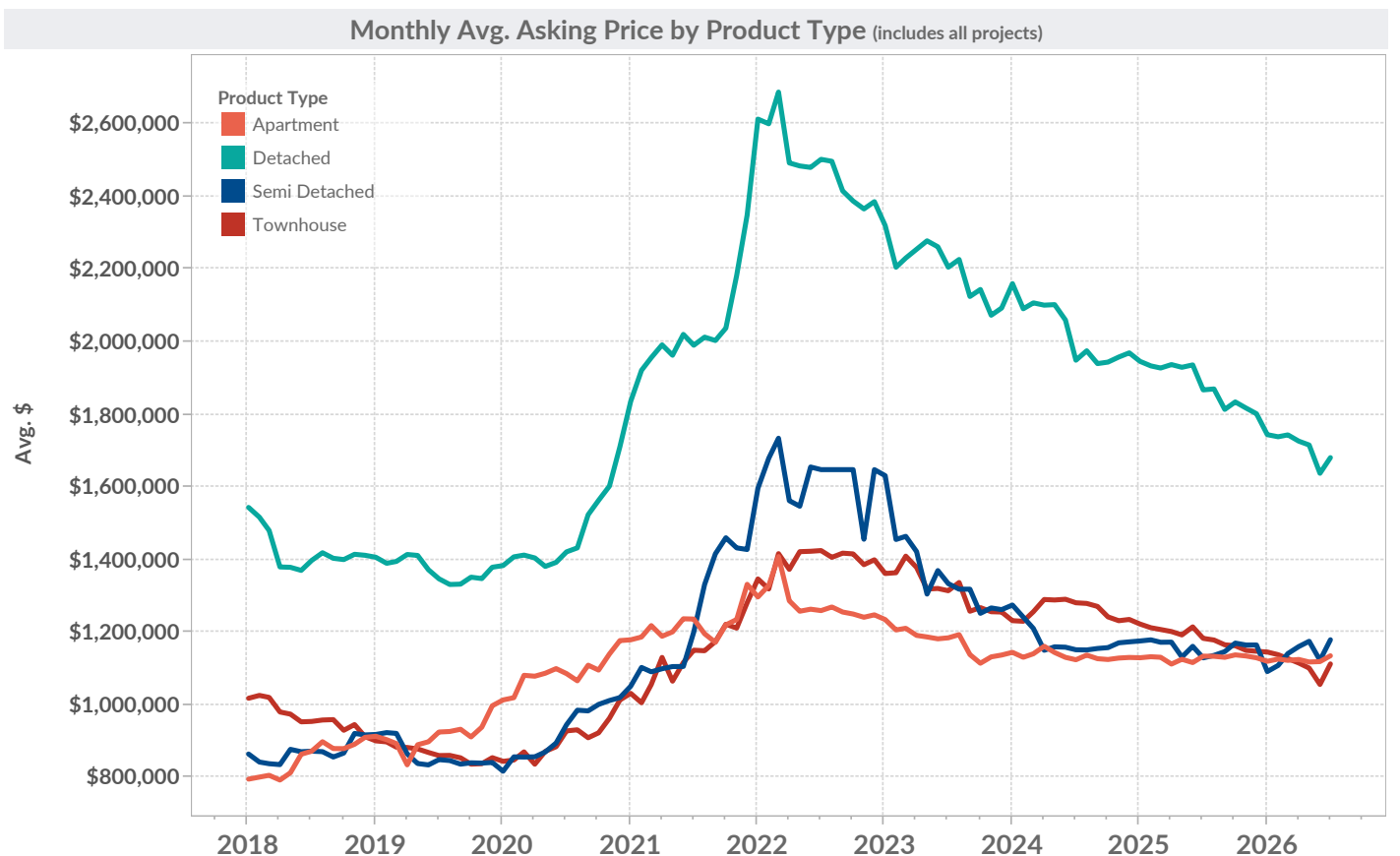
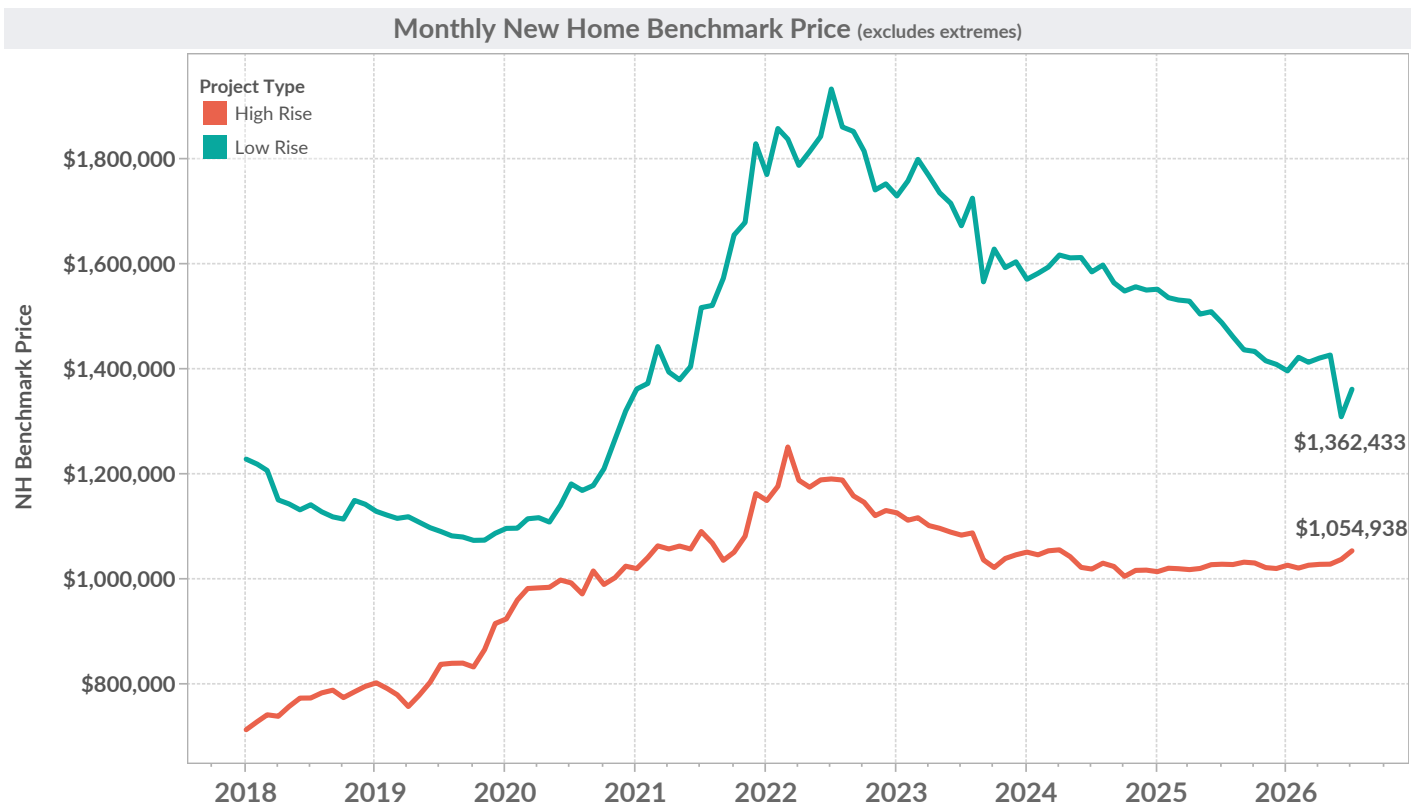
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

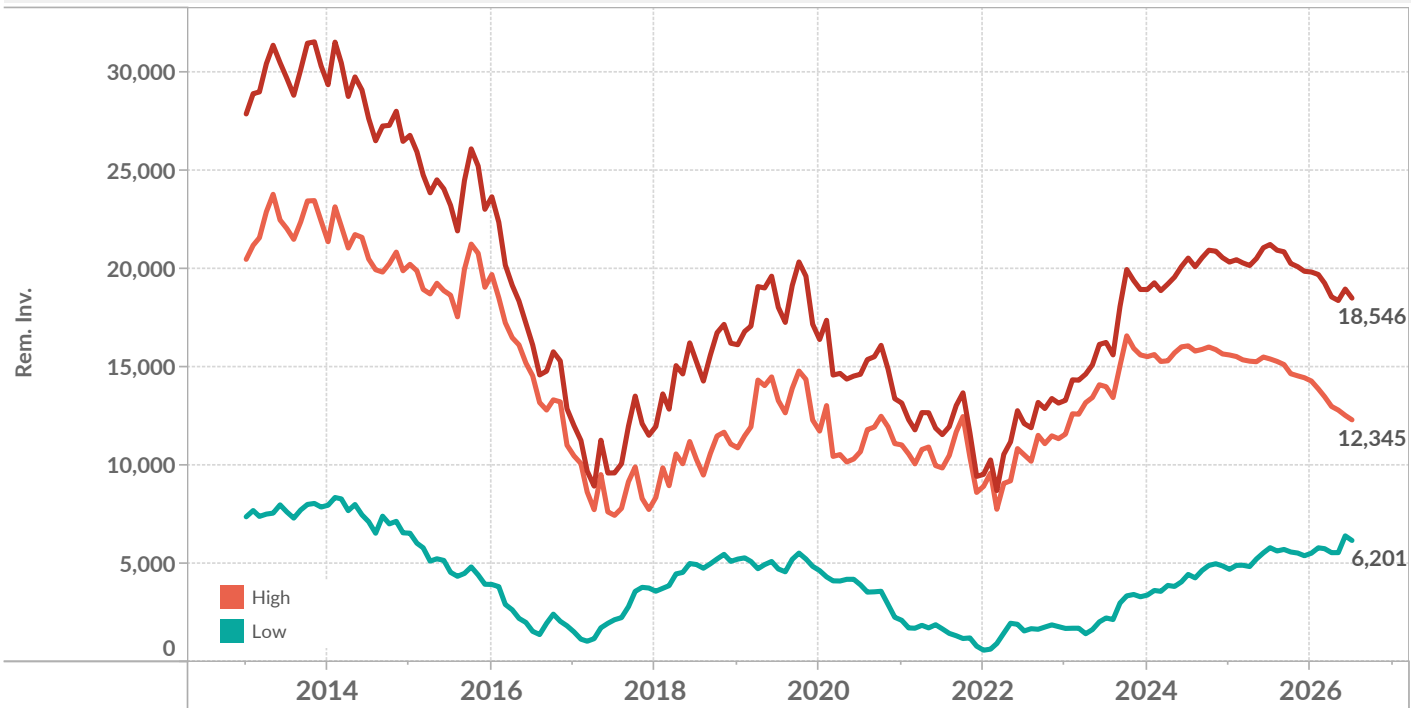


Pricing

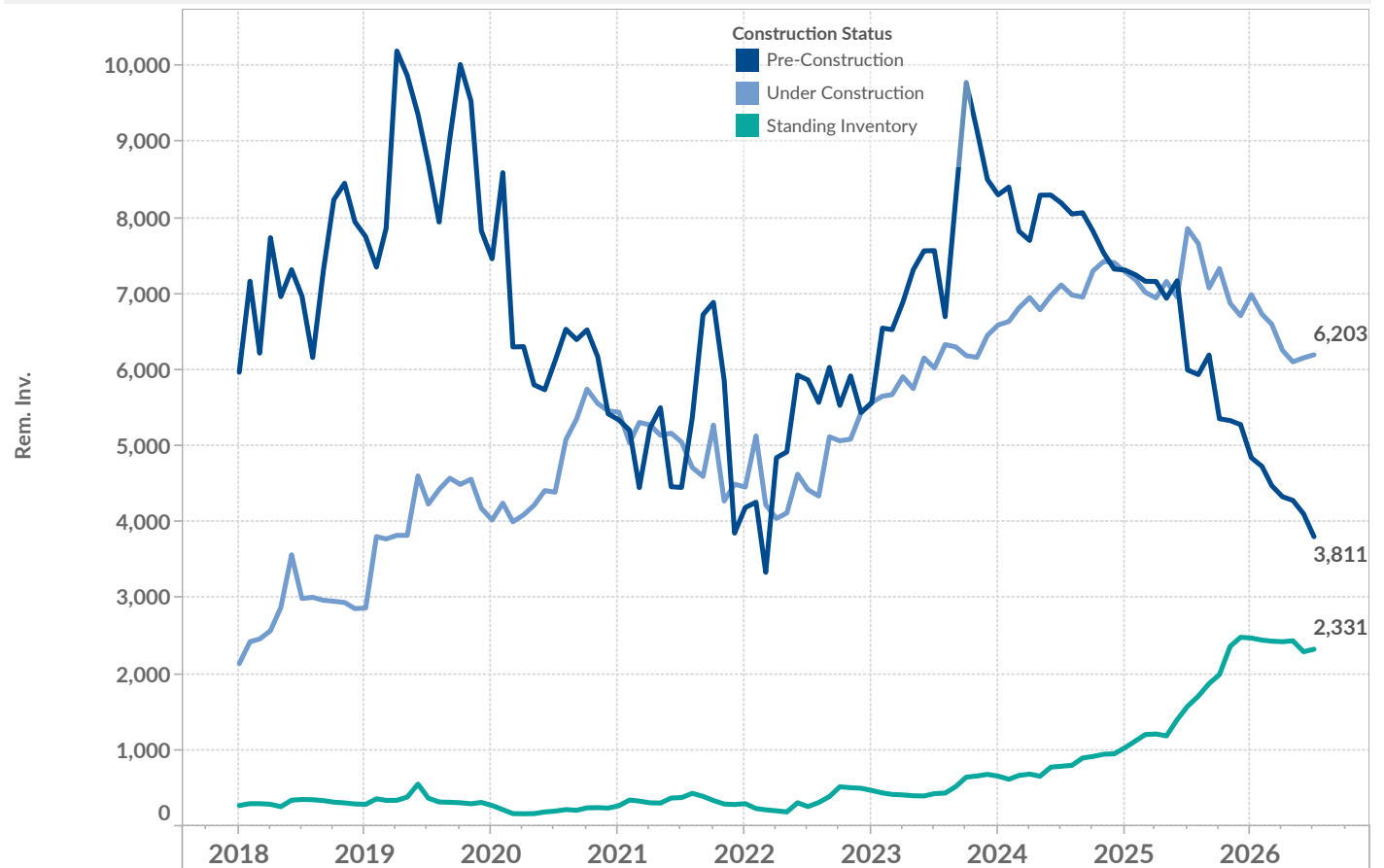


Remaining Inventory

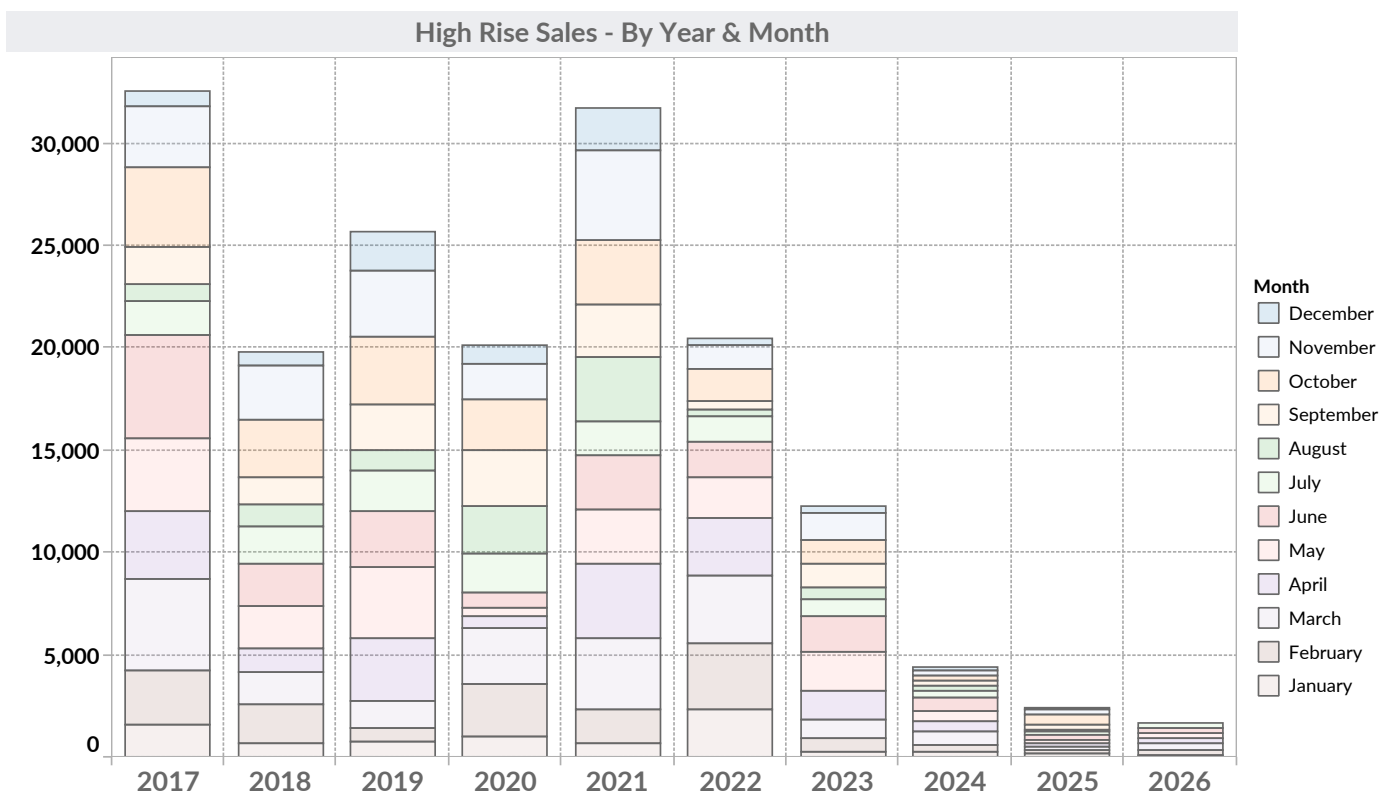
GTA - Monthly New Home Remaining Inventory



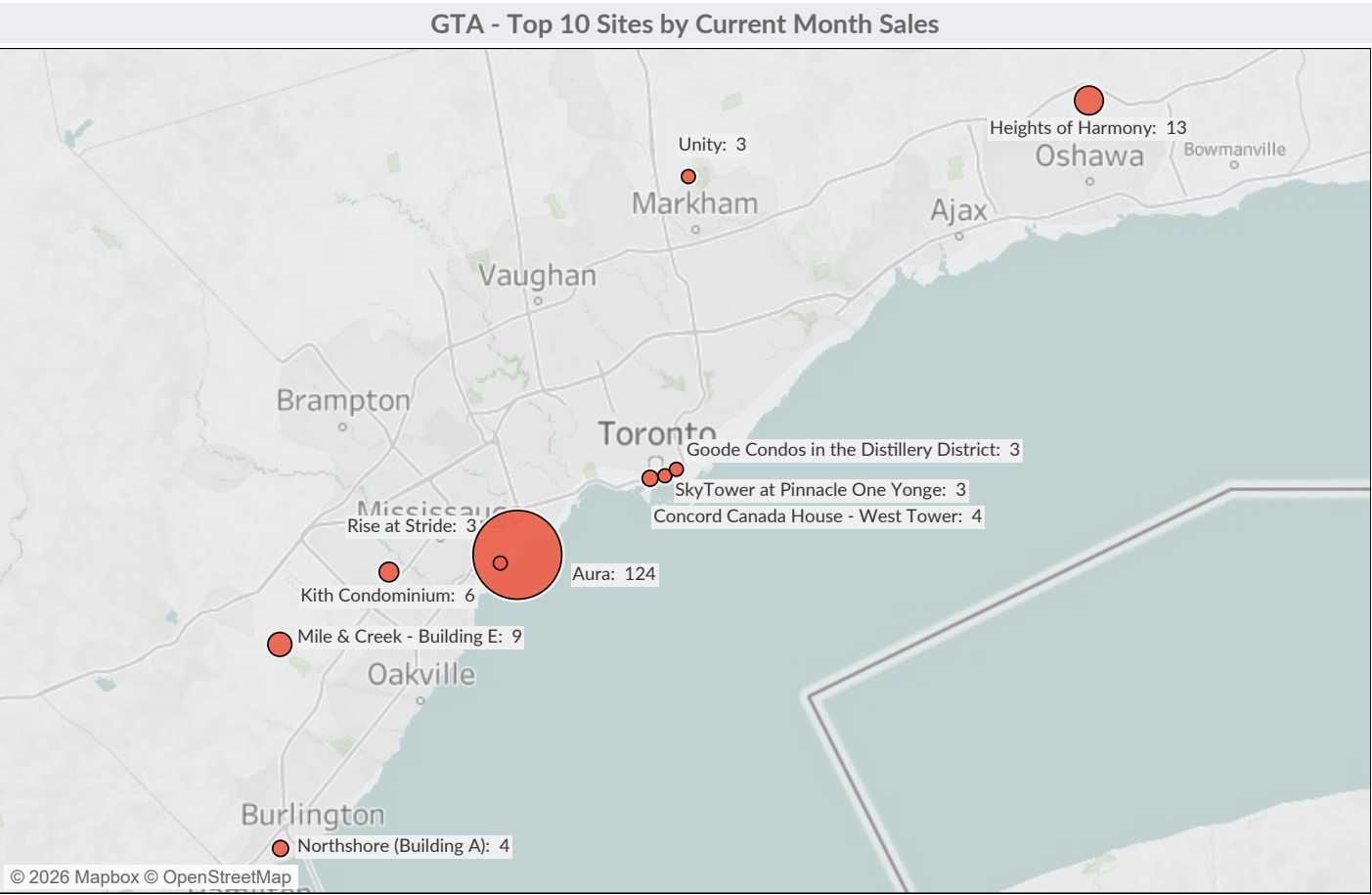
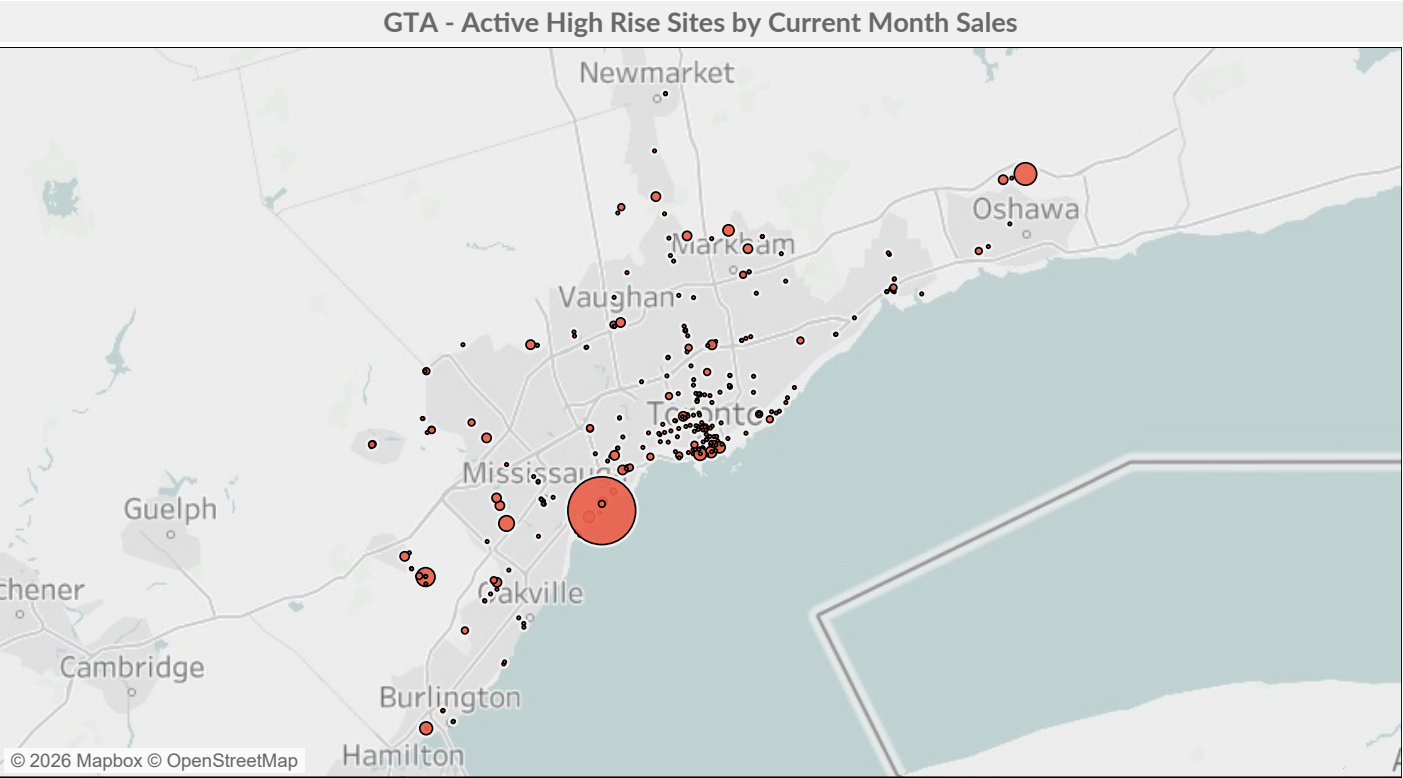
GTA - Monthly High Rise Rem. Inv. by Construction Status



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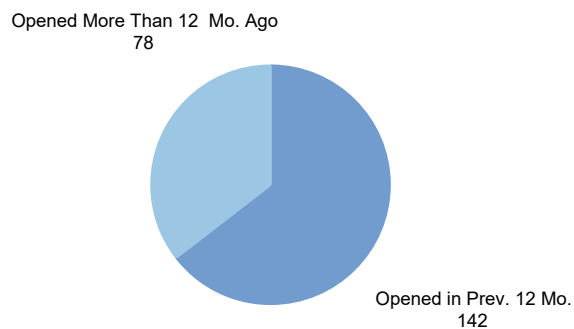
Current Sites



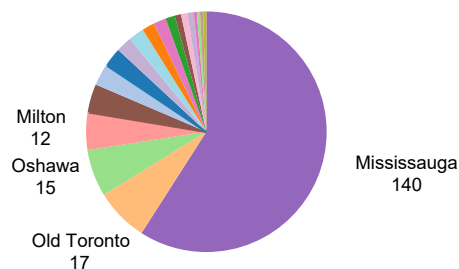
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

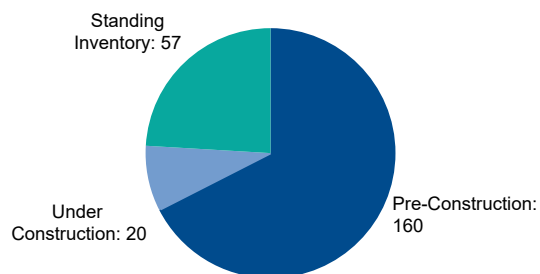
Sales by Opening Date (5 years)



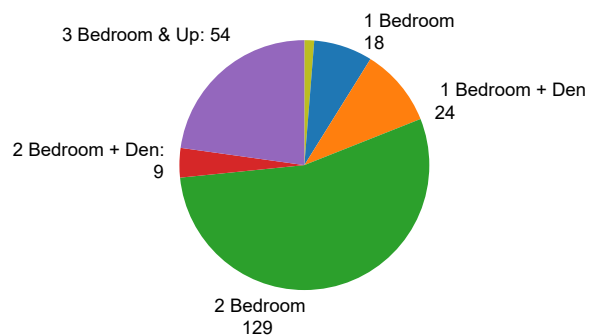
Sales by Municipality/Area



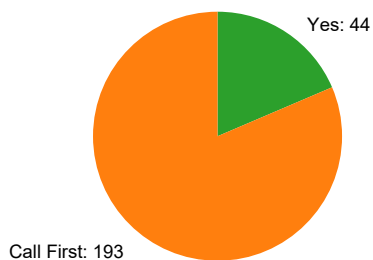
Sales by Const. Status



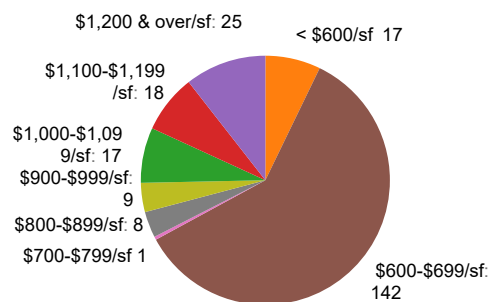
Sales by Unit Type



Sales by Sites with Broker Cooperation

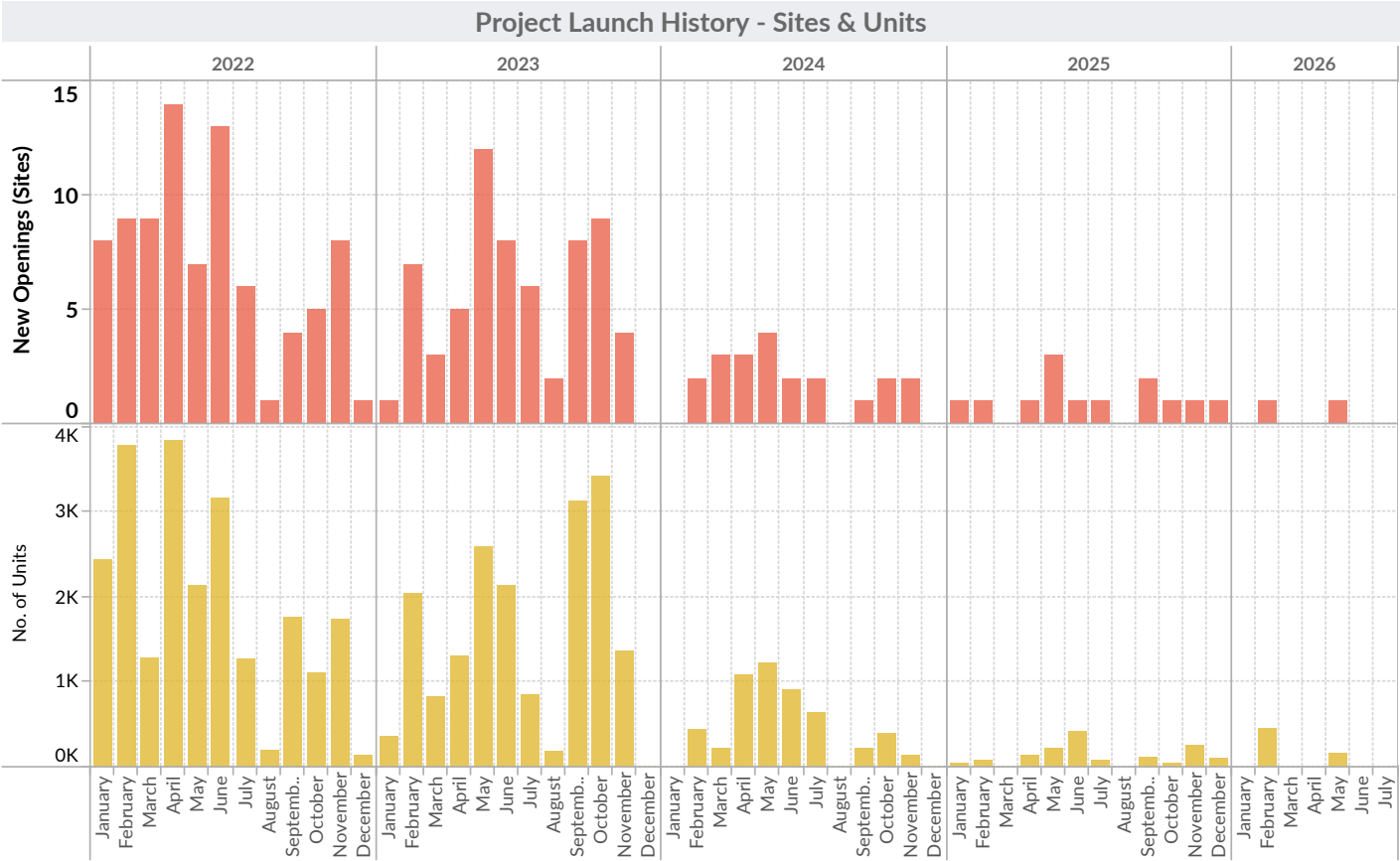


Sales by Price Range

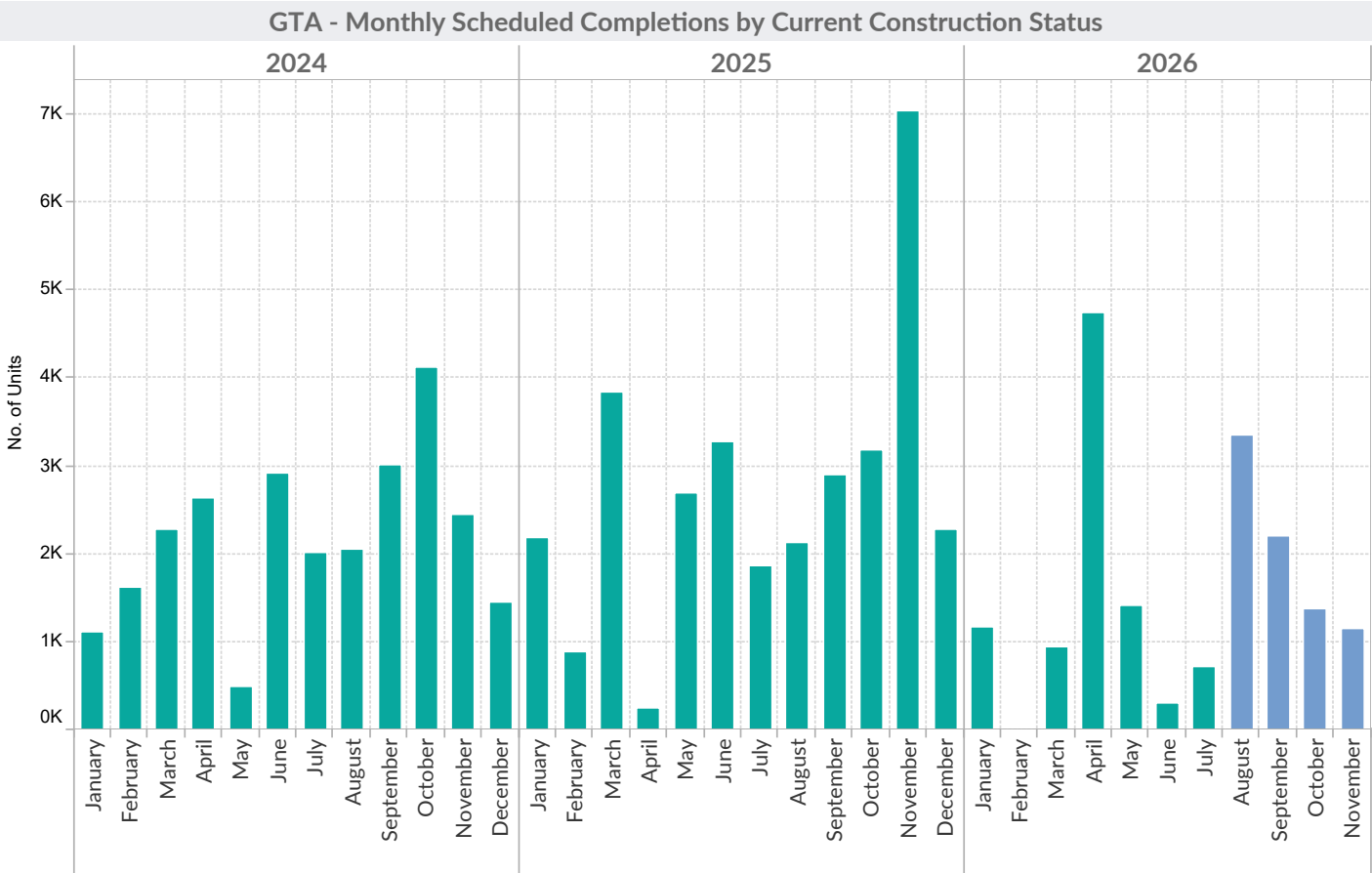
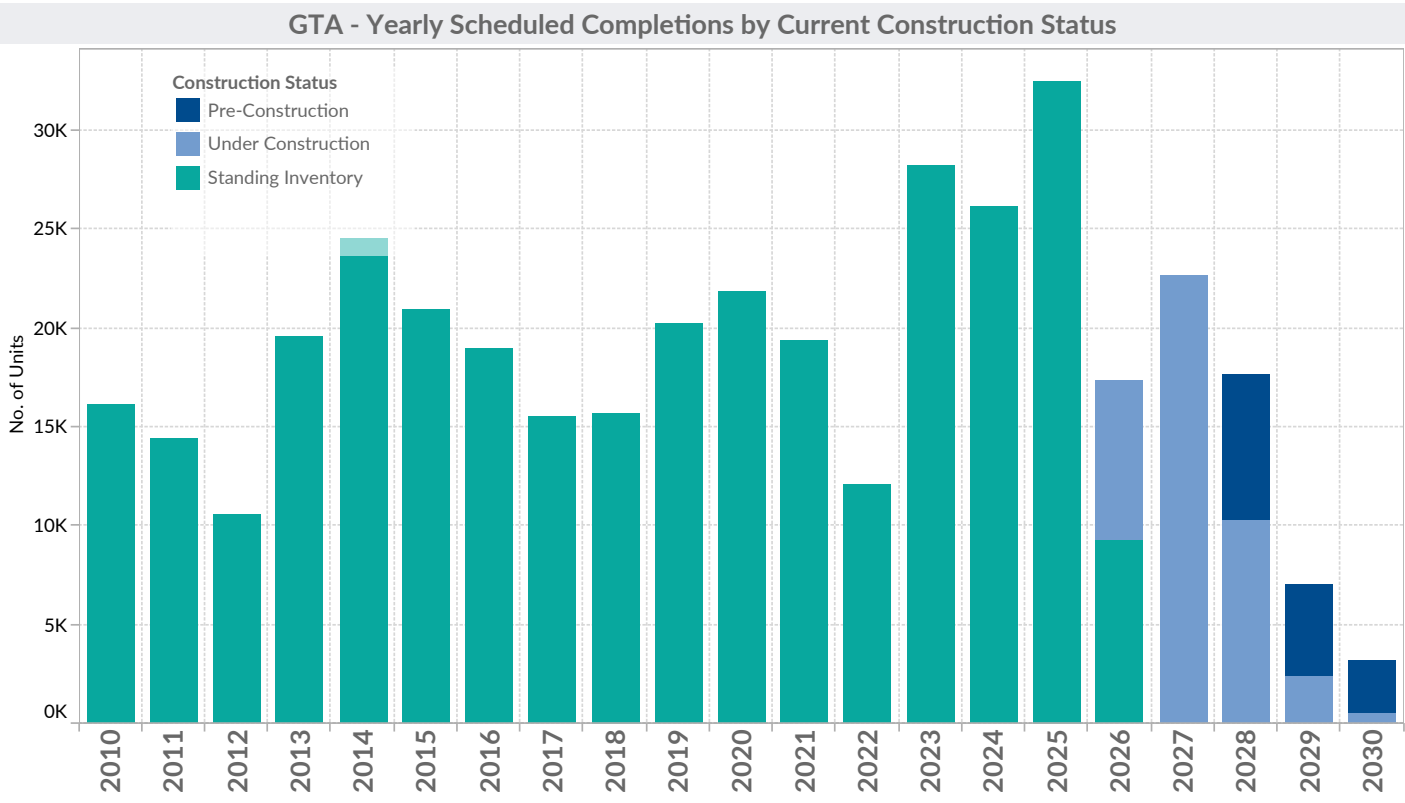


New Openings

July 2026 - New Project Launches



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	3	6	159	4	3	52	124						351	21.0%
Concord Adex	7	18	12	52	25	23	6						143	8.5%
Treasure Hill	4	42	15	26	4	3	3						97	5.8%
Minto Developments	1	0	4	5	6	49	17						82	4.9%
Mattamy Homes	9	11	3	10	7	11	9						60	3.6%
Branthaven Homes	0	10	12	29	3	4	1						59	3.5%
Daniels Corporation	2	4	6	14	4	13	8						51	3.0%
RioCan Living	0	0	0	0	3	42	2						47	2.8%
Greenpark Group	6	5	11	3	18	0	1						44	2.6%
Conservatory Group	1	3	3	27	5	3	1						43	2.6%
National Homes	5	8	4	7	4	4	6						38	2.3%
Tridel	6	10	1	9	2	3	1						32	1.9%
Aura Homes	9	7	1	1	7	5	2						32	1.9%
Brixen Developments Inc.	3	5	3	6	3	3	4						27	1.6%
Lifetime Developments	2	3	2	3	6	10	1						27	1.6%
Harhay Developments	0	2	2	4	7	6	2						23	1.4%
Trinity Point Developments	0	0	0	20	2	1	0						23	1.4%
Aoyuan International	1	17	1	1	0	0	0						20	1.2%
Marlin Spring Developments	0	3	2	3	5	3	4						20	1.2%
Capital Developments	4	4	1	3	3	3	1						19	1.1%
Brookfield Residential	2	3	1	7	5	0	1						19	1.1%
Diamond Corp	2	5	2	2	4	1	1						17	1.0%
Arkfield Development	2	9	0	6	0	0	0						17	1.0%
Graywood Developments	0	0	1	0	11	0	3						15	0.9%
Menkes	2	3	5	1	1	1	1						14	0.8%
Total (All 174 Builders)	116	220	301	300	207	292	237						1,673	

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 %
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul		
Greenpark Group	22	51	249	8	10	6	5	11	3	18	0	1	384	13.3%
Caivan	0	1	5	5	3	3	6	159	4	3	52	124	365	12.7%
Treasure Hill		0	104	66	12	4	42	15	26	4	3	3	279	9.7%
Trinity Point Developments	0	3	237	1	0	0	0	0	20	2	1	0	264	9.2%
Concord Adex	9	6	6	4	3	7	18	12	52	25	23	6	171	5.9%
Mattamy Homes	4	5	4	8	13	9	11	3	10	7	11	9	94	3.3%
Minto Developments	0	0	0	0	0	1	0	4	5	6	49	17	82	2.8%
Devron	2	25	24	9	5	4	4	3	1	0	0	0	77	2.7%
Daniels Corporation	2	1	4	6	2	2	4	6	14	4	13	8	66	2.3%
Conservatory Group	5	6	5	3	0	1	3	3	27	5	3	1	62	2.2%
Branthaven Homes	0	0	0	0	0	0	10	12	29	3	4	1	59	2.0%
RioCan Living	0	0	4	3	0	0	0	0	0	3	42	2	54	1.9%
National Homes	1	0	5	0	1	5	8	4	7	4	4	6	45	1.6%
Aura Homes					12	9	7	1	1	7	5	2	44	1.5%
Lifetime Developments	0	10	3	1	0	2	3	2	3	6	10	1	41	1.4%
Tridel	4	1	3	0	1	6	10	1	9	2	3	1	41	1.4%
Marlin Spring Developments	4	9	4	4	0	0	3	2	3	5	3	4	41	1.4%
Brookfield Residential	1	10	3	4	0	2	3	1	7	5	0	1	37	1.3%
Harhay Developments	4	3	3	4	0	0	2	2	4	7	6	2	37	1.3%
North Drive	4	5	6	6	3	0	1	3	3	2	1	1	35	1.2%
Diamond Corp	2	5	6	0	3	2	5	2	2	4	1	1	33	1.1%
Aoyuan International	0	2	4	5	1	1	17	1	1	0	0	0	32	1.1%
ADI Development Group	1	0	10	7	5	6	0	1	1	0	0	0	31	1.1%
Graywood Developments	6	3	3	1	0	0	0	1	0	11	0	3	28	1.0%
Brixen Developments Inc.	0	0	0	0	0	3	5	3	6	3	3	4	27	0.9%
Total (All 176 Builders)	142	212	530	208	115	116	220	301	300	207	292	237	2,880	

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 July
Aura - Caivan	Mississauga	Stacked	3 Bedroom & Up	40
			2 Bedroom	84
			Total	124
Heights of Harmony - Minto Developments	Oshawa	Stacked	2 Bedroom	13
			Total	13
Mile & Creek - Building E - Mattamy Homes	Milton	Apartment	1 Bedroom	4
			1 Bedroom + Den	0
			2 Bedroom + Den	3
			3 Bedroom & Up	0
			2 Bedroom	2
			Total	9

Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	\$1,422/sf
	Etobicoke	\$1,082/sf
	North York	\$1,444/sf
	Old Toronto	\$1,748/sf
	Scarborough	\$1,126/sf
	York	\$1,735/sf
905 Area	905 All Muni.	\$1,081/sf

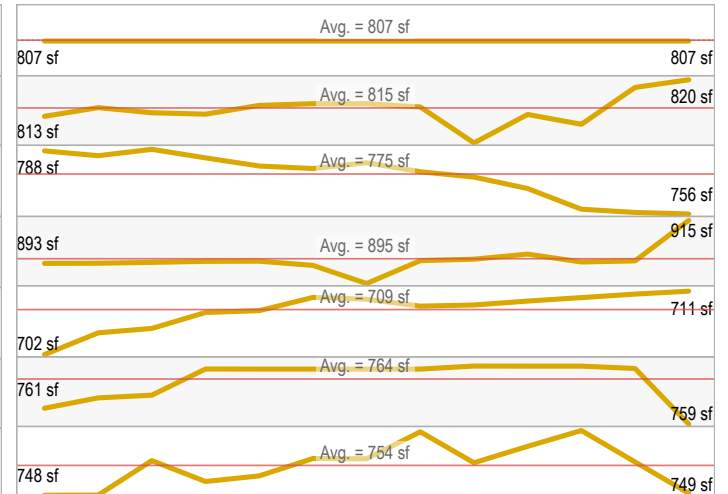
Last 13 Months



Avg. Remaining Unit Size (SF)

416 Area	East York	1,001 sf
	Etobicoke	785 sf
	North York	784 sf
	Old Toronto	833 sf
	Scarborough	724 sf
	York	829 sf
905 Area	905 All Muni.	767 sf

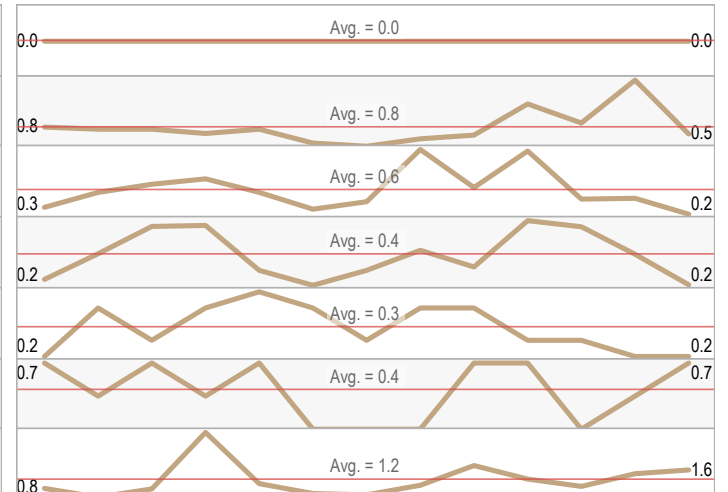
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	0.5
	North York	0.2
	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	July 2025			July 2026		
		Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	• 2		• 2	• 2		• 2
Central Waterfront	Old Toronto	• 1		• 1	• 3		• 3
Don Mills - York Mills	North York	• 4	• 0	• 4	• 1	• 0	• 1
Downtown Core	Old Toronto	• 0		• 0	• 0		• 0
Downtown East	Old Toronto	• 3		• 3	• 4		• 4
Downtown West	Old Toronto	• 12		• 12	• 5		• 5
Etobicoke Waterfront	Etobicoke	• 0		• 0			
Highway7 - Yonge	Richmond Hill	• 1	• 0	• 1	• 0	• 2	• 2
Mississauga City Centre	Mississauga	• 3		• 3	• 0		• 0
North Toronto	Old Toronto	• 6	• 0	• 6	• 0	• 0	• 0
North Yonge Corridor	North York	• 2		• 2	• 1		• 1
North York West	North York	• 0		• 0	• 1		• 1
Not Applicable	Ajax	• 0	• 1	• 1	• 0	• 0	• 0
	Aurora		• 1	• 1		• 0	• 0
	Brampton	• 2	• 26	• 28	• 3	• 4	• 7
	Burlington	• 0	• 1	• 1	• 4	• 0	• 4
	Caledon		• 0	• 0		• 1	• 1
	East York	• 0	• 0	• 0	• 0	• 0	• 0
	Etobicoke	• 18	• 0	• 18	• 8	• 1	• 9
	Halton Hills	• 0		• 0	• 2		• 2
	King	• 0		• 0	• 1		• 1
	Markham	• 3	• 0	• 3	• 3	• 3	• 6
	Milton	• 6		• 6	• 12		• 12
	Mississauga	• 48		• 48	• 16	• 124	• 140
	Newmarket	• 0		• 0	• 0		• 0
	Oakville	• 5		• 5	• 5		• 5
	Old Toronto	• 0		• 0	• 0		• 0
	Oshawa	• 0		• 0	• 2	• 13	• 15
	Pickering	• 7	• 0	• 7	• 1	• 0	• 1
	Richmond Hill		• 0	• 0		• 2	• 2
	Scarborough	• 2	• 0	• 2	• 2	• 0	• 2
	Vaughan	• 6		• 6	• 3		• 3
	Whitby	• 2		• 2	• 1		• 1
	York	• 2		• 2	• 2		• 2
Sheppard Corridor	North York	• 3	• 0	• 3	• 2		• 2
Thornhill	Markham	• 0		• 0	• 0		• 0
	Vaughan	• 0		• 0	• 0		• 0
Toronto East	Old Toronto	• 0		• 0	• 1		• 1
Toronto West	Old Toronto	• 1		• 1	• 2		• 2
Yonge - St. Clair	Old Toronto	• 1		• 1	• 0		• 0
Grand Total		• 140	• 29	• 169	• 87	• 150	• 237

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	• 30		• 30	• 400		• 400	
Central Waterfront	Old Toronto	• 19		• 19	• 905		• 905	
Don Mills - York Mills	North York	• 37	• 2	• 39	• 60	• 8	• 68	
	Old Toronto							
Downtown Core	Old Toronto	• 11		• 11	• 429		• 429	
Downtown East	Old Toronto	• 52		• 52	• 663		• 663	
Downtown West	Old Toronto	• 241		• 241	• 744		• 744	
Etobicoke Waterfront	Etobicoke	• 24		• 24				
Highway7 - Yonge	Markham							
	Richmond Hill	• 17	• 15	• 32	• 154	• 7	• 161	
Mississauga City Centre	Mississauga	• 18		• 18	• 621		• 621	
North Toronto	North York							
	Old Toronto	• 28	• 0	• 28	• 284	• 4	• 288	
North Yonge Corridor	North York	• 90		• 90	• 654		• 654	
North York East	North York							
North York West	North York	• 51		• 51	• 501		• 501	
Not Applicable	Ajax	• 0	• 4	• 4	• 34	• 2	• 36	
	Aurora		• 3	• 3		• 3	• 3	
	Brampton	• 40	• 68	• 108	• 56	• 114	• 170	
	Burlington	• 55	• 2	• 57	• 196	• 21	• 217	
	Caledon		• 13	• 13		• 31	• 31	
	Clarington							
	East York	• 0	• 0	• 0	• 35	• 4	• 39	
	Etobicoke	• 171	• 5	• 176	• 789	• 104	• 893	
	Georgina							
	Halton Hills	• 10		• 10	• 67		• 67	
	King	• 3		• 3	• 192		• 192	
	Markham	• 42	• 176	• 218	• 235	• 36	• 271	
	Milton	• 307		• 307	• 286		• 286	
	Mississauga	• 258	• 328	• 586	• 1,122	• 0	• 1,122	
	Newmarket	• 3		• 3	• 43		• 43	
	Oakville	• 156		• 156	• 271		• 271	
	Old Toronto	• 7		• 7	• 147		• 147	
	Oshawa	• 9	• 58	• 67	• 229	• 0	• 229	
	Pickering	• 44	• 0	• 44	• 640	• 6	• 646	
	Richmond Hill		• 44	• 44		• 62	• 62	
	Scarborough	• 47	• 0	• 47	• 382	• 3	• 385	
	Uxbridge							
	Vaughan	• 103	• 104	• 207	• 660		• 660	
	Whitby	• 37		• 37	• 21		• 21	
	Whitchurch-Stouffville							
	York	• 13		• 13	• 217		• 217	
Scarborough City Centre	Scarborough							
Sheppard Corridor	North York	• 48	• 1	• 49	• 268		• 268	
Thornhill	Markham	• 2		• 2	• 24		• 24	
	Vaughan	• 4		• 4	• 6		• 6	
Toronto East	East York							
	Old Toronto	• 11		• 11	• 165		• 165	
Toronto West	Old Toronto	• 64		• 64	• 290		• 290	
Yonge - St. Clair	Old Toronto	• 5		• 5	• 150		• 150	
Grand Total		• 2,057	• 823	• 2,880	• 11,940	• 405	• 12,345	



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