



Greater Toronto Area

New Homes Monthly Market Report  
Data as of June 2023

Official Source of New Home Information for:



# June 2023 GTA New Home Market Results

Official Source of New Home Information for:



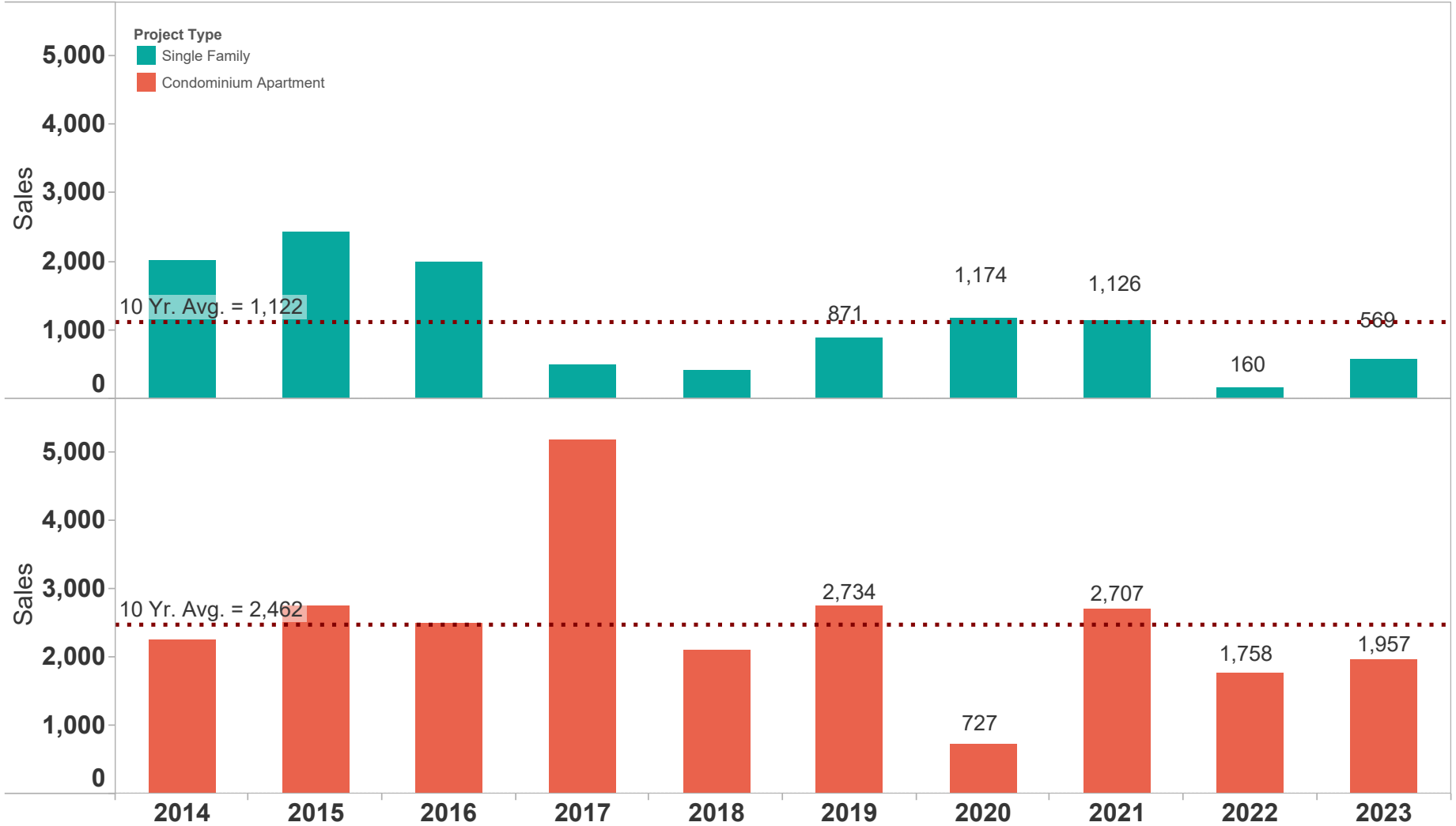
		June Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
 <p>Single Family</p>		<b>569</b>	<b>3,530</b>	<b>1,856</b>	<b>\$1,716,467</b>
		<i>Up +256% from Prior Year</i>	<i>Up +4% from Prior Year</i>		<i>Down -6.9% from Prior Year</i>
 <p>Condominium Apartment</p>		<b>1,957</b>	<b>7,589</b>	<b>14,523</b>	<b>\$1,090,494</b>
		<i>Up +11% from Prior Year</i>	<i>Down -52% from Prior Year</i>		<i>Down -8.4% from Prior Year</i>
<b>TOTAL</b>		<b>2,526</b>	<b>11,119</b>	<b>16,379</b>	

# Current Month Sales

There were 2,526 total new home sales in June 2023, with 569 Single Family sales, up +256% from June 2022 (-49% from 10yr avg) and 1,957 Condominium Apartment sales, up +11% from June 2022 (-21% from 10yr avg).

## June New Home Sales by Year & Project Type

Greater Toronto Area - June (2014 to 2023)

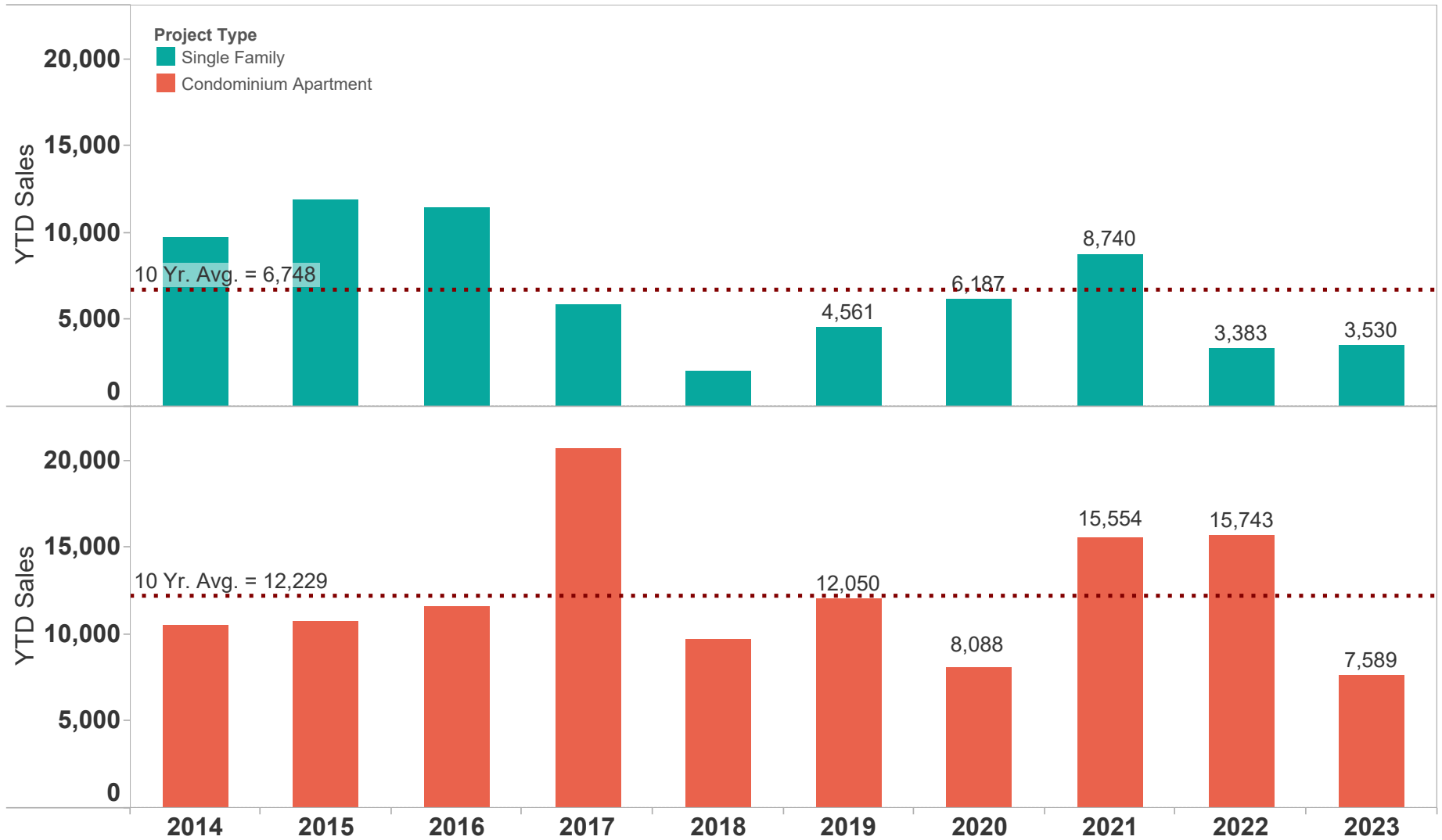


# Year-to-Date Sales

Through the first six months of 2023, total sales were 11,119 with Single Family sales of 3,530 increasing +4% (-48% from 10yr avg) and Condominium Apartment sales of 7,589, down -52% from the previous year (-38% from 10yr avg).

## Year-to-Date New Home Sales

Greater Toronto Area - January to June (2014 to 2023)

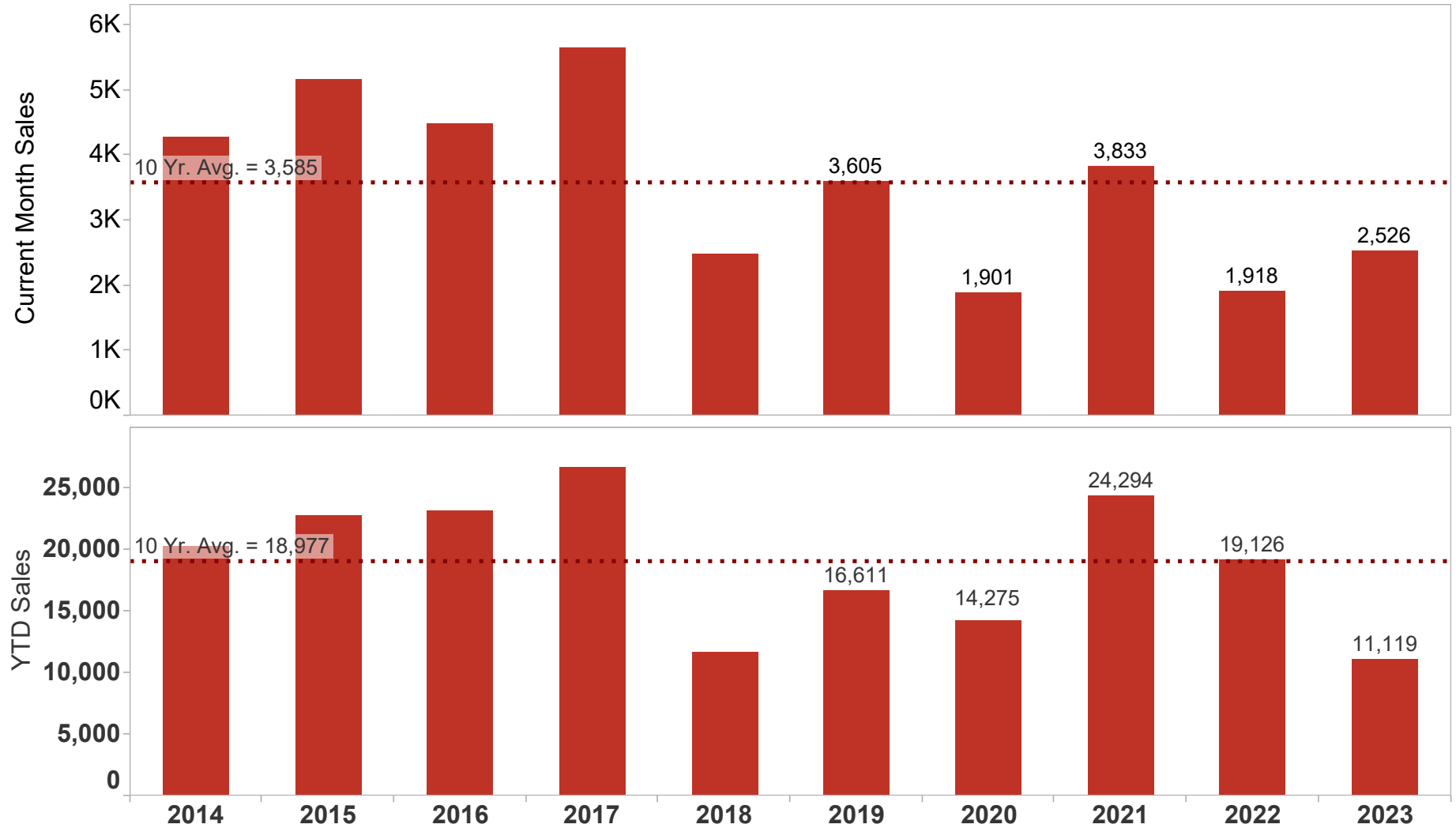


# Total New Home Sales

June 2023 Total NH sales of 2,526 were up +32% from June 2022 (-30% from 10yr avg) and Total NH sales so far in 2023 of 11,119 were down -42% from the same period in 2022 (-41% from 10yr avg).

## Total New Home Sales - Current Month & YTD

Greater Toronto Area - June (top chart) & January to June (lower chart) 2014 to 2023



## Sales Data by Region

### New Home Sales by Region

Greater Toronto Area - June 2021, June 2022, June 2023

Year of Pe..	Condominium Apartment						Single Family						Total
	Durham	Halton	Peel	Toronto	York	Total	Durham	Halton	Peel	Toronto	York	Total	
<b>2023</b>	177	220	290	643	627	1,957	269	25	110	1	164	569	2,526
<b>2022</b>	48	85	592	985	48	1,758	30	17	41	0	72	160	1,918
<b>2021</b>	177	700	489	857	484	2,707	424	138	123	13	428	1,126	3,833

### Year-to-Date New Home Sales by Region

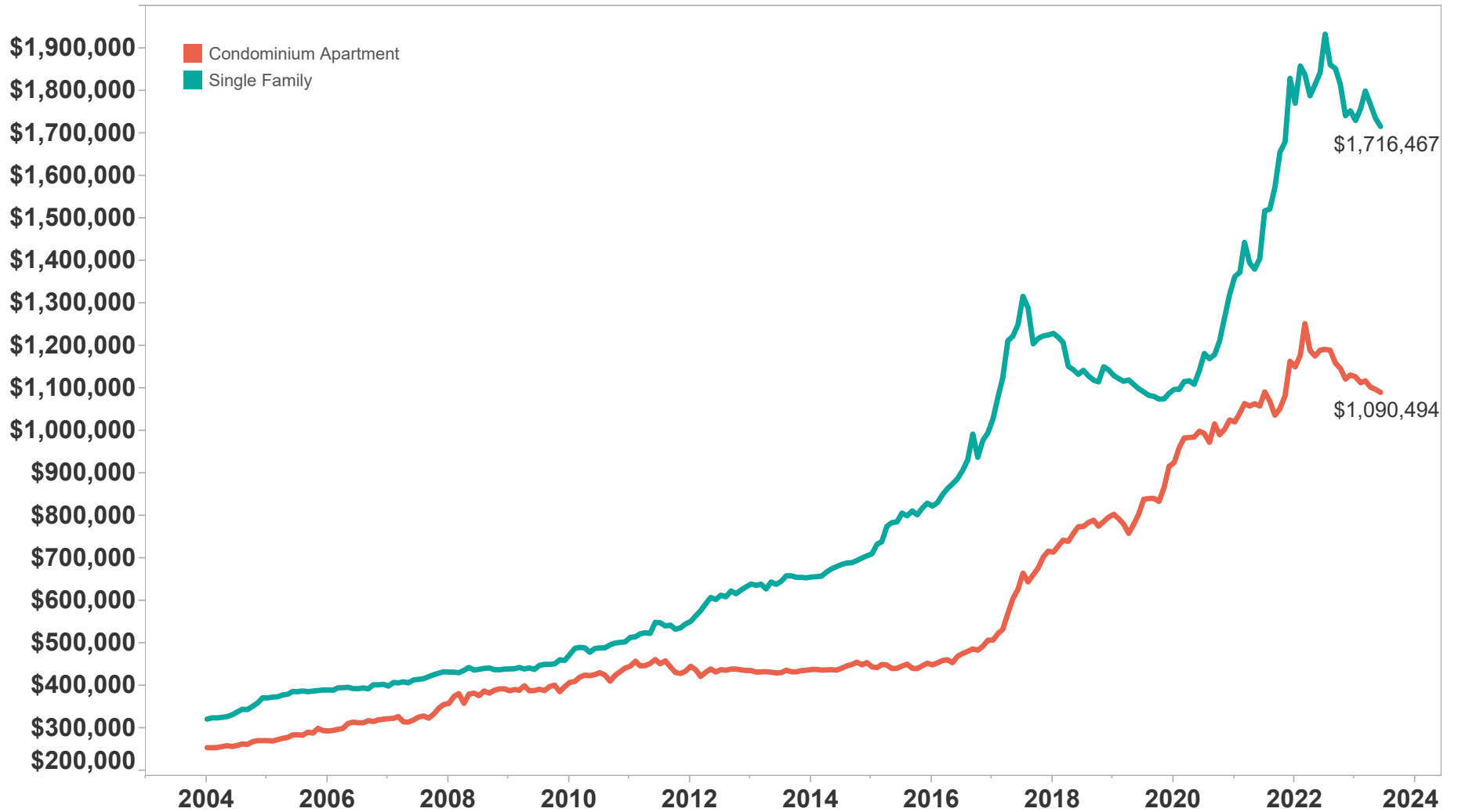
Greater Toronto Area - January to June (2021 to 2023)

Year of Pe..	Condominium Apartment						Single Family						Total
	Durham	Halton	Peel	Toronto	York	Total	Durham	Halton	Peel	Toronto	York	Total	
<b>2023</b>	383	665	669	4,148	1,724	7,589	1,223	915	647	46	699	3,530	11,119
<b>2022</b>	872	1,535	3,047	8,955	1,334	15,743	781	648	600	170	1,184	3,383	19,126
<b>2021</b>	1,114	1,777	1,858	7,847	2,958	15,554	2,776	841	1,645	205	3,273	8,740	24,294

# New Home Benchmark Price

The benchmark price was \$1,716,467 for Single Family new homes and \$1,090,494 for Condominium Apartment new homes at June 30, 2023. The benchmark measures the average asking price of available new homes excluding the extremes.

**Monthly New Home Benchmark Price**  
Greater Toronto Area - 2004 to 2023

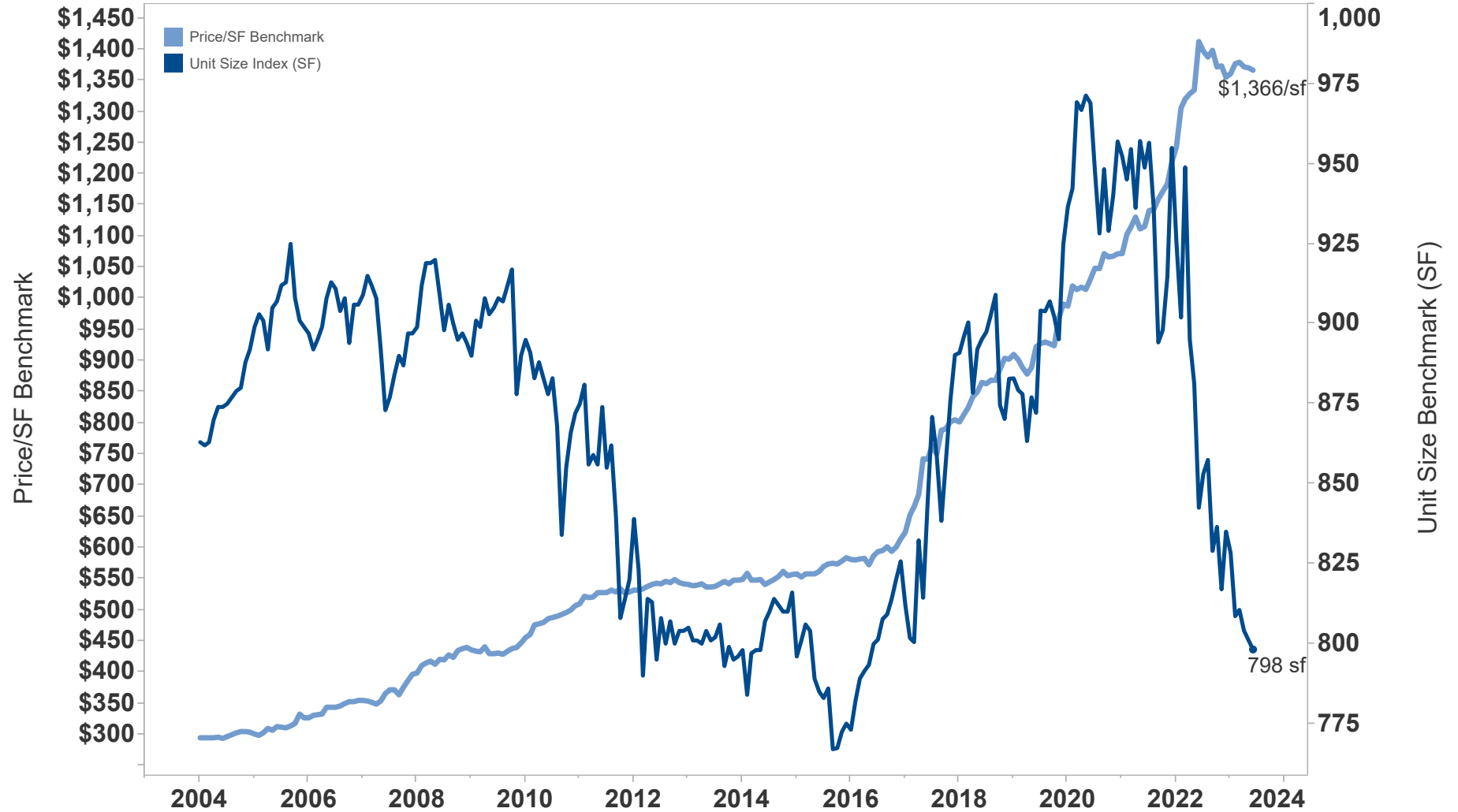


# New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price were 798 sf at an average of \$1,366/sf at June 30, 2023.

## Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2023



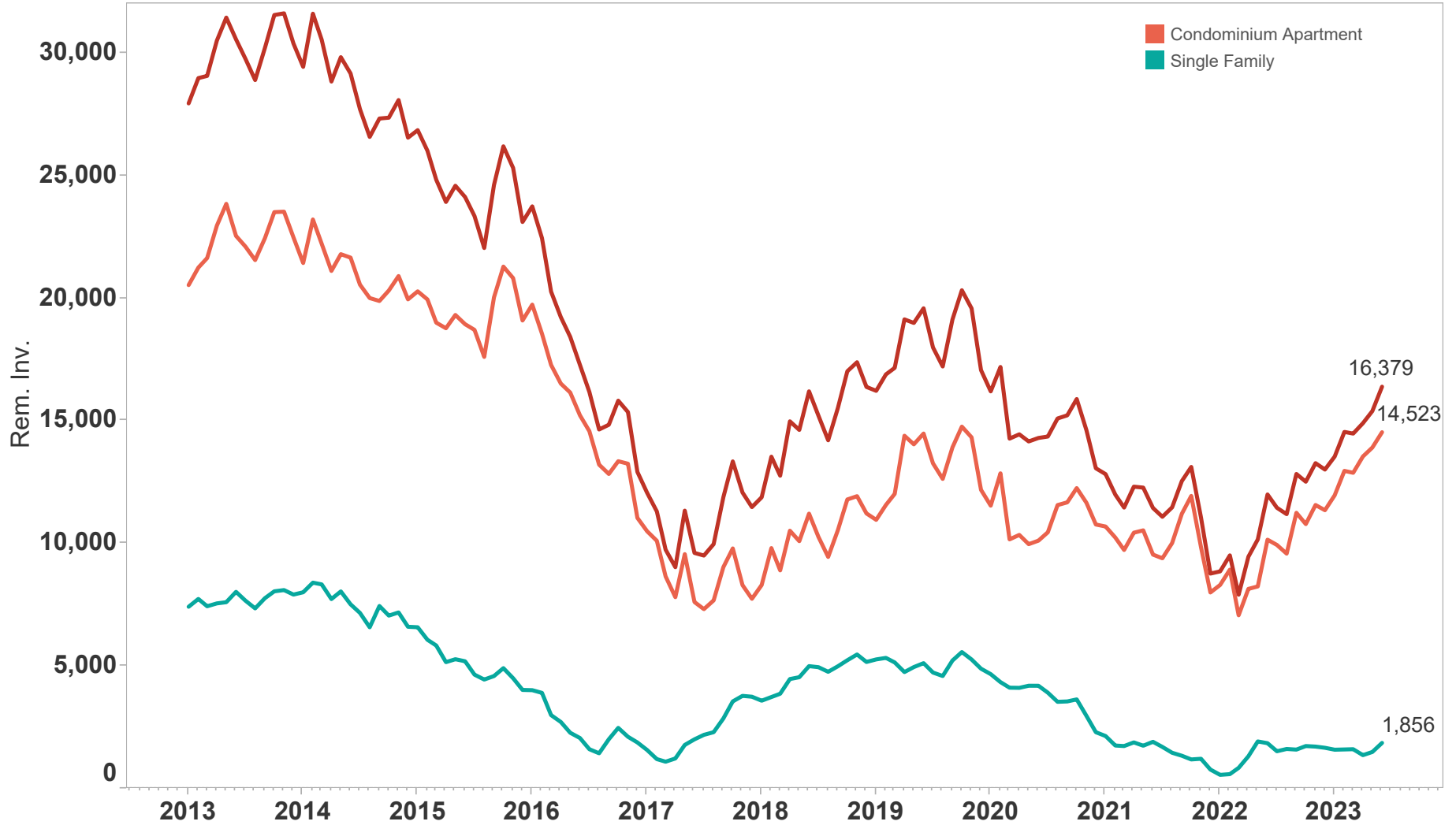


# Remaining Inventory

Current total new home remaining inventory is 16,379 units comprised of 14,523 condominium apartment units and 1,856 single family lots. Remaining inventory represents all the available new home choices available to purchasers.

## Monthly Remaining Inventory by Project Type

Greater Toronto Area - 2013 to 2023

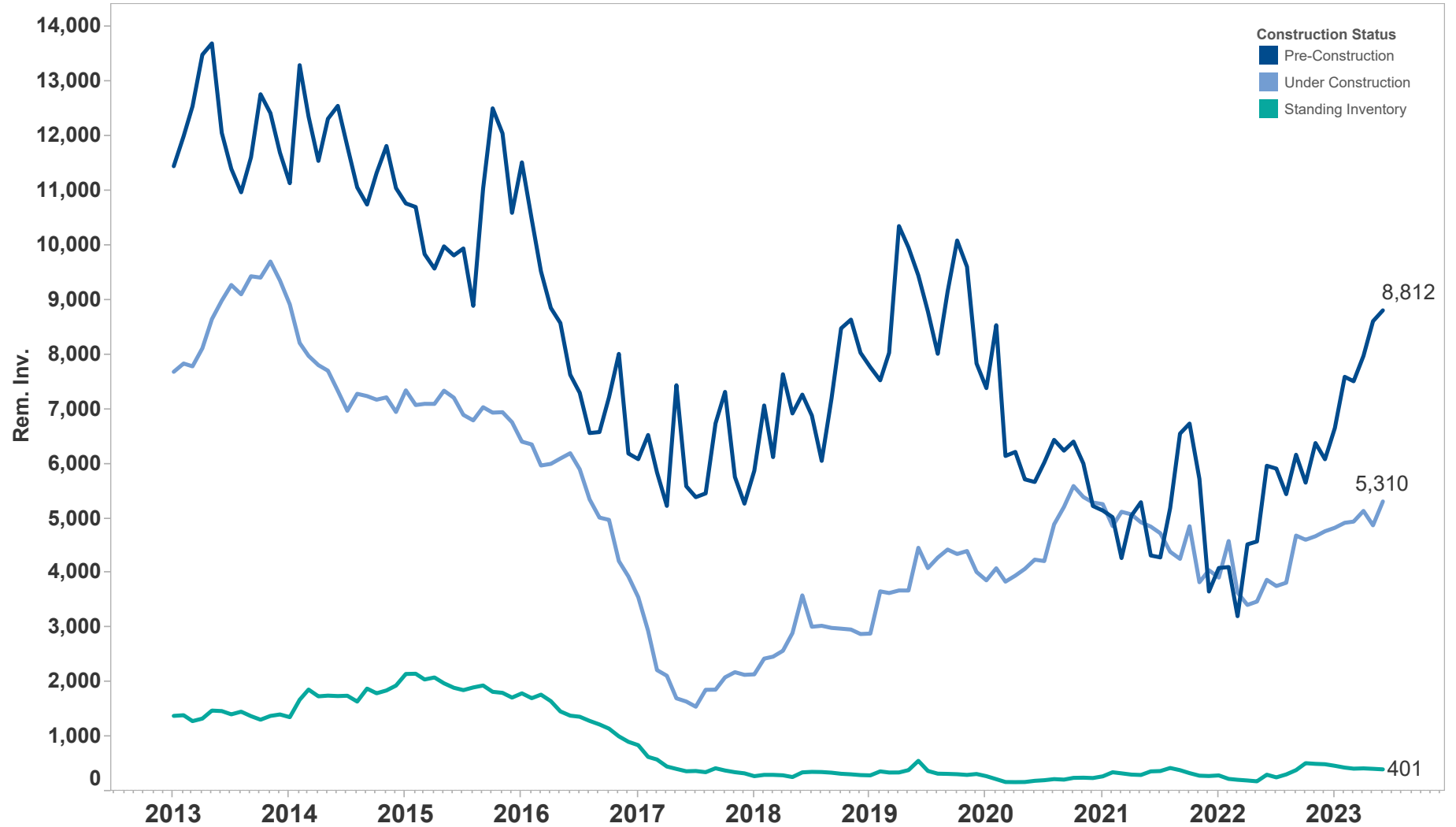


# Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 14,523 units comprised of 8,812 units in pre-construction projects, 5,310 units in projects currently under construction and 401 units in completed buildings.

## Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2023



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