Altus Group



Greater Toronto Area High Rise Projects

New Homes Monthly Report

September 2026

GTA Overview

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Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	Sep-26	Sep-25	Change
High-rise	129	216	-40.3%
Low-rise	820	363	125.9%
Total	**949**	**579**	63.9%

Year-to-Date Sales	Jan.-Sep. 2026	Jan.-Sep. 2025	Y/Y Change
High-rise	2,284	1,566	45.8%
Low-rise	6,606	2,435	171.3%
Total	**8,890**	**4,001**	122.2%

Year-to-Date Supply	Jan.-Sep. 2026	Jan.-Sep. 2025	Y/Y Change
High-rise	1,182	874	35.2%
Low-rise	7,985	3,216	148.3%
Total	**9,167**	**4,090**	124.1%

Year-to-Date Completions	Jan.-Sep. 2026	Jan.-Sep. 2025	Y/Y Change
High-rise	13,209	19,991	-33.9%

Remaining Inventory	Sep-26	Aug-26	Sep-25	M/M Change	Y/Y Change
High-rise	12,909	12,769	15,341	1.1%	-15.9%
Low-rise	7,048	6,357	5,786	10.9%	21.8%
Total	**19,957**	**19,126**	**21,127**	4.3%	-5.5%

Benchmark Price	Sep-26	Aug-26	Sep-25	M/M Change	Y/Y Change
High-rise	$1,031,574	$1,041,918	$1,033,317	-1.0%	-0.2%
Low-rise	$1,246,764	$1,271,972	$1,437,447	-2.0%	-13.3%

Projects	New Openings	All Active	Under Const.	Pre-Const.
High-rise Projects	2	289	117	65
High-rise Units	221	74,344	39,951	15,223
% Sold*	3%	83%	77%	51%
Low-rise Projects	11	281		
Low-rise Units	691	37,327		
% Sold*	33%	81%		

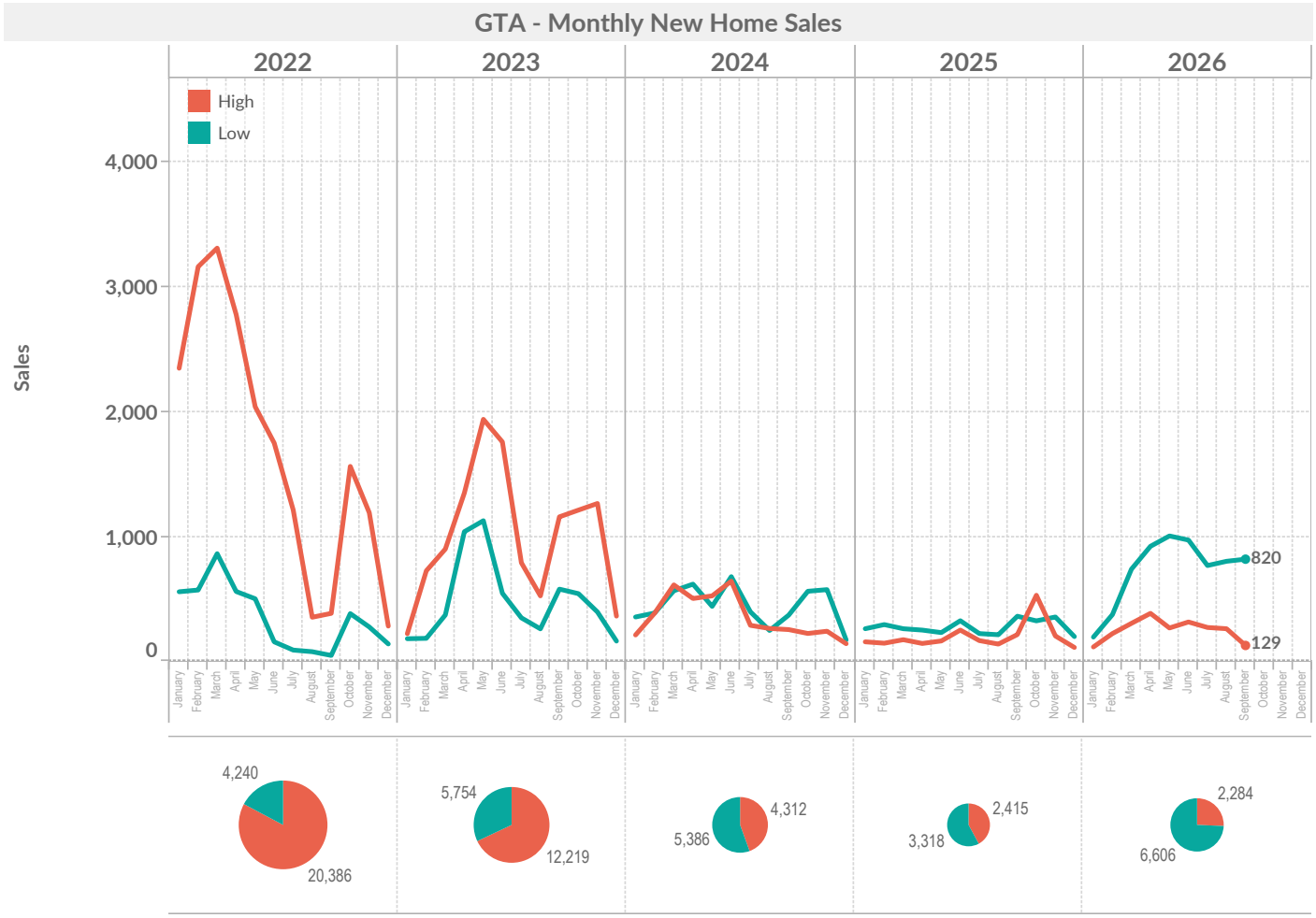
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

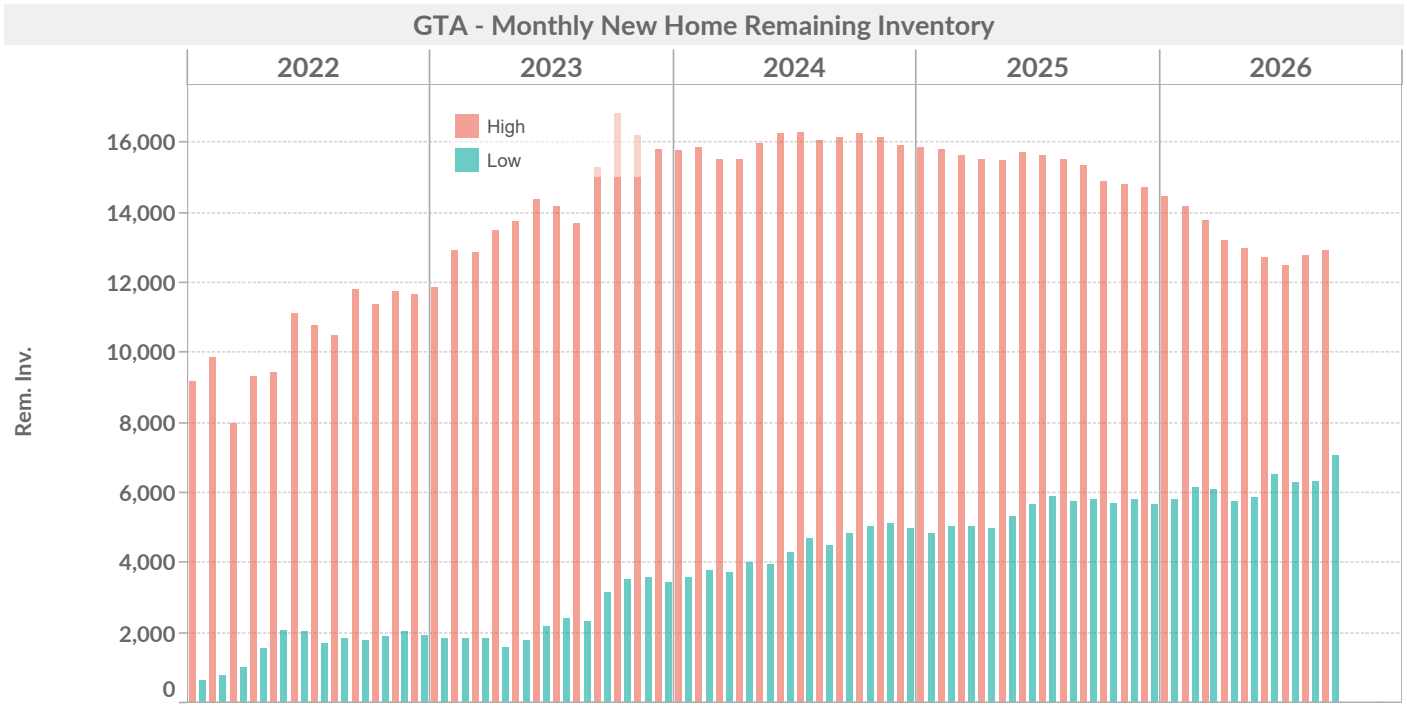
All Active includes all projects actively marketing available remaining inventory regardless of their construction status.

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

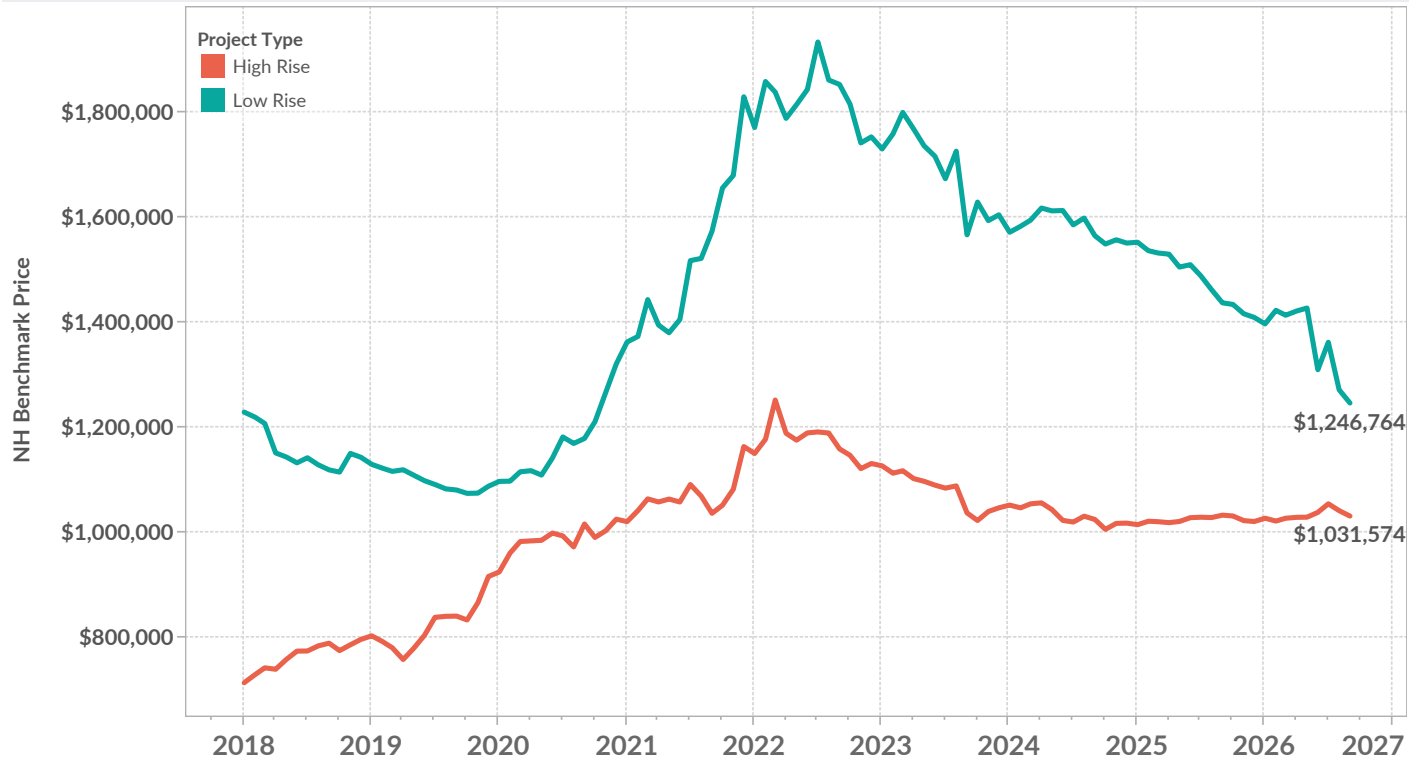




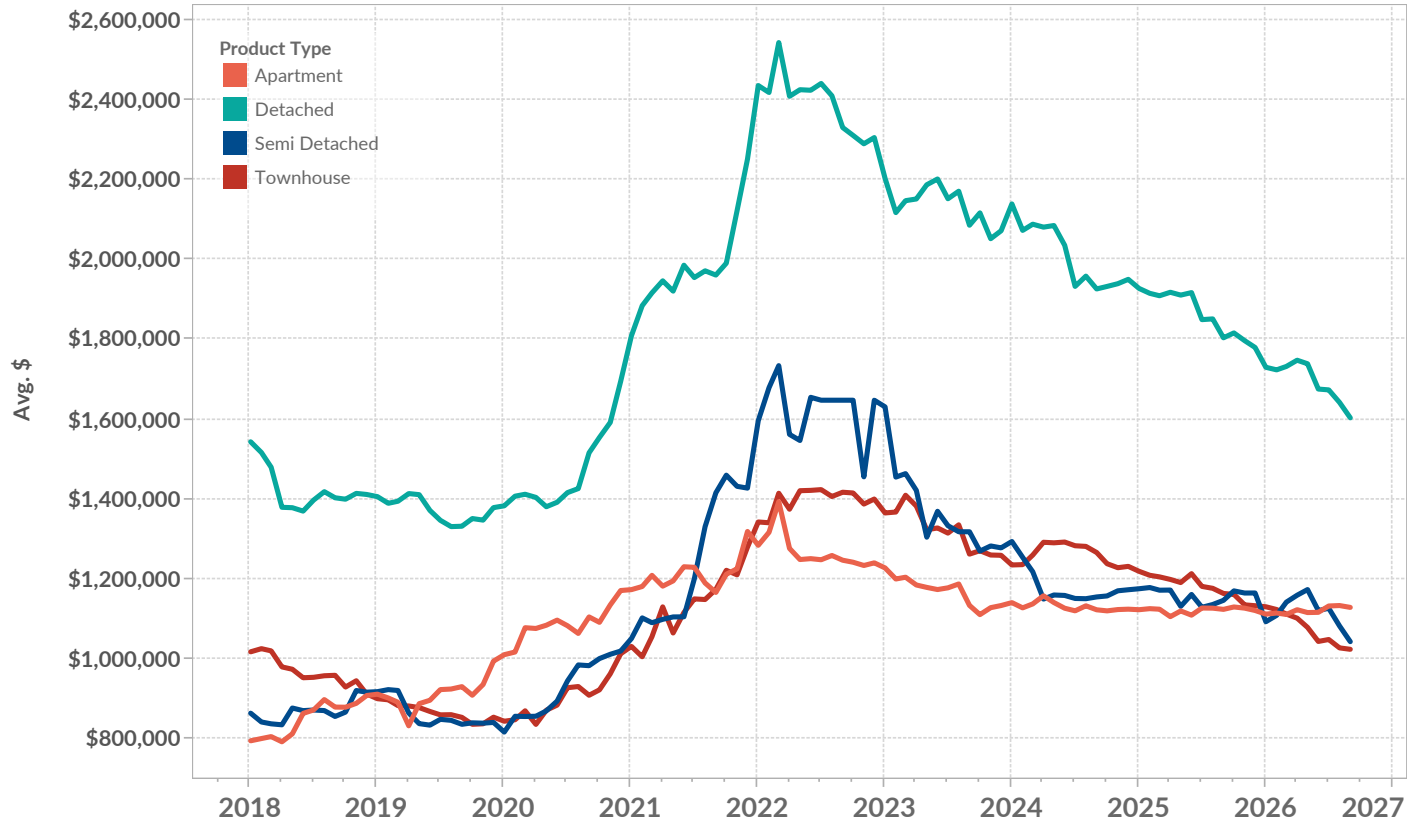
Pricing

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Monthly New Home Benchmark Price (excludes extremes)



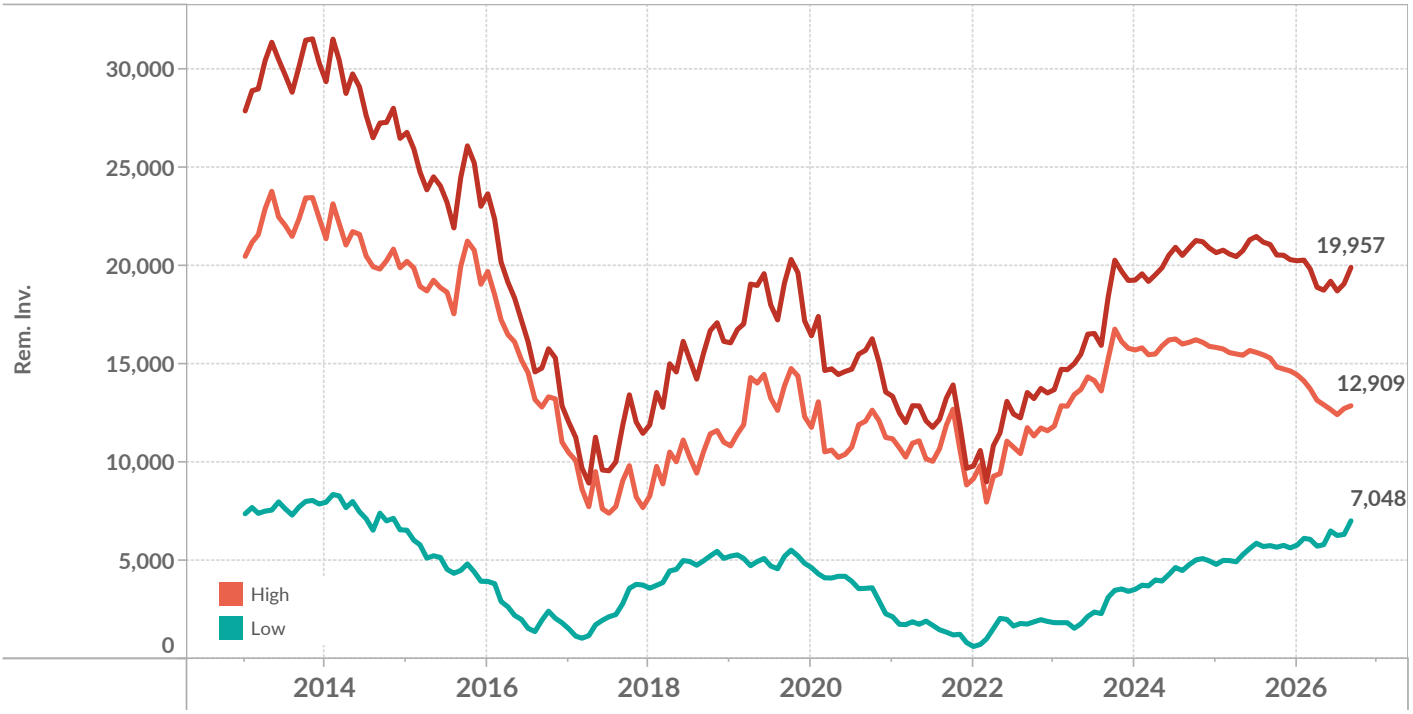
Monthly Avg. Asking Price by Product Type (includes all projects)



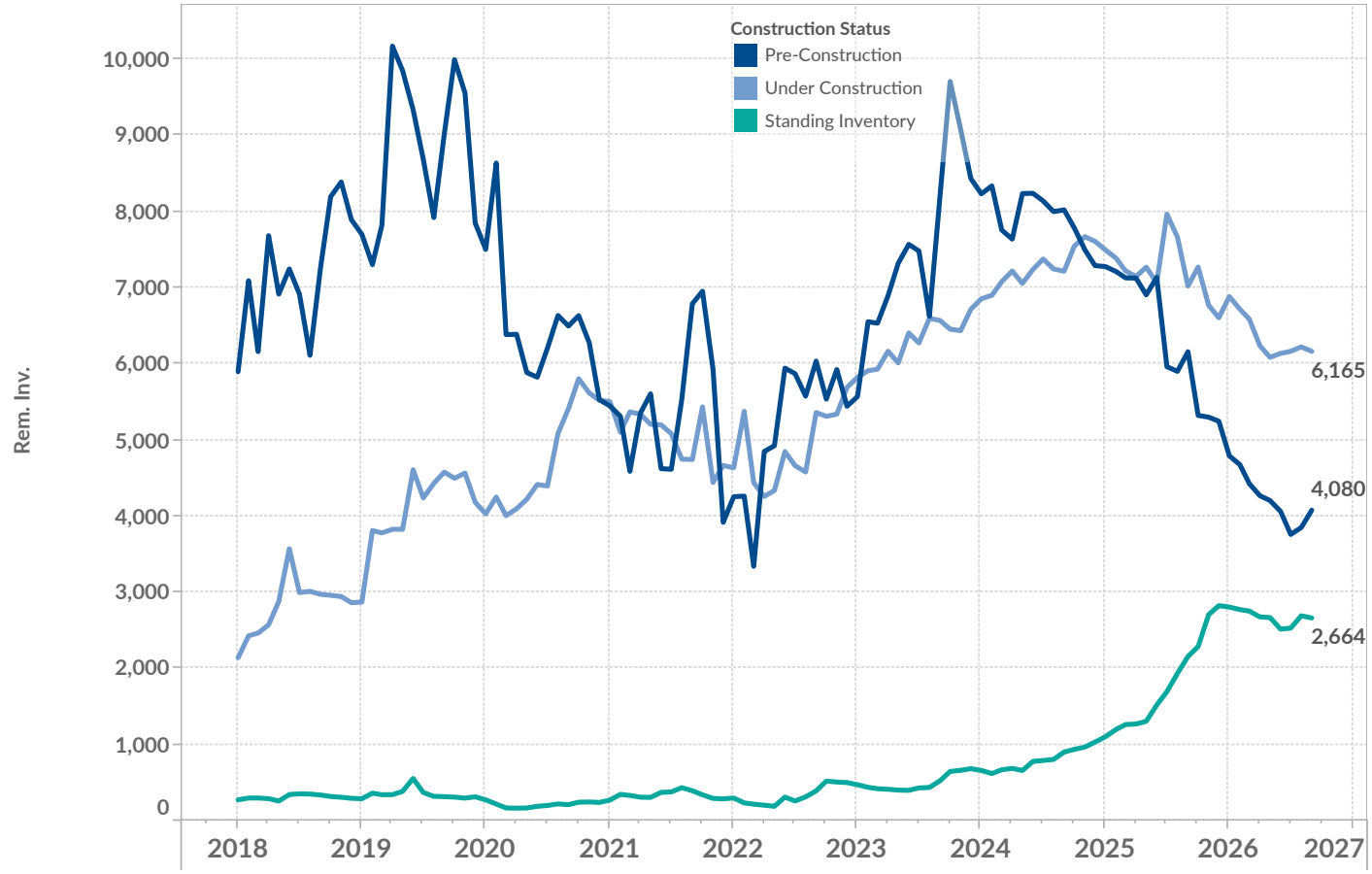
Remaining Inventory

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GTA - Monthly New Home Remaining Inventory

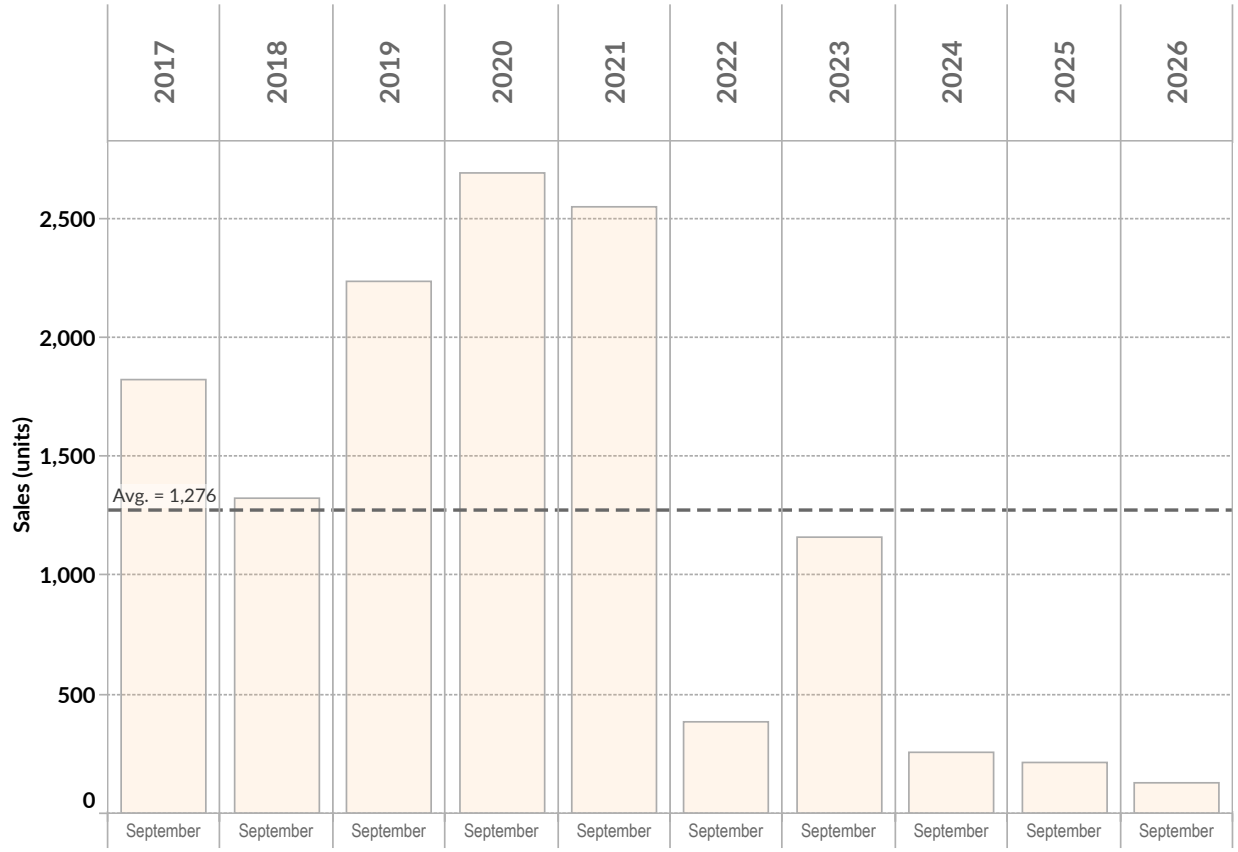


GTA - Monthly High Rise Rem. Inv. by Construction Status

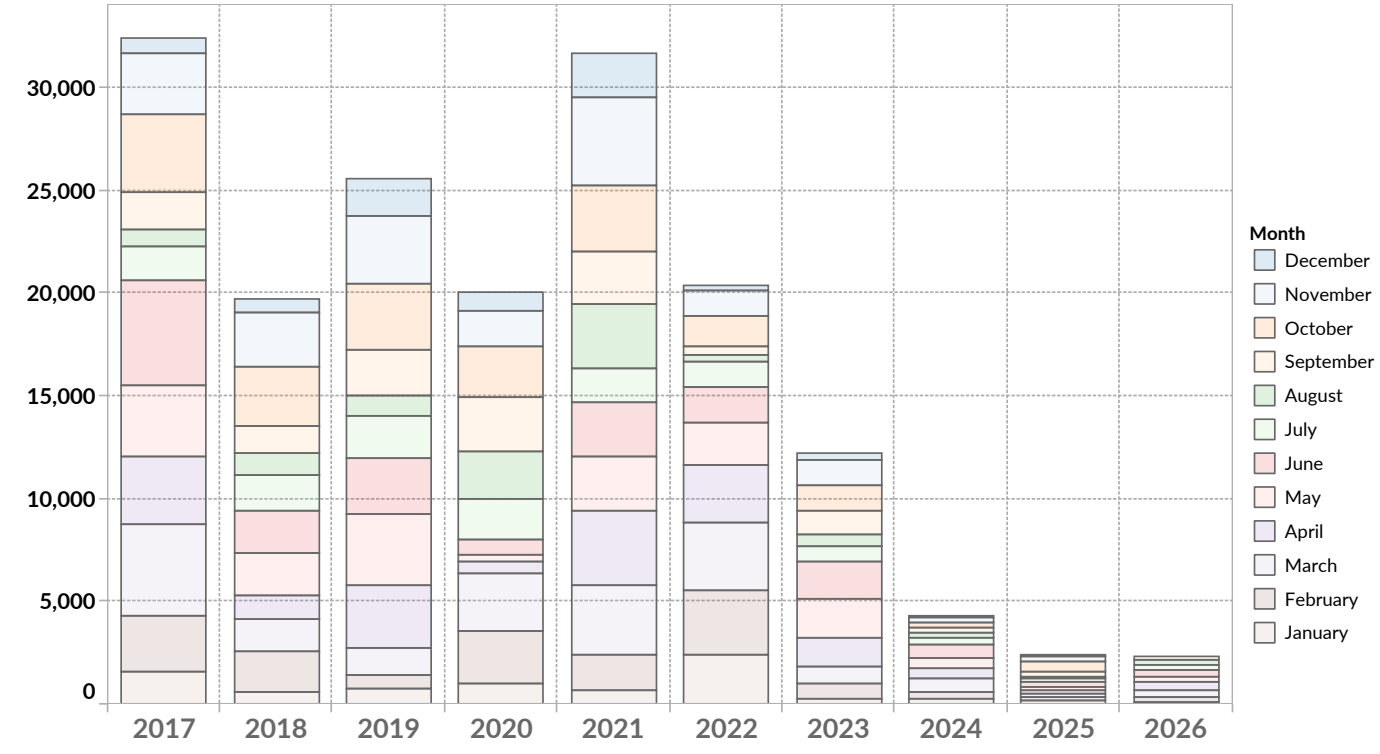


Historical Sales Comparison

High Rise Sales - Current Month vs Historical

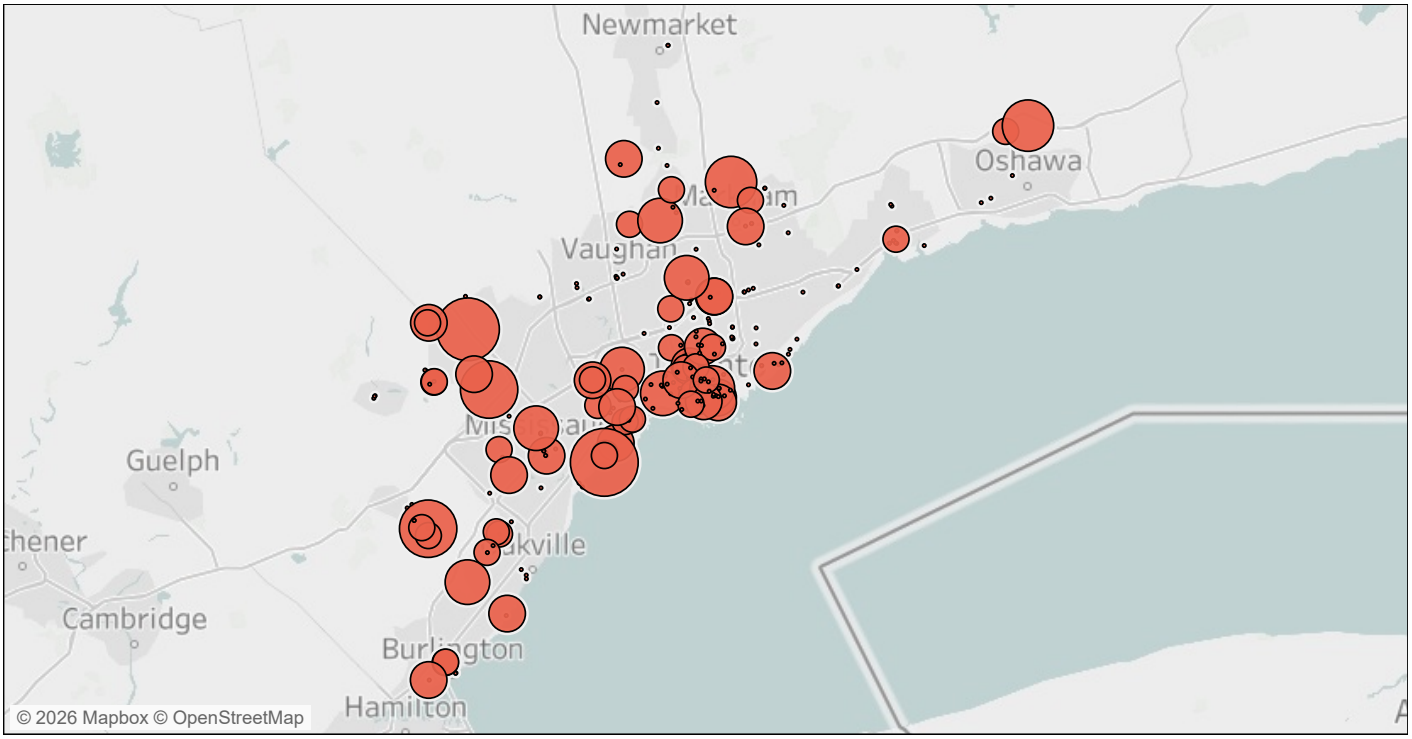


High Rise Sales - By Year & Month

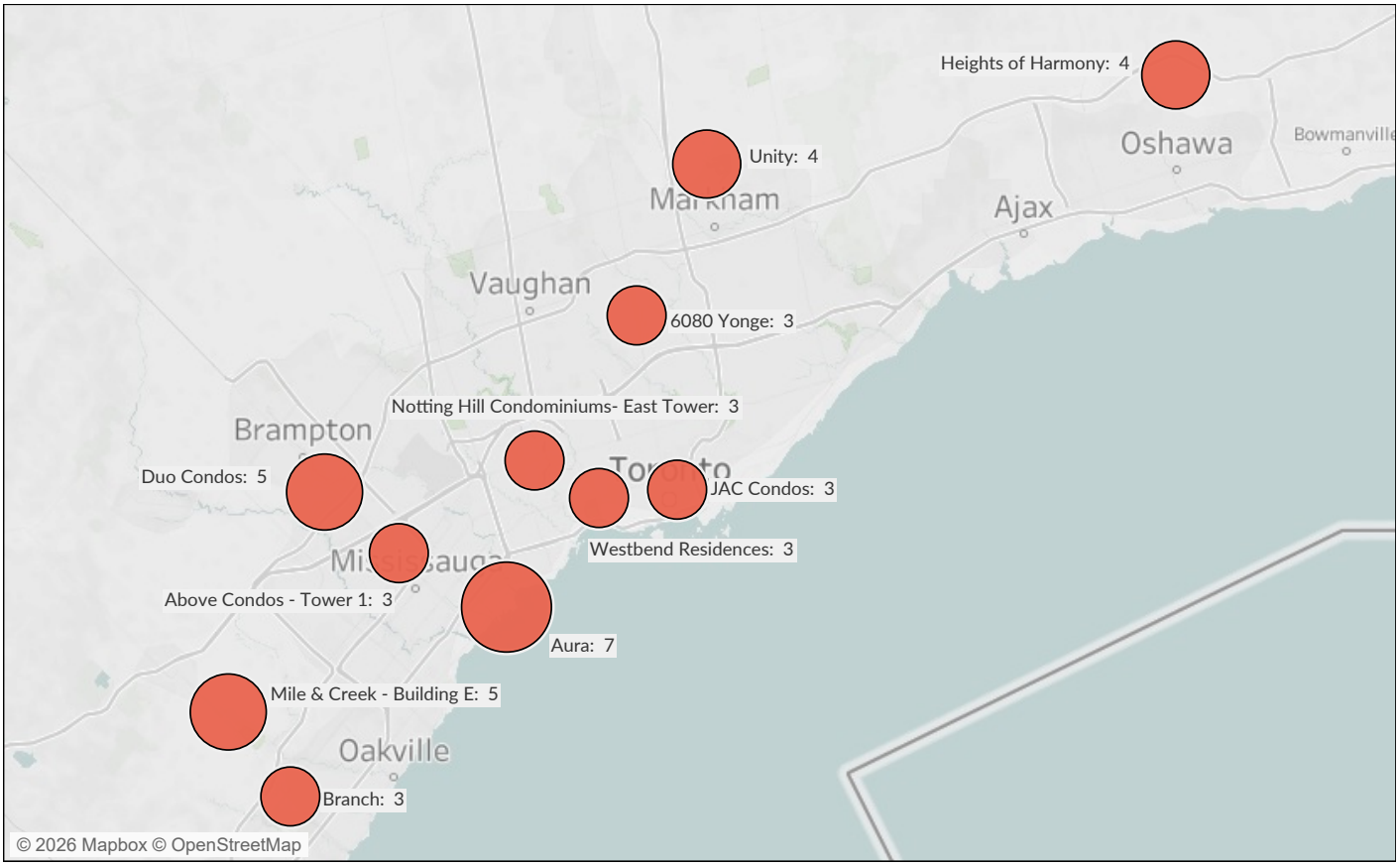


Current Sites

GTA - Active High Rise Sites by Current Month Sales



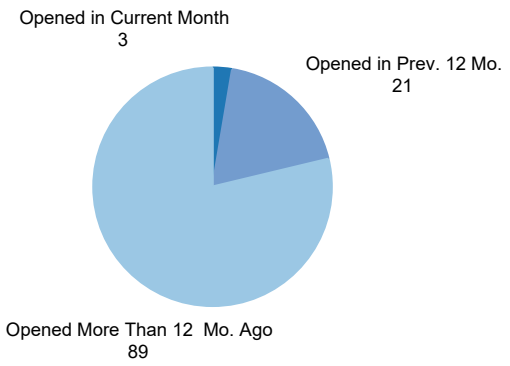
GTA - Top 10 Sites by Current Month Sales



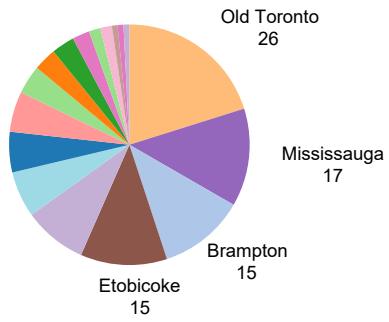
Monthly Sales Breakdown

Current Month High Rise Sales Breakdown

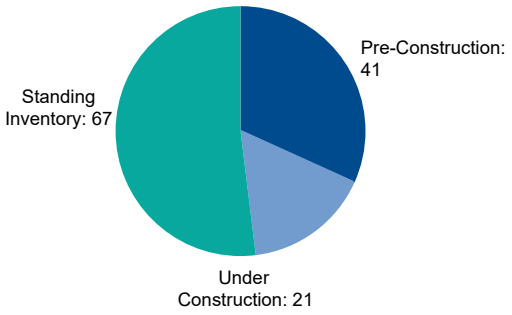
Sales by Opening Date (5 years)



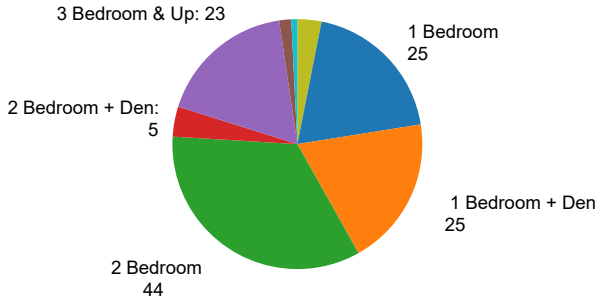
Sales by Municipality/Area



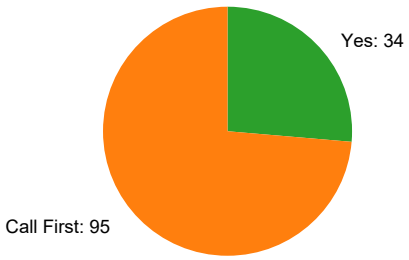
Sales by Const. Status



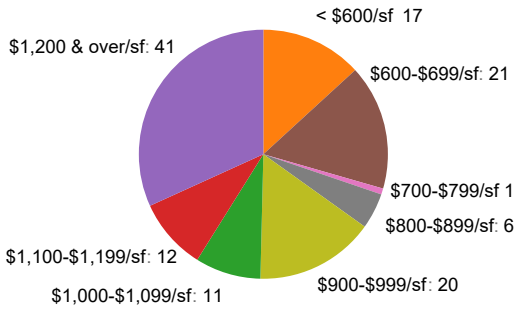
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



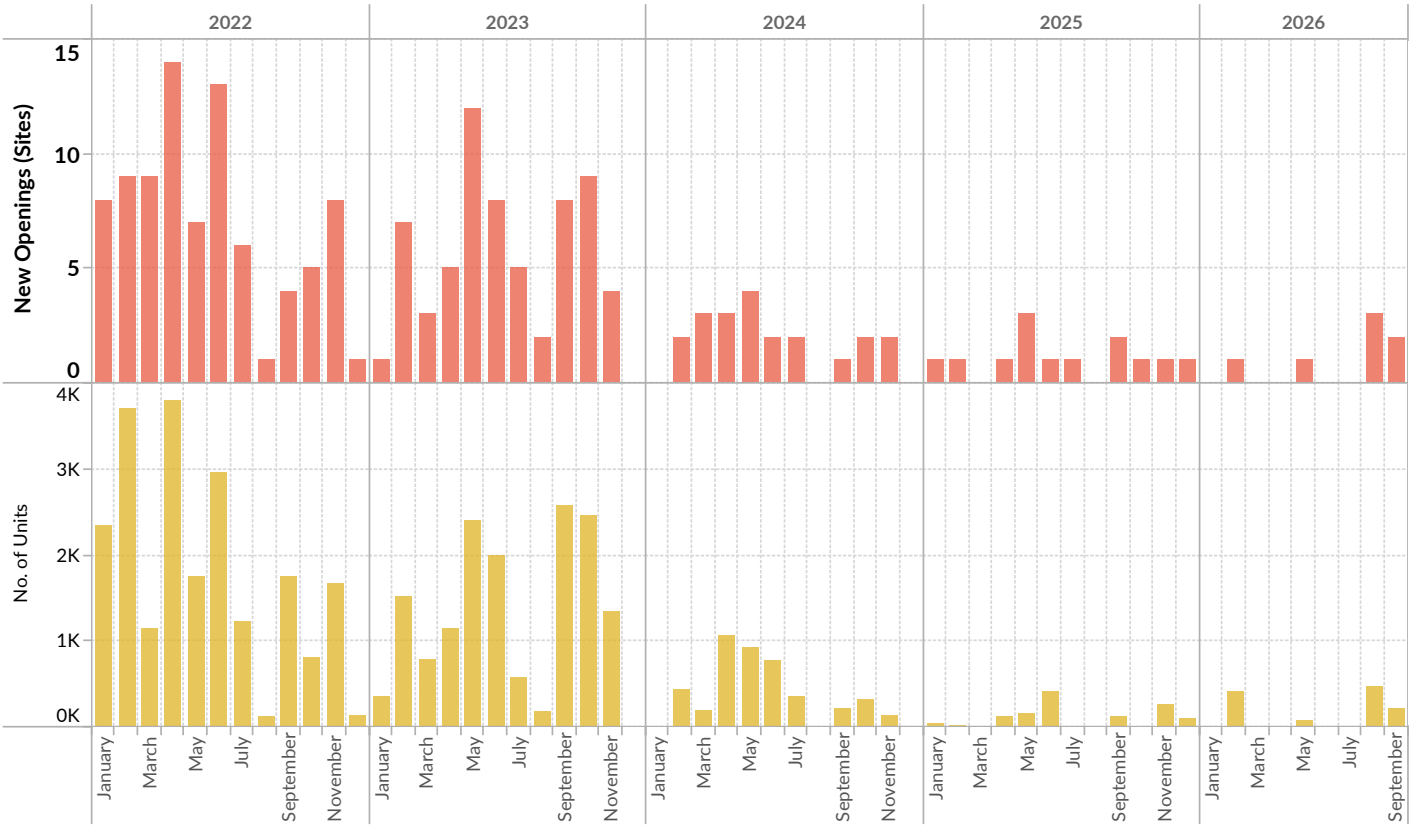
New Openings

September 2026 - New Project Launches

Site Name	Municipality	Opening Date	No. of Units *	Current Month Sales **	Rem Inv	Avg. Current Price Per Sq Fo..
Merrydale Residences (Phase 1) - Liberty Development Corporation	Vaughan	9/17/2026	99	3	96	$820
South Banks - Deco Homes and Opus Homes	Mississauga	9/22/2026	122	0	122	$564
Grand Total			221	3	218	$735

** 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.*

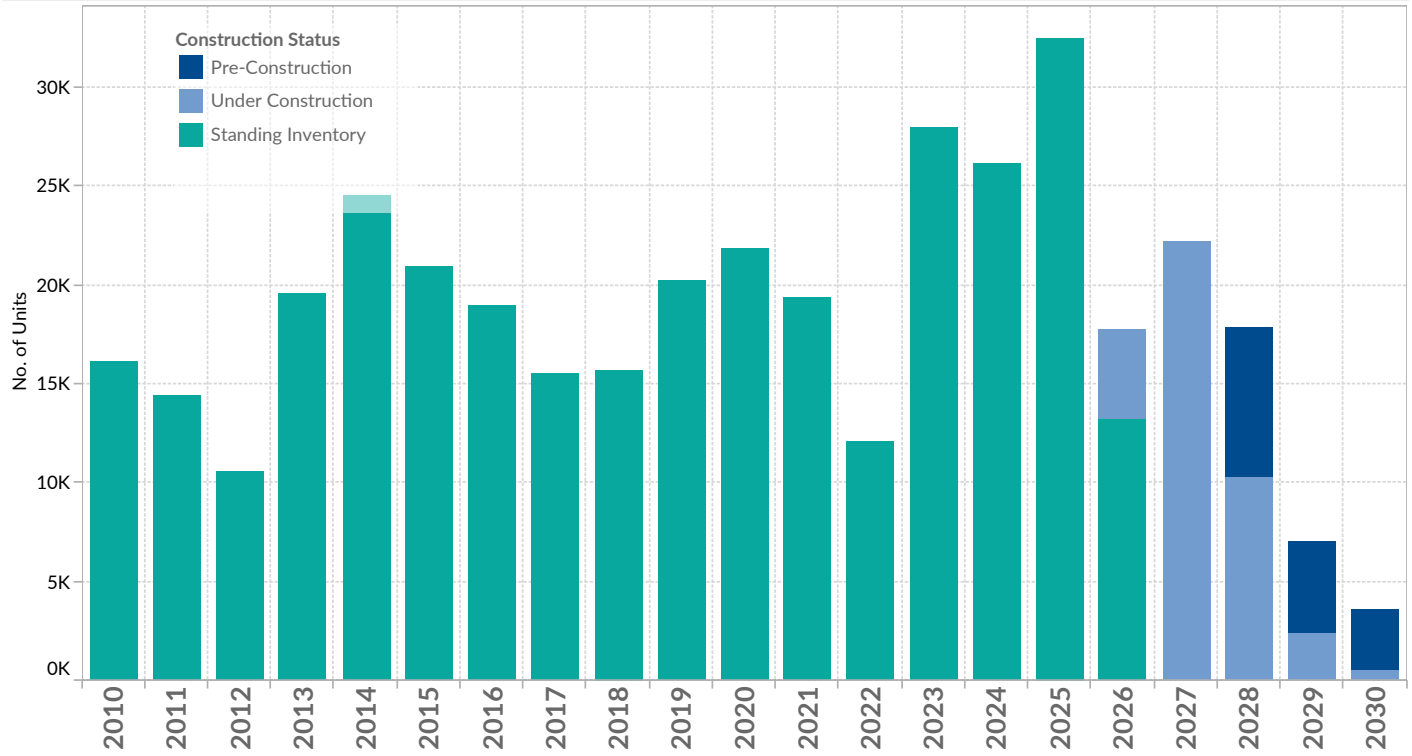
Project Launch History - Sites & Units



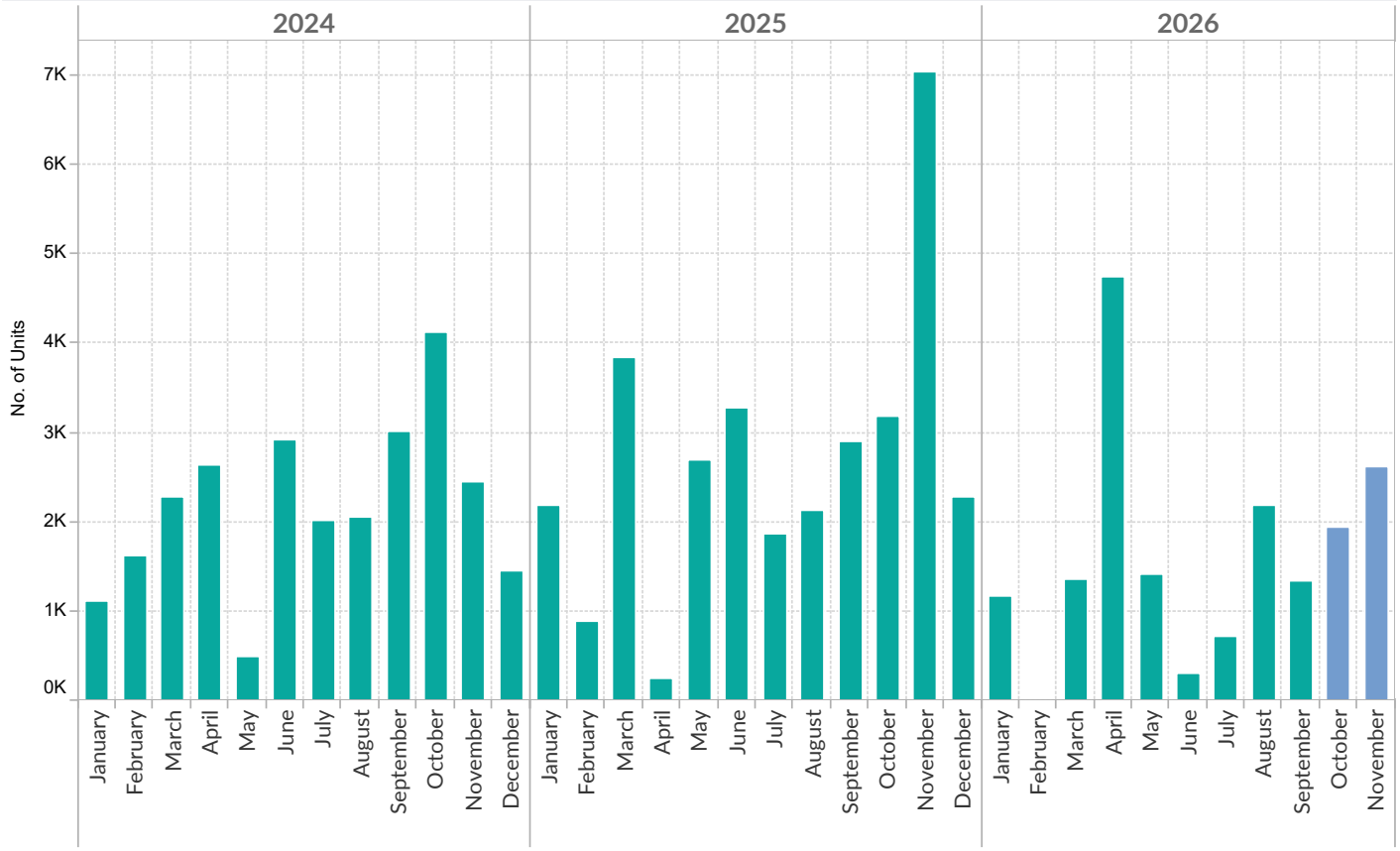
Scheduled Completions

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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	7				439	19.2%
Concord Adex	7	18	12	52	25	23	9	32	6				184	8.1%
Treasure Hill	4	42	15	38	21	22	8	22	4				176	7.7%
Minto Developments	1	0	4	5	48	49	17	10	7				141	6.2%
Graywood Developments	0	0	1	61	9	0	3	2	5				81	3.5%
Mattamy Homes	9	11	3	10	7	11	9	7	9				76	3.3%
Phantom Developments	0	0	0	61	6	0	0	0	3				70	3.1%
Tridel	6	11	1	14	2	5	4	14	9				66	2.9%
Daniels Corporation	2	4	6	14	4	13	8	8	4				63	2.8%
Branthaven Homes	0	10	12	29	3	4	1	2	1				62	2.7%
Greenpark Group	6	5	11	3	18	0	1	7	2				53	2.3%
RioCan Living	0	0	0	0	3	42	2	2	1				50	2.2%
National Homes	5	7	4	7	4	4	6	5	7				49	2.1%
Conservatory Group	1	2	3	27	5	2	0	0	0				40	1.8%
Brixen Developments Inc.	3	5	3	6	3	3	5	0	6				34	1.5%
Lifetime Developments	2	3	2	3	6	10	1	4	0				31	1.4%
Arkfield Development	2	10	0	11	0	1	0	4	3				31	1.4%
Westdale Properties	1	0	1	0	0	2	10	10	5				29	1.3%
Harhay Developments	0	2	2	4	7	6	2	3	3				29	1.3%
Marlin Spring Developments	0	3	2	3	5	3	4	3	5				28	1.2%
Aura Homes	9	7	1	1	7	2	0	0	0				27	1.2%
Capital Developments	4	4	1	3	3	3	4	4	0				26	1.1%
Empire	0	0	0	0	0	0	9	11	4				24	1.1%
Parallax Development Corporation	1	0	0	0	0	0	10	10	3				24	1.1%
Trinity Point Developments	0	0	0	20	2	1	0	0	1				24	1.1%
Total (All 175 Builders)	**117**	**224**	**306**	**386**	**269**	**317**	**273**	**263**	**129**				**2,284**	

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									
Builder	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total	Market Share %
Caivan	5	5	3	3	6	159	4	3	52	124	81	7	452	14.4%
Treasure Hill	104	66	12	4	42	15	38	21	22	8	22	4	358	11.4%
Greenpark Group	249	8	10	6	5	11	3	18	0	1	7	2	320	10.2%
Trinity Point Developments	237	1	0	0	0	0	20	2	1	0	0	1	262	8.4%
Concord Adex	4	2	1	7	18	12	52	25	23	9	32	6	191	6.1%
Minto Developments	0	0	0	1	0	4	5	48	49	17	10	7	141	4.5%
Mattamy Homes	4	8	13	9	11	3	10	7	11	9	7	9	101	3.2%
Graywood Developments	3	1	0	0	0	1	61	9	0	3	2	5	85	2.7%
Daniels Corporation	4	6	2	2	4	6	14	4	13	8	8	4	75	2.4%
Phantom Developments	2	0	0	0	0	0	61	6	0	0	0	3	72	2.3%
Tridel	3	0	2	6	11	1	14	2	5	4	14	9	71	2.3%
Branthaven Homes	0	0	0	0	10	12	29	3	4	1	2	1	62	2.0%
RioCan Living	4	3	0	0	0	0	0	3	42	2	2	1	57	1.8%
National Homes	5	0	0	5	7	4	7	4	4	6	5	7	54	1.7%
Devron	24	9	5	4	4	3	1	0	0	0	0	0	50	1.6%
Conservatory Group	5	3	0	1	2	3	27	5	2	0	0	0	48	1.5%
Aura Homes			12	9	7	1	1	7	2	0	0	0	39	1.2%
Harhay Developments	3	4	0	0	2	2	4	7	6	2	3	3	36	1.1%
Marlin Spring Developments	4	4	0	0	3	2	3	5	3	4	3	5	36	1.1%
Lifetime Developments	3	1	0	2	3	2	3	6	10	1	4	0	35	1.1%
Brixen Developments Inc.	0	0	0	3	5	3	6	3	3	5	0	6	34	1.1%
Arkfield Development	1	0	1	2	10	0	11	0	1	0	4	3	33	1.1%
ADI Development Group	10	7	5	6	0	1	1	0	0	0	2	0	32	1.0%
Westdale Properties	2	0	1	1	0	1	0	0	2	10	10	5	32	1.0%
Aoyuan International	4	5	1	1	17	1	1	0	0	0	0	0	30	1.0%
Total (All 175 Builders)	**531**	**205**	**113**	**117**	**224**	**306**	**386**	**269**	**317**	**273**	**263**	**129**	**3,133**	

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 September
Aura - Caivan	Mississauga	Stacked	3 Bedroom & Up	3
			2 Bedroom	4
	Total			**7**
Spruce Trails - Camcos Living	Brampton	Stacked	1 Bedroom	2
			2 Bedroom + Den	0
			3 Bedroom & Up	2
			2 Bedroom	2
	Total			**6**

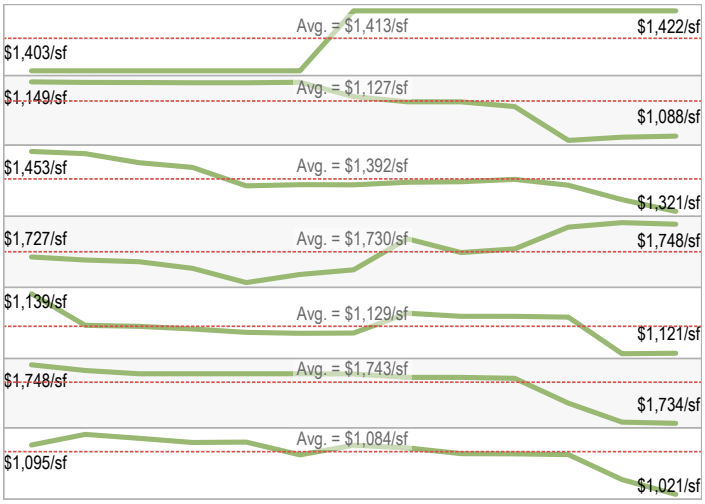
Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	$1,422/sf
	Etobicoke	$1,088/sf
	North York	$1,321/sf
	Old Toronto	$1,748/sf
	Scarborough	$1,121/sf
	York	$1,734/sf
905 Area	905 All Muni.	$1,021/sf

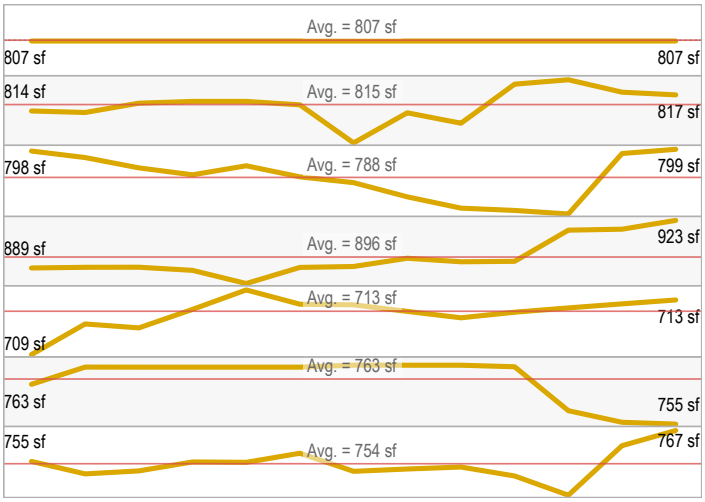
Last 13 Months



Avg. Remaining Unit Size (SF)

416 Area	East York	1,001 sf
	Etobicoke	785 sf
	North York	797 sf
	Old Toronto	831 sf
	Scarborough	729 sf
	York	829 sf
905 Area	905 All Muni.	769 sf

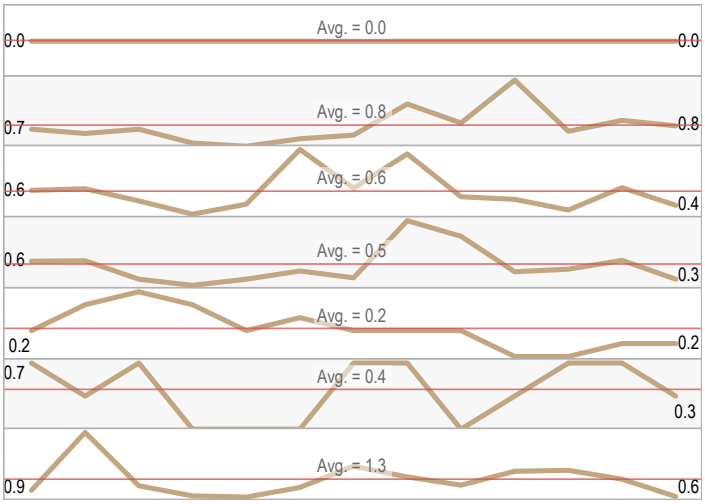
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	0.8
	North York	0.4
	Old Toronto	0.3
	Scarborough	0.2
	York	0.3
905 Area	905 All Muni.	0.6

Last 13 Months



Y./Y. Sales Comparison

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Current Month Sales Compared to Previous Year by Submarket

		September 2025			September 2026		
Sub Market	Municipality	Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	1		1	1		1
Central Waterfront	Old Toronto	2		2	2		2
Don Mills - York Mills	North York	5	1	6	0	0	0
Downtown Core	Old Toronto	1		1	0		0
Downtown East	Old Toronto	6		6	5		5
Downtown West	Old Toronto	35		35	6		6
Etobicoke Waterfront	Etobicoke	0		0			
Highway7 - Yonge	Richmond Hill	7	1	8	1		1
Mississauga City Centre	Mississauga	0		0	2		2
North Toronto	Old Toronto	3	0	3	3	0	3
North Yonge Corridor	North York	9		9	3		3
North York West	North York	5		5	2		2
Not Applicable	Ajax	0	0	0	0	0	0
	Aurora		0	0		0	0
	Brampton	1	3	4	7	8	15
	Burlington	0	0	0	4	0	4
	Caledon		0	0		3	3
	East York	0	0	0	0	0	0
	Etobicoke	16	0	16	13	2	15
	Halton Hills	2		2	0		0
	King	0		0	2		2
	Markham	2	0	2	3	4	7
	Milton	2		2	7		7
	Mississauga	38		38	8	7	15
	Newmarket	0		0	0		0
	Oakville	31		31	8		8
	Old Toronto	1		1	0		0
	Oshawa	0		0	1	4	5
	Pickering	6	0	6	1	0	1
	Richmond Hill		0	0		0	0
	Scarborough	3	0	3	2	0	2
	Vaughan	9	0	9	4		4
	Whitby	13		13	0		0
	York	2		2	1		1
Sheppard Corridor	North York	1	0	1	6		6
Thornhill	Markham	0		0	0		0
	Vaughan	0		0			
Toronto East	Old Toronto	1		1	0		0
Toronto West	Old Toronto	9		9	5		5
Yonge - St. Clair	Old Toronto	0		0	4		4
Grand Total		211	5	216	101	28	129

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	398		398
Central Waterfront	Old Toronto	39		39	944		944
Don Mills - York Mills	North York	30	20	50	190	73	263
Downtown Core	Old Toronto	11		11	426		426
Downtown East	Old Toronto	143		143	655		655
Downtown West	Old Toronto	229		229	718		718
Etobicoke Waterfront	Etobicoke	22		22			
Highway7 - Yonge	Markham						
	Richmond Hill	8	21	29	153		153
Mississauga City Centre	Mississauga	19		19	619		619
North Toronto	North York						
	Old Toronto	20	0	20	297	4	301
North Yonge Corridor	North York	87		87	678		678
North York East	North York						
North York West	North York	40		40	464		464
	York						
Not Applicable	Ajax	0	4	4	34	2	36
	Aurora		3	3		3	3
	Brampton	48	70	118	46	444	490
	Burlington	61	2	63	187	21	208
	Caledon		18	18		26	26
	Clarington						
	East York	0	0	0	35	4	39
	Etobicoke	172	10	182	758	99	857
	Georgina						
	Halton Hills	22		22	40		40
	King	7		7	188		188
	Markham	41	255	296	231	9	240
	Milton	316		316	272		272
	Mississauga	214	416	630	1,100	122	1,222
	Newmarket	3		3	43		43
	Oakville	137		137	255		255
	Old Toronto	6		6	147		147
	Oshawa	15	67	82	223	11	234
	Pickering	35	0	35	638	6	644
	Richmond Hill		42	42		64	64
	Scarborough	38	0	38	363	3	366
	Uxbridge						
	Vaughan	91	104	195	755		755
	Whitby	30		30	20		20
	Whitchurch-Stouffville						
	York	13		13	214		214
Scarborough City Centre	Scarborough						
Sheppard Corridor	North York	54	1	55	344		344
Thornhill	Markham	9		9	16		16
	Vaughan	10		10			
Toronto East	East York						
	Old Toronto	10		10	162		162
Toronto West	Old Toronto	63		63	279		279
Yonge - St. Clair	Old Toronto	28		28	126		126
Grand Total		2,100	1,033	3,133	12,018	891	12,909

Altus Group

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