

Altus Data Solutions



ReallInsider™ Executive Summary

July 2016 GTA New Home Market Results

(Data as of 07/31/16)

Official Source of New Home Information for:



July 2016 GTA New Home Market Results

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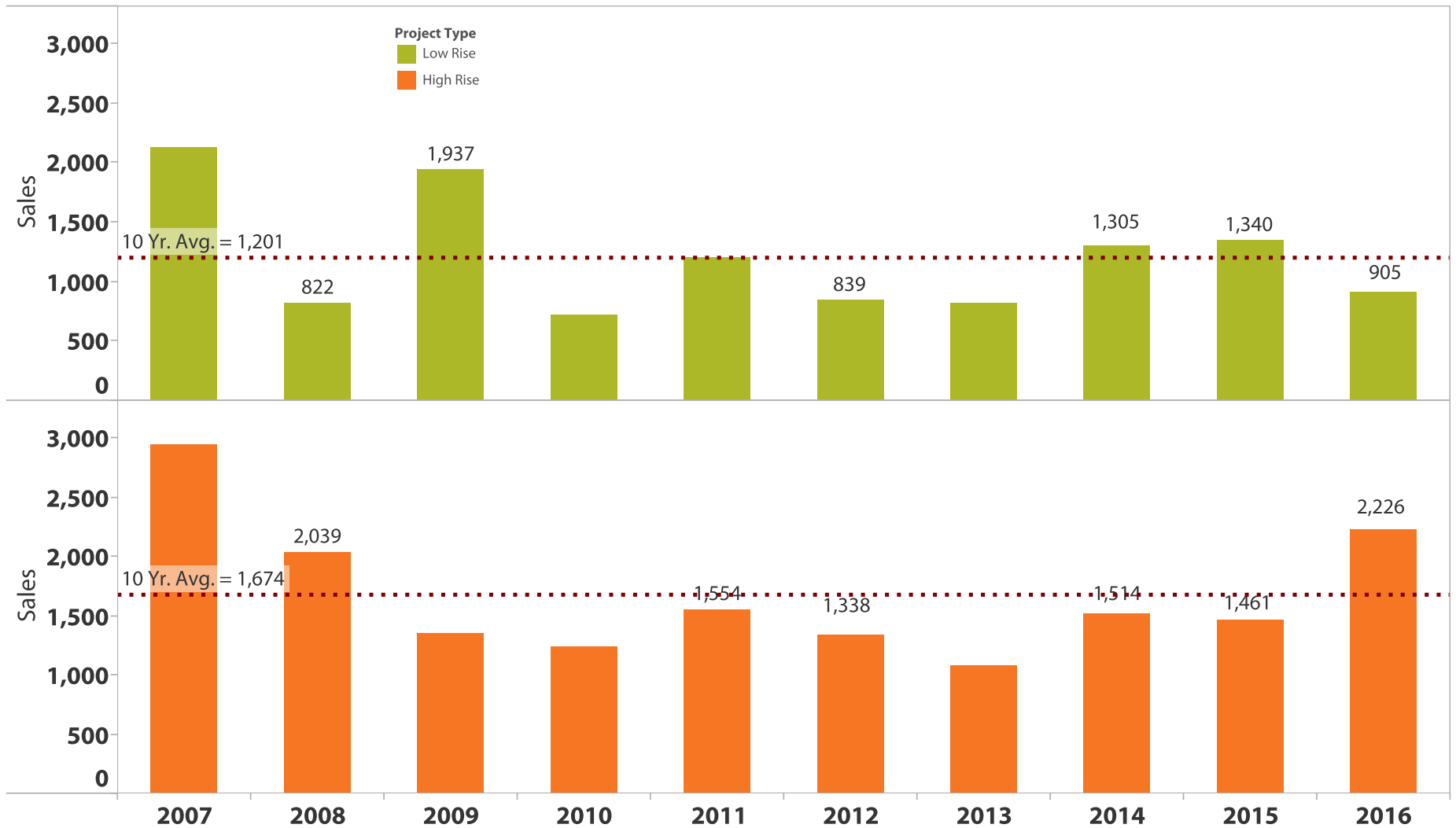
		July Sales	Year-to-Date Sales	Remaining Inventory	Price Index
Low Rise		905	12,356	1,568	\$906,508
		<i>Down -32% from Prior Year</i>	<i>Down -7% from Prior Year</i>		<i>Up +12% from Prior Year</i>
High Rise		2,226	15,852	15,645	\$475,764
		<i>Up +52% from Prior Year</i>	<i>Up +25% from Prior Year</i>		<i>Up +7% from Prior Year</i>
TOTAL		3,131	28,208	17,213	

Current Month Sales

There were 3,131 total new home sales in July 2016, with 905 Low Rise sales, down -32% from last July (-25% from 10yr) and 2,226 High Rise sales, up +52% from July 2015 (+33% from 10yr avg).

July New Home Sales by Year & Project Type

Greater Toronto Area - July (2007 to 2016)

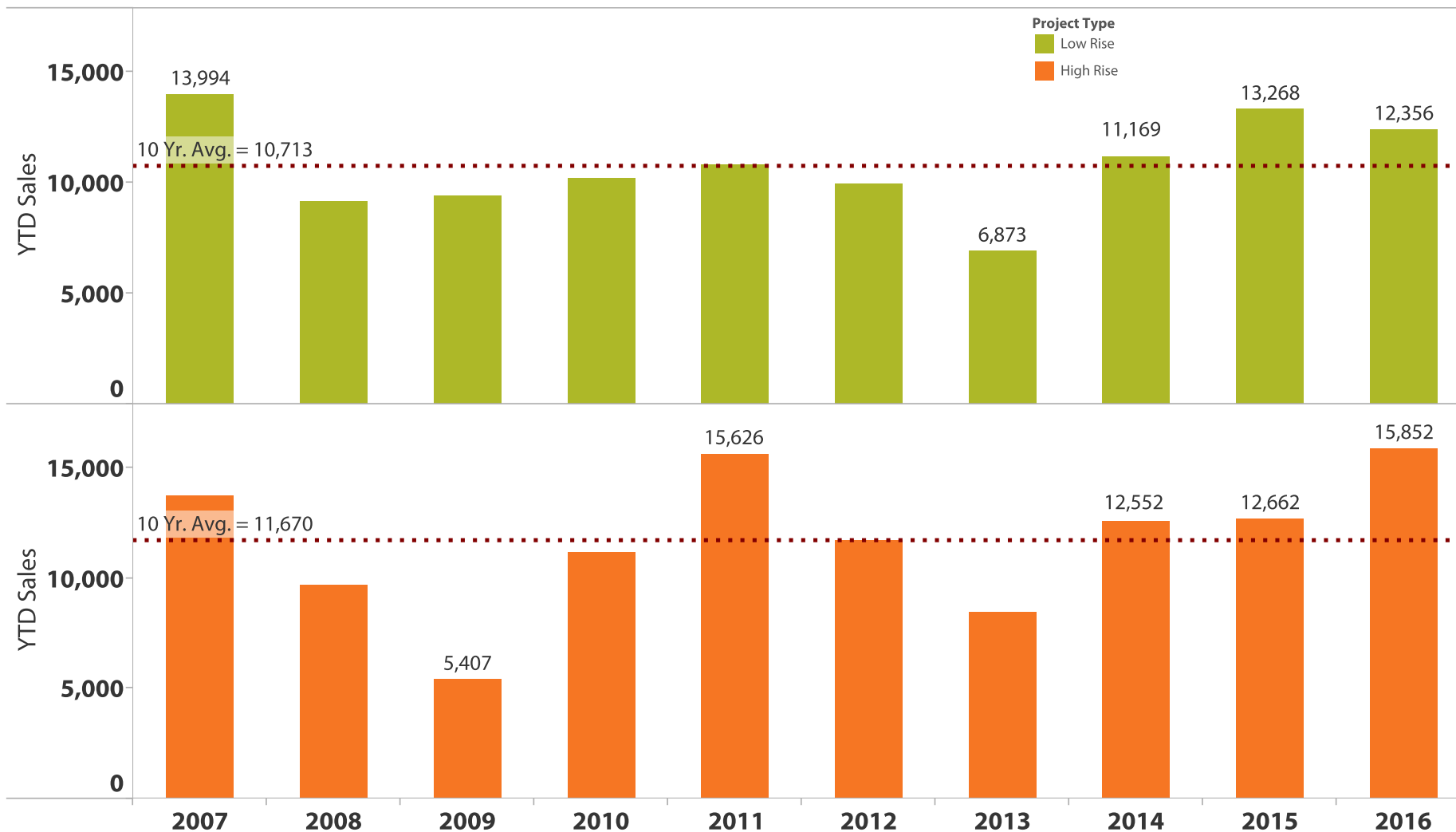


Year to Date Sales

Through the first seven months of 2016 total sales were 28,208 with Low Rise sales of 12,356 decreasing -7% (+15% from 10yr avg) and High Rise sales of 15,852, up +25% from the previous year (+36% from 10yr avg).

Year to Date (Jan. to Jul.) New Home Sales

Greater Toronto Area - Jan. to Jul. 2007 to 2016

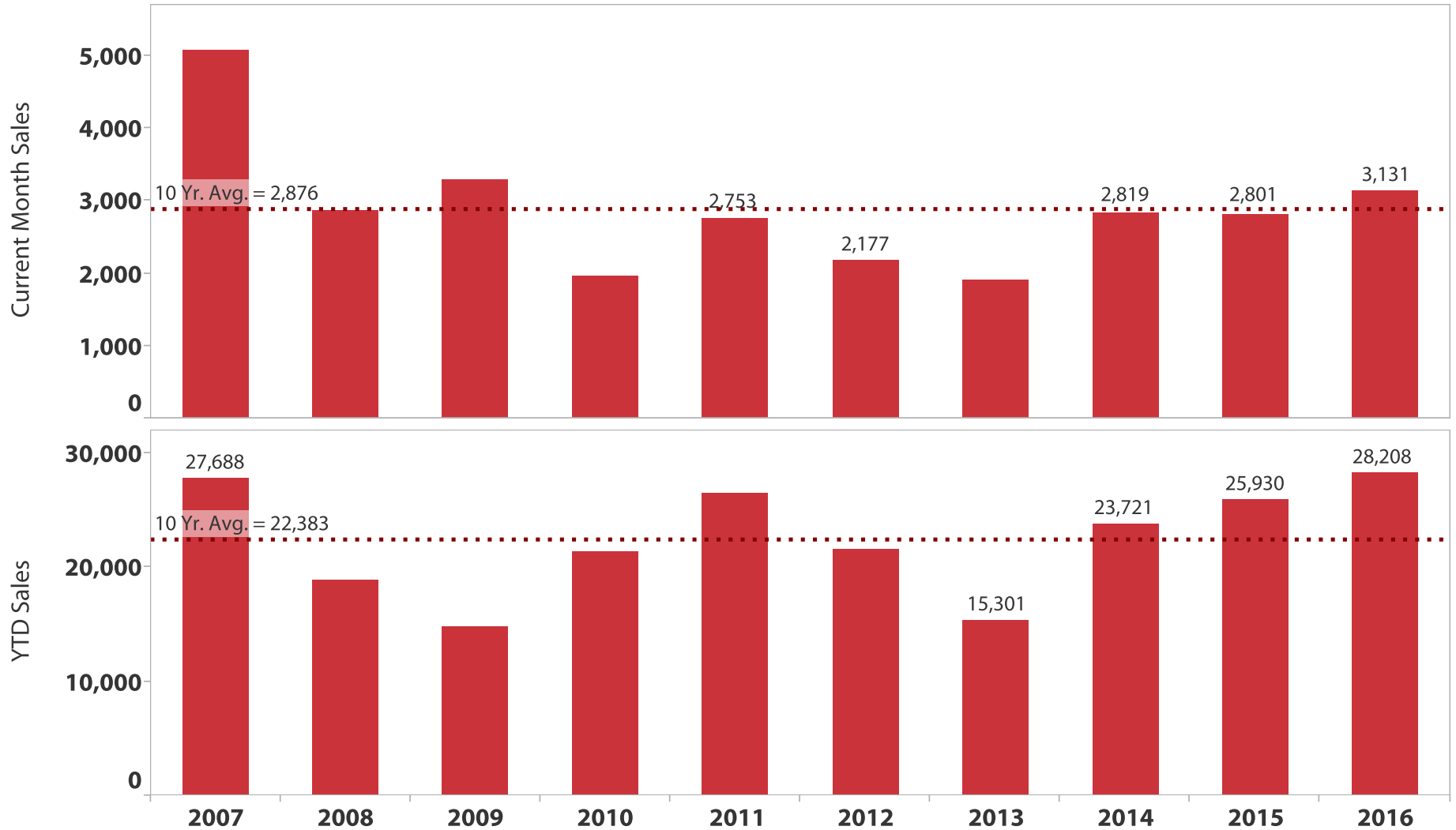


Total New Home Sales

July 2016 Total NH sales of 3,131 were up +12% from July 2015 (+9% from 10yr avg) and Total NH sales so far in 2016 of 28,208 were up +9% from the same period in 2015 (+26% from 10yr avg).

Total New Home Sales - Current Month & YTD

Greater Toronto Area - Jul. (top chart) & Jan. to Jul. (lower chart) 2007 to 2016



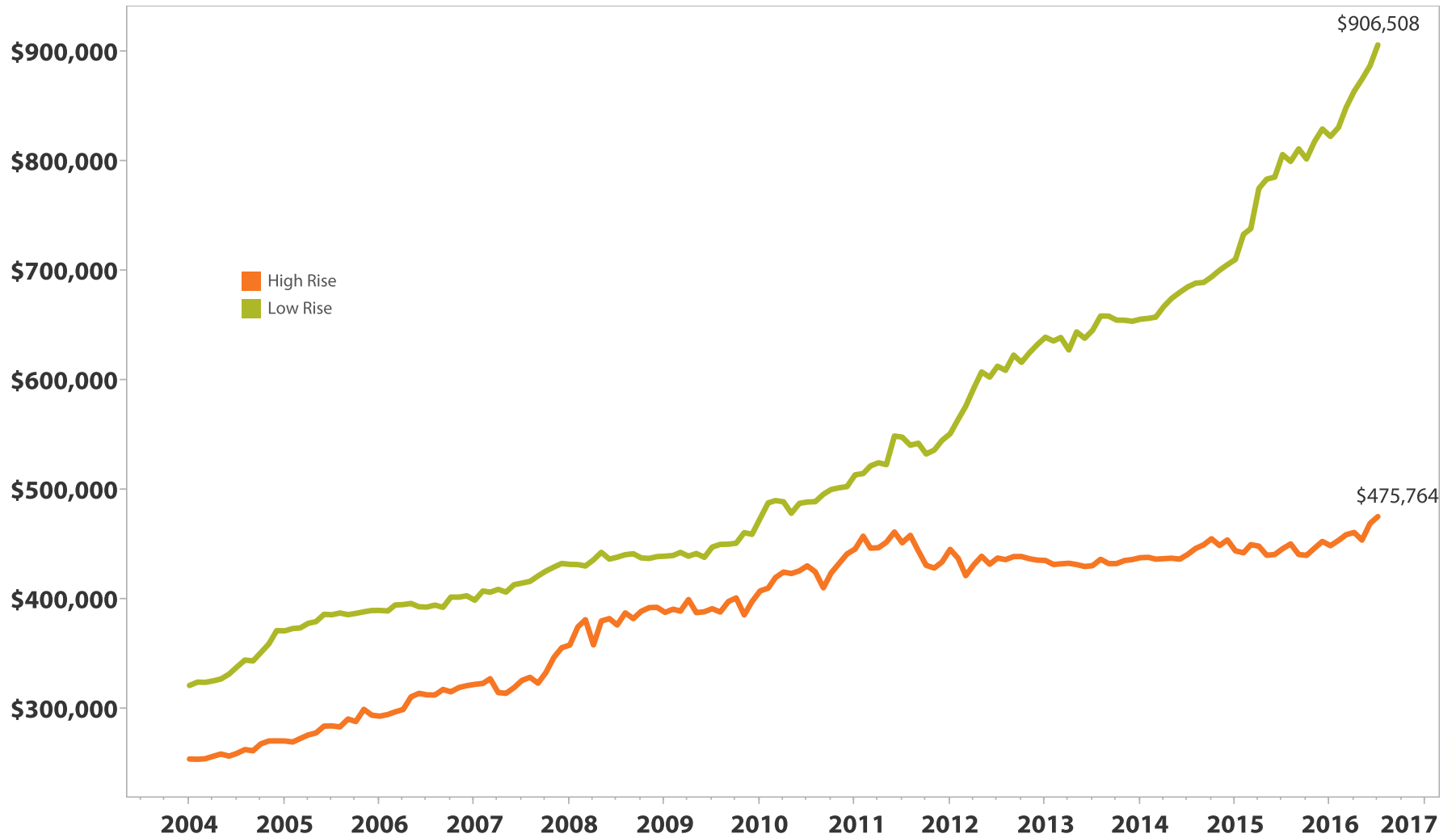


New Home Price Index

The price index was \$906,508 for Low Rise new homes and \$475,764 for High Rise new homes at July 31, 2016. The index measures the average asking price of available new homes excluding the extremes.

Monthly New Home Price Index

Greater Toronto Area - January 2004 to July 2016



New Home Price/SF & Unit Size Index

The High Rise unit size and price/sf components of the new home price index was 801 sf at an average of \$594/sf at July 31, 2016.

Monthly High Rise Price/SF Index & Unit Size Index

Greater Toronto Area - July 31, 2016

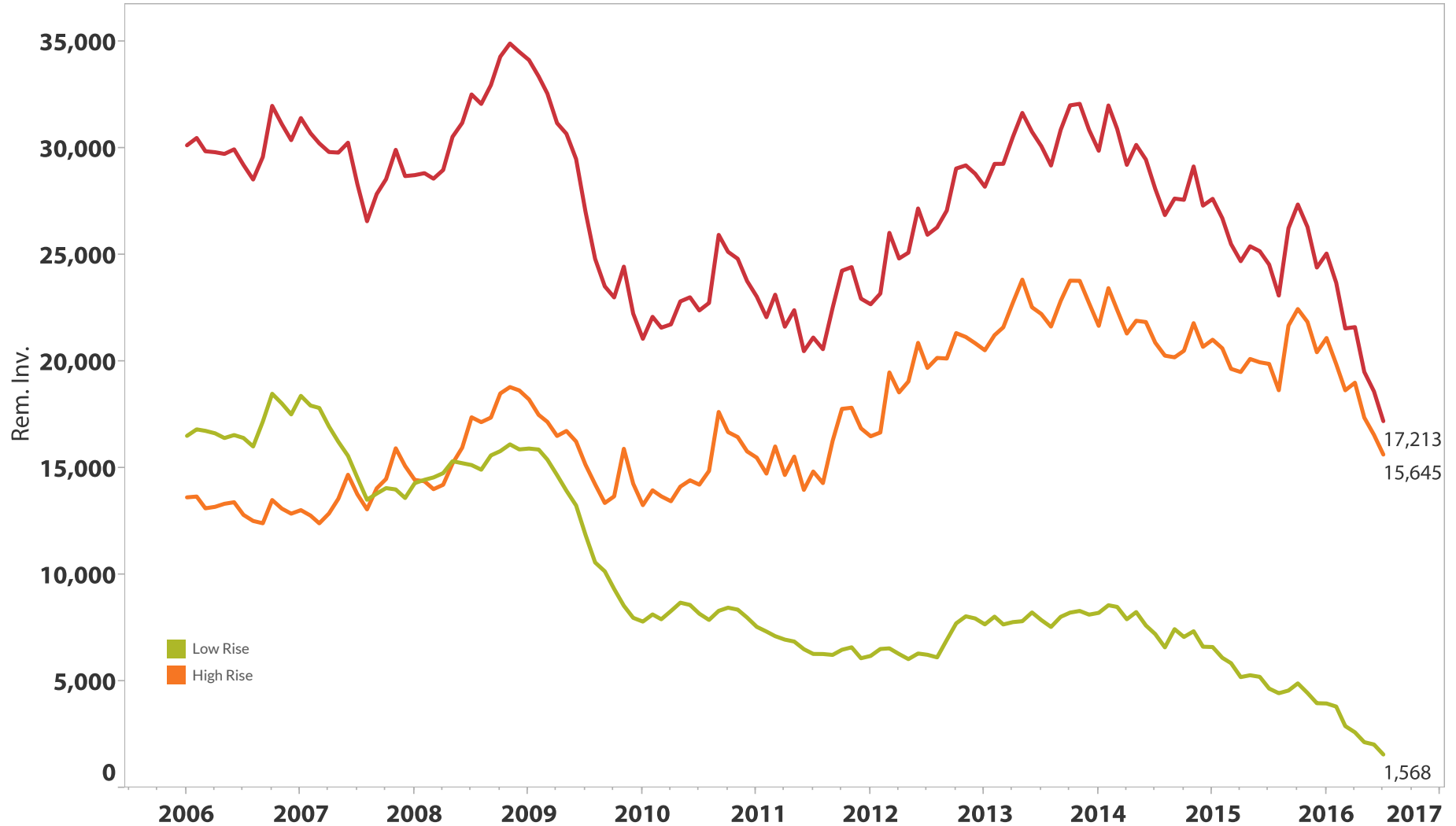


Remaining Inventory

Current total new home remaining inventory is 17,213 units comprised of 15,645 high rise units and 1,568 low rise lots. Remaining inventory represents all the available new home choices available to purchasers.

Monthly Remaining Inventory by Project Type

Greater Toronto Area - 2006 to July 2016



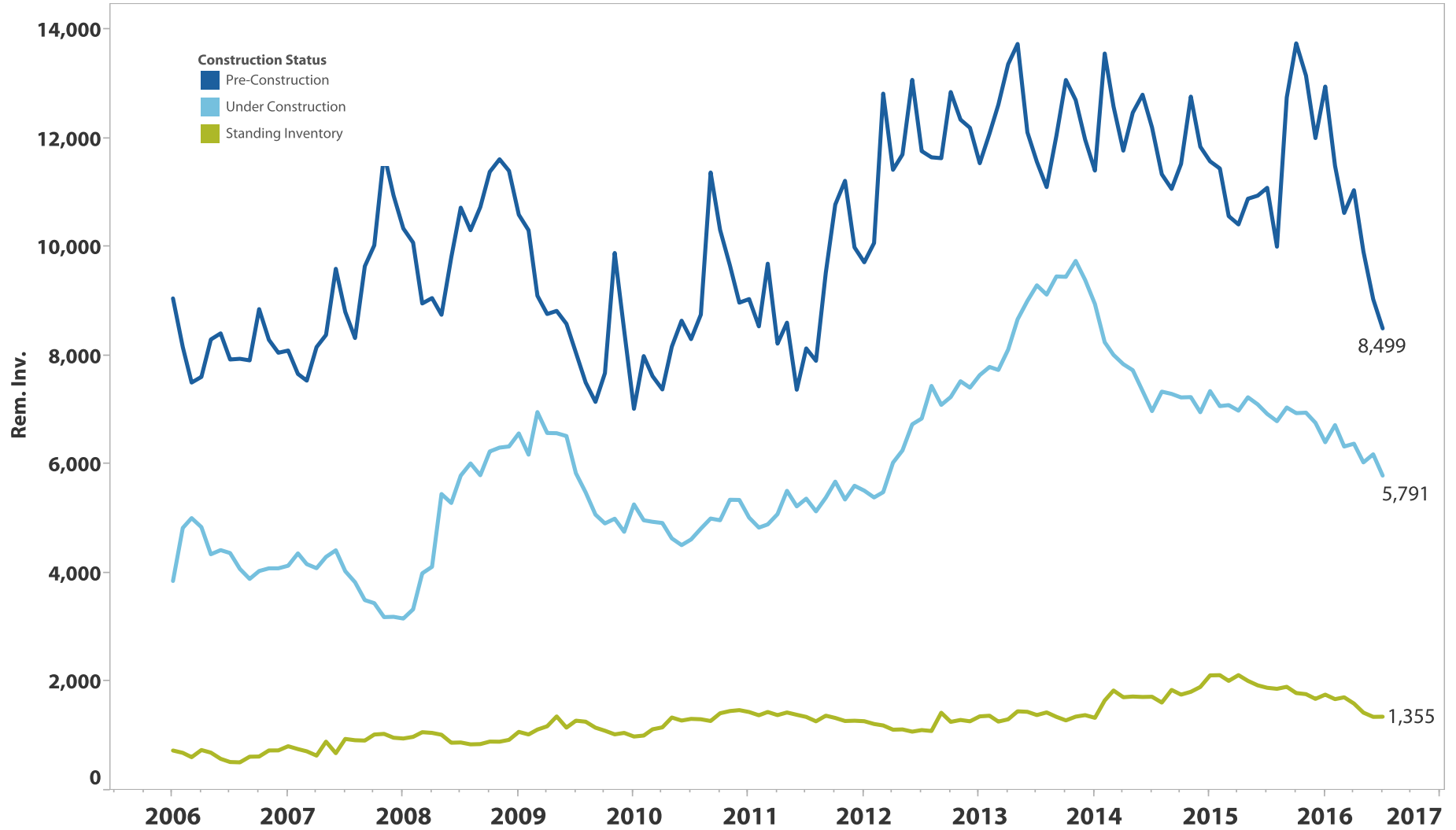


High Rise Remaining Inventory

Current total new home high rise remaining inventory is 15,645 units comprised of 8,499 units in pre-construction projects, 5,791 units in projects currently under construction and 1,355 units in completed buildings.

High Rise Remaining Inventory by Construction Status

Greater Toronto Area - 2006 to July 2016



These results were previously released under the *REALNET*® Canada name, whose independent and comprehensive data, analyses and insights on the commercial real estate investment and residential development markets is collected and compiled using a nationally consistent research process established in 1995. Going forward they will be released by Altus Group, powered by a proprietary data platform led by **Altus Data Solutions Canada**. This team is the formal unification of leading Canadian real estate data companies previously acquired by Altus Group, including *REALNET*® Canada.