



Altus Group



Greater Toronto Area Low 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%			

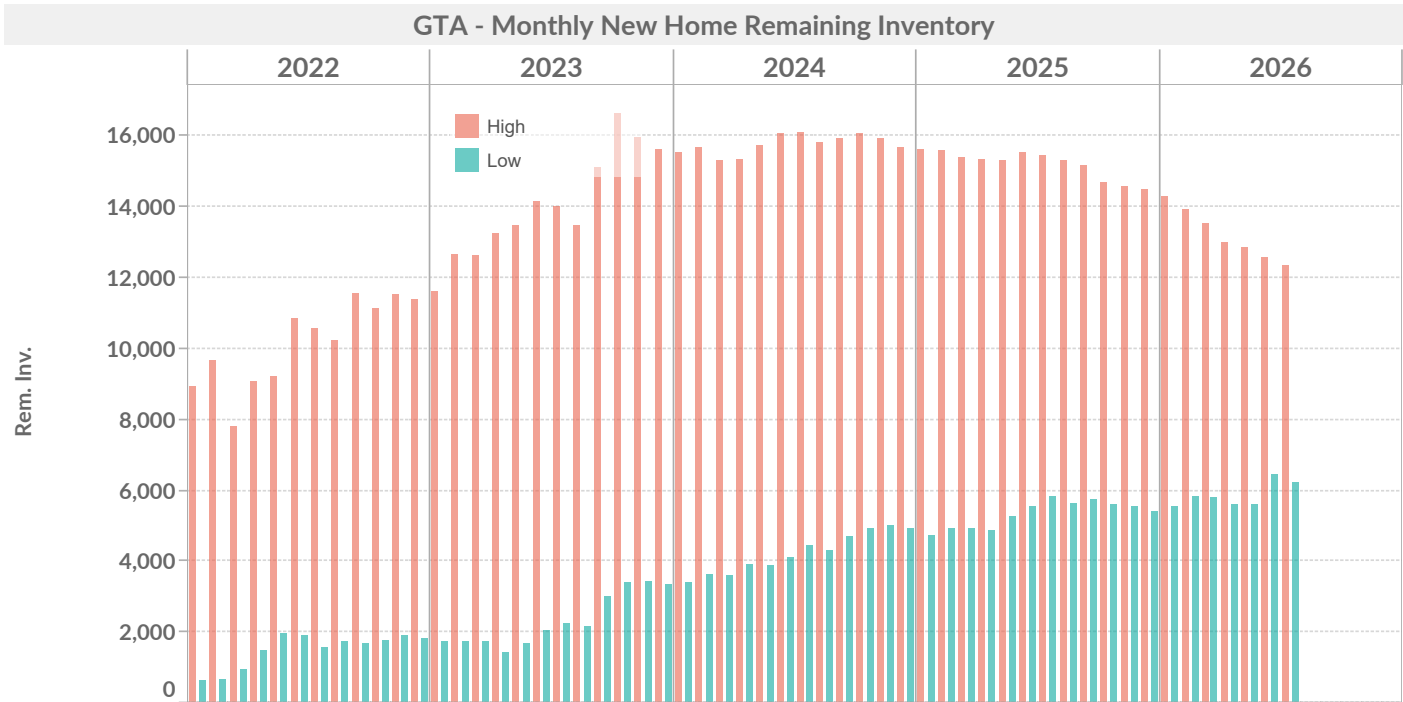
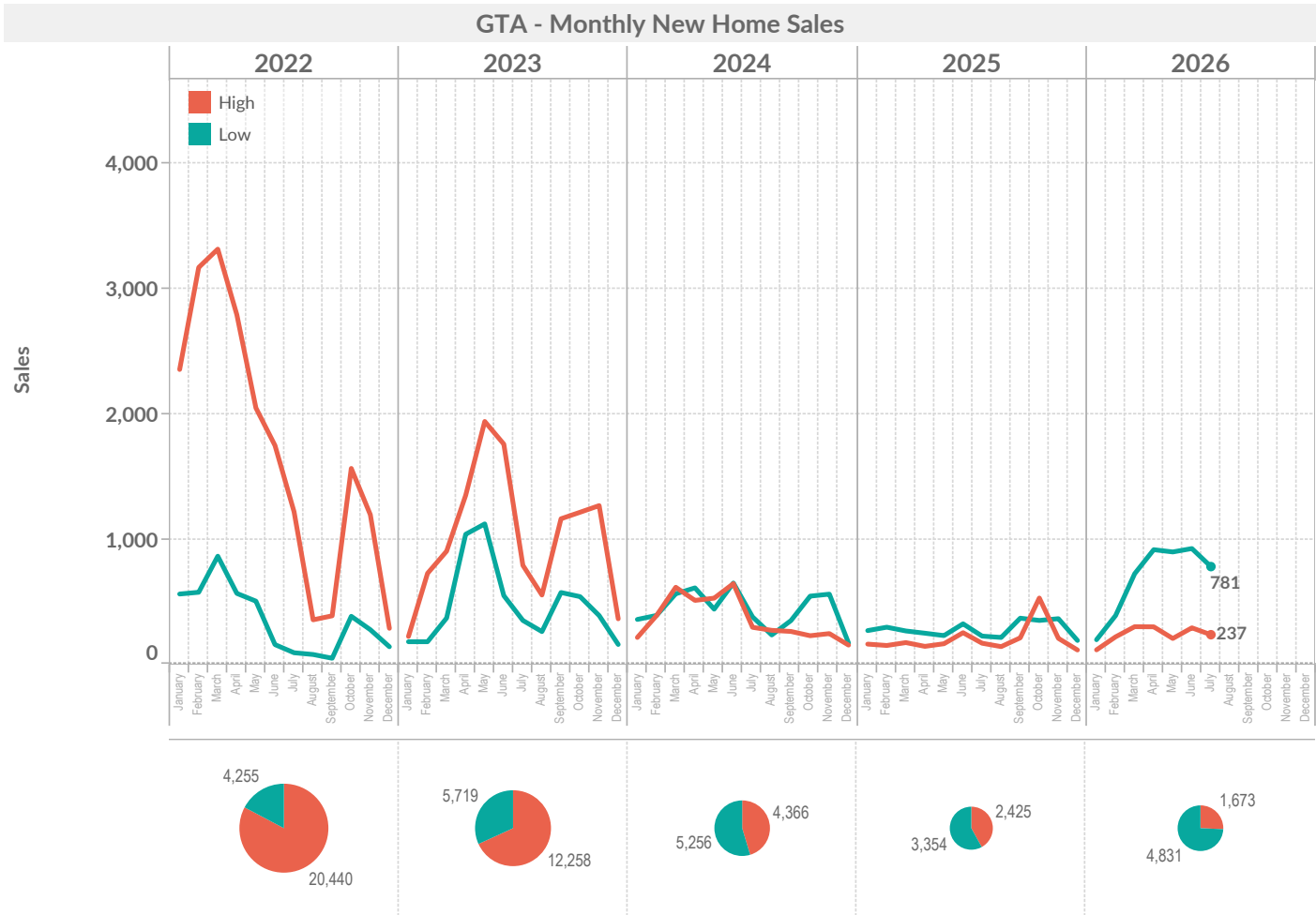
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

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

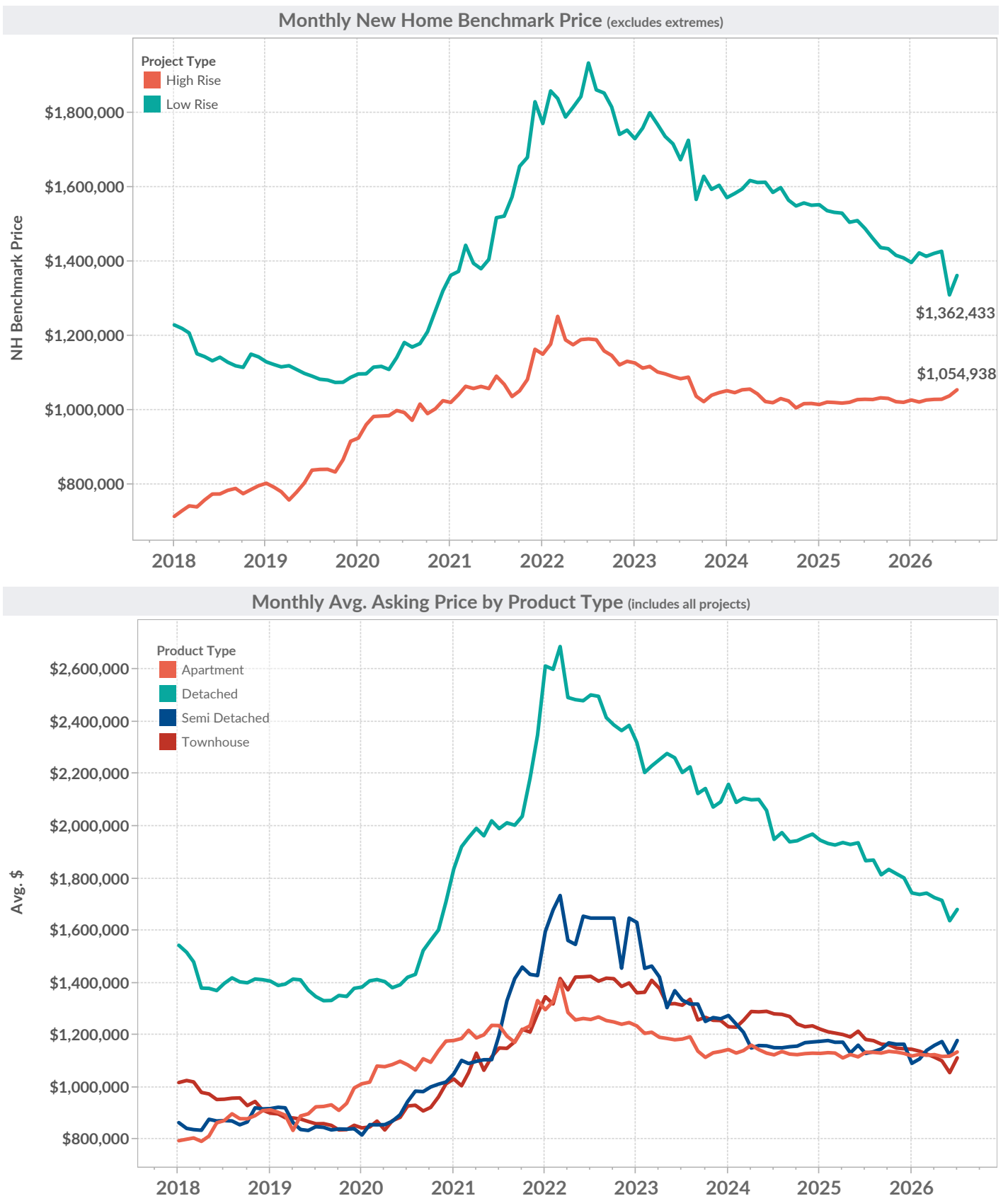
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

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

Sales & Remaining Inventory

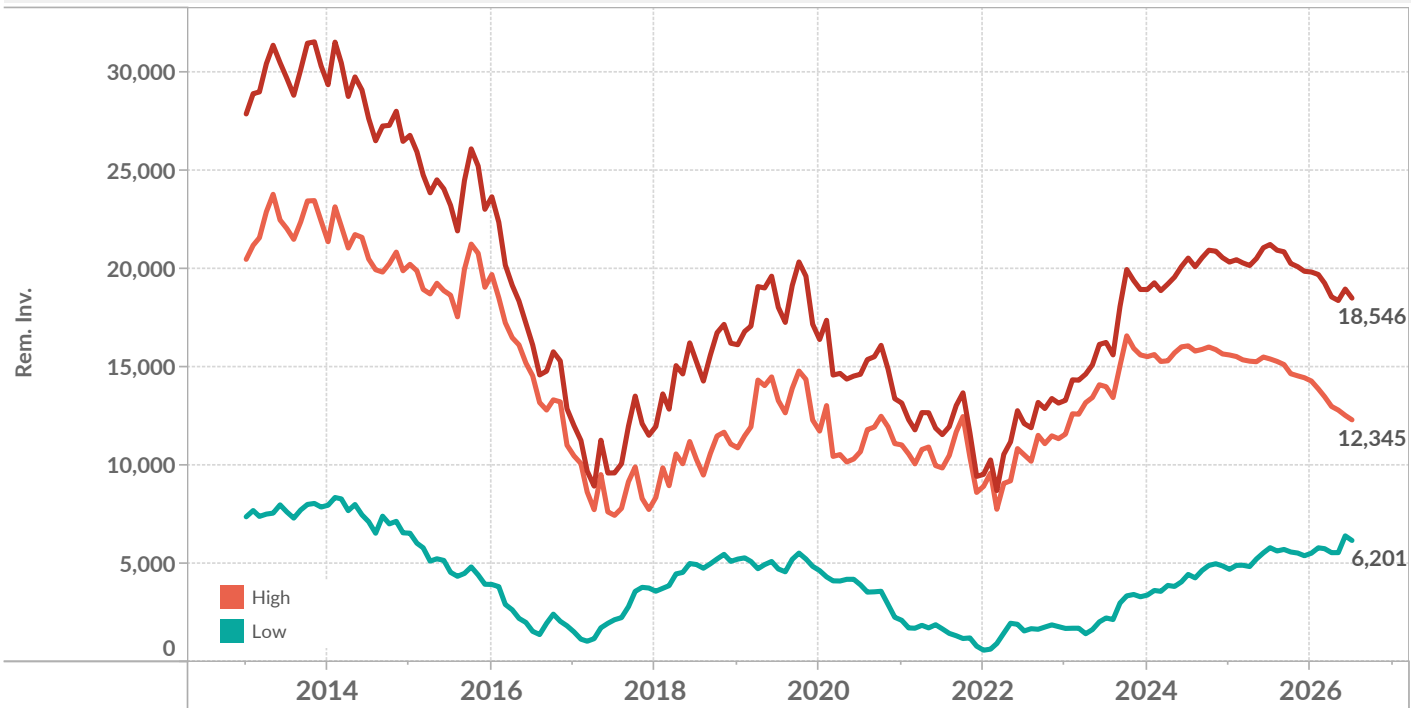


Pricing

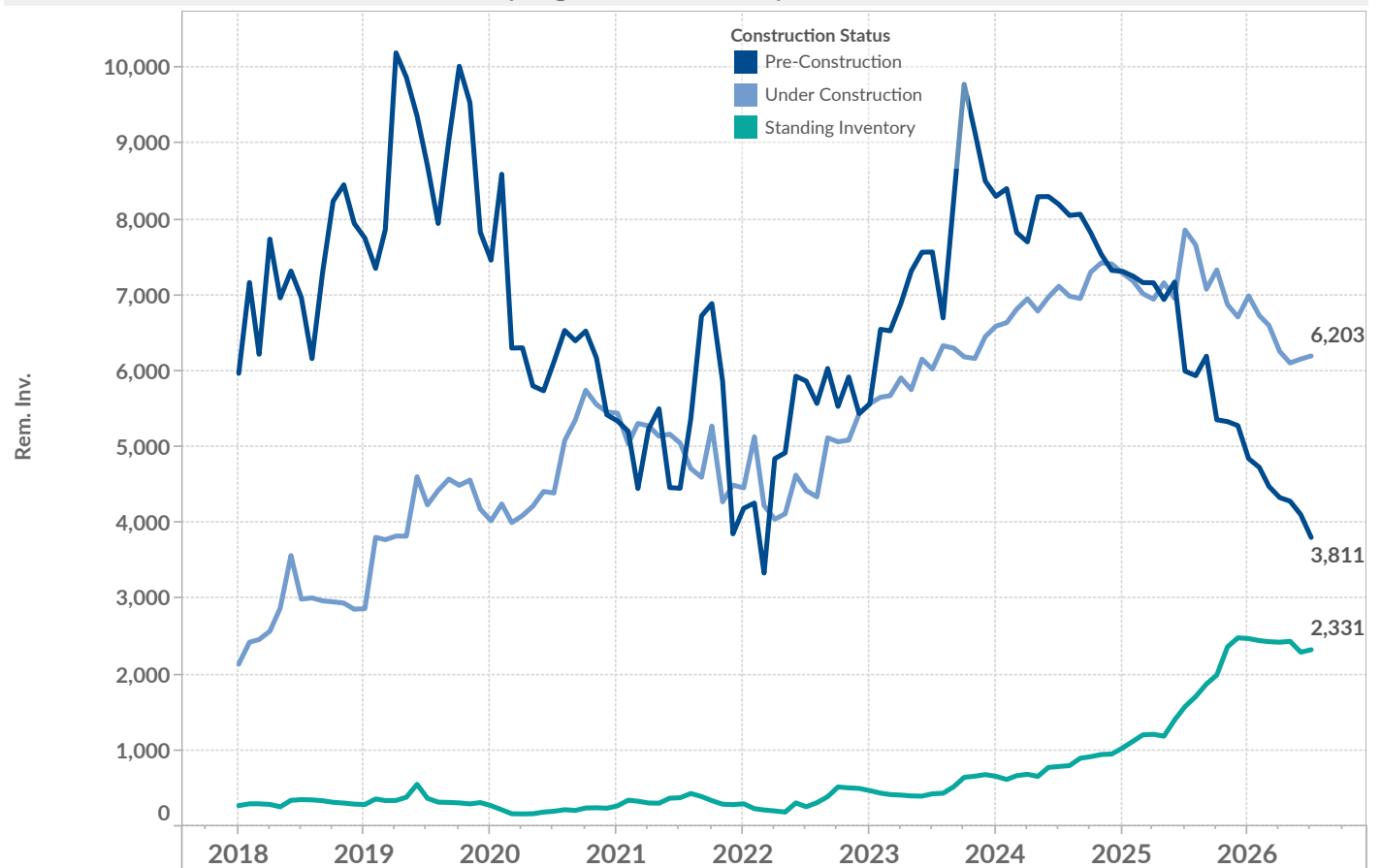


Remaining Inventory

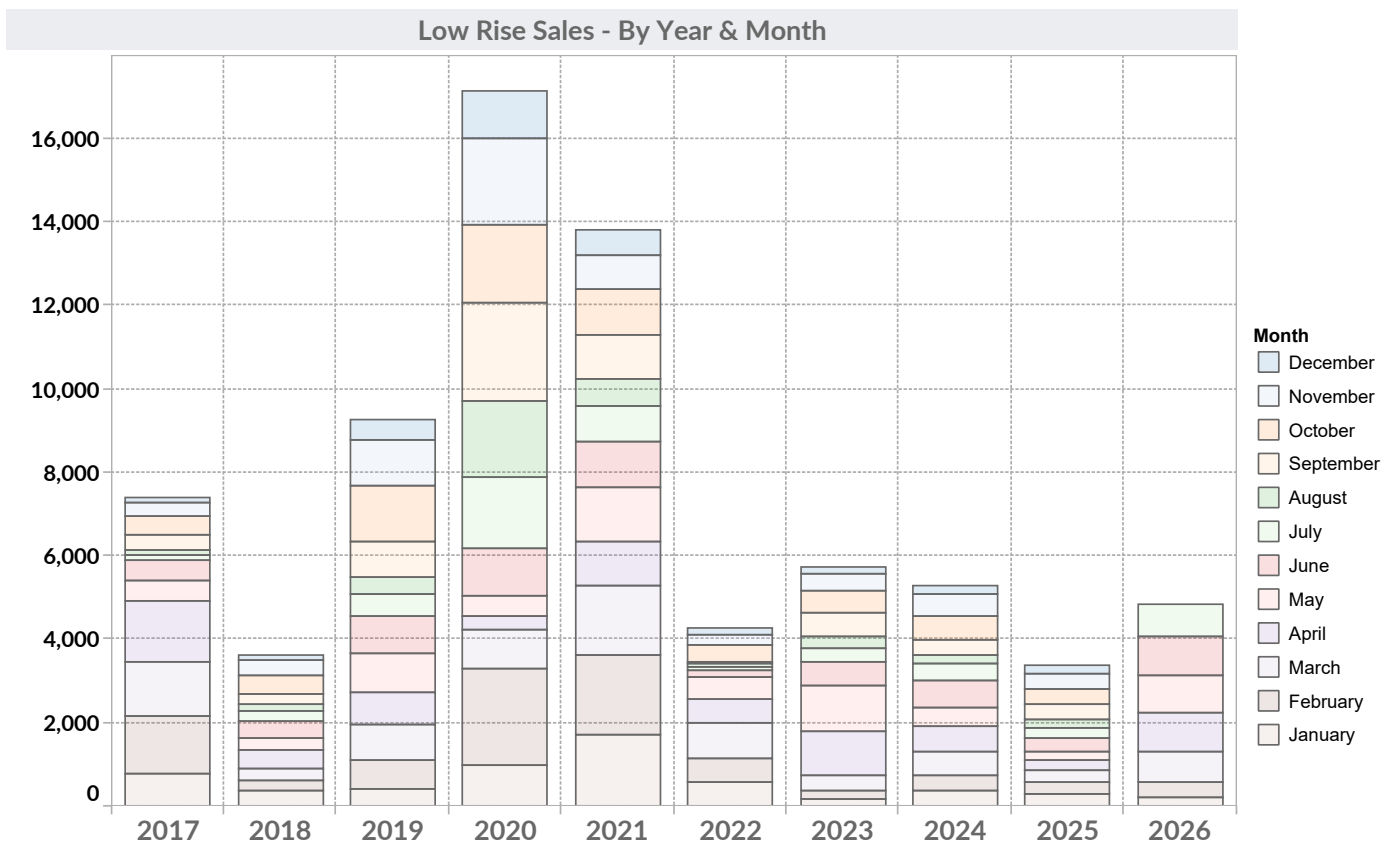
GTA - Monthly New Home Remaining Inventory



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

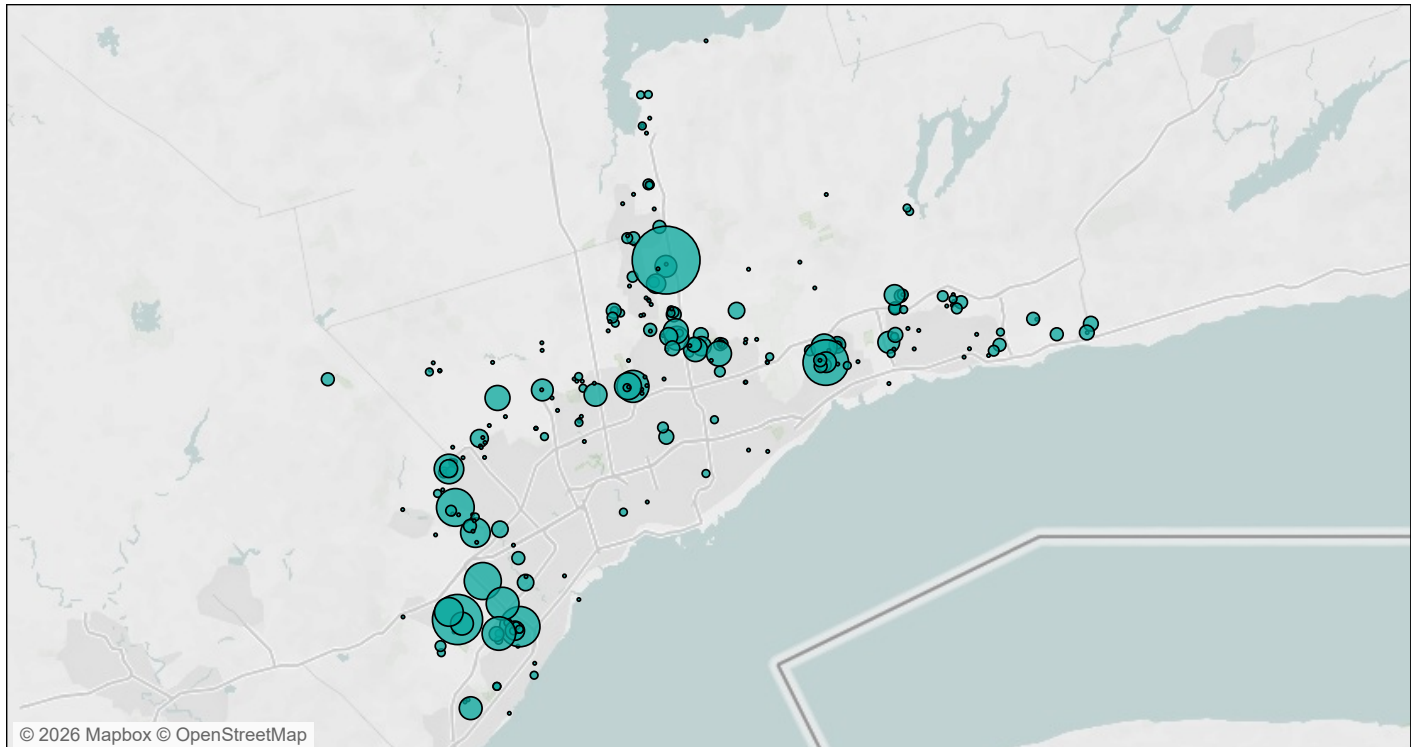


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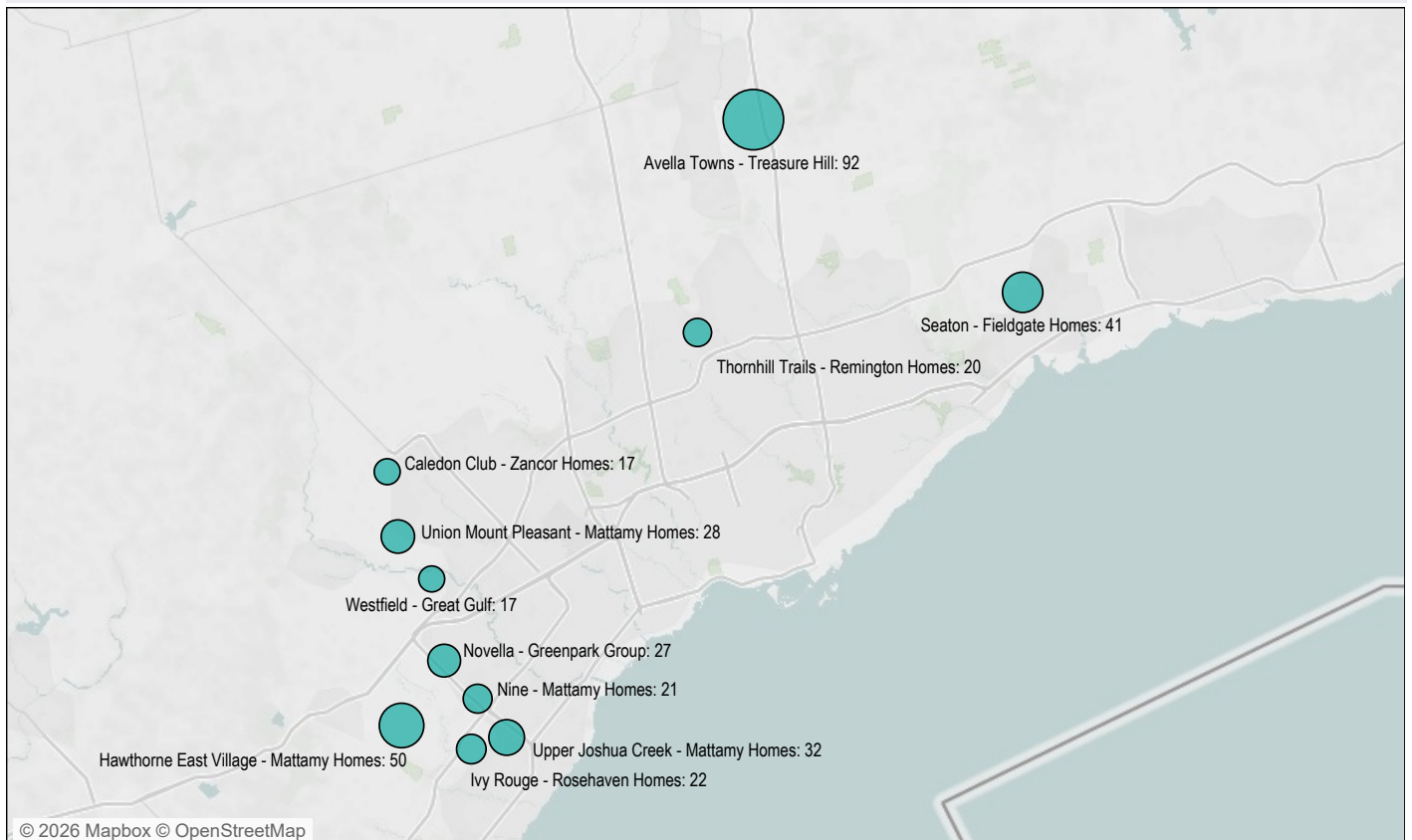


Current Sites

GTA - Active Low Rise Sites by Current Month Sales



GTA - Top Sites by Current Month Sales

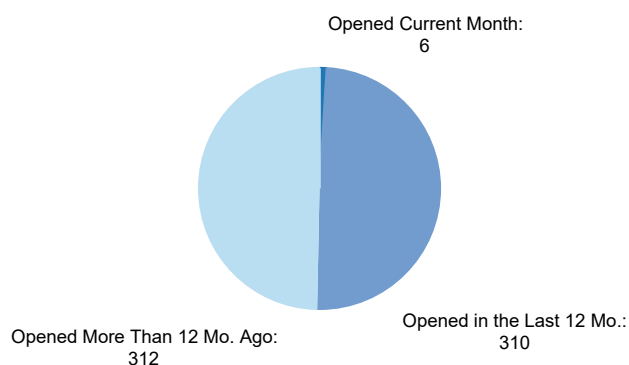


Monthly Sales Breakdown

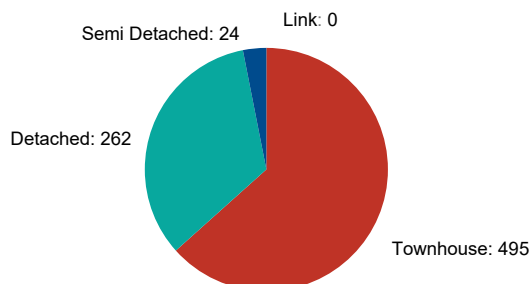


Current Month Low Rise Sales Breakdown

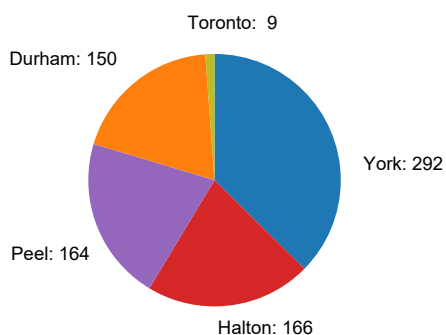
Sales by Opening Date (5 years)



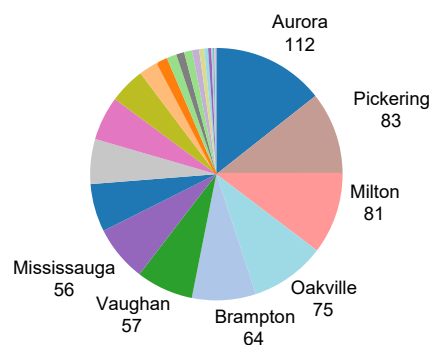
Sales by Product Type



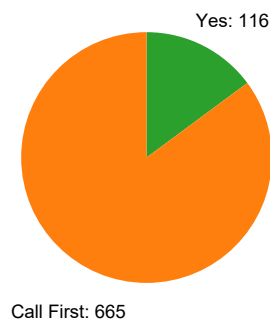
Sales by Region



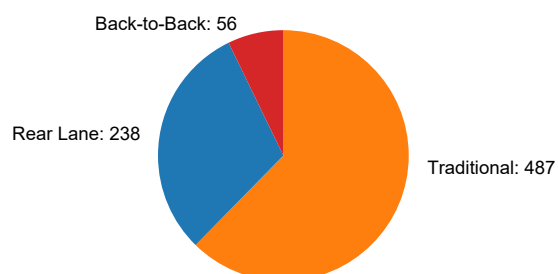
Sales by Municipality/Area



Sales by Sites with Broker Cooperation



Sales by Lot Type



New Openings

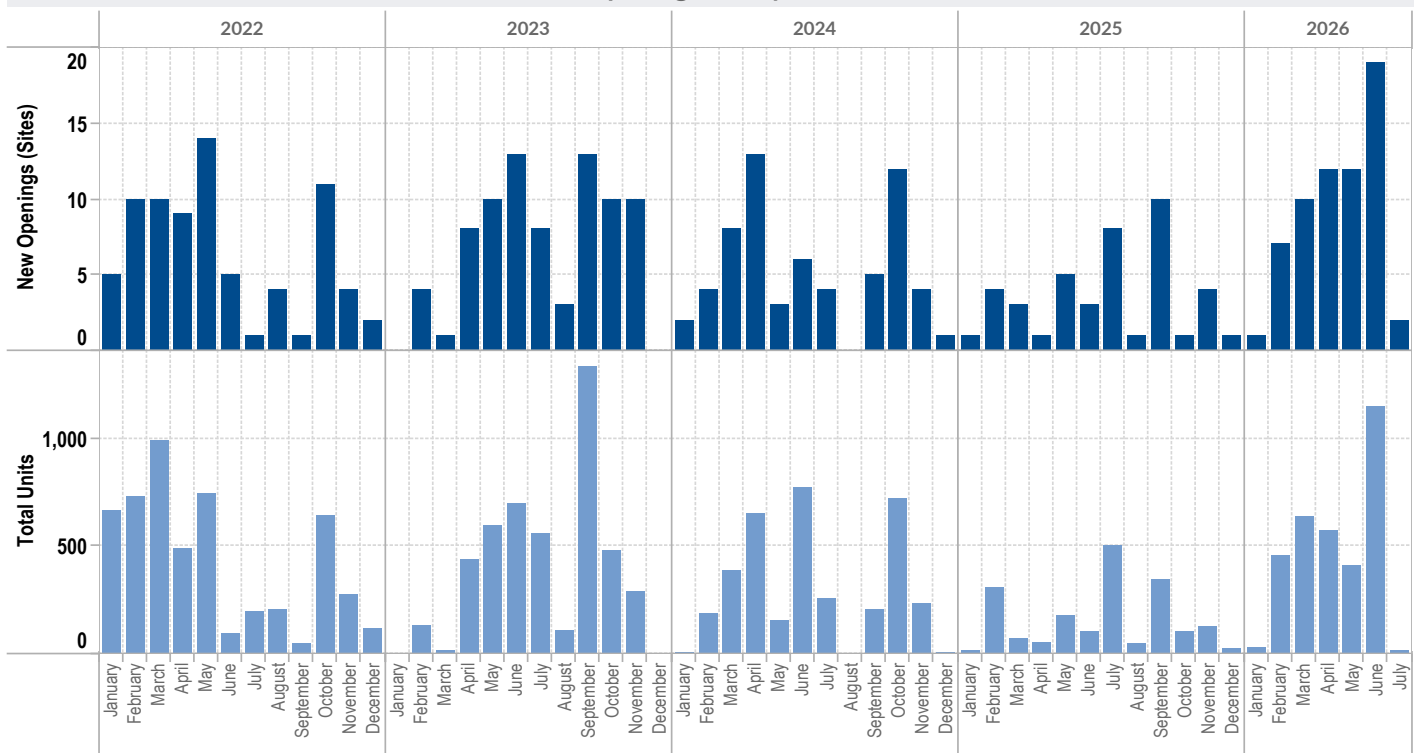


July 2026 - Low Rise Openings - New Projects & Product Offerings

Site Name	Tenure	Municipality	Opening Date	Current Month Sales *	Rem Inv	Avg. \$/SF	No. of Units **
New Kleinburg - Fieldgate Homes	Freehold	Vaughan	7/13/2026	4	2	\$576	6
Bayview Trail - Treasure Hill	Freehold	Aurora	7/21/2026	2	8	\$478	10
Grand Total				6	10	\$489	16

* 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	122	156						924	19.1%		19.1%	
Treasure Hill	9	17	23	36	39	117	109						350	7.2%		26.4%	
Branthaven Homes	1	29	122	69	33	40	19						313	6.5%		32.9%	
Greenpark Group	1	33	69	61	23	8	29						224	4.6%		37.5%	
Fieldgate Homes	5	6	68	28	21	16	62						206	4.3%		41.8%	
Caivan	3	6	4	5	167	5	0						190	3.9%		45.7%	
Great Gulf	19	18	41	25	13	2	34						152	3.1%		48.8%	
Starlane Home Corporation	6	13	22	32	26	20	23						142	2.9%		51.8%	
Minto Developments	1	12	13	28	56	20	6						136	2.8%		54.6%	
Remington Homes	0	20	11	32	16	35	21						135	2.8%		57.4%	
Opus Homes	5	9	46	39	19	8	8						134	2.8%		60.2%	
Arista Homes	2	28	30	21	10	25	12						128	2.6%		62.8%	
Fernbrook Homes	7	12	10	8	19	26	14						96	2.0%		64.8%	
Royal Pine Homes	0	0	2	1	0	53	30						86	1.8%		66.6%	
Aspen Ridge Homes	2	2	0	10	26	28	13						81	1.7%		68.2%	
Paradise Developments	5	21	8	1	7	23	7						72	1.5%		69.7%	
Zancor Homes	3	0	3	8	13	18	20						65	1.3%		71.1%	
Deco Homes	4	0	23	7	11	14	5						64	1.3%		72.4%	
Regal Crest Homes	2	2	2	20	14	17	6						63	1.3%		73.7%	
Madison Group	0	1	14	31	5	4	1						56	1.2%		74.9%	
Poetry Living	4	0	0	28	14	6	2						54	1.1%		76.0%	
Sundial Homes	1	1	1	1	10	27	12						53	1.1%		77.1%	
	197	390	724	916	898	925	781						4,831				

Top Builders - Last 12 Months



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

Builder	2025					2026							Total	Market Share		Cum. Mkt. Share	
	August	September	October	November	December	January	February	March	April	May	June	July		%		%	
Mattamy Homes	90	64	42	131	60	67	88	92	226	173	122	156	1,311	20.7%		20.7%	
Treasure Hill	27	37	103	31	18	9	17	23	36	39	117	109	566	9.0%		29.7%	
Branthaven Homes	5	5	0	0	0	1	29	122	69	33	40	19	323	5.1%		34.8%	
Greenpark Group	3	15	12	2	3	1	33	69	61	23	8	29	259	4.1%		38.9%	
Fieldgate Homes	9	11	10	5	2	5	6	68	28	21	16	62	243	3.8%		42.7%	
Caivan	2	2	4	5	8	3	6	4	5	167	5	0	211	3.3%		46.1%	
Great Gulf	4	13	8	3	3	19	18	41	25	13	2	34	183	2.9%		49.0%	
Opus Homes	4	11	3	16	7	5	9	46	39	19	8	8	175	2.8%		51.7%	
Arista Homes	3	19	6	5	2	2	28	30	21	10	25	12	163	2.6%		54.3%	
Starlane Home Corporation	0	4	7	6	2	6	13	22	32	26	20	23	161	2.5%		56.9%	
Minto Developments	0	9	9	3	0	1	12	13	28	56	20	6	157	2.5%		59.3%	
Remington Homes	1	2	1	1	2	0	20	11	32	16	35	21	142	2.2%		61.6%	
Deco Homes	0	35	15	10	13	4	0	23	7	11	14	5	137	2.2%		63.8%	
Fernbrook Homes	4	5	5	11	7	7	12	10	8	19	26	14	128	2.0%		65.8%	
Poetry Living	0	9	28	10	1	4	0	0	28	14	6	2	102	1.6%		67.4%	
Zancor Homes	2	1	12	12	3	3	0	3	8	13	18	20	95	1.5%		68.9%	
Aspen Ridge Homes	1	0	6	0	1	2	2	0	10	26	28	13	89	1.4%		70.3%	
Royal Pine Homes	2	1	0	0	0	0	0	2	1	0	53	30	89	1.4%		71.7%	
Paradise Developments	0	7	3	4	2	5	21	8	1	7	23	7	88	1.4%		73.1%	
Minto Developments and Metropia		23	7	3			7	7	15	7	1	12	82	1.3%		74.4%	
Regal Crest Homes	1	1	1	2	2	2	2	2	20	14	17	6	70	1.1%		75.5%	
Primont Homes	1	3	7	10	1	6	7	5	10	9	9	1	69	1.1%		76.6%	
	215	369	351	365	191	197	390	724	916	898	925	781	6,322				

Top Sites



GTA - Top Low Rise Sites by Current Month Sales

Site Name	Municipality	Product Type	Lot Size	2026 July
Avella Towns - Treasure Hill	Aurora	Townhouse	18	92
			Total	92
Hawthorne East Village - Mattamy Homes	Milton	Detached	30	27
			34	0
			36	1
			43	0
		Townhouse	20	7
			21	9
			23	6
			Total	50
Seaton - Fieldgate Homes	Pickering	Detached	30	4
			36	0
		Semi Detached	25	7
			21	25
		Townhouse	25	5
			Total	41
Upper Joshua Creek - Mattamy Homes	Oakville	Detached	34	7
			38	15
			45	0
		Townhouse	20	5
			23	5
			Total	32
Union Mount Pleasant - Mattamy Homes	Brampton	Townhouse	18	15
			21	13
		Total		28
Novella - Greenpark Group	Mississauga	Detached	38	15
			41	9
			50	3
		Total		27
Ivy Rouge - Rosehaven Homes	Oakville	Detached	35	3
			41	1
		Semi Detached	26	9
			20	0
		Townhouse	20	0
			25	9
		Total		22
Nine - Mattamy Homes	Mississauga	Townhouse	20	17
			21	4
		Total		21
Thornhill Trails - Remington Homes	Vaughan	Detached	40	3
		Townhouse	20	17
		Total		20
Caledon Club - Zancor Homes	Caledon	Detached	30	1
			38	4
			45	0
		Townhouse	20	12
			Total	17
Westfield - Great Gulf	Brampton	Detached	34	0

Yr. Over Yr. Sales Comparison



Current Month Sales & Same Month Last Year by Municipality

Region	Municipality	July 2025					July 2026				
		Detached	Link	Semi Detached	Townhouse	Total	Detached	Link	Semi Detached	Townhouse	Total
Durham	Ajax	1		0		1	1		0		1
	Brock										
	Clarington	1		0	1	2	12		1	7	20
	Oshawa	1		0	2	3	1			7	8
	Pickering	4		0	17	21	17		7	59	83
	Scugog	0	0		0	0	2	0		0	2
	Uxbridge	0			0	0	0			0	0
	Whitby	10	0	1	18	29	22	0	1	13	36
	Total	17	0	1	38	56	55	0	9	86	150
Halton	Burlington	1		0	2	3	10			0	10
	Halton Hills	8			0	8	0			0	0
	Milton	20		2	14	36	32		0	49	81
	Oakville	26	0	1	13	40	38	0	9	28	75
	Total	55	0	3	29	87	80	0	9	77	166
Peel	Brampton	4		0	15	19	16		0	48	64
	Caledon	7		1	3	11	23		2	19	44
	Mississauga				2	2	27			29	56
	Total	11		1	20	32	66		2	96	164
Toronto	East York										
	Etobicoke										
	North York	0			1	1	0			7	7
	Old Toronto			0		0			0		0
	Scarborough	0			1	1	0			1	1
	York				0	0				1	1
	Total	0		0	2	2	0		0	9	9
York	Aurora	2			0	2	9			103	112
	East Gwillimbury	4		0	0	4	2		0	2	4
	Georgina	8				8	3				3
	King	4			0	4	9			1	10
	Markham	10			16	26	20		0	28	48
	Newmarket		0	0	0	0	3	0	0	5	8
	Richmond Hill	0		0	1	1	9		0	36	45
	Vaughan	4			0	4	6		4	47	57
	Whitchurch-Stouffville	0				0	0			5	5
	Total	32	0	0	17	49	61	0	4	227	292
Grand Total		115	0	5	106	226	262	0	24	495	781

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	6		6		12	31	0		2	0	33	
	Brock						0				0	0	
	Clarington	71		7	90	168	265	0		16	73	354	
	Oshawa	84		3	111	198	120	0		0	100	220	
	Pickering	187		13	235	435	79	0	0	3	174	256	
	Scugog	14	6		0	20	43	2		0	0	45	
	Uxbridge	2			4	6	22	0		0	14	36	
	Whitby	107	18	101	141	367	288	2		2	271	563	
	Total	471	24	130	581	1,206	848	4	0	23	632	1,507	
Halton	Burlington	37		4	16	57	19	0		0	3	22	
	Halton Hills	18			23	41	11	0		0	7	18	
	Milton	294		7	328	629	82	0		8	185	275	
	Oakville	287	4	43	424	758	295	35		7	480	817	
	Total	636	4	54	791	1,485	407	35		15	675	1,132	
Peel	Brampton	101		13	340	454	178	0		4	250	432	
	Caledon	294		2	192	488	448	0		28	126	602	
	Mississauga	43			392	435	81	0		0	139	220	
	Total	438		15	924	1,377	707	0		32	515	1,254	
Toronto	East York						0			0	0	0	
	Etobicoke						0			0	0	0	
	North York	3			33	36	6	0		0	66	72	
	Old Toronto			0		0	0	0		12	0	12	
	Scarborough	1			11	12	6	0		0	31	37	
	York				7	7	0			0	4	4	
	Total	4		0	51	55	12	0		12	101	125	
York	Aurora	66			213	279	83	0	0	0	138	221	
	East Gwillimbury	78		0	23	101	80			0	62	142	
	Georgina	31			50	81	188	0		0	0	188	
	King	39			45	84	155	0		0	63	218	
	Markham	139		8	743	890	217	0		4	283	504	
	Newmarket	16	0	0	14	30	45	0		2	36	83	
	Richmond Hill	59		3	165	227	156	0		8	234	398	
	Vaughan	101		6	242	349	124	0		2	216	342	
	Whitchurch-Stouffville	105			53	158	5			0	82	87	
	Total	634	0	17	1,548	2,199	1,053	0	0	16	1,114	2,183	
Grand Total		2,183	28	216	3,895	6,322	3,027	39	0	98	3,037	6,201	



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