



Greater Toronto Area

New Homes Monthly Market Report
Data as of June 2024

Official Source of New Home Information for:



June 2024 GTA New Home Market Results

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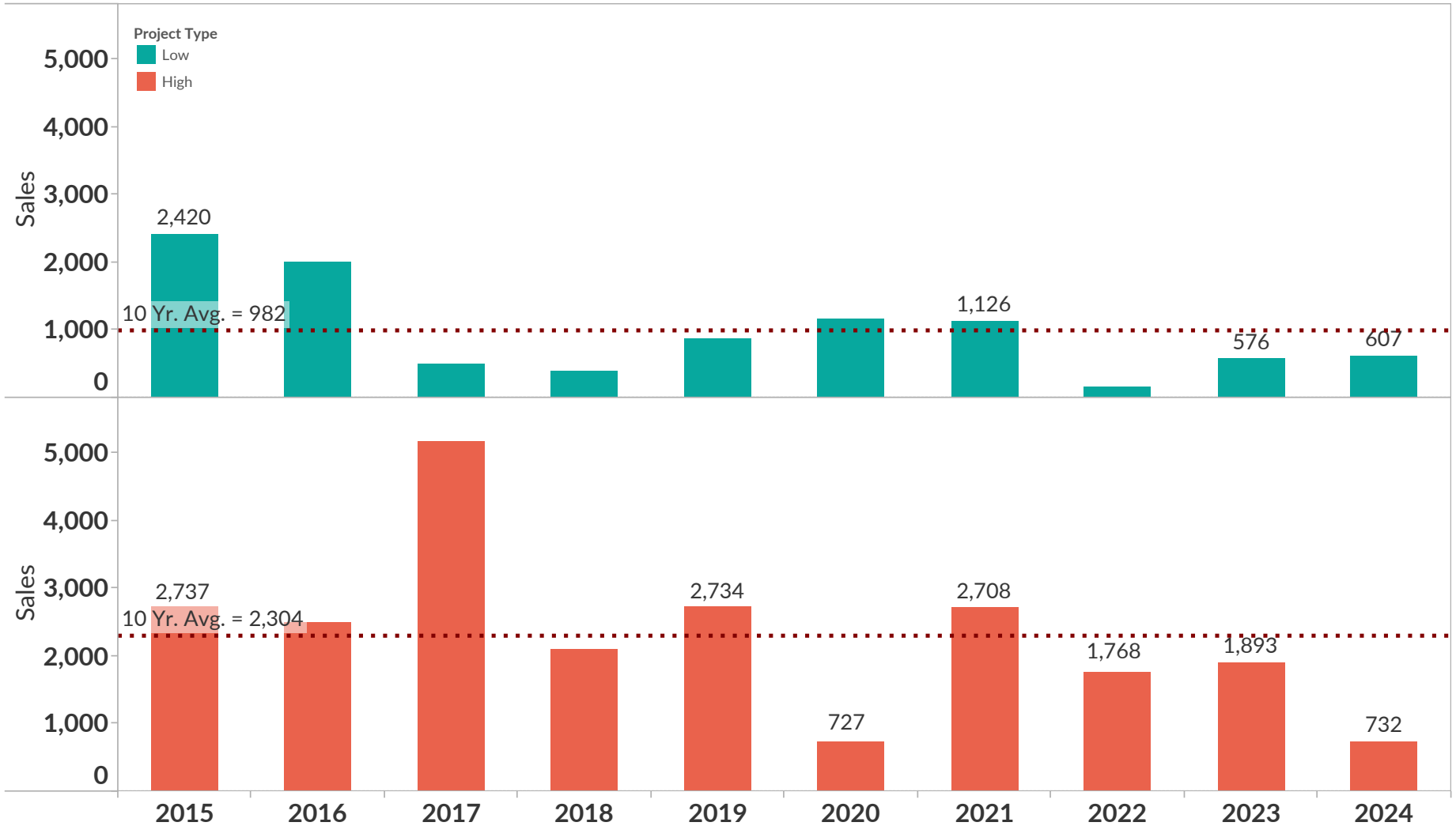
		June Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
Single Family		607	2,943	3,767	\$1,613,163
		<i>Up +5% from Prior Year</i>	<i>Down -17% from Prior Year</i>		<i>Down -6% from Prior Year</i>
Condominium Apartment		732	3,097	17,391	\$1,023,389
		<i>Down -61% from Prior Year</i>	<i>Down -59% from Prior Year</i>		<i>Down -6% from Prior Year</i>
TOTAL		1,339	6,040	21,158	

Current Month Sales

There were 1,339 total new home sales in June 2024, with 607 Single Family sales, up +5% from June 2023 (-38% from 10yr avg) and 732 Condominium Apartment sales, down -61% from June 2023 (-68% from 10yr avg).

June New Home Sales by Year & Project Type

Greater Toronto Area - June (2015 to 2024)

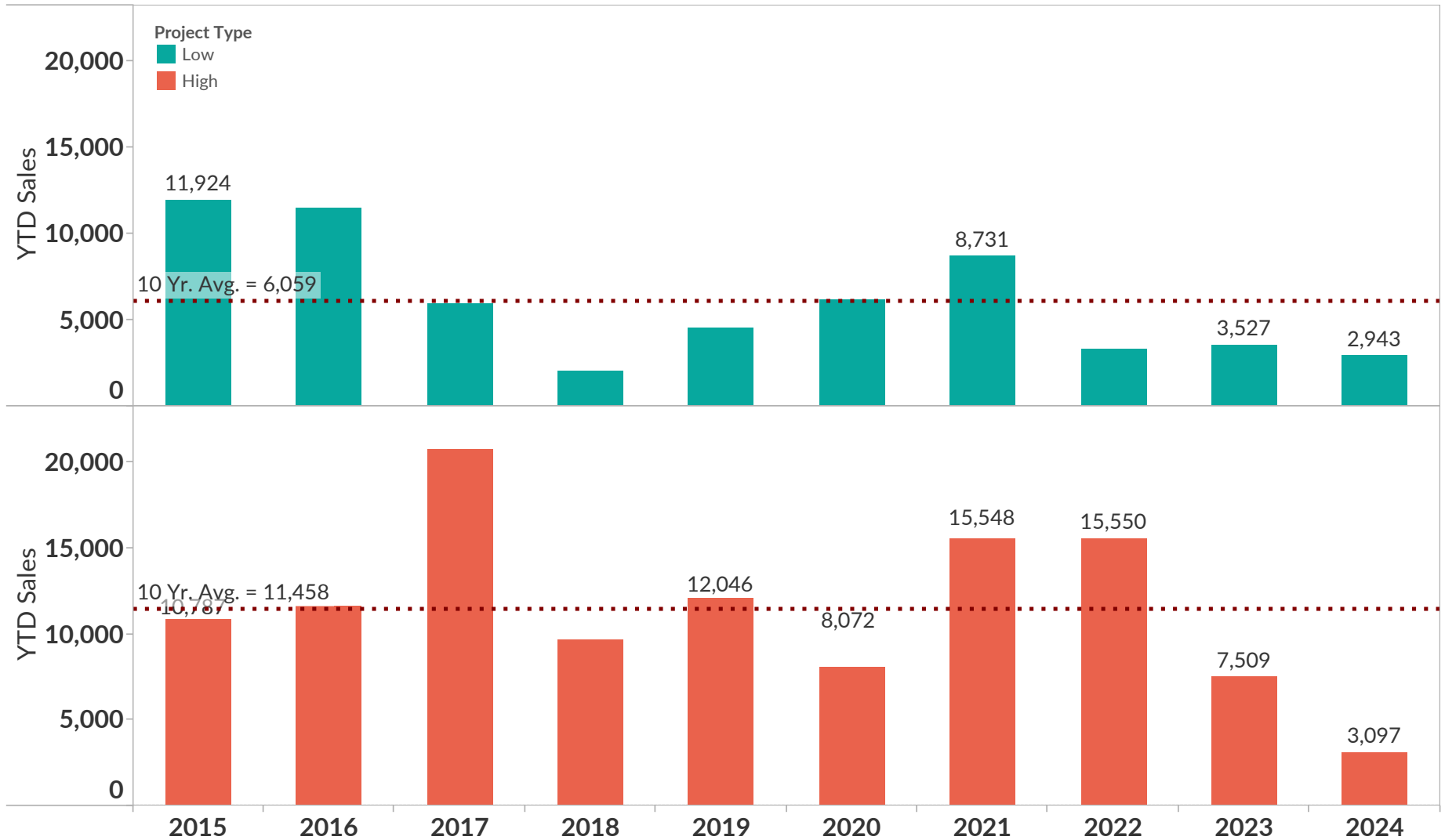


Year-to-Date Sales

Through the first half of 2024, total sales were 6,040 with Single Family sales of 2,943 down -17% (-51% from 10yr avg) and Condominium Apartment sales of 3,097, down -59% from the previous year (-73% from 10yr avg).

Year-to-Date New Home Sales

Greater Toronto Area - January-June (2015 to 2024)

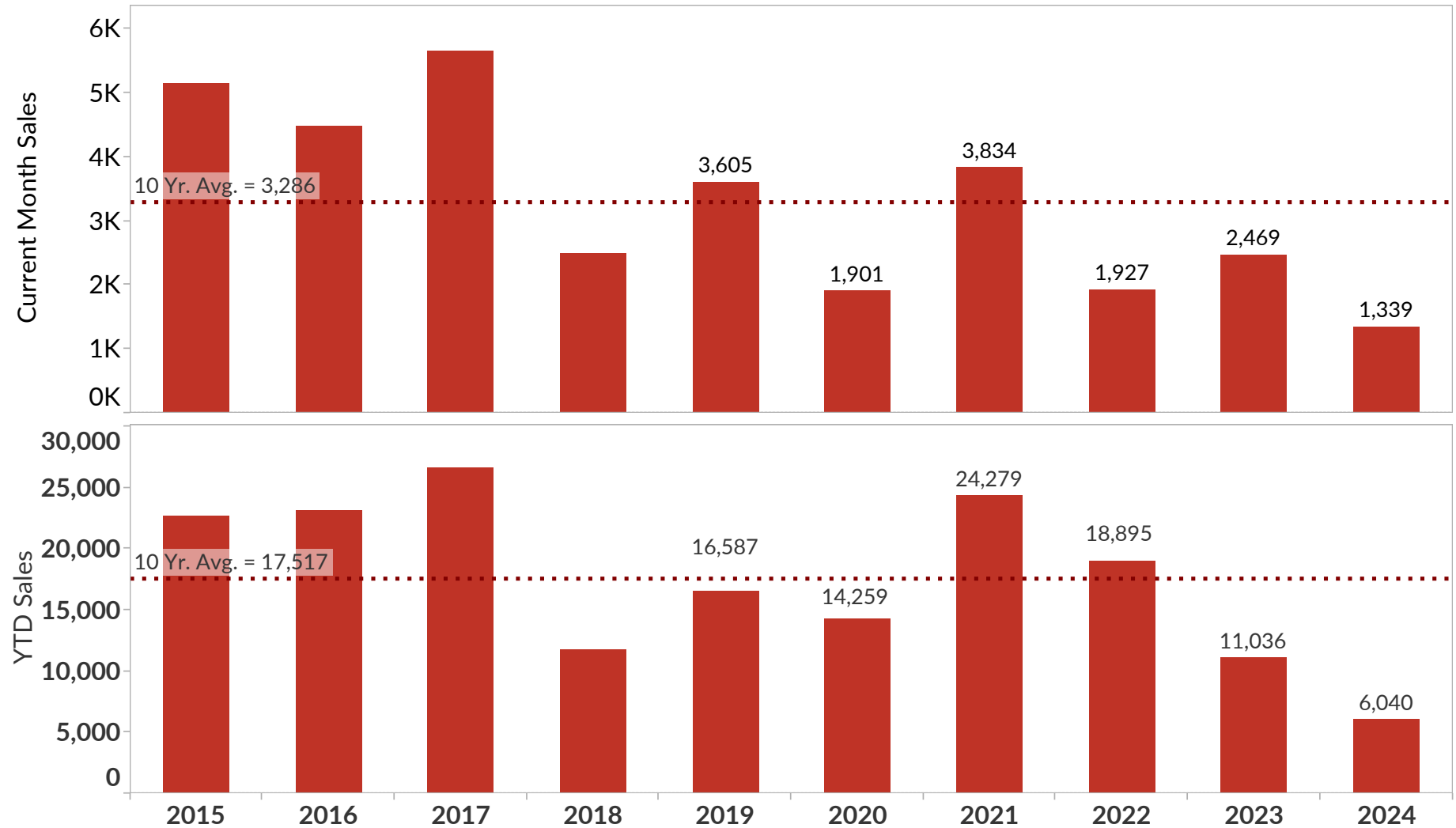


Total New Home Sales

June 2024 Total NH sales of 1,339 were down -46% from June 2023 (-59% from 10yr avg) and Total NH sales so far in 2024 of 6,040 were down -45% from the same period in 2023 (-66% from 10yr avg)

Total New Home Sales - Current Month & YTD

Greater Toronto Area - June (top chart) & January to June (lower chart) 2015 to 2024



Sales Data by Region

New Home Sales by Region

Greater Toronto Area - June 2022, June 2023, June 2024

Year of Peri..	High					Low					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2024	145	72	35	187	293	144	96	87	11	269	1,339
2023	180	208	275	603	627	263	83	102	1	127	2,469
2022	48	83	587	998	52	30	17	41	0	71	1,927

Year-to-Date New Home Sales by Region

Greater Toronto Area - January to June (2022 to 2024)

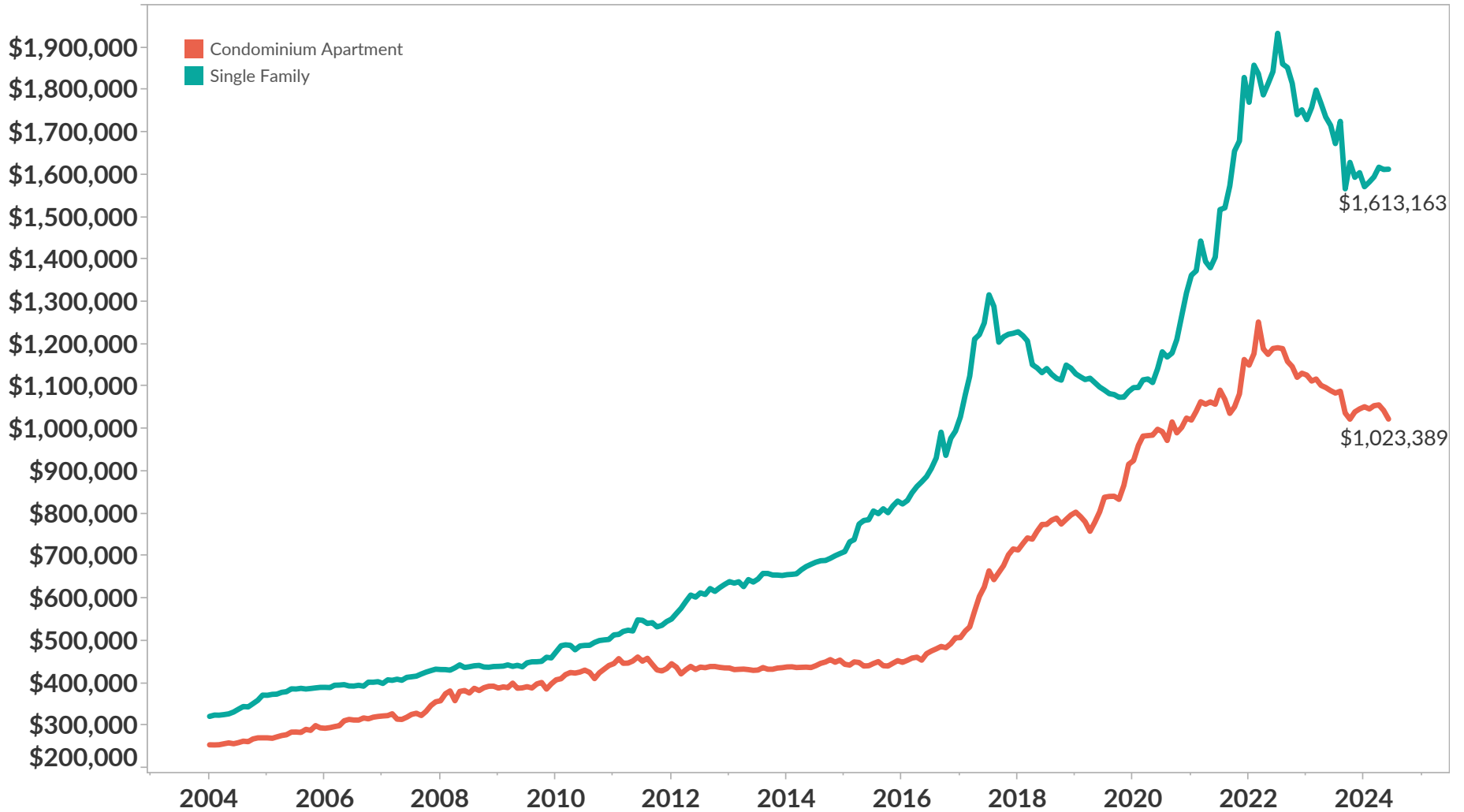
Year of Peri..	High					Low					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2024	250	510	212	1,235	890	765	858	559	71	690	6,040
2023	386	698	676	4,008	1,741	1,215	971	636	45	660	11,036
2022	731	1,499	2,996	8,978	1,346	766	646	588	170	1,175	18,895

New Home Benchmark Price

The benchmark price was \$1,613,163 for Single Family new homes and \$1,023,389 for Condominium Apartment new homes at June 30, 2024. The benchmark measures the average asking price of available new homes excluding the extremes.

Monthly New Home Benchmark Price

Greater Toronto Area - 2004 to 2024

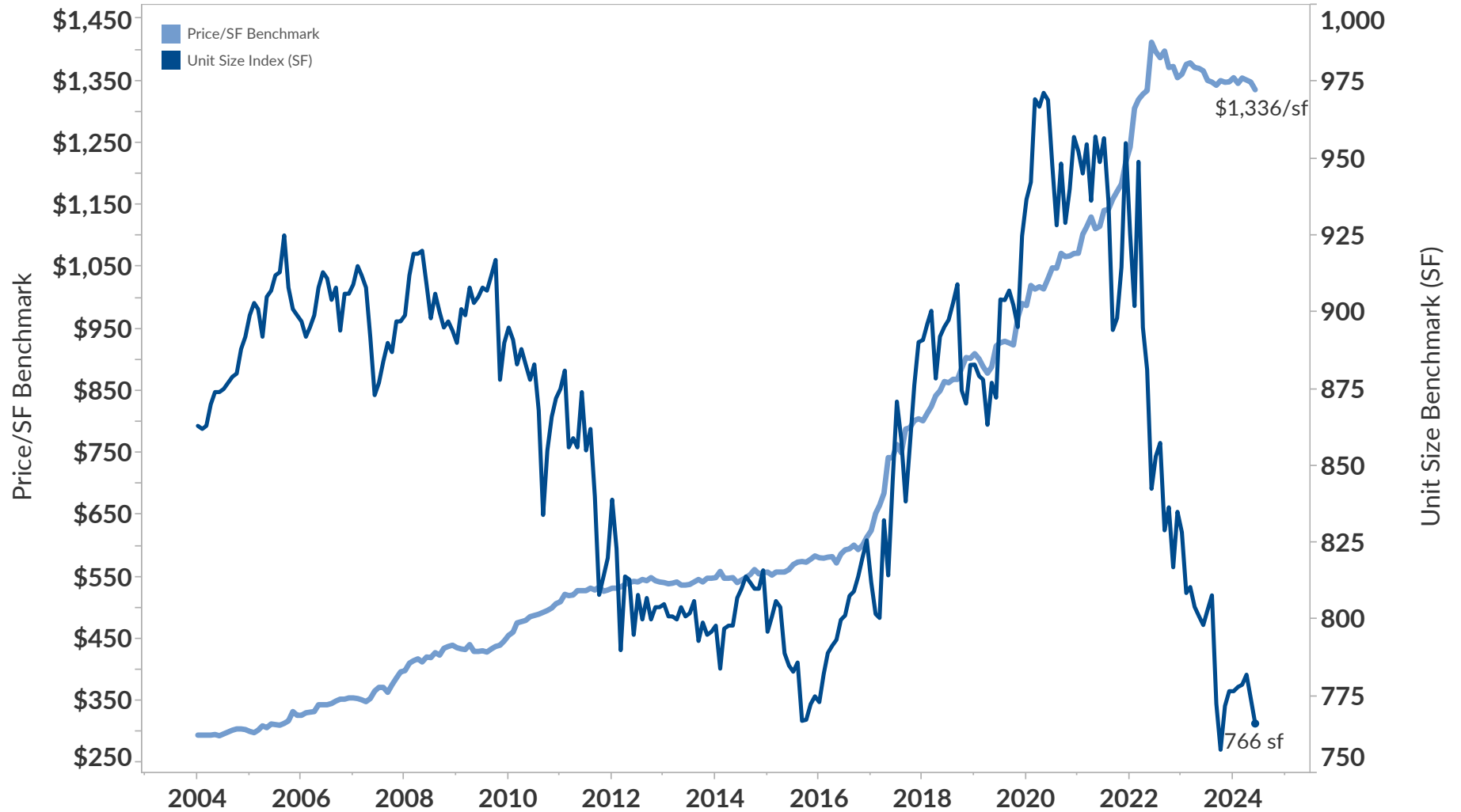


New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price were 766 sf at an average of \$1,336/sf at June 30, 2024.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2024

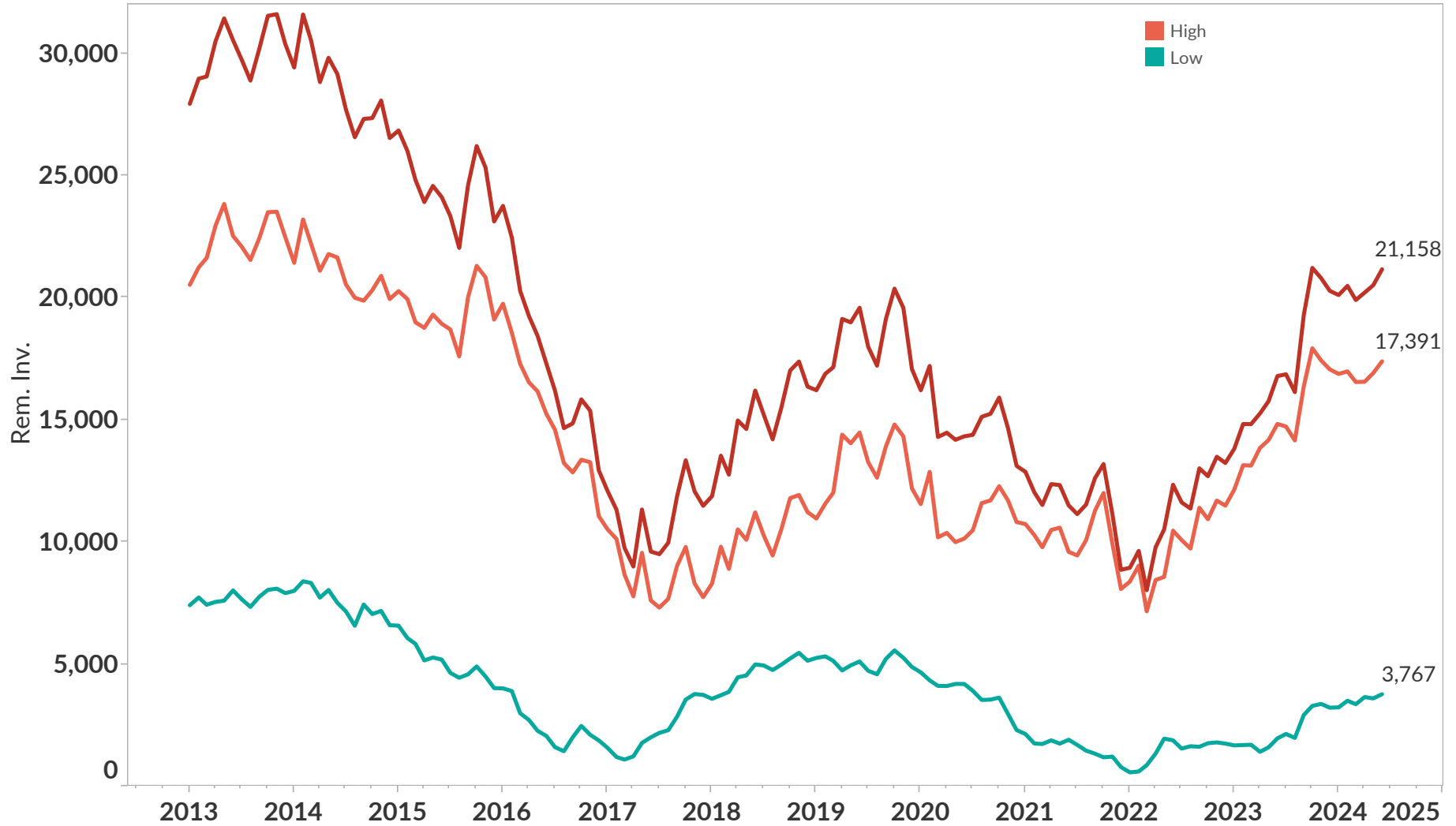


Remaining Inventory

Current total new home remaining inventory is 21,158 units comprised of 17,391 condominium apartment units and 3,767 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 2024

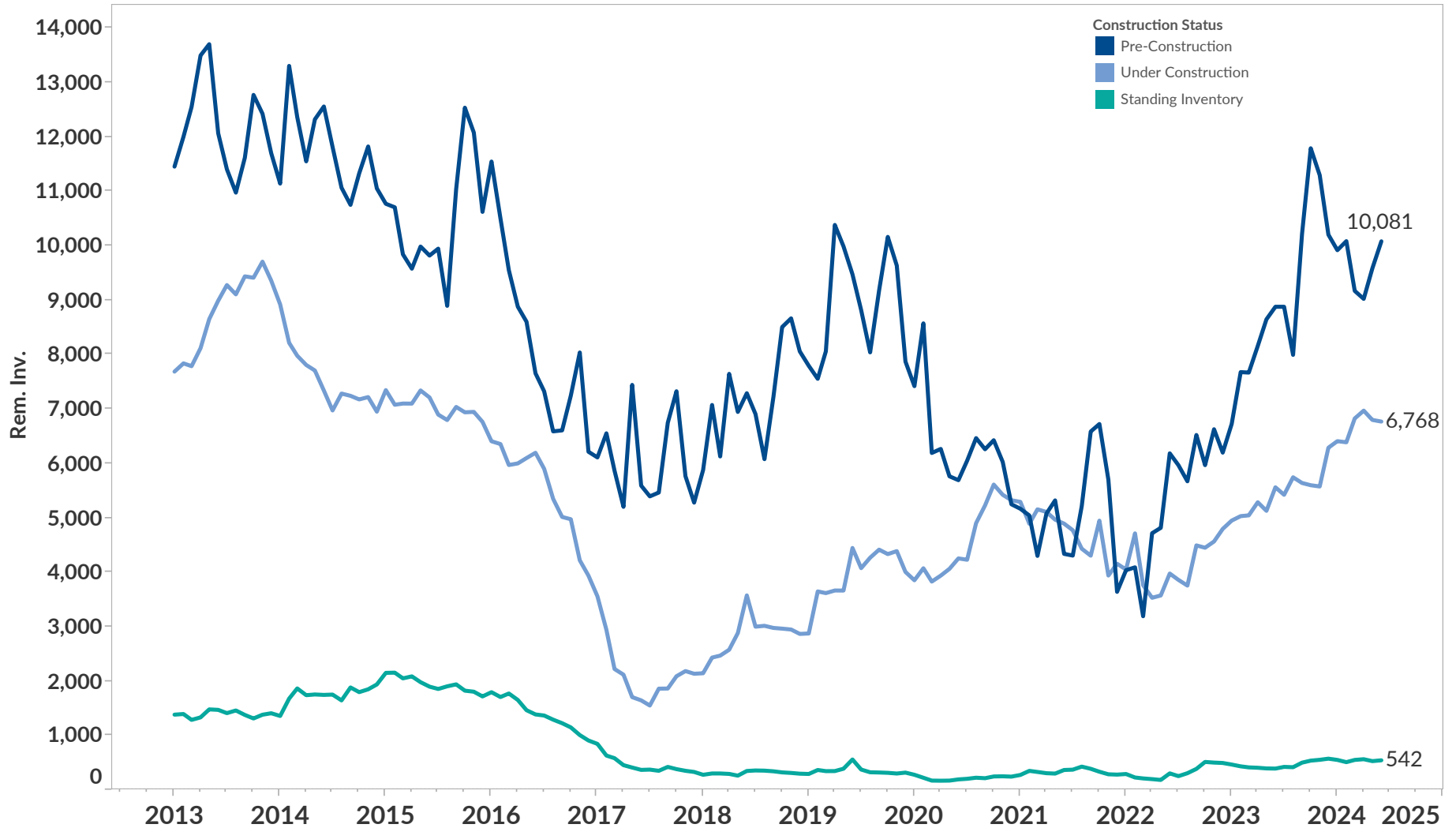


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 17,391 units comprised of 10,081 units in pre-construction projects, 6,768 units in projects currently under construction and 542 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2024





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