



Greater Toronto Area

New Homes Monthly Market Report
Data as of July 2025

Official Source of New Home Information for:



AltusGroup

July 2025 GTA New Home Market Results

Official Source of New Home Information for:



Single Family 	209	1,749	5,984	\$1,488,940
	Down -44% from Prior Year	Down -48% from Prior Year		Down -6.1% from Prior Year
Condominium Apartment 	150	1,258	16,670	\$1,029,527
	Down -51% from Prior Year	Down -62% from Prior Year		Up +0.9% from Prior Year
TOTAL	359	3,007	22,654	

July 2025 Simcoe County New Home Market Results

Official Source of New Home Information for:



July Sales	Year-to-Date Sales	Remaining Inventory	Average Price
28	280	1,303	\$1,114,077
Down -62% from Prior Year	Down -56% from Prior Year		Down -1% from Prior Year



1	32	404	
	Down -47% from Prior Year		

TOTAL	29	312	1,707
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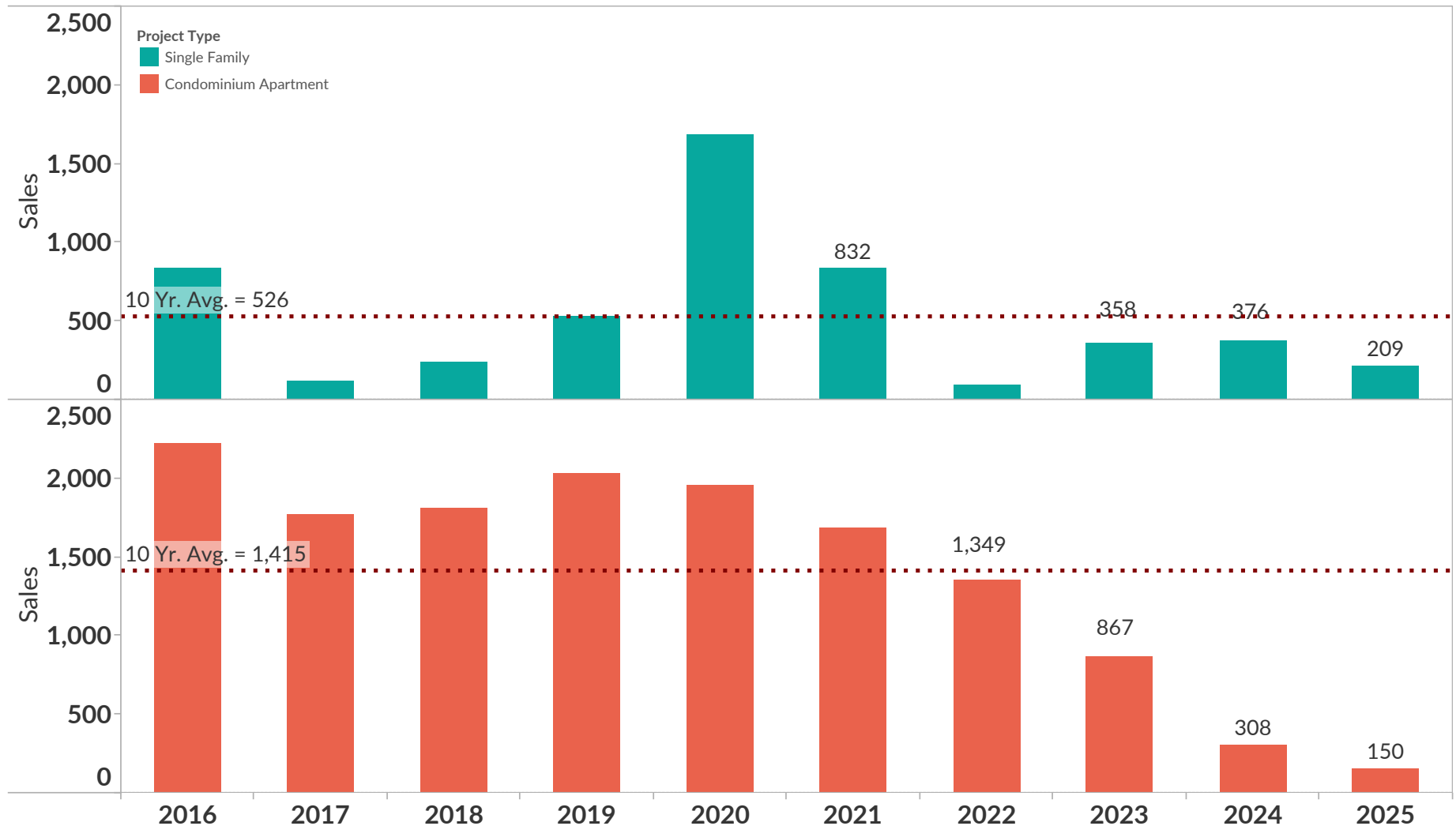


Current Month Sales

There were 3590 total new home sales in July 2025, with 209 Single Family sales, down -44% from July 2024 (-60% from 10yr avg) and 150 Condominium Apartment sales, down -51% from July 2024 (-89% from 10yr avg).

July New Home Sales by Year & Project Type

Greater Toronto Area - July (2016 to 2025)



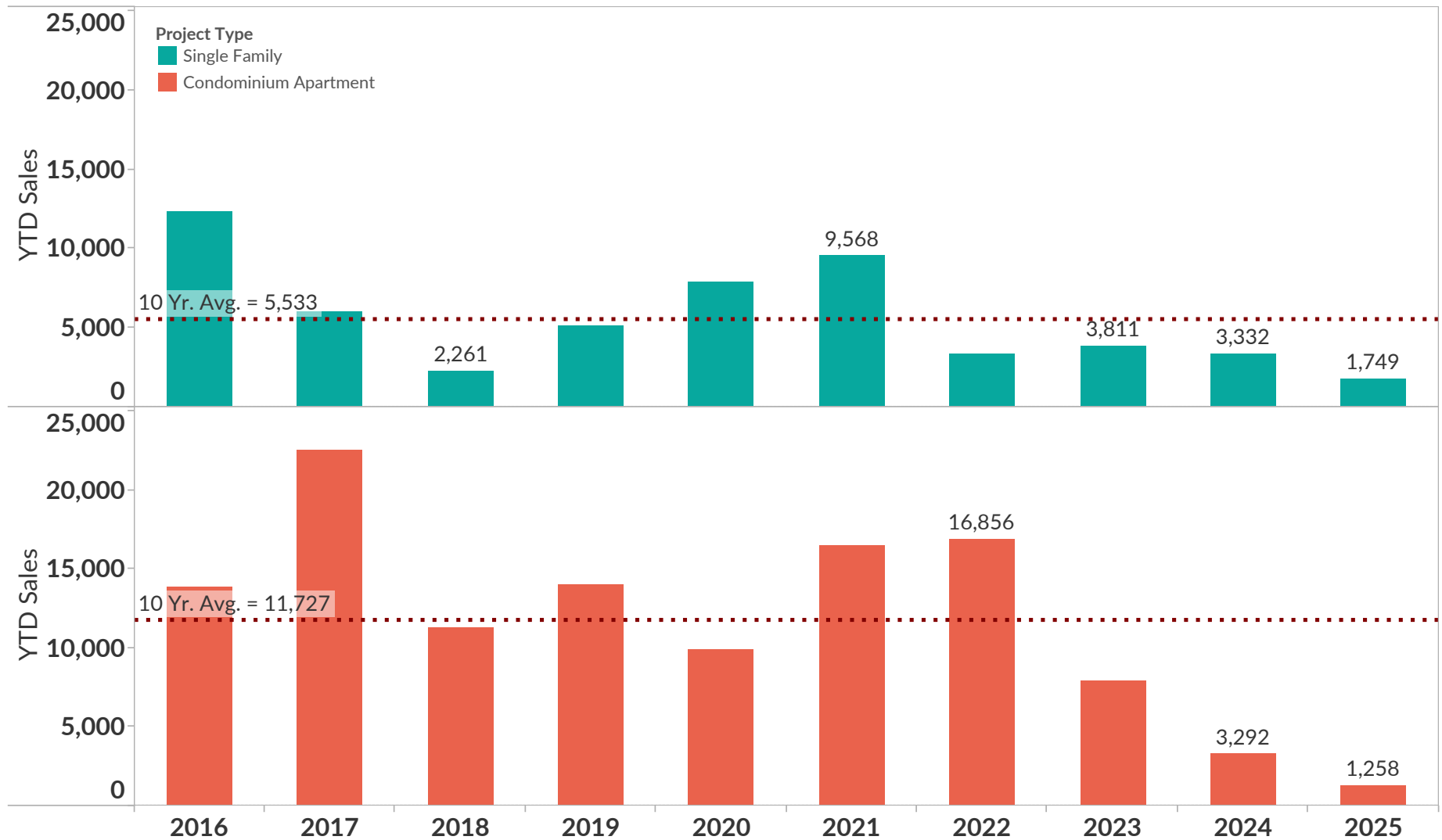


Year-to-Date Sales

Through the first seven months of 2025, total sales were 3,007 with Single Family sales of 1,749, down -48% (-68% from 10yr avg) and Condominium Apartment sales of 1,258, down -62% from the previous year (-89% from 10yr avg).

Year-to-Date New Home Sales

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



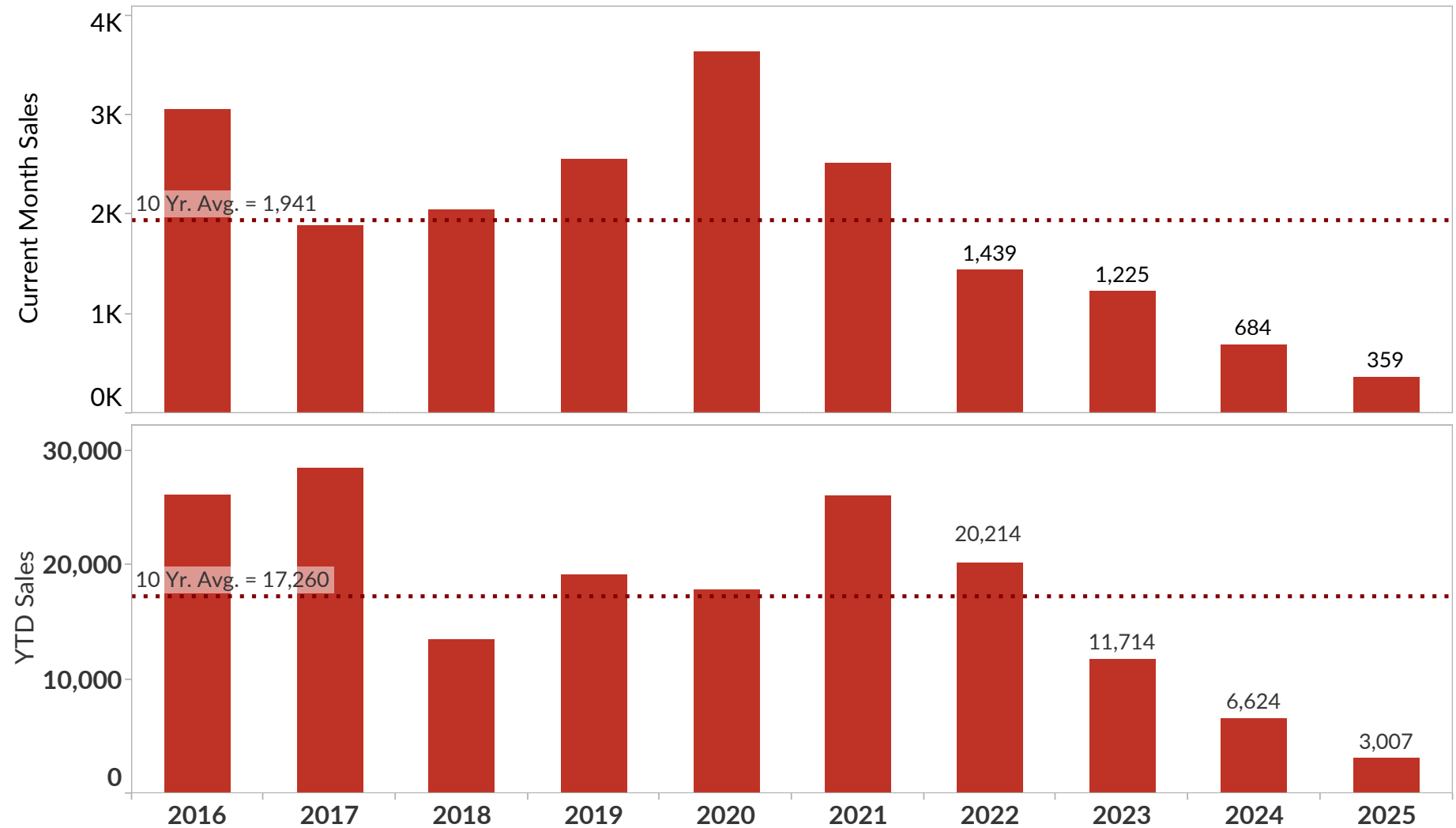


Total New Home Sales

July 2025 Total NH sales of 359 were down -48% from June 2024 (-82% from 10yr avg) and Total NH sales year-to-date in 2025 of 3,007 were down -55% from the same period in 2024 (-83% from 10yr avg).

Total New Home Sales - Current Month & YTD

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



Sales Data by Region

New Home Sales by Region

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

Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	12	18	75	32	13	48	86	31	2	42	359
2024	24	33	44	146	61	62	61	56	10	187	684
2023	33	137	158	285	254	42	60	62	2	192	1,225

Year-to-Date New Home Sales by Region

Greater Toronto Area - Year-to-Date (2023 to 2025)

Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	151	276	238	509	84	426	414	344	26	539	3,007
2024	252	548	266	1,364	862	817	920	584	82	929	6,624
2023	410	840	773	3,901	1,979	1,254	1,031	631	47	848	11,714

Monthly Sales Data by Municipality

		Condominium Apartment														Single Family													
Region	Municipality	2024						2025							2024						2025								
		July	August	Septe..	October	Novem..	Decem..	January	Februa..	March	April	May	June	July	July	August	Septe..	Octob..	Novem..	Decem..	January	Februa..	March	April	May	June	July		
Durham	Ajax	2	2	4	2	2	1	1	16	3	0	2	1	3	1	0	0	0	1	4	0	0	0	0	0	1	0		
	Brock																												
	Clarington	0	0	0	1	4									7	5	7	6	9	3	8	23	1	3	3	3	2		
	Oshawa	0	0	0	0	0	0	0	0	0	0	0	1	4	10	36	47	47	8	8	17	15	17	6	4	2			
	Pickering	21	12	14	14	49	38	17	14	16	11	27	5	7	11	16	25	53	76	21	48	15	29	30	17	40	23		
	Scugog														6	1	0	0	1	0	1	2	2	2	1	0	0		
	Uxbridge														0	0	0	1	0	0	0	0	0	0	0	0	0		
	Whitby	1	2	0	0	3	0	0	2	1	1	6	16	1	33	38	49	26	27	4	31	13	10	9	9	10	21		
	Total	24	16	18	17	58	39	18	32	20	12	35	22	12	62	70	117	133	161	40	96	70	57	61	36	58	48		
Halton	Burlington	21	20	22	21	25	1	5	4	9	6	5	8	4	0	1	1	1	1	0	0	0	1	2	2	3	3		
	Halton Hills	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	1	0	5	0	0	2	1	1	10	8		
	Milton	7	5	28	20	10	1	22	28	26	15	18	7	5	39	29	23	58	43	23	24	28	29	7	15	48	35		
	Oakville	5	6	8	15	25	3	13	32	24	17	8	10	9	22	15	29	56	40	15	22	12	9	10	23	79	40		
	Total	33	31	58	56	60	5	40	64	59	38	32	25	18	61	45	54	116	84	43	46	40	41	20	41	140	86		
Peel	Brampton	2	2	5	6	7	0	0	1	1	4	6	25	28	28	13	69	78	77	11	32	59	37	31	36	22	19		
	Caledon	20	0	5	0	0	0	0	0	0	0	0	0	0	18	37	17	58	21	4	2	11	6	9	30	32	10		
	Mississauga	22	9	21	14	12	4	11	10	8	7	9	81	47	10	4	3	6	2	2	0	1	0	1	3	1	2		
	Total	44	11	31	20	19	4	11	11	9	11	15	106	75	56	54	89	142	100	17	34	71	43	41	69	55	31		
Toronto	East York	0	0	0	2	1	3	1	0	2	1	0	0	0															
	Etobicoke	11	30	25	37	46	11	5	4	18	9	13	11	12							0	0	0	2	2	1	1		
	North York	45	42	30	26	31	35	16	15	22	13	11	10	4	6	2	1	1	2	1	0	0	0	0	0	0	0		
	Old Toronto	70	98	55	103	54	30	72	36	60	40	39	45	11	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Scarborough	20	18	35	4	3	5	8	6	3	3	2	2	3	4	7	0	2	5	5	4	0	3	1	5	2	1		
	York	0	0	0	1	1	0	0	1	2	1	2	4	2	0	2	1	2	3	0	1	1	2	0	0	0	0		
	Total	146	188	145	173	136	84	102	62	107	67	67	72	32	10	11	2	5	10	6	5	1	5	3	7	3	2		
York	Aurora	0	0	1	0	0	0	0	0	0	0	0	0	1	1	0	2	0	66	1	4	1	1	4	0	3	2		
	East Gwillimbury														9	5	8	8	4	7	2	18	26	7	15	6	1		
	Georgina	0	0	0	4										3	5	4	7	5	3	4	3	27	8	3	5	9		
	King	1	0	1	1	0	0	0	6	4	1	0	0	0	3	0	4	7	7	2	3	5	2	8	2	5	2		
	Markham	16	13	6	18	20	7	5	1	0	1	3	3	4	16	14	32	29	28	24	18	12	15	9	14	30	25		
	Newmarket	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	1	1	0	1	2	0	0		
	Richmond Hill	19	18	8	0	2	1	2	0	0	0	0	2	1	146	24	16	78	32	17	31	58	20	11	9	10	2		
	Vaughan	25	9	9	4	22	17	3	2	7	6	10	15	7	9	4	12	19	15	5	6	6	10	53	15	3	1		
	Whitchurch-Stou..														0	2	0	2	1	0	0	0	0	0	0	0	0		
	Total	61	40	25	27	44	25	10	9	11	8	13	20	13	187	54	78	150	160	60	69	104	101	101	60	62	42		
Grand Total		308	286	277	293	317	157	181	178	206	136	162	245	150	376	234	340	546	515	166	250	286	247	226	213	318	209		

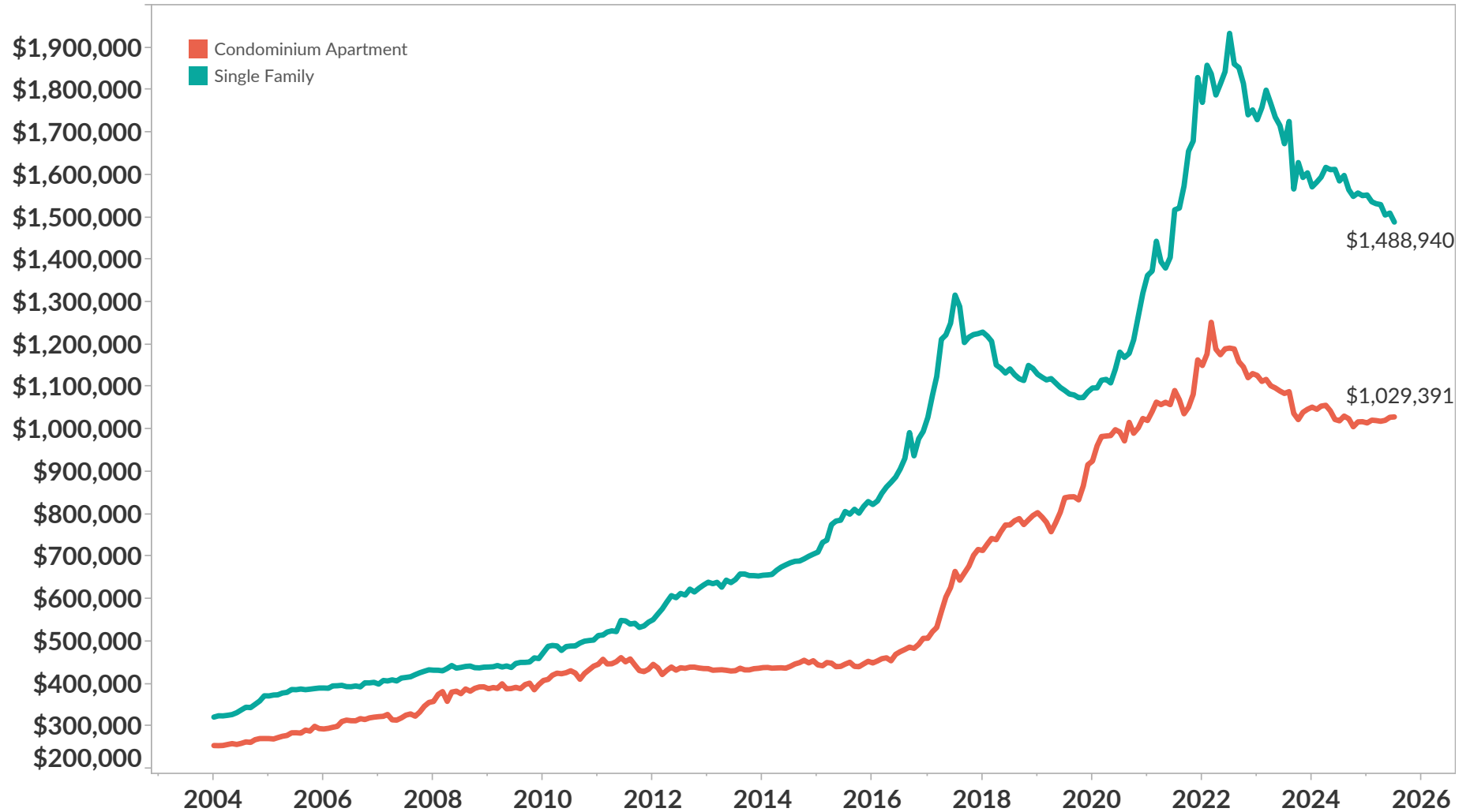


New Home Benchmark Price

The benchmark price was \$1,488,940 for Single Family new homes and \$1,029,391 for Condominium Apartment new homes at July 31, 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 777 sf at an average of \$1,325/sf at July 31, 2025.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2025



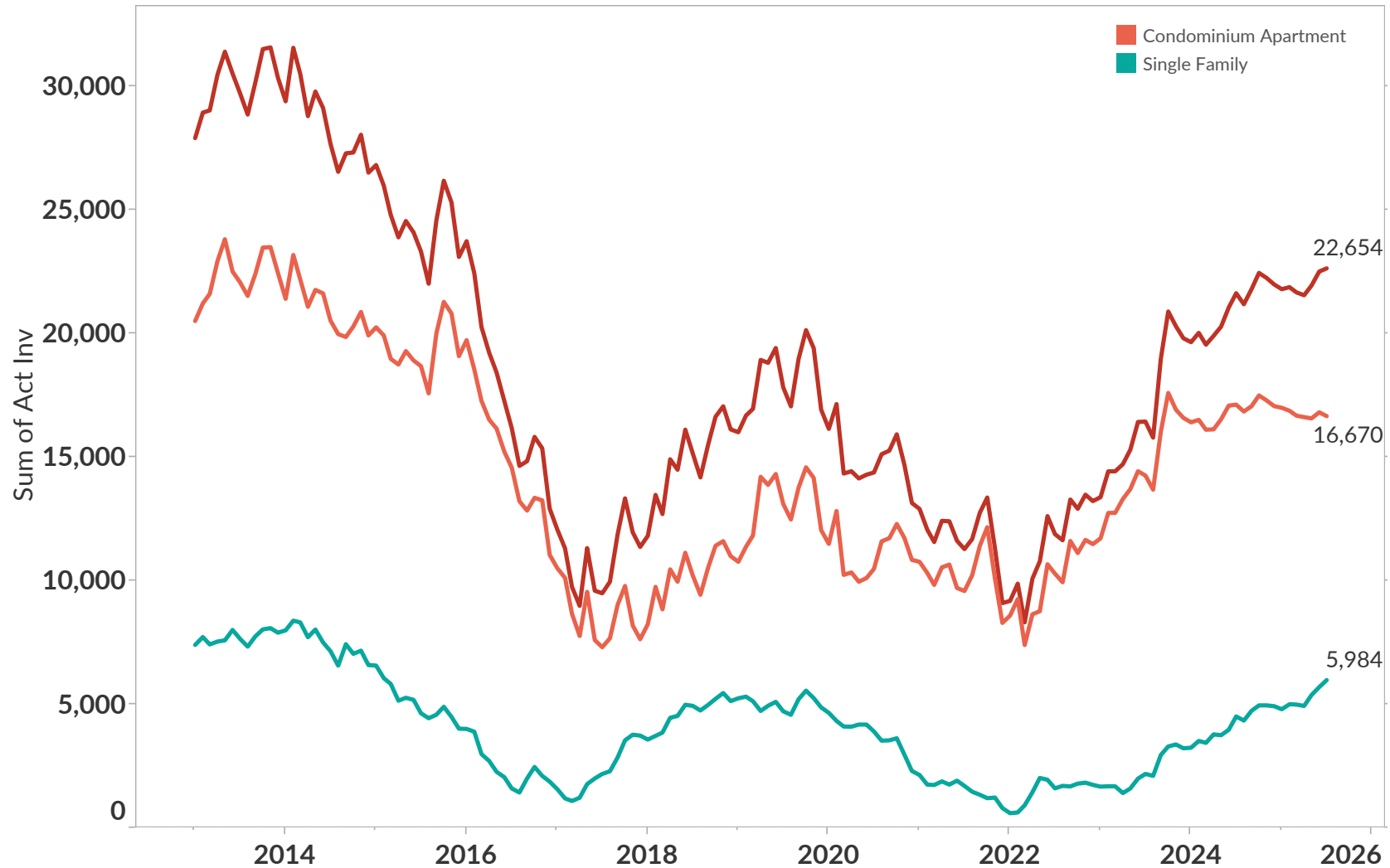


Remaining Inventory

Current total new home remaining inventory is 22,654 units comprised of 16,670 condominium apartment units and 5,984 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



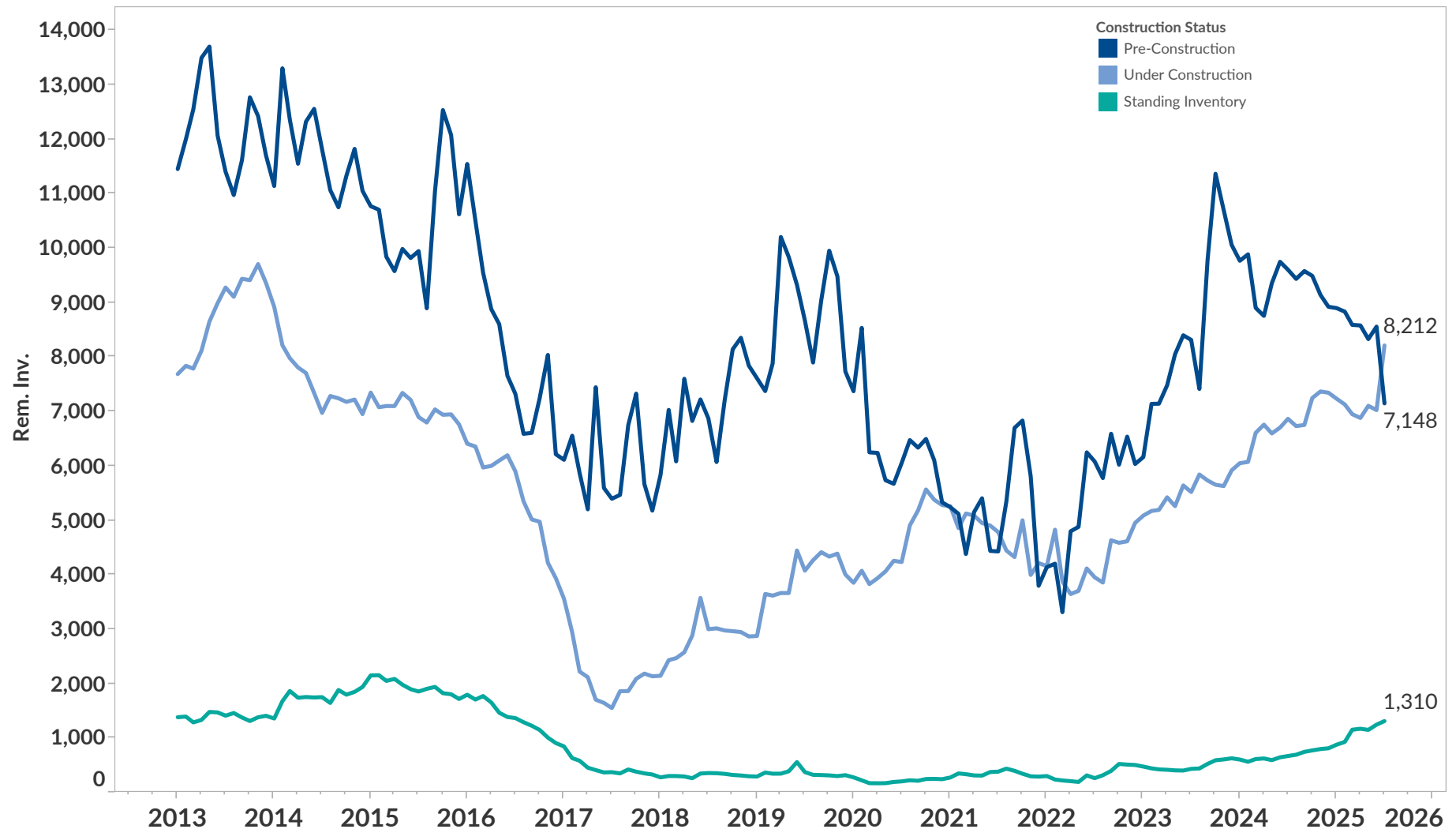


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 16,670 units comprised of 7,148 units in pre-construction projects, 8,212 units in projects currently under construction and 1,310 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2025





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