



Greater Toronto Area

New Homes Monthly Market Report
Data as of July 2022

Official Source of New Home Information for:



Toronto
Real Estate Board



AltusGroup

July 2022 GTA New Home Market Results

Official Source of New Home Information for:



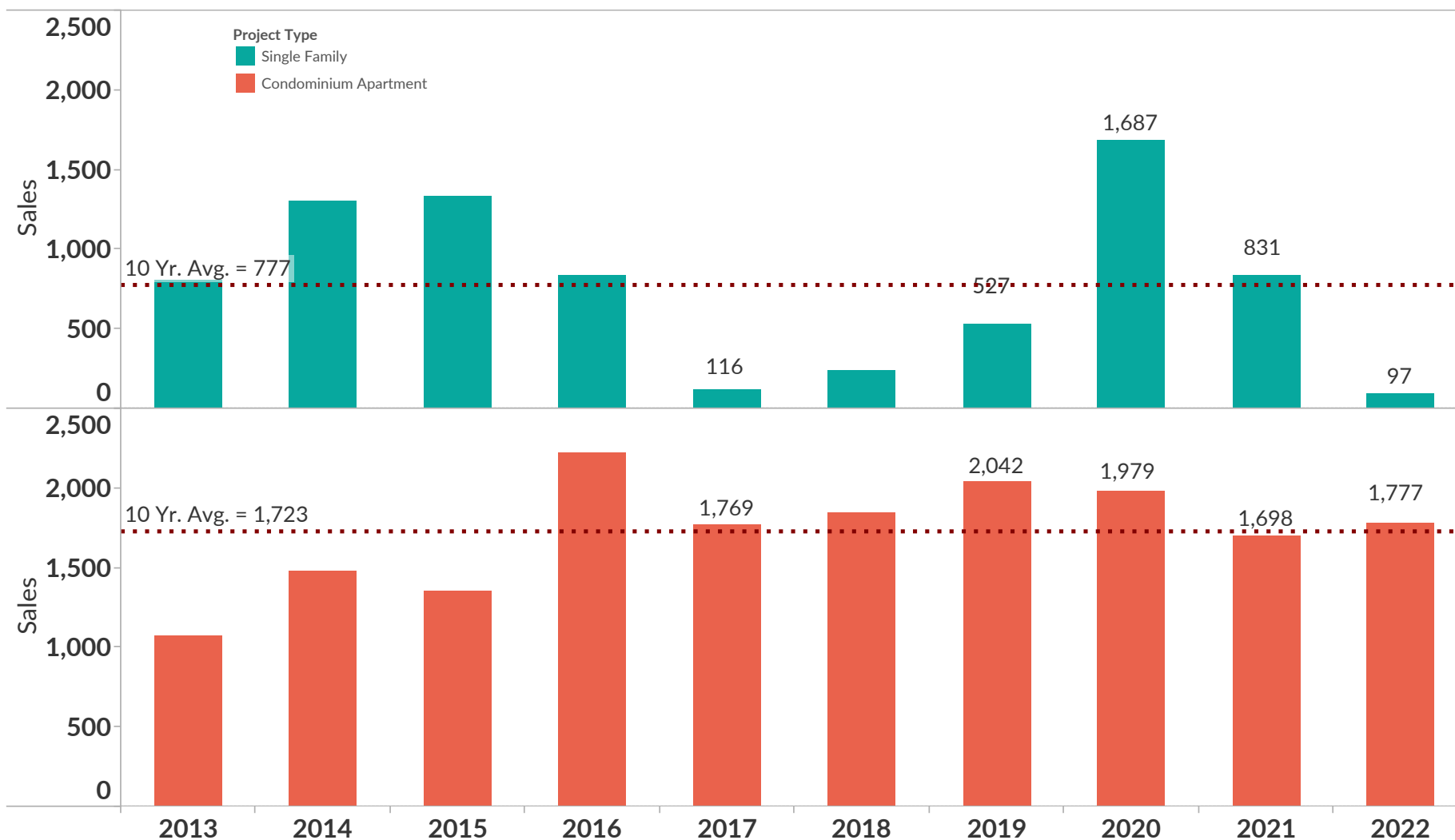
	July Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
 Single Family	97	3,498	1,537	\$1,933,912
	Down -88% from Prior Year	Down -64% from Prior Year		Up +27% from Prior Year
 Condominium Apartment	1,777	17,404	9,311	\$1,191,716
	Up +5% from Prior Year	Up +0% from Prior Year		Up +9% from Prior Year
TOTAL	1,874	20,902	10,848	

Current Month Sales

There were 1,874 total new home sales in July 2022, with 97 Single Family sales, down -88% from last July (-88% from 10yr avg) and 1,777 Condominium Apartment sales, up +5% from July 2021 (+3% from 10yr avg).

July New Home Sales by Year & Project Type

Greater Toronto Area - July (2013 to 2022)

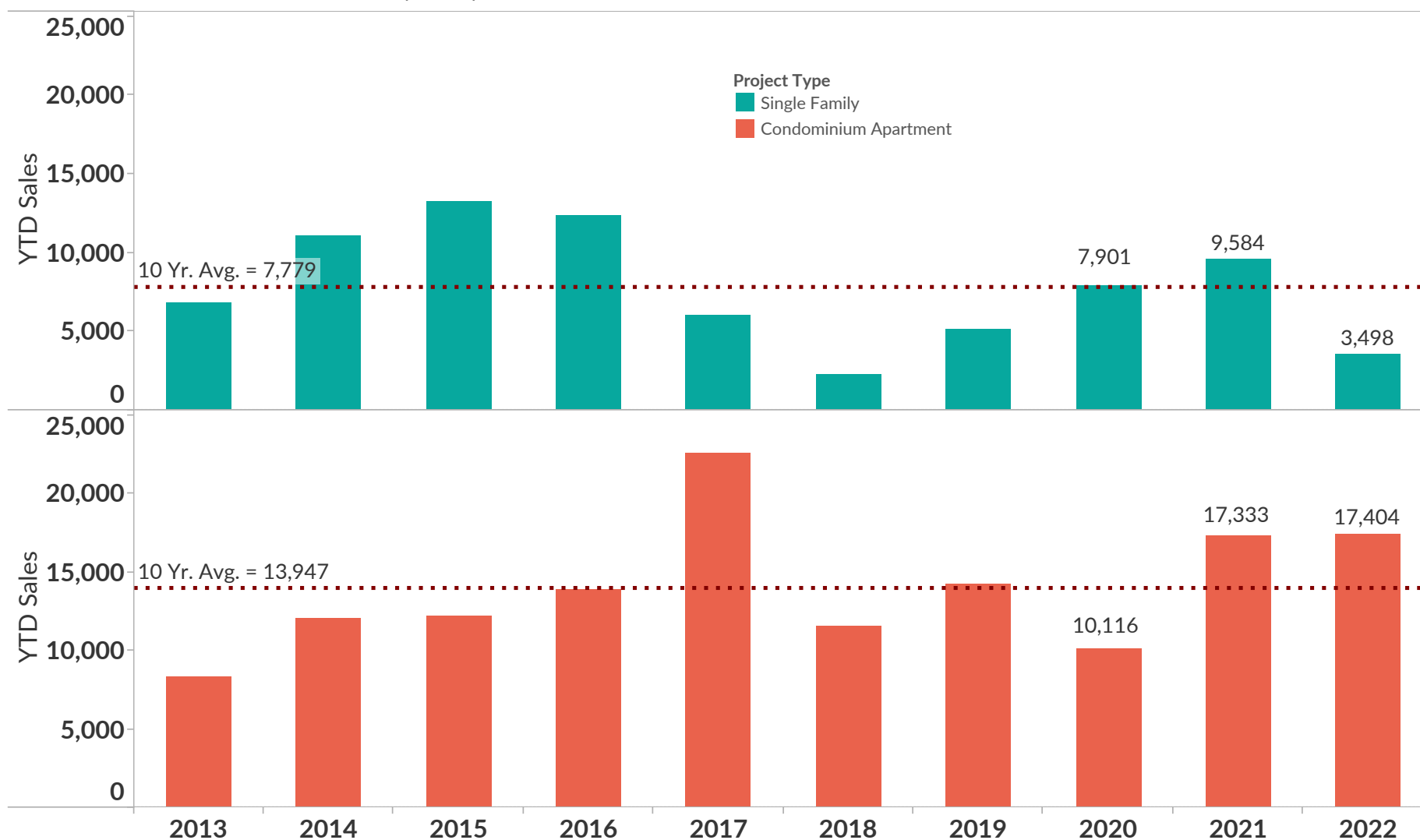


Year-to-Date Sales

Through the first seven months of 2022, total sales were 20,902 with Single Family sales of 3,498 decreasing -64% (-55% from 10yr avg) and Condominium Apartment sales of 17,404, +0% from the previous year (+25% from 10yr avg).

Year-to-Date New Home Sales

Greater Toronto Area - January to July (2013 to 2022)

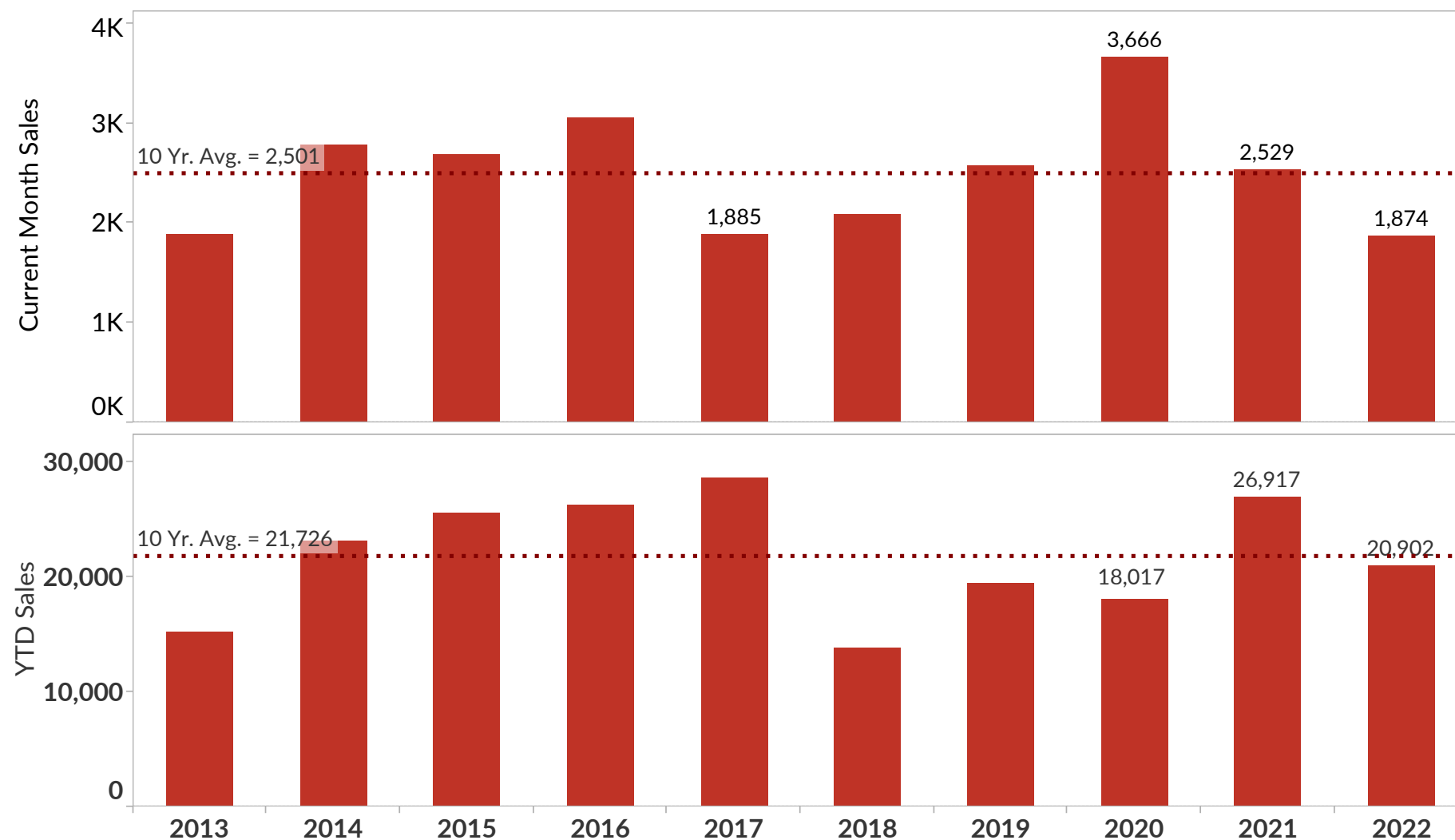


Total New Home Sales

July 2022 Total NH sales of 1,874 were down -26% from July 2021 (-25% from 10yr avg) and Total NH sales so far in 2022 of 20,902 were down -22% from the same period in 2021 (-4% from 10yr avg).

Total New Home Sales - Current Month & YTD

Greater Toronto Area - July (top chart) & January to July (lower chart) 2013 to 2022



Sales Data by Region

New Home Sales by Region

Greater Toronto Area - July (2020 to 2022)

Year of Peri..	Condominium Apartment						Single Family						Total
	Durham	Halton	Peel	Toronto	York	Total	Durham	Halton	Peel	Toronto	York	Total	
2022	34	53	91	1,444	155	1,777	63	9	2	2	21	97	1,874
2021	84	215	603	644	152	1,698	238	91	92	14	396	831	2,529
2020	32	231	568	746	402	1,979	572	310	261	27	517	1,687	3,666

Year-to-Date New Home Sales by Region

Greater Toronto Area - January to July (2020 to 2022)

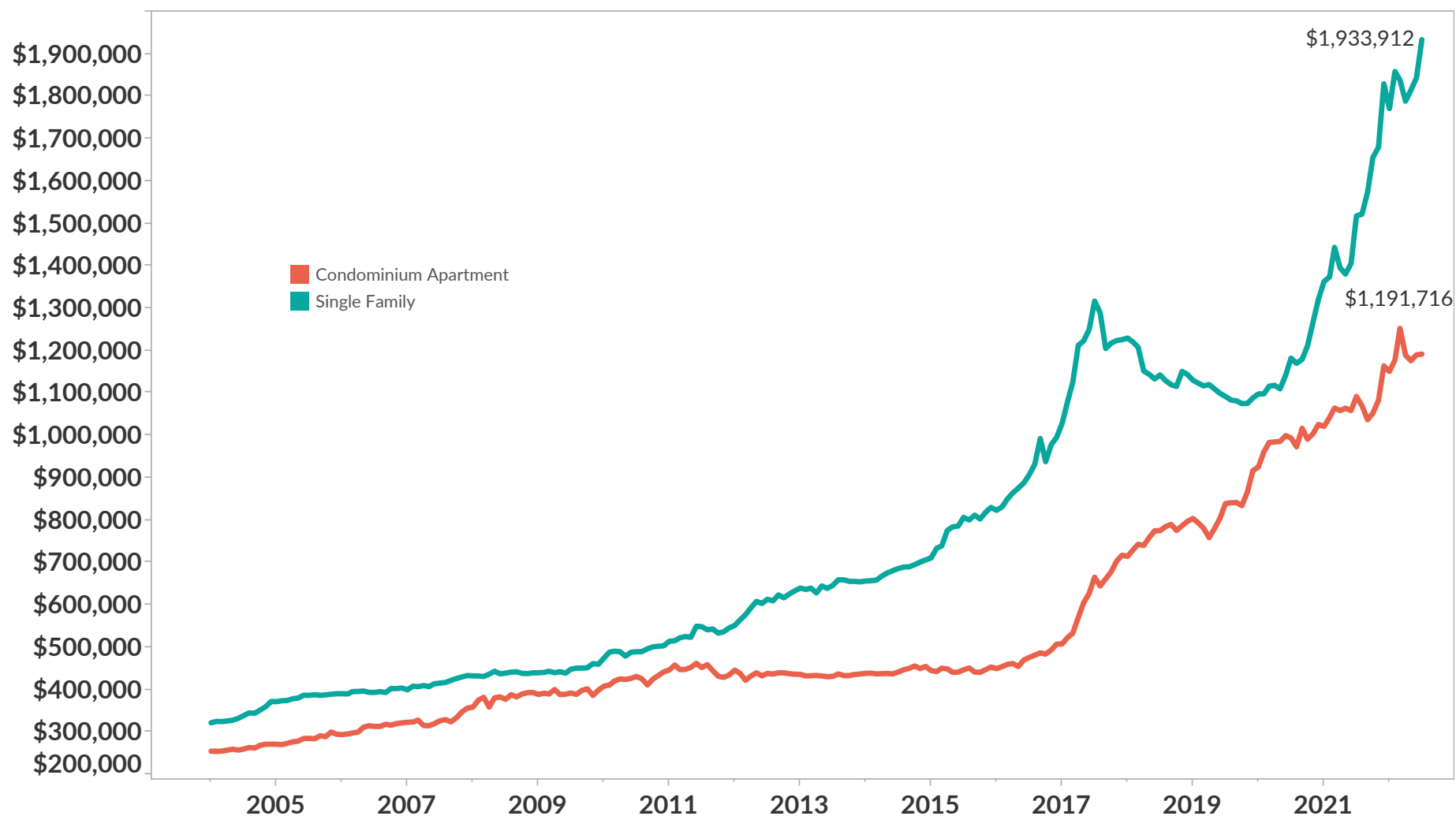
Year of Peri..	Condominium Apartment						Single Family						Total
	Durham	Halton	Peel	Toronto	York	Total	Durham	Halton	Peel	Toronto	York	Total	
2022	969	1,628	3,087	10,231	1,489	17,404	853	664	621	173	1,187	3,498	20,902
2021	1,201	1,994	2,461	8,556	3,121	17,333	3,017	945	1,737	215	3,670	9,584	26,917
2020	233	776	1,917	5,585	1,605	10,116	1,978	1,457	1,213	125	3,128	7,901	18,017

New Home Benchmark Price

The benchmark price was \$1,933,912 for Single Family new homes and \$1,191,716 for Condominium Apartment new homes at July 31, 2022. The benchmark measures the average asking price of available new homes excluding the extremes.

Monthly New Home Benchmark Price

Greater Toronto Area - 2004 to 2022



New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price was 853 sf at an average of \$1,397/sf at July 31, 2022.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2022

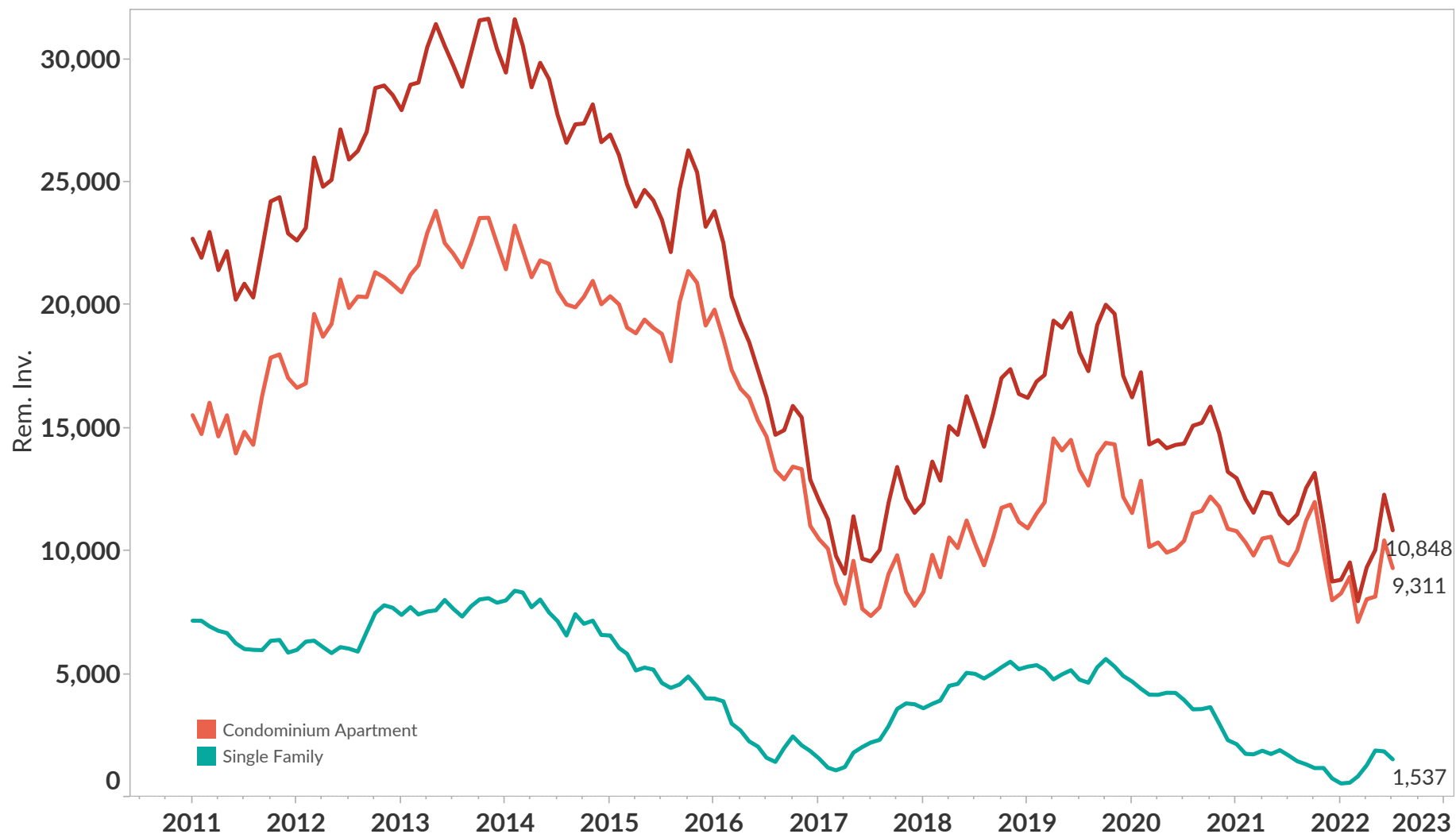


Remaining Inventory

Current total new home remaining inventory is 10,848 units comprised of 9,311 condominium apartment units and 1,537 single family lots. Remaining inventory represents all the available new home choices available to purchasers.

Monthly Remaining Inventory by Project Type

Greater Toronto Area - 2011 to 2022

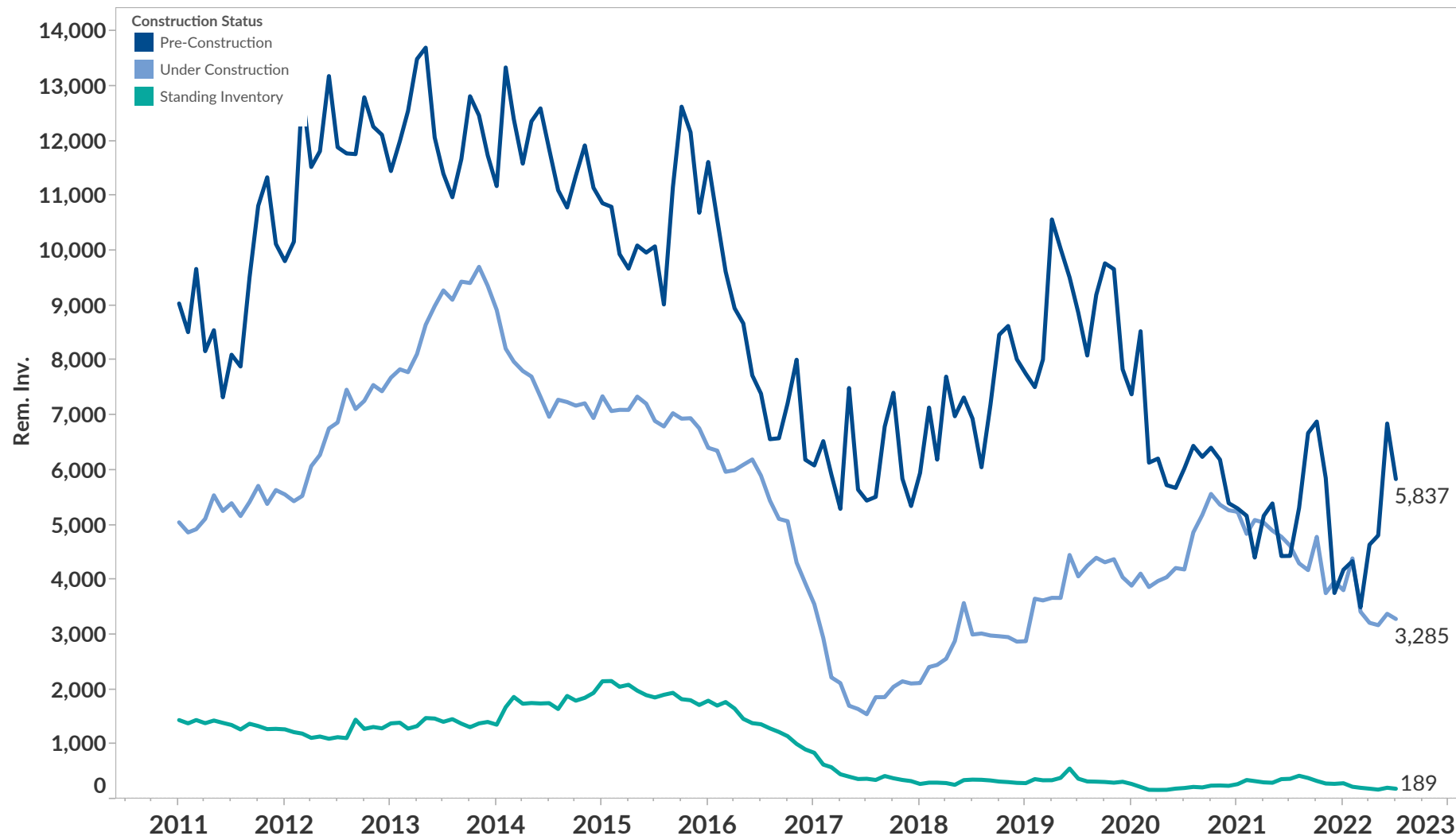


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 9,311 units comprised of 5,837 units in pre-construction projects, 3,285 units in projects currently under construction and 189 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2011 to 2022



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