



Greater Toronto Area

New Homes Monthly Market Report
Data as of April 2025

Official Source of New Home Information for:



AltusGroup

April 2025 GTA New Home Market Results

Official Source of New Home Information for:



April Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
205	930	4,808	\$1,530,126
<i>Down -66% from Prior Year</i>	<i>Down -51% from Prior Year</i>		<i>Down -5.4% from Prior Year</i>



105	639	16,555	\$1,019,120
<i>Down -80% from Prior Year</i>	<i>Down -65% from Prior Year</i>		<i>Down -3.6% from Prior Year</i>

TOTAL	310	1,569	21,363
-------	-----	-------	--------

April 2025 Simcoe County New Home Market Results

Official Source of New Home Information for:



**April
Sales**

**Year-to-Date
Sales**

**Remaining
Inventory**

**Average
Price**

Single Family

27

170

1,100

\$1,120,438

*Down -72%
from Prior Year*

*Down -57%
from Prior Year*

*Down -5%
from Prior Year*

Condominium
Apartment

0

18

406

\$841,650

*Down -65%
from Prior Year*

*Up +19%
from Prior
Year*

TOTAL

27

188

1,506

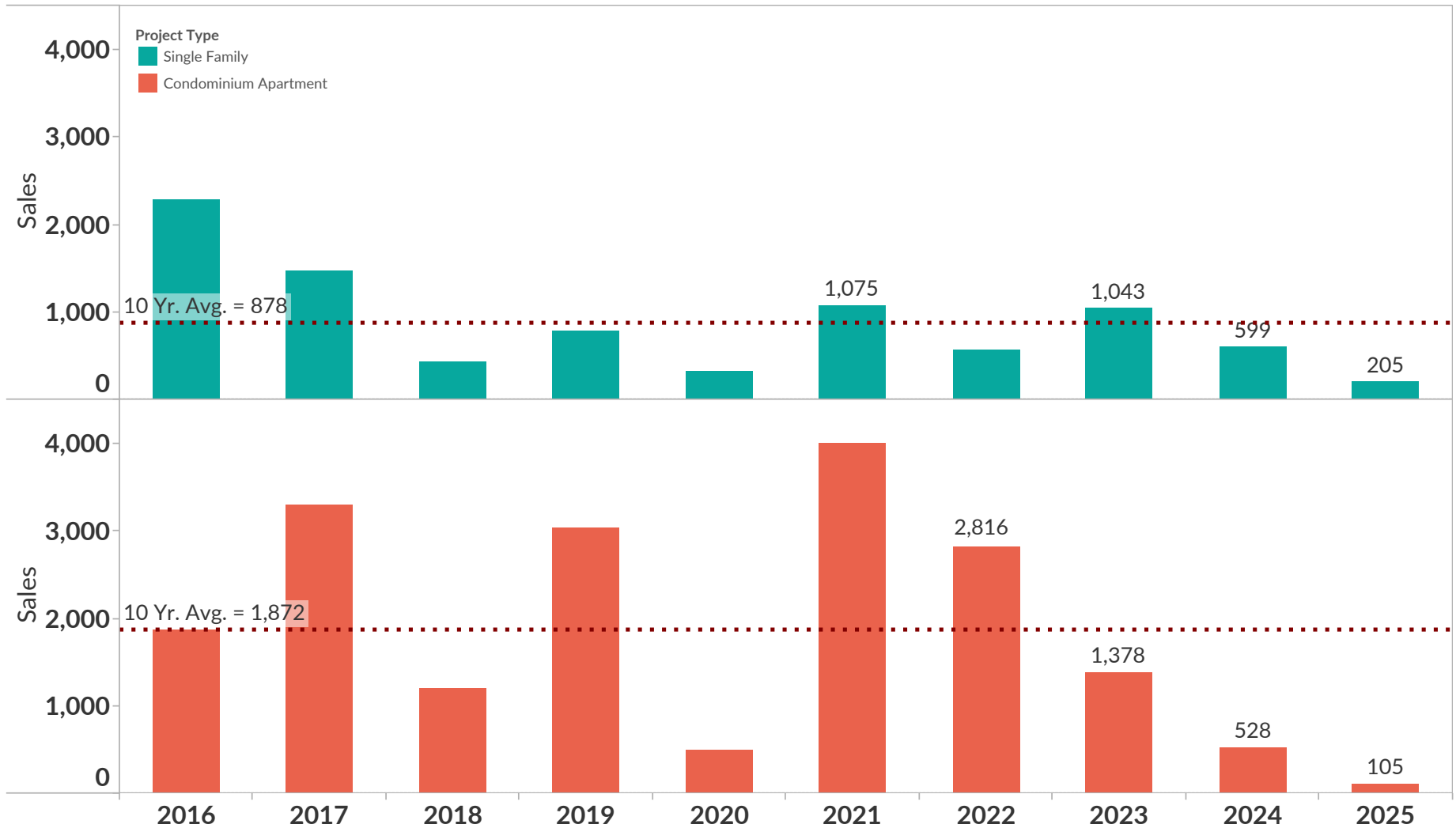


Current Month Sales

There were 310 total new home sales in April 2025, with 205 Single Family sales, down -66% from April 2024 (-77% from 10yr avg) and 105 Condominium Apartment sales, down -80% from April 2024 (-94% from 10yr avg).

April New Home Sales by Year & Project Type

Greater Toronto Area - April (2016 to 2025)



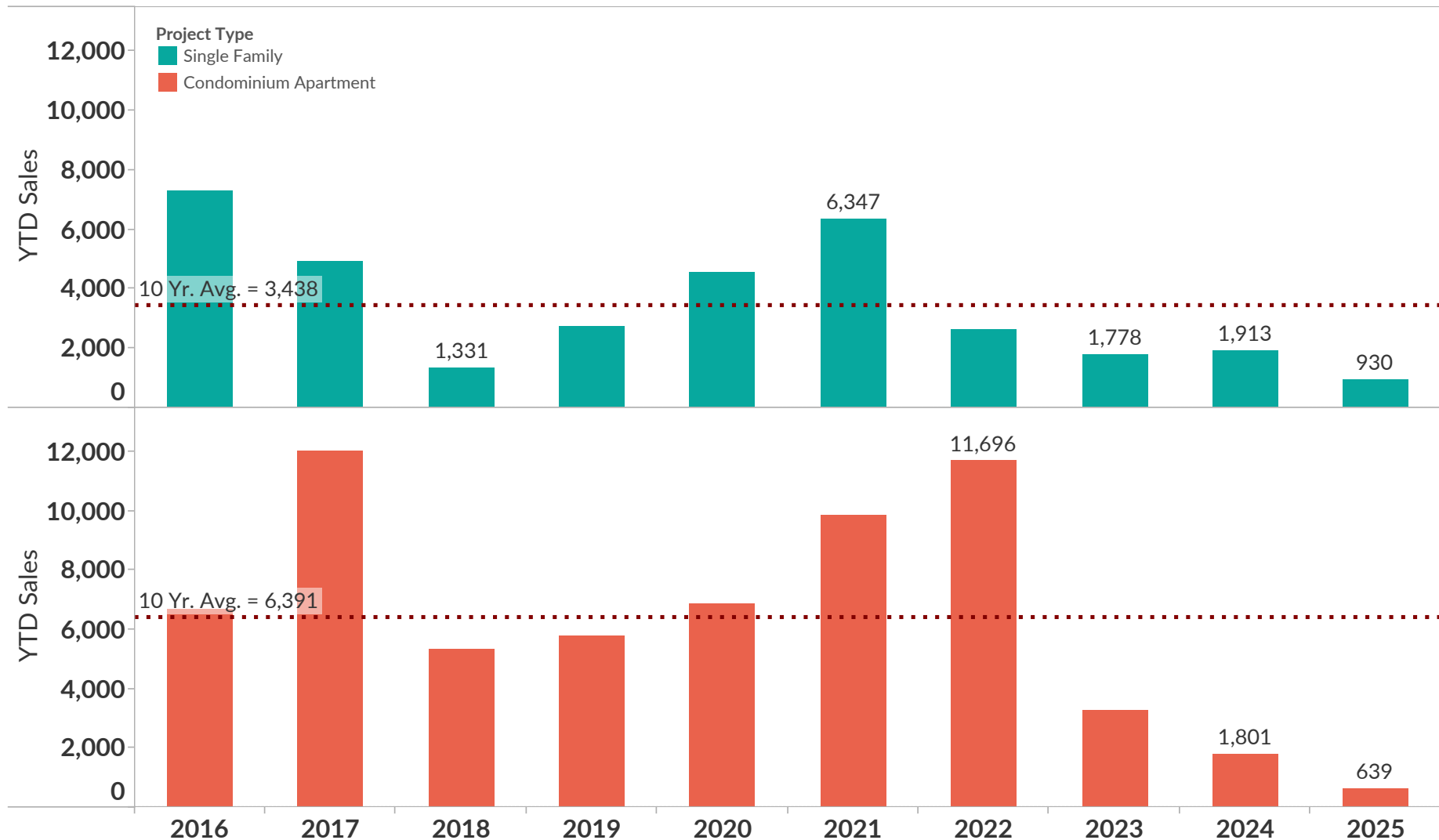


Year-to-Date Sales

Through the four three months of 2025, total sales were 1,569 with Single Family sales of 930, down -51% (-73% from 10yr avg) and Condominium Apartment sales of 639, down -65% from the previous year (-90% from 10yr avg).

Year-to-Date New Home Sales

Greater Toronto Area - January-April (2016 to 2025)



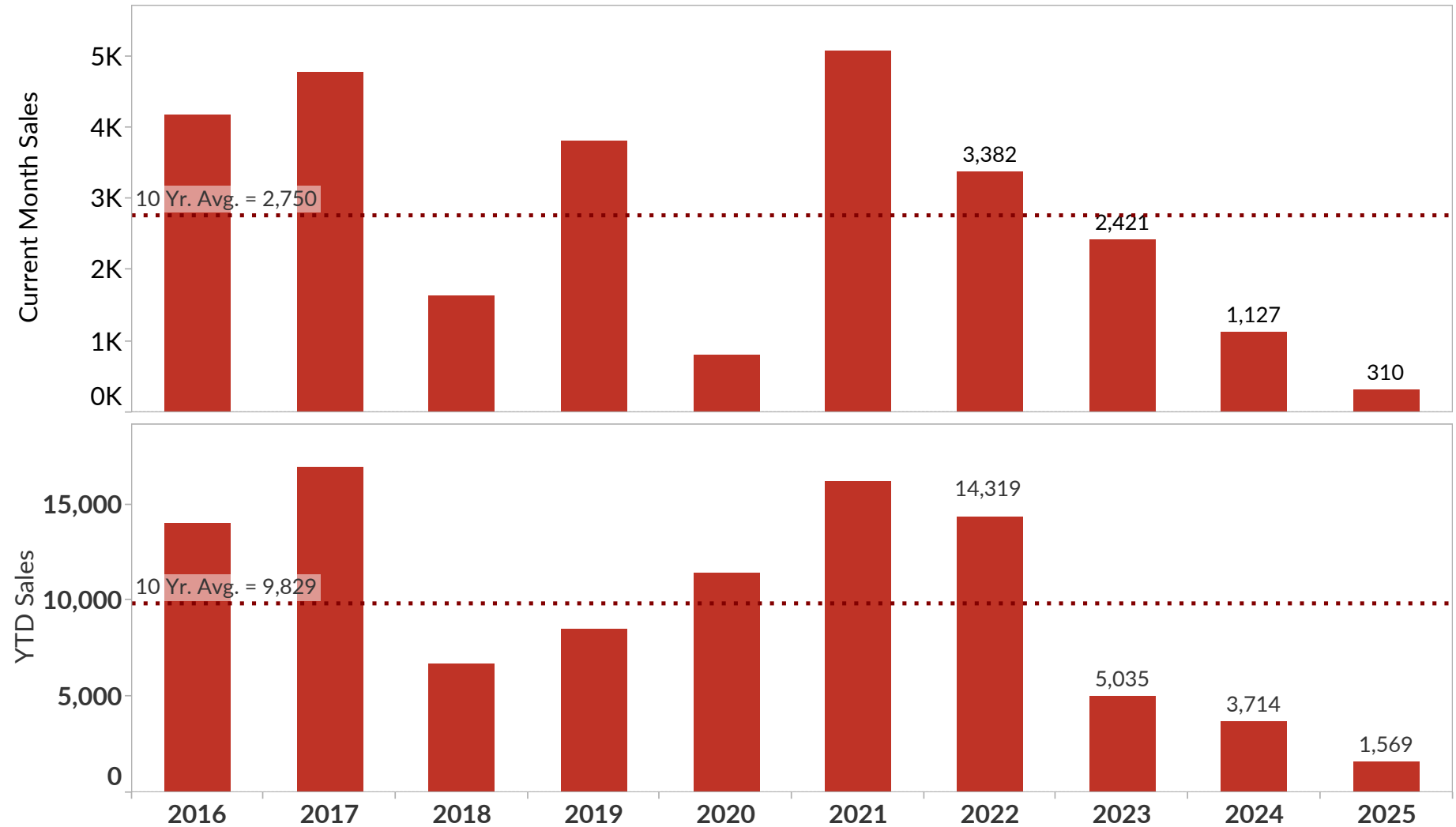


Total New Home Sales

April 2025 Total NH sales of 310 were down -72% from April 2024 (-89% from 10yr avg) and Total NH sales so far in 2025 of 1,569 were down -58% from the same period in 2024 (-84% from 10yr avg).

Total New Home Sales - Current Month & YTD

Greater Toronto Area - April (top chart) & January to April (lower chart) 2016 to 2025



Sales Data by Region

New Home Sales by Region

Greater Toronto Area - April 2023, April 2024, April 2025

Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	12	35	11	36	11	51	20	38	2	94	310
2024	7	56	38	334	93	127	151	166	30	125	1,127
2023	29	96	128	643	482	359	252	145	12	275	2,421

Year-to-Date New Home Sales by Region

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

Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	83	194	43	271	48	269	143	131	13	374	1,569
2024	92	312	111	886	400	504	649	355	44	361	3,714
2023	181	193	251	2,106	526	624	450	284	33	387	5,035

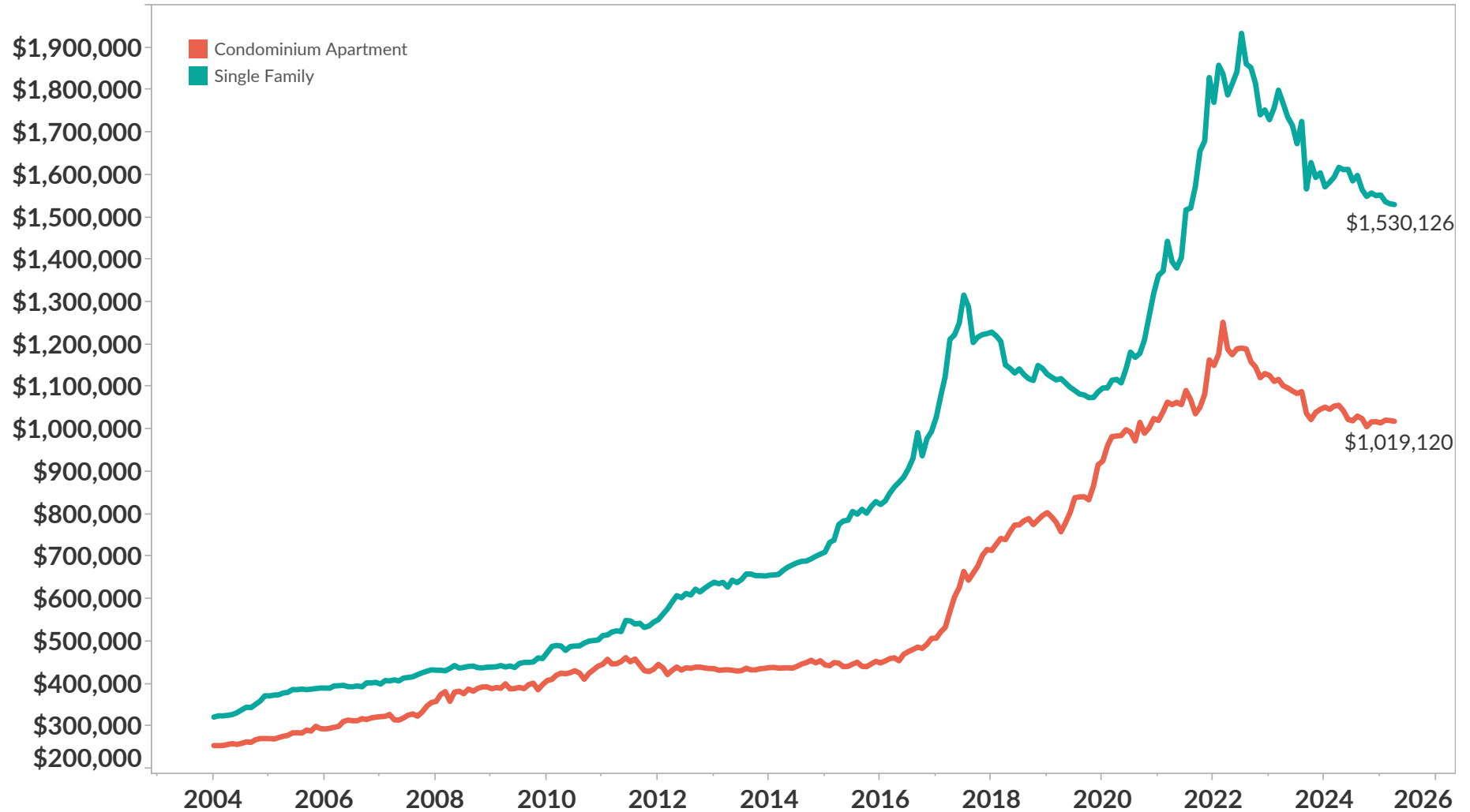


New Home Benchmark Price

The benchmark price was \$1,530,126 for Single Family new homes and \$1,019,120 for Condominium Apartment new homes at April 30, 2025. The benchmark measures the average asking price of available new homes excluding the extremes.

Monthly New Home Benchmark Price

Greater Toronto Area - 2004 to 2025



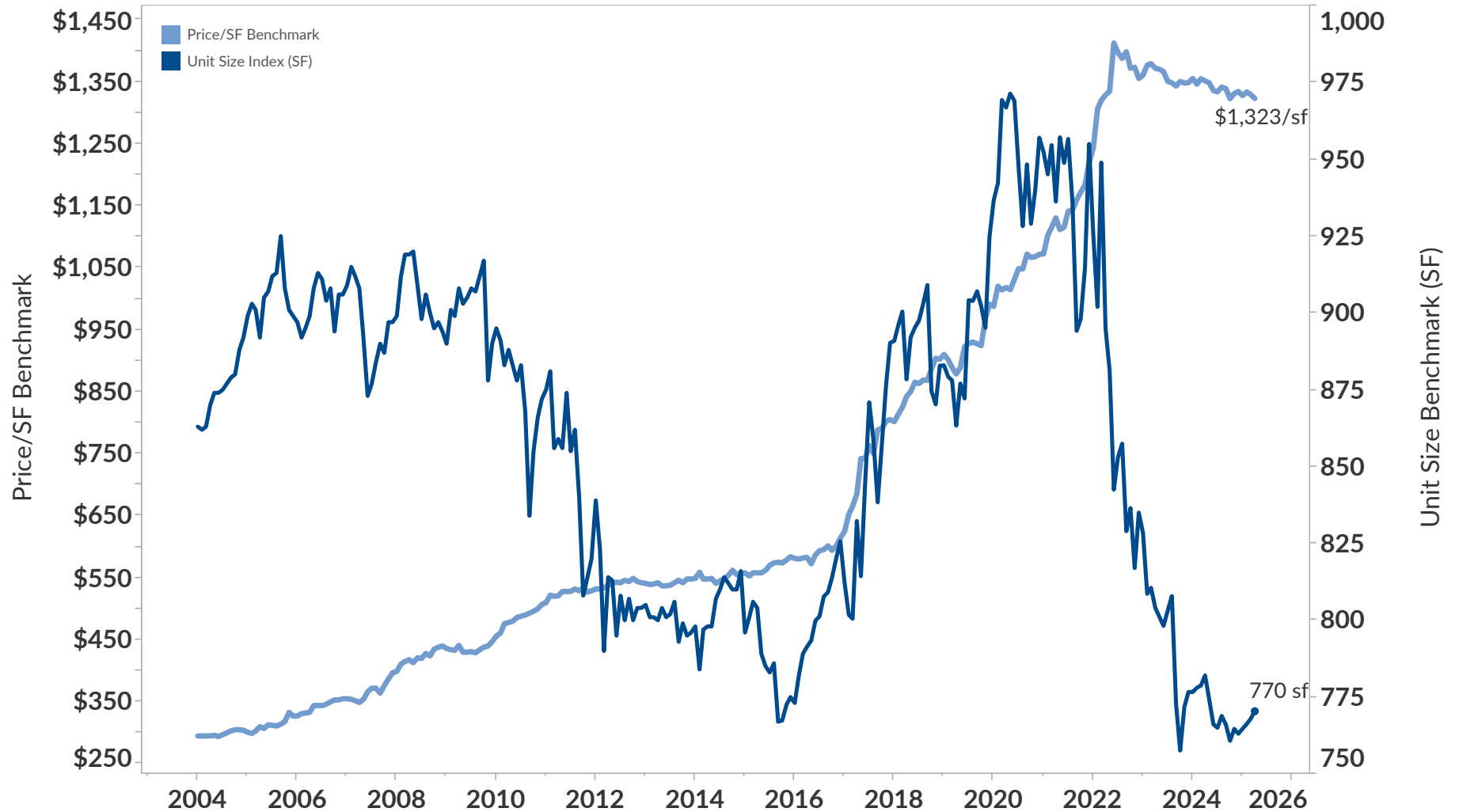


New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price were 770 sf at an average of \$1,323/sf at April 30, 2025.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2025



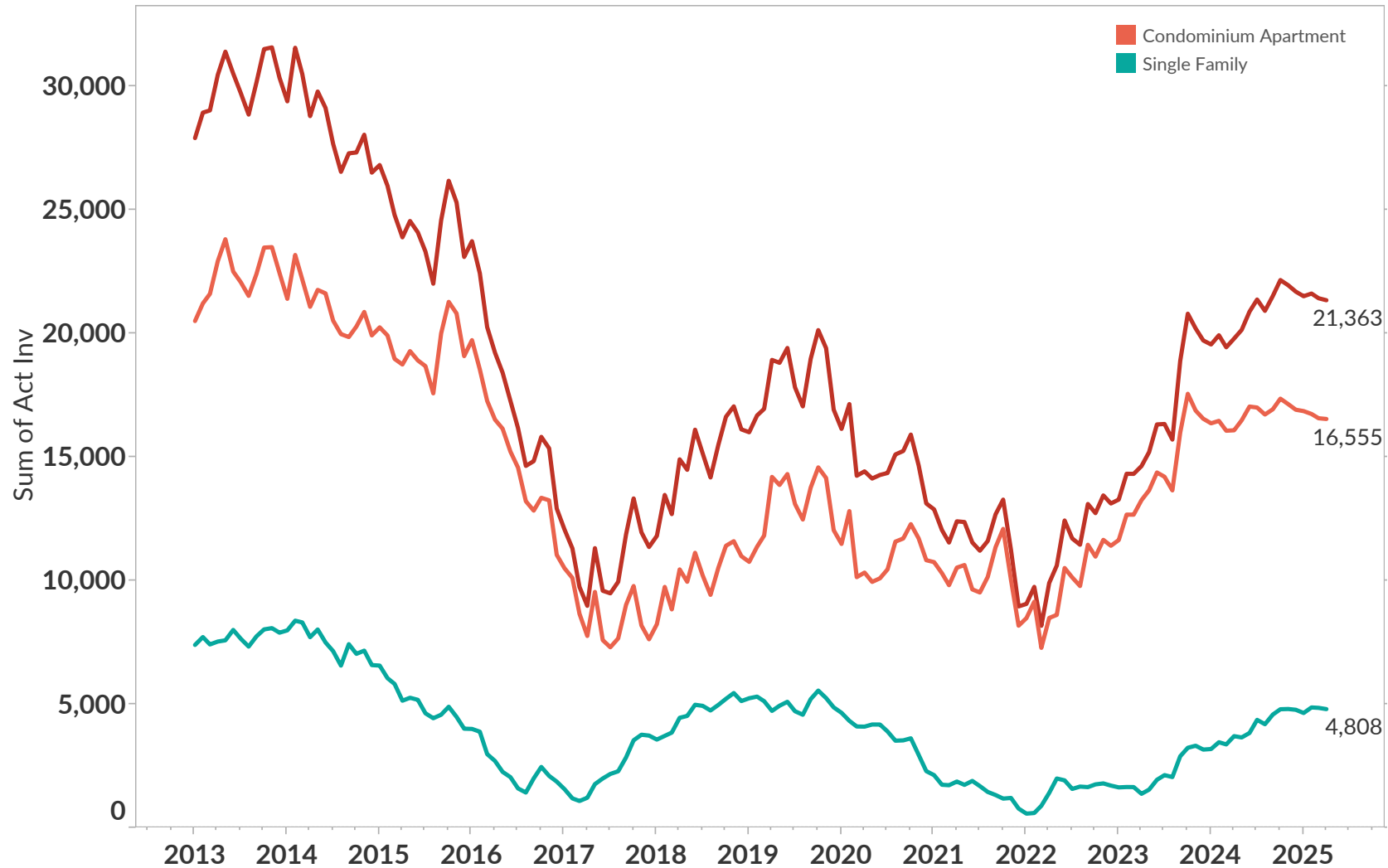


Remaining Inventory

Current total new home remaining inventory is 21,363 units comprised of 16,555 condominium apartment units and 4,808 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 2025



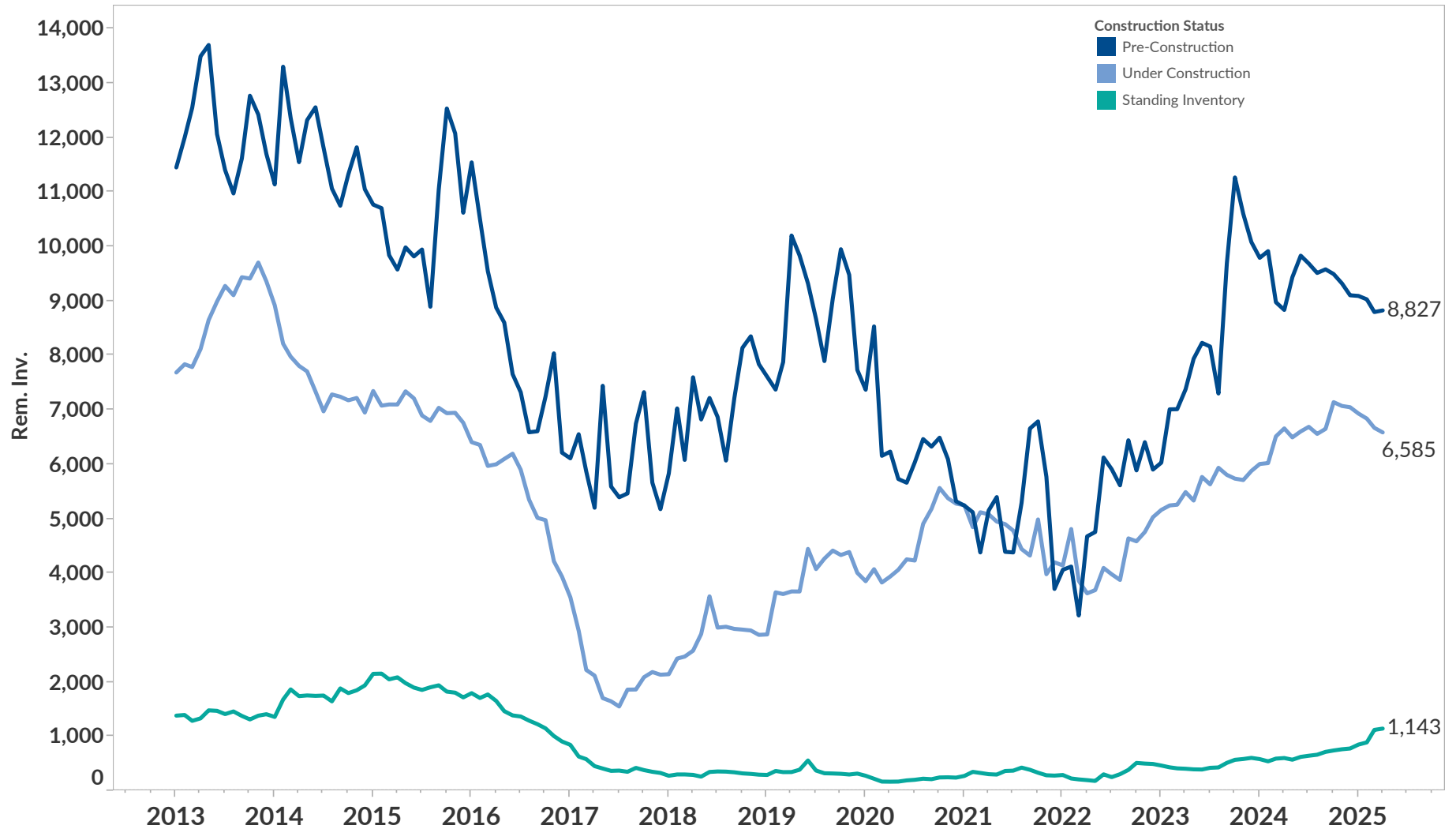


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 16,555 units comprised of 8,827 units in pre-construction projects, 6,585 units in projects currently under construction and 1,143 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2025





Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&O.E.