Altus Group



Greater Toronto Area High Rise Projects

New Homes Monthly Report

August 2026

GTA Overview

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Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Aug-26	Aug-25	Change
High Rise	215	143	50.3%
Low Rise	692	215	221.9%
Total	**907**	**358**	153.4%

Year to Date Sales	Jan.-Aug. 2026	Jan.-Aug. 2025	Y/Y Change
High Rise	1,955	1,366	43.1%
Low Rise	5,550	2,081	166.7%
Total	**7,505**	**3,447**	117.7%

Year to Date Supply	Jan.-Aug. 2026	Jan.-Aug. 2025	Y/Y Change
High Rise	946	760	24.5%
Low Rise	6,208	2,813	120.7%
Total	**7,154**	**3,573**	100.2%

Year to Date Completions	Jan.-Aug. 2026	Jan.-Aug. 2025	Y/Y Change
High Rise	11,480	17,101	-32.9%

Remaining Inventory	Aug-26	Jul-26	Aug-25	M/M Change	Y/Y Change
High Rise	12,734	12,373	15,367	2.9%	-17.1%
Low Rise	6,296	6,276	5,712	0.3%	10.2%
Total	**19,030**	**18,649**	**21,079**	2.0%	-9.7%

Benchmark Price	Aug-26	Jul-26	Aug-25	M/M Change	Y/Y Change
High Rise	$1,041,918	$1,054,938	$1,028,782	-1.2%	1.3%
Low Rise	$1,248,866	$1,362,433	$1,462,342	-8.3%	-14.6%

Projects	New Openings	All Active	Under Const.	Pre-Const.
High Rise Projects	3	290	121	63
High Rise Units	467	74,874	41,696	14,960
% Sold*	0%	83%	78%	51%
Low Rise Projects	8	271		
Low Rise Units	414	35,623		
% Sold*	33%	82%		

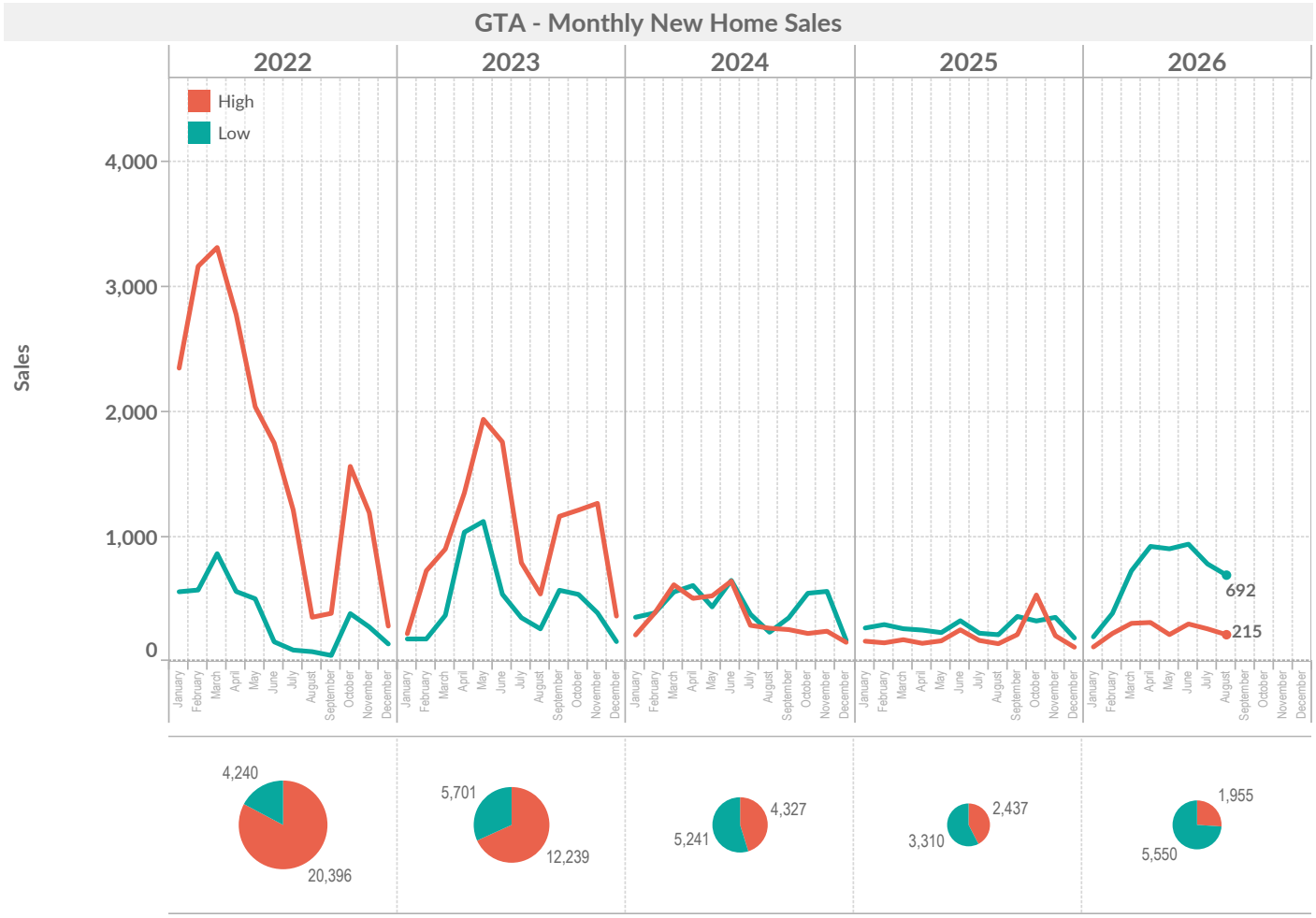
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

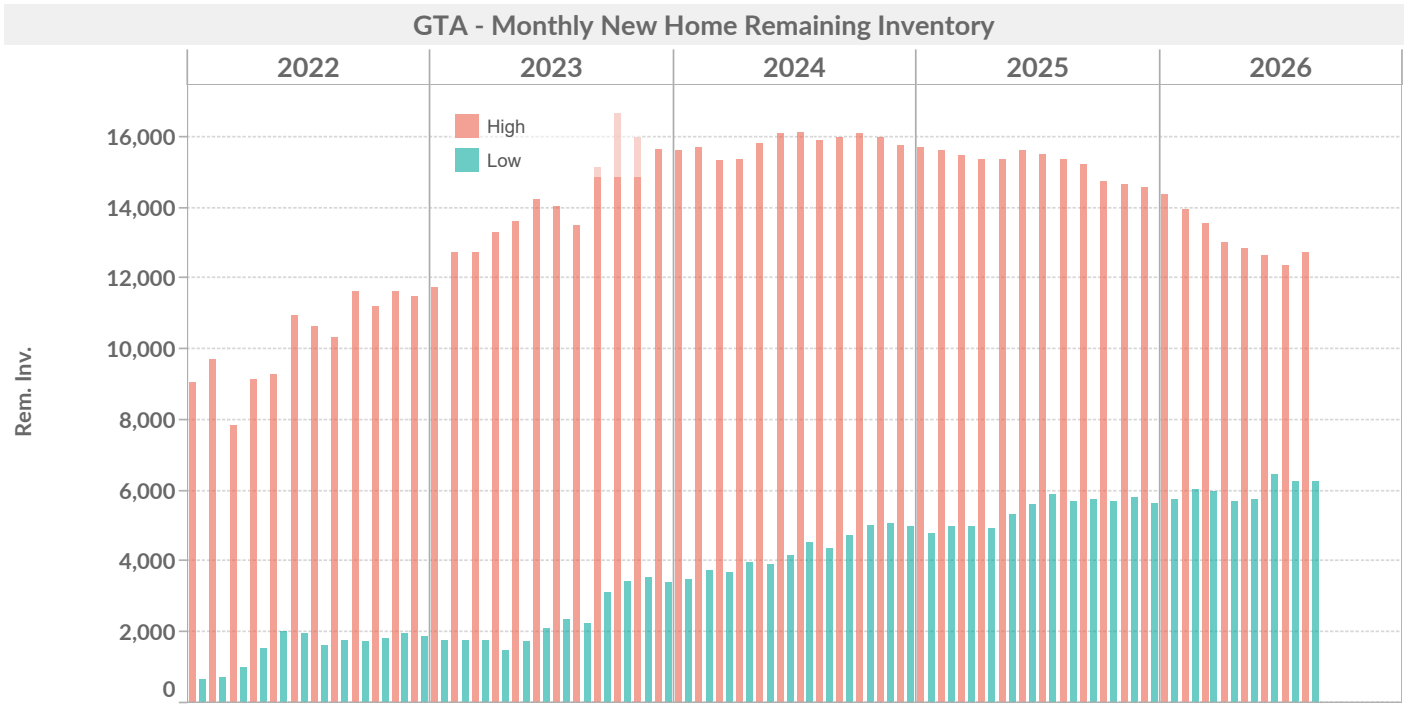
All Active includes all projects actively marketing available remaining inventory regardless of their construction status.

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

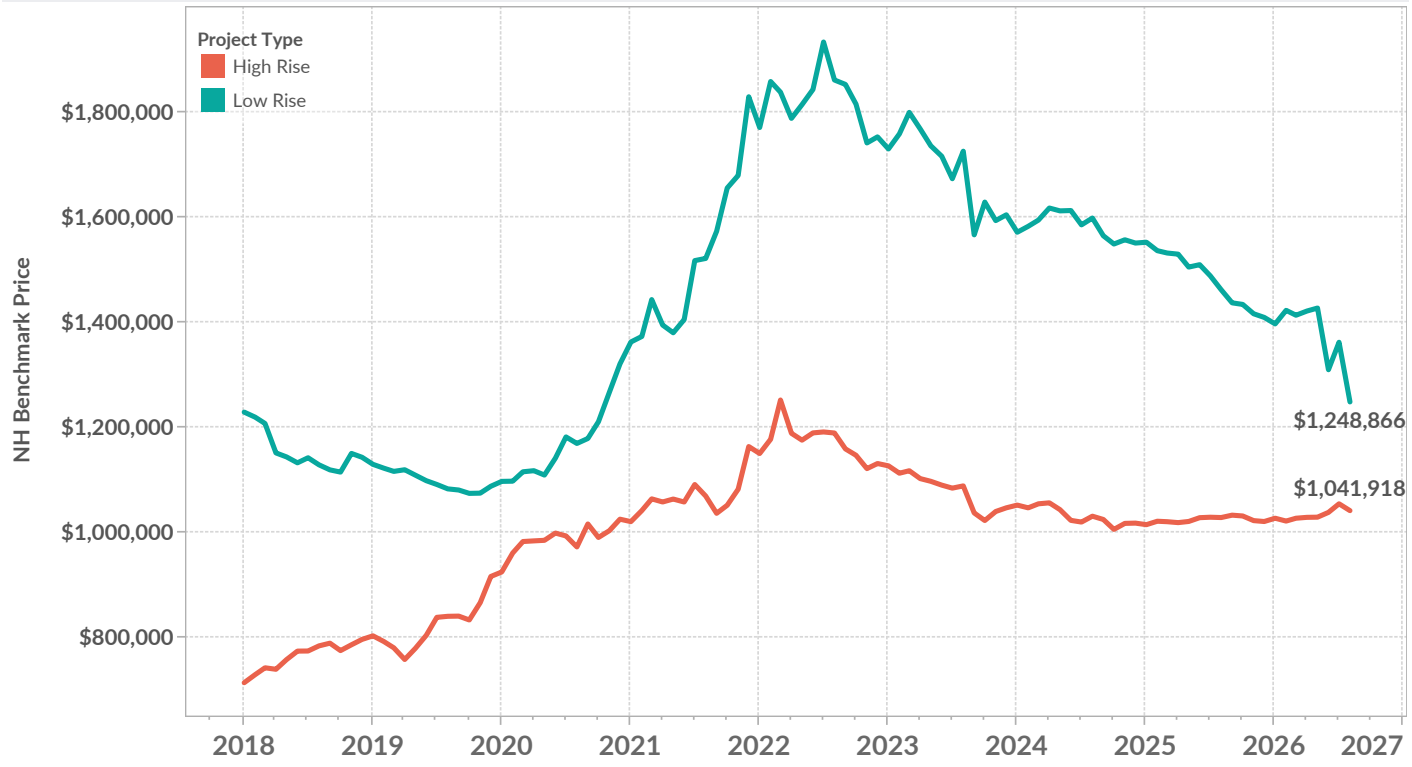




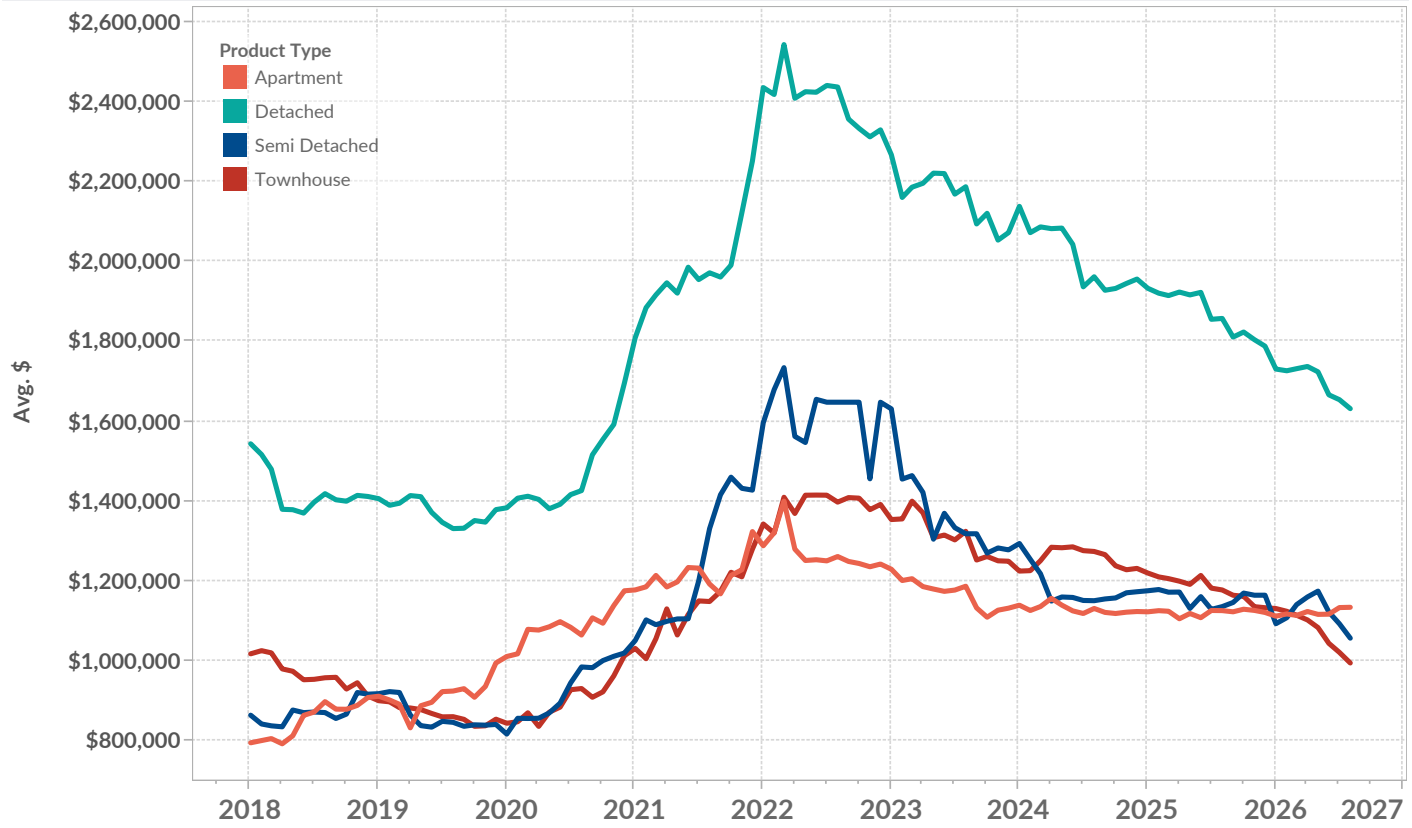
Pricing

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Monthly New Home Benchmark Price (excludes extremes)



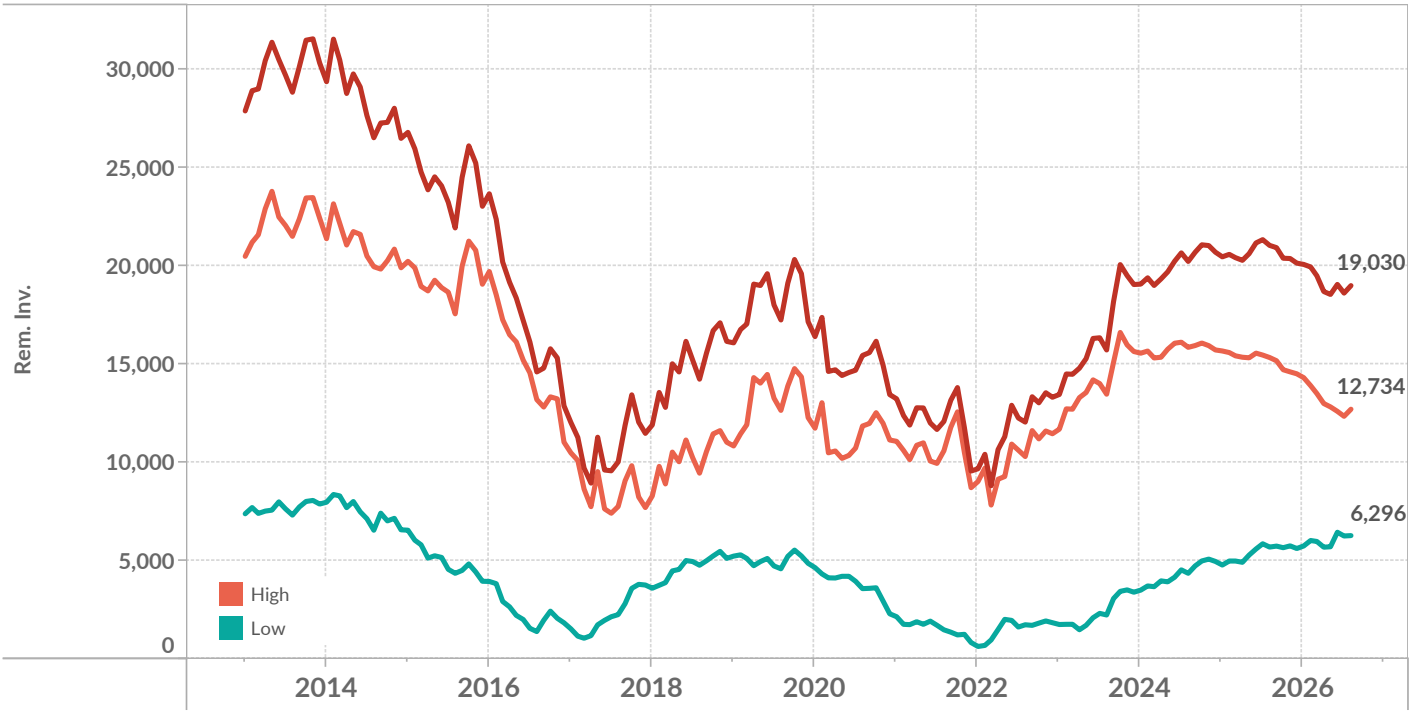
Monthly Avg. Asking Price by Product Type (includes all projects)



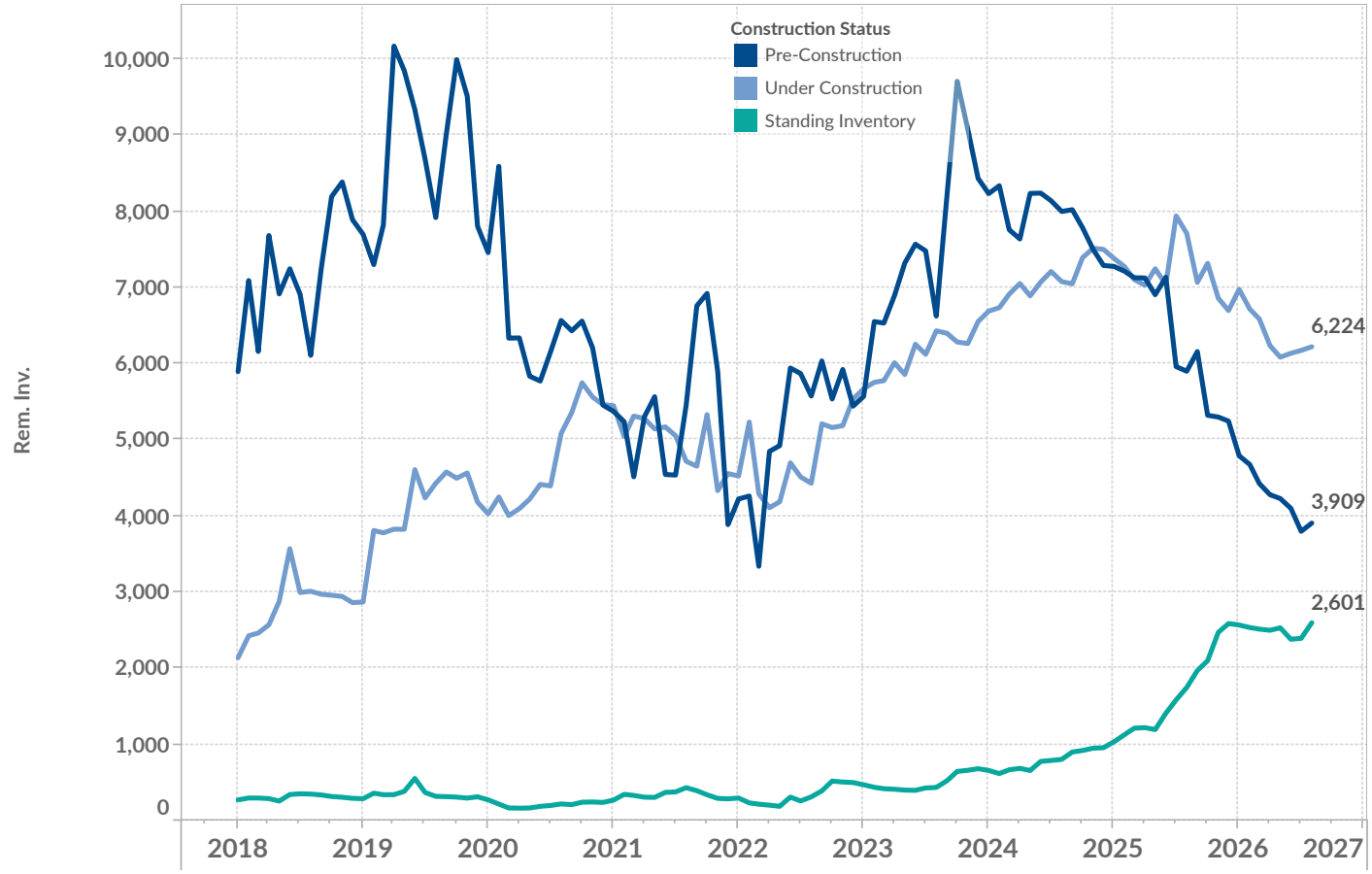
Remaining Inventory

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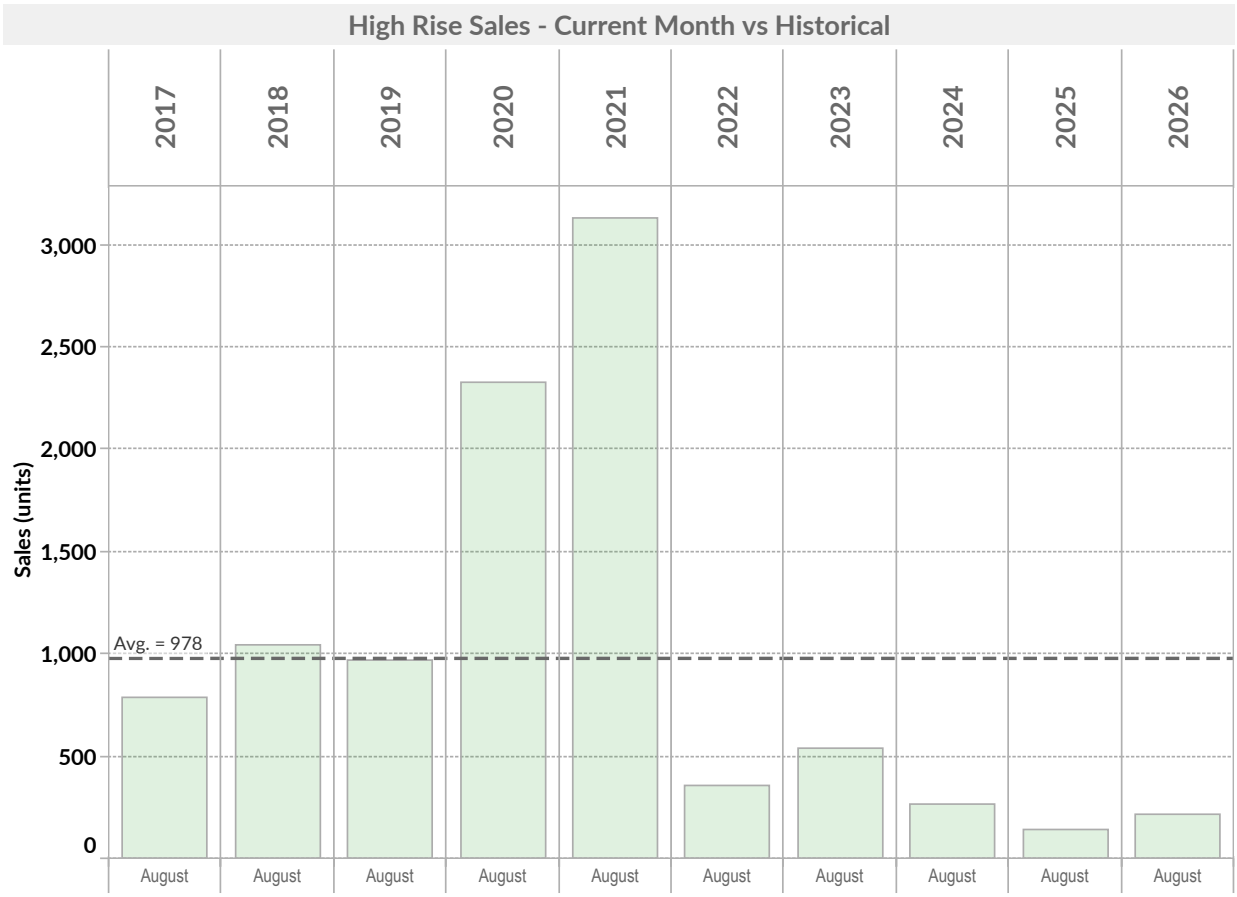
GTA - Monthly New Home Remaining Inventory

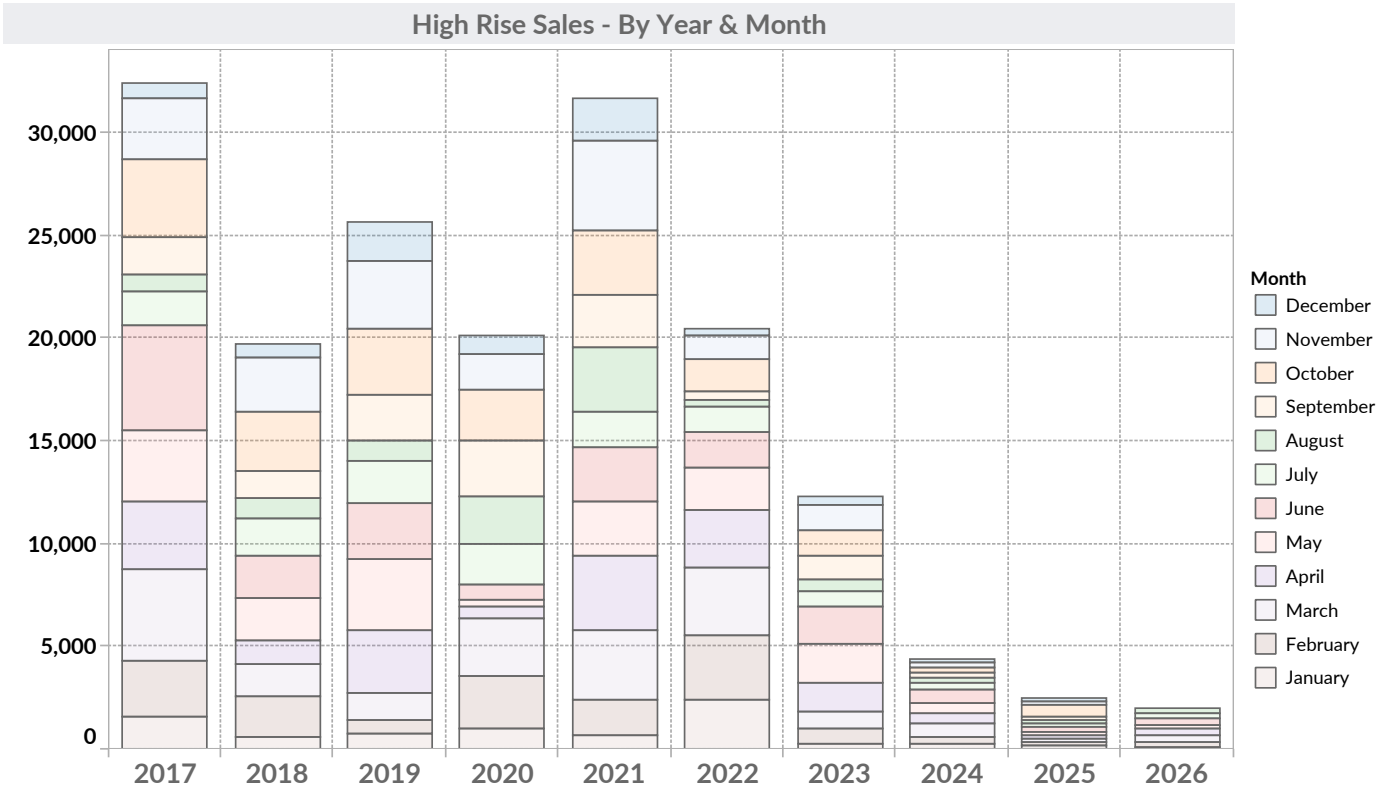


GTA - Monthly High Rise Rem. Inv. by Construction Status



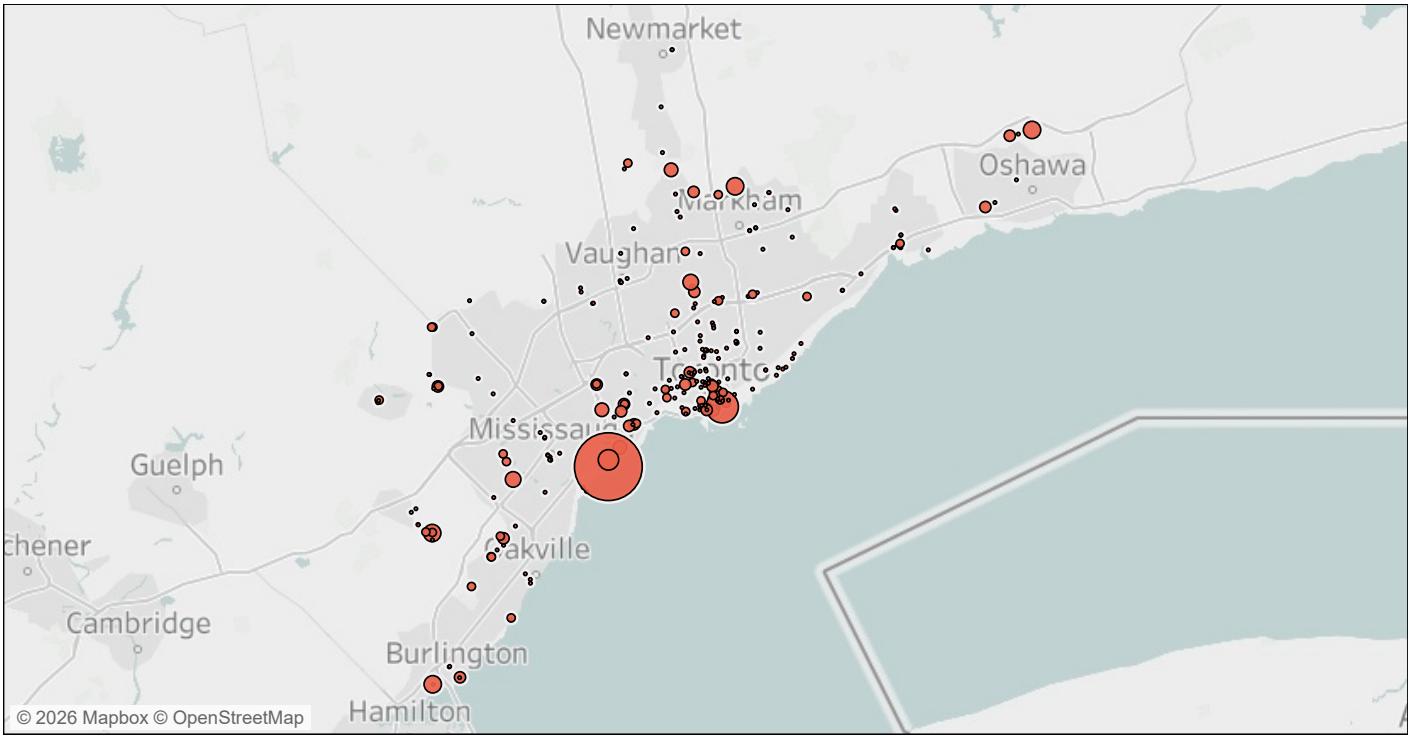
Historical Sales Comparison



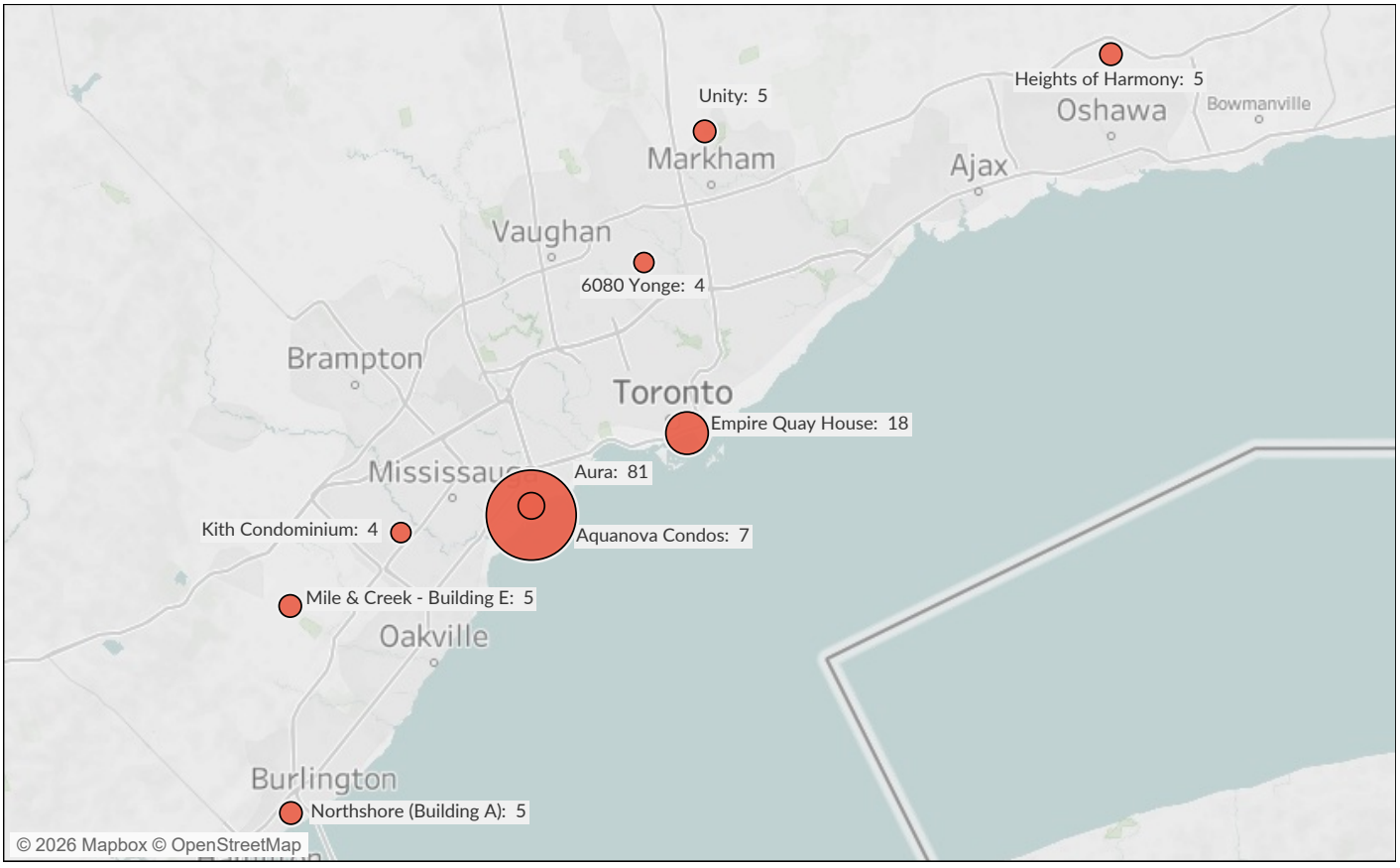


Current Sites

GTA - Active High Rise Sites by Current Month Sales



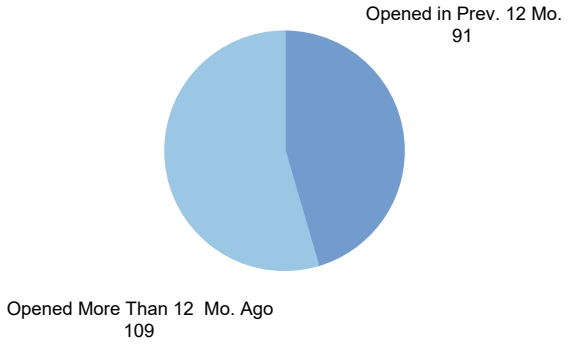
GTA - Top 10 Sites by Current Month Sales



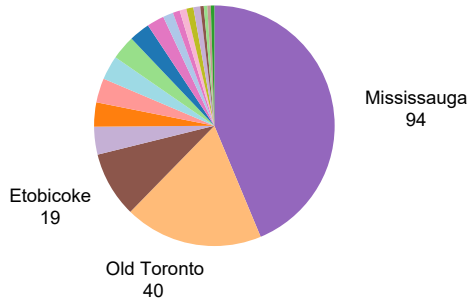
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

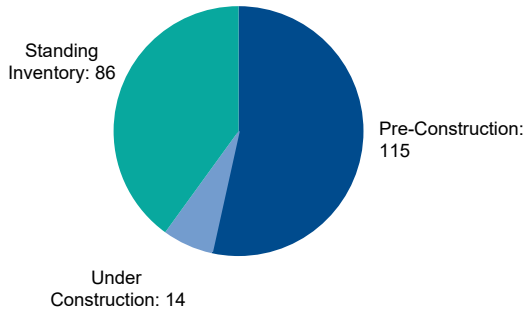
Sales by Opening Date (5 years)



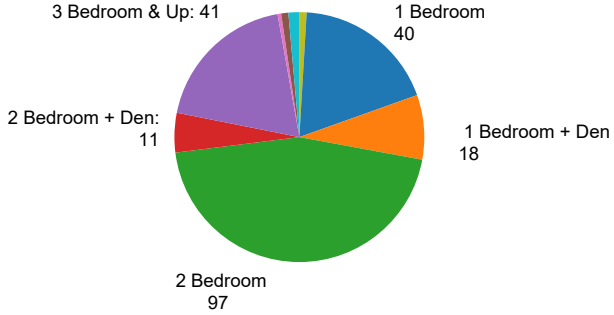
Sales by Municipality/Area



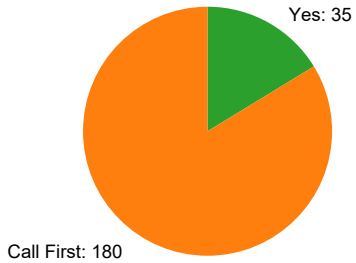
Sales by Const. Status



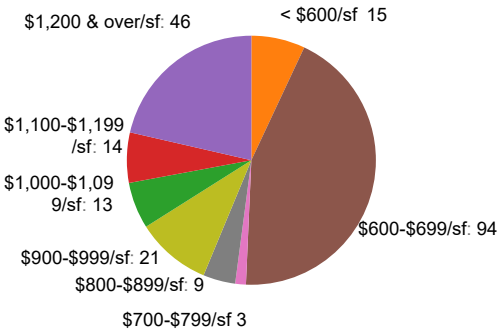
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



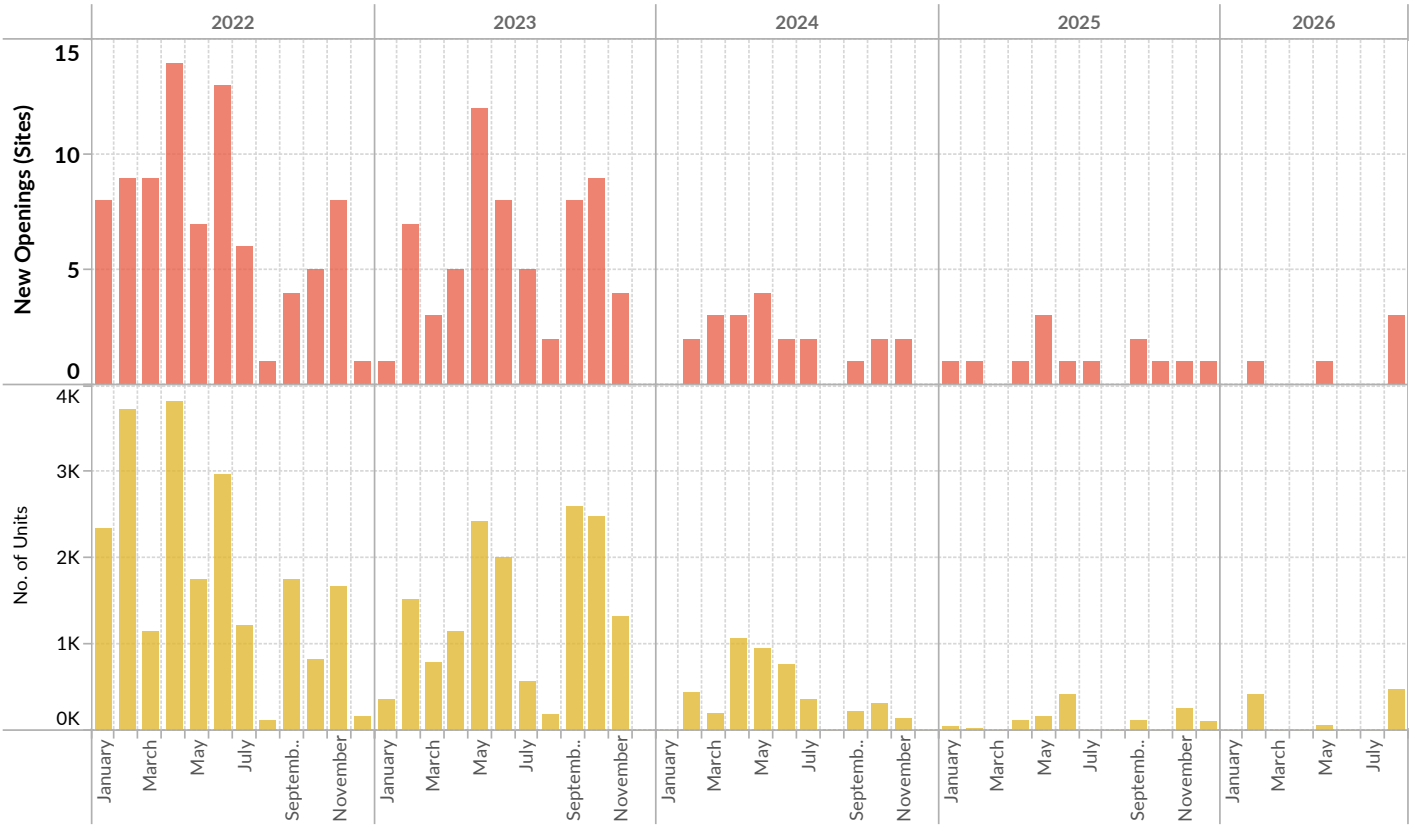
New Openings

August 2026 - New Project Launches

Site Name	Municipality	Opening Date	No. of Units *	Current Month Sales **	Rem Inv	Avg. Current Price Per Sq Fo..
Bridle Estate - 95 Developments	North York	8/8/2026	70	0	70	$997
Bridle Prestige - 95 Developments	North York	8/8/2026	60	0	60	$995
Spruce Trails - Camcos Living	Brampton	8/31/2026	337	0	337	$569
Grand Total			467	0	467	$865

** Excludes unreleased units. ** Projects launched or commenced signings within 10 days of month end cannot report any firm sales until the following month due to rescission period.*

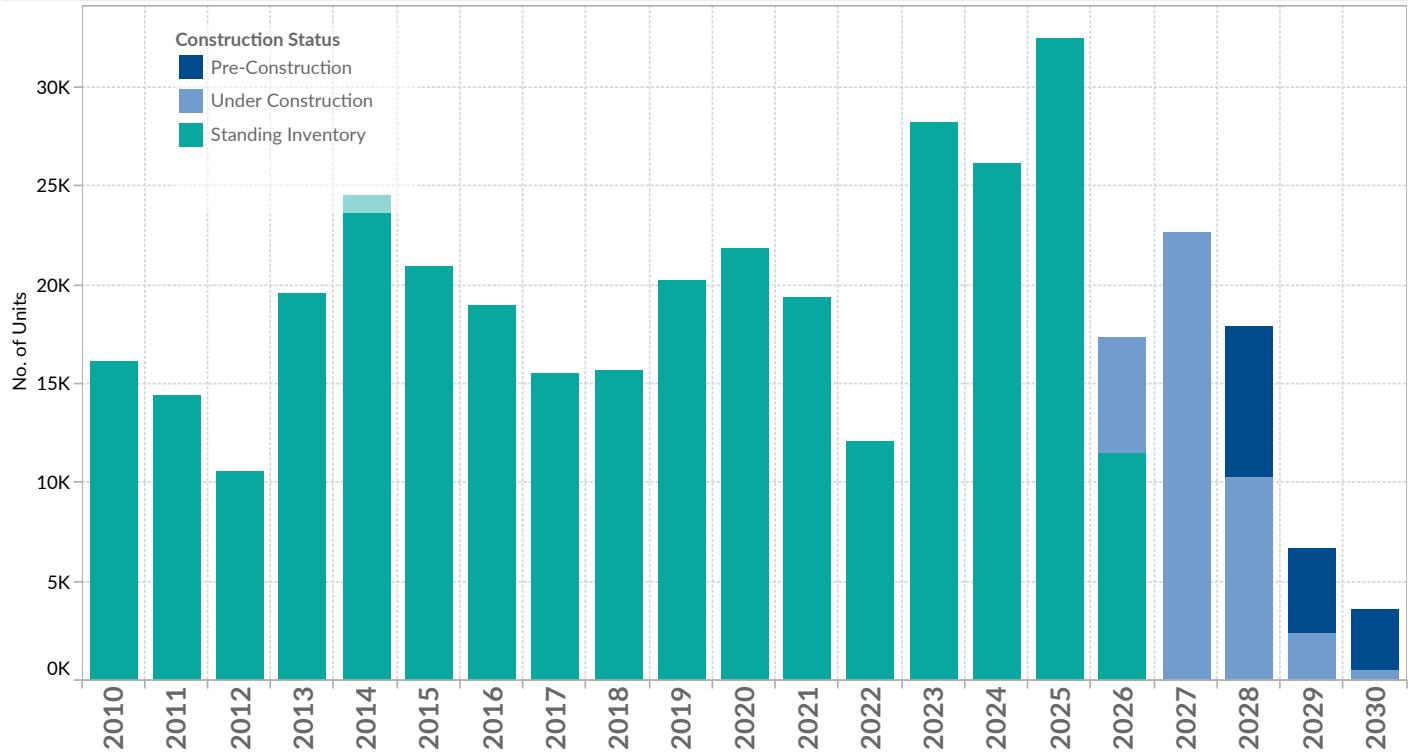
Project Launch History - Sites & Units



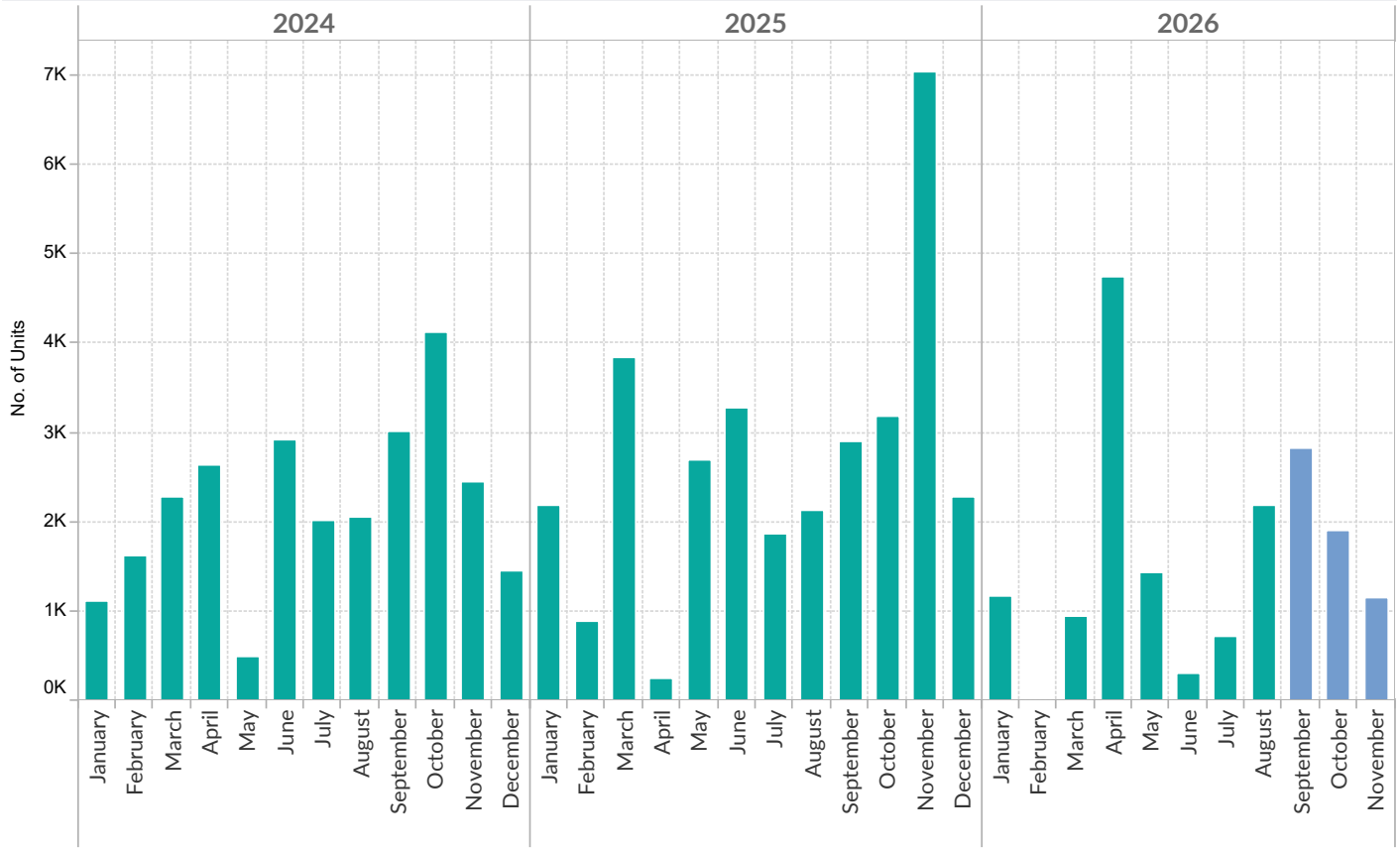
Scheduled Completions

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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													
Builder	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Total**	**Market Share %**
Caivan	3	6	159	4	3	52	124	81					432	22.1%
Concord Adex	7	18	12	52	25	23	6	3					146	7.5%
Treasure Hill	4	42	15	26	8	5	5	5					110	5.6%
Minto Developments	1	0	4	5	6	49	17	10					92	4.7%
Mattamy Homes	9	11	3	10	7	11	9	7					67	3.4%
Branthaven Homes	0	10	12	29	3	4	1	1					60	3.1%
Daniels Corporation	2	4	6	14	4	13	8	8					59	3.0%
Tridel	6	11	1	14	2	5	4	14					57	2.9%
Greenpark Group	6	5	11	3	18	0	1	7					51	2.6%
RioCan Living	0	0	0	0	3	42	2	2					49	2.5%
National Homes	5	8	4	7	4	4	6	5					43	2.2%
Conservatory Group	1	2	3	27	5	2	0	0					40	2.0%
Empire	0	0	0	0	0	1	14	18					33	1.7%
Aura Homes	9	7	1	1	7	5	2	0					32	1.6%
Lifetime Developments	2	3	2	3	6	10	1	4					31	1.6%
Brixen Developments Inc.	3	5	3	6	3	3	5	0					28	1.4%
Arkfield Development	2	10	0	11	0	1	0	4					28	1.4%
Capital Developments	4	4	1	3	3	3	4	4					26	1.3%
Harhay Developments	0	2	2	4	7	6	2	3					26	1.3%
Brookfield Residential	2	3	3	7	5	0	1	2					23	1.2%
Trinity Point Developments	0	0	0	20	2	1	0	0					23	1.2%
Marlin Spring Developments	0	3	2	3	5	3	4	3					23	1.2%
Aoyuan International	1	17	1	1	0	0	0	0					20	1.0%
Armour Heights Developments	0	1	1	4	4	5	3	2					20	1.0%
Diamond Corp	2	5	2	2	4	1	1	3					20	1.0%
Total (All 174 Builders)	**117**	**225**	**306**	**313**	**216**	**301**	**262**	**215**					**1,955**	

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	**Sep**	**Oct**	**Nov**	**Dec**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Total**	**Share %**
Caivan	1	5	5	3	3	6	159	4	3	52	124	81	446	14.7%
Greenpark Group	51	249	8	10	6	5	11	3	18	0	1	7	369	12.2%
Treasure Hill	0	104	66	12	4	42	15	26	8	5	5	5	292	9.6%
Trinity Point Developments	3	237	1	0	0	0	0	20	2	1	0	0	264	8.7%
Concord Adex	6	6	4	3	7	18	12	52	25	23	6	3	165	5.5%
Mattamy Homes	5	4	8	13	9	11	3	10	7	11	9	7	97	3.2%
Minto Developments	0	0	0	0	1	0	4	5	6	49	17	10	92	3.0%
Devron	25	24	9	5	4	4	3	1	0	0	0	0	75	2.5%
Daniels Corporation	1	4	6	2	2	4	6	14	4	13	8	8	72	2.4%
Tridel	1	3	0	1	6	11	1	14	2	5	4	14	62	2.0%
Branthaven Homes	0	0	0	0	0	10	12	29	3	4	1	1	60	2.0%
RioCan Living	0	4	3	0	0	0	0	0	3	42	2	2	56	1.9%
Conservatory Group	6	5	3	0	1	2	3	27	5	2	0	0	54	1.8%
National Homes	0	5	0	1	5	8	4	7	4	4	6	5	49	1.6%
Lifetime Developments	10	3	1	0	2	3	2	3	6	10	1	4	45	1.5%
Aura Homes				12	9	7	1	1	7	5	2	0	44	1.5%
Brookfield Residential	13	3	4	0	2	3	3	7	5	0	1	2	43	1.4%
Marlin Spring Developments	9	4	4	0	0	3	2	3	5	3	4	3	40	1.3%
Harhay Developments	3	3	4	0	0	2	2	4	7	6	2	3	36	1.2%
Diamond Corp	5	6	0	3	2	5	2	2	4	1	1	3	34	1.1%
Empire	0	0	0	0	0	0	0	0	0	1	14	18	33	1.1%
ADI Development Group	0	10	7	5	6	0	1	1	0	0	0	2	32	1.1%
Aoyuan International	2	4	5	1	1	17	1	1	0	0	0	0	32	1.1%
Capital Developments	1	3	1	0	4	4	1	3	3	3	4	4	31	1.0%
North Drive	5	6	6	3	0	1	3	3	2	1	1	0	31	1.0%
Total (All 175 Builders)	**216**	**533**	**207**	**115**	**117**	**225**	**306**	**313**	**216**	**301**	**262**	**215**	**3,026**	

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 August
Aura - Caivan	Mississauga	Stacked	3 Bedroom & Up	21
			2 Bedroom	60
	Total			**81**
Empire Quay House - Empire	Old Toronto	Apartment	1 Bedroom	18
			1 Bedroom + Den	0
			2 Bedroom + Den	0
			3 Bedroom & Up	0
			2 Bedroom	0
			Studio	0
	Total			**18**

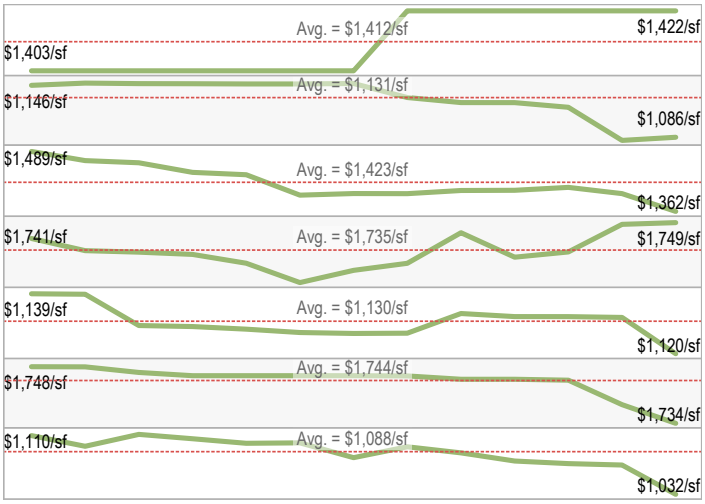
Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	$1,422/sf
	Etobicoke	$1,086/sf
	North York	$1,362/sf
	Old Toronto	$1,749/sf
	Scarborough	$1,120/sf
	York	$1,734/sf
905 Area	905 All Muni.	$1,032/sf

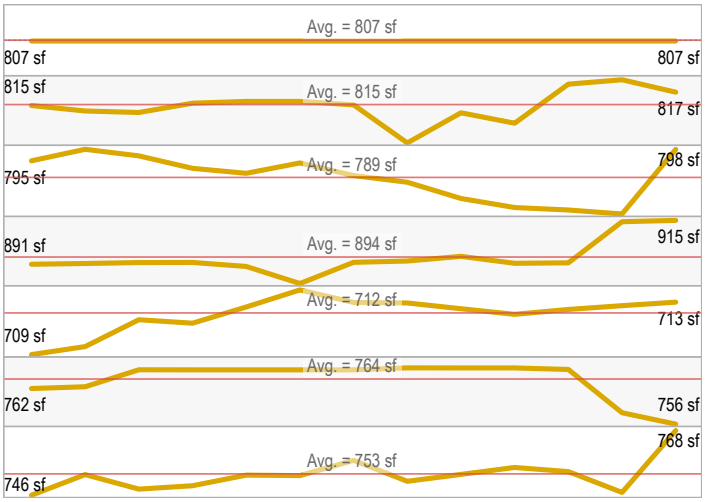
Last 13 Months



Avg. Remaining Unit Size (SF)

416 Area	East York	1,001 sf
	Etobicoke	785 sf
	North York	798 sf
	Old Toronto	831 sf
	Scarborough	729 sf
	York	829 sf
905 Area	905 All Muni.	767 sf

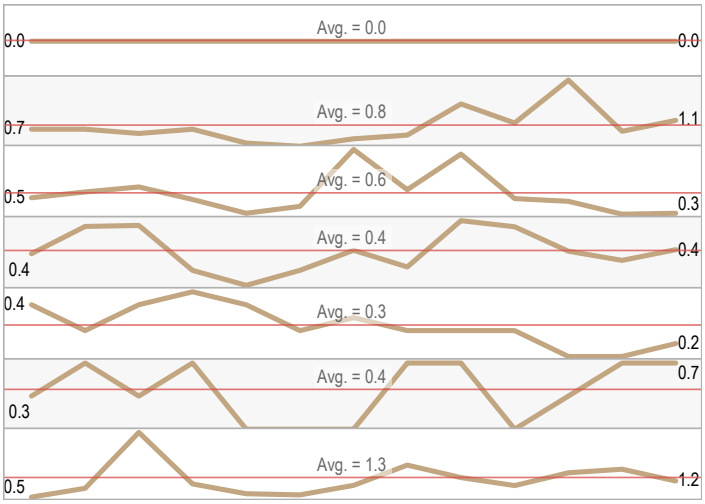
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	1.1
	North York	0.3
	Old Toronto	0.4
	Scarborough	0.2
	York	0.7
905 Area	905 All Muni.	1.2

Last 13 Months



Y./Y. Sales Comparison

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Current Month Sales Compared to Previous Year by Submarket

		August 2025			August 2026		
Sub Market	Municipality	Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	2		2	1		1
Central Waterfront	Old Toronto	1		1	20		20
Don Mills - York Mills	North York	4	0	4	0	0	0
Downtown Core	Old Toronto	2		2	3		3
Downtown East	Old Toronto	12		12	6		6
Downtown West	Old Toronto	11		11	4		4
Etobicoke Waterfront	Etobicoke	2		2			
Highway7 - Yonge	Richmond Hill	3	0	3	0	2	2
Mississauga City Centre	Mississauga	1		1	0		0
North Toronto	Old Toronto	8	0	8	0	0	0
North Yonge Corridor	North York	3		3	6		6
North York West	North York	3		3	1		1
Not Applicable	Ajax	0	0	0	0	0	0
	Aurora		0	0		0	0
	Brampton	1	3	4	3	0	3
	Burlington	3	0	3	7	0	7
	Caledon		0	0		2	2
	East York	0	0	0	0	0	0
	Etobicoke	14	0	14	16	3	19
	Halton Hills	0		0	1		1
	King	0		0	1		1
	Markham	3	0	3	1	5	6
	Milton	3		3	7		7
	Mississauga	28		28	13	81	94
	Newmarket	0		0	0		0
	Oakville	4		4	7		7
	Old Toronto	0		0	0		0
	Oshawa	0		0	2	5	7
	Pickering	5	0	5	1	0	1
	Richmond Hill		0	0		3	3
	Scarborough	5	0	5	2	0	2
	Vaughan	7		7	0		0
	Whitby	2		2	2		2
	York	1		1	2		2
Sheppard Corridor	North York	7	0	7	1		1
Thornhill	Markham	1		1	0		0
	Vaughan	0		0	1		1
Toronto East	Old Toronto	0		0	0		0
Toronto West	Old Toronto	3		3	6		6
Yonge - St. Clair	Old Toronto	1		1	0		0
Grand Total		140	3	143	114	101	215

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	29		29	399		399
Central Waterfront	Old Toronto	52		52	902		902
Don Mills - York Mills	North York	33	21	54	190	73	263
	Old Toronto						
Downtown Core	Old Toronto	12		12	426		426
Downtown East	Old Toronto	46		46	657		657
Downtown West	Old Toronto	237		237	737		737
Etobicoke Waterfront	Etobicoke	22		22			
Highway7 - Yonge	Markham						
	Richmond Hill	14	22	36	154	0	154
Mississauga City Centre	Mississauga	17		17	621		621
North Toronto	North York						
	Old Toronto	20	0	20	300	4	304
North Yonge Corridor	North York	93		93	648		648
North York East	North York						
North York West	North York	43		43	466		466
	York						
Not Applicable	Ajax	0	4	4	34	2	36
	Aurora		3	3		3	3
	Brampton	42	65	107	53	452	505
	Burlington	59	2	61	189	21	210
	Caledon		15	15		29	29
	Clarington						
	East York	0	0	0	35	4	39
	Etobicoke	175	8	183	771	101	872
	Georgina						
	Halton Hills	24		24	40		40
	King	5		5	190		190
	Markham	40	189	229	234	75	309
	Milton	311		311	279		279
	Mississauga	244	409	653	1,108	7	1,115
	Newmarket	3		3	43		43
	Oakville	159		159	264		264
	Old Toronto	7		7	147		147
	Oshawa	11	63	74	227	0	227
	Pickering	40	0	40	639	6	645
	Richmond Hill		47	47		59	59
	Scarborough	39	0	39	365	3	368
	Uxbridge						
	Vaughan	96	104	200	660		660
	Whitby	43		43	20		20
	Whitchurch-Stouffville						
	York	14		14	215		215
Scarborough City Centre	Scarborough						
Sheppard Corridor	North York	42	1	43	267		267
Thornhill	Markham	8		8	17		17
	Vaughan	10		10	0		0
Toronto East	East York						
	Old Toronto	11		11	165		165
Toronto West	Old Toronto	68		68	283		283
Yonge - St. Clair	Old Toronto	4		4	150		150
Grand Total		2,073	953	3,026	11,895	839	12,734

Altus Group

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