



Greater Toronto Area

New Homes Monthly Market Report
Data as of August 2025

Official Source of New Home Information for:



AltusGroup

August 2025 GTA New Home Market Results

Official Source of New Home Information for:



	August Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
 Single Family	182	1,948	5,798	\$1,462,342
	Down -21% from Prior Year	Down -45% from Prior Year		Down -8.5% from Prior Year
 Condominium Apartment	118	1,354	16,447	\$1,028,782
	Down -59% from Prior Year	Down -63% from Prior Year		Down -0.2% from Prior Year
TOTAL	300	3,302	22,245	

August 2025 Simcoe County New Home Market Results

Official Source of New Home Information for:



August Sales	Year-to-Date Sales	Remaining Inventory	Average Price
36	328	1,257	\$1,113,204
Down -43% from Prior Year	Down -53% from Prior Year		Down -1% from Prior Year



0	58	404	
	Down -47% from Prior Year		

TOTAL	36	360	1,661
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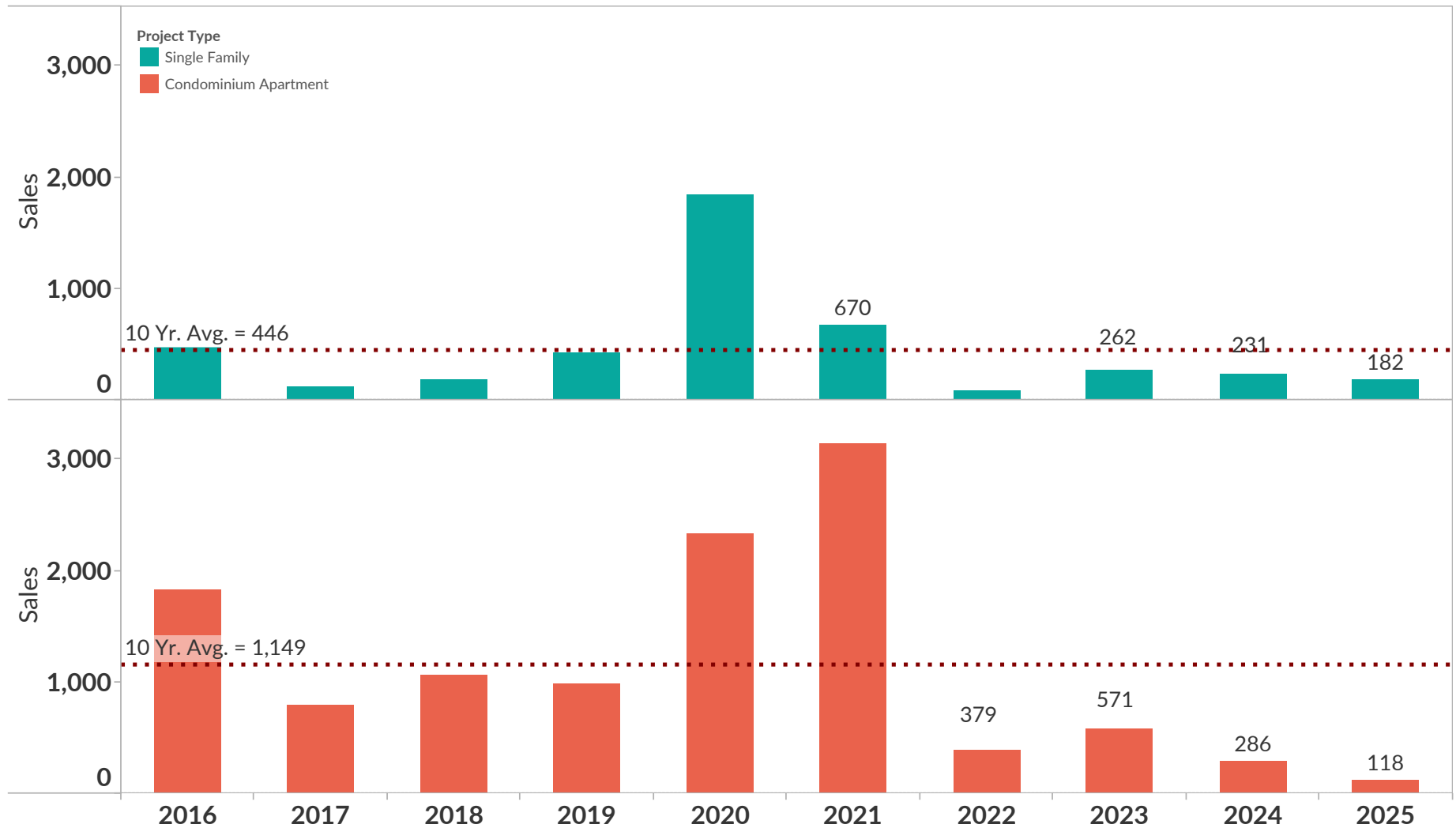


Current Month Sales

There were 300 total new home sales in August 2025, with 182 Single Family sales, down -21% from August 2024 (-59% from 10yr avg) and 118 Condominium Apartment sales, down -59% from August 2024 (-90% from 10yr avg).

August New Home Sales by Year & Project Type

Greater Toronto Area - August (2016 to 2025)



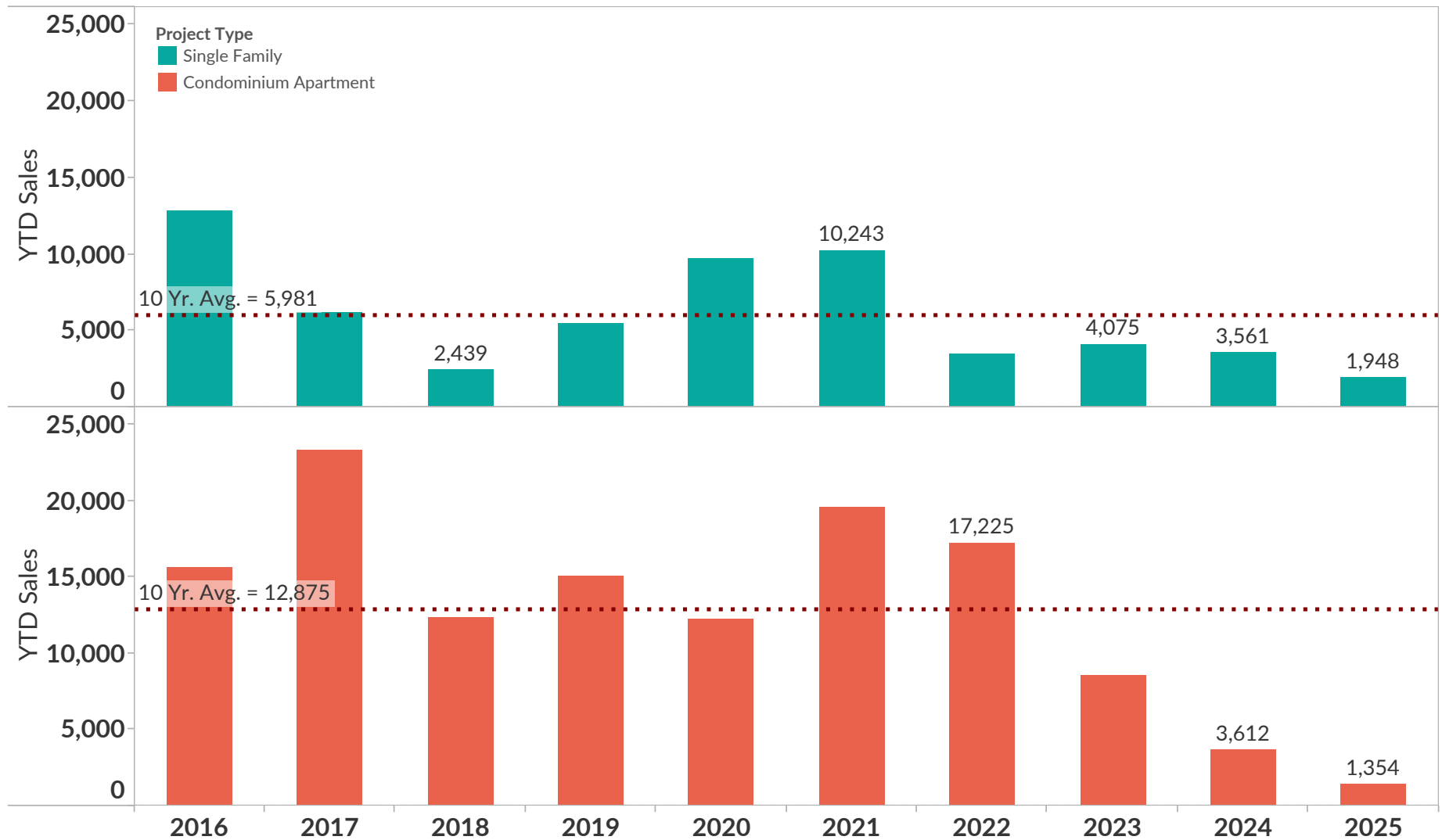


Year-to-Date Sales

Through the first eight months of 2025, total sales were 3,302 with Single Family sales of 1,948, down -45% (-67% from 10yr avg) and Condominium Apartment sales of 1,354, down -63% from the previous year (-89% from 10yr avg).

Year-to-Date New Home Sales

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



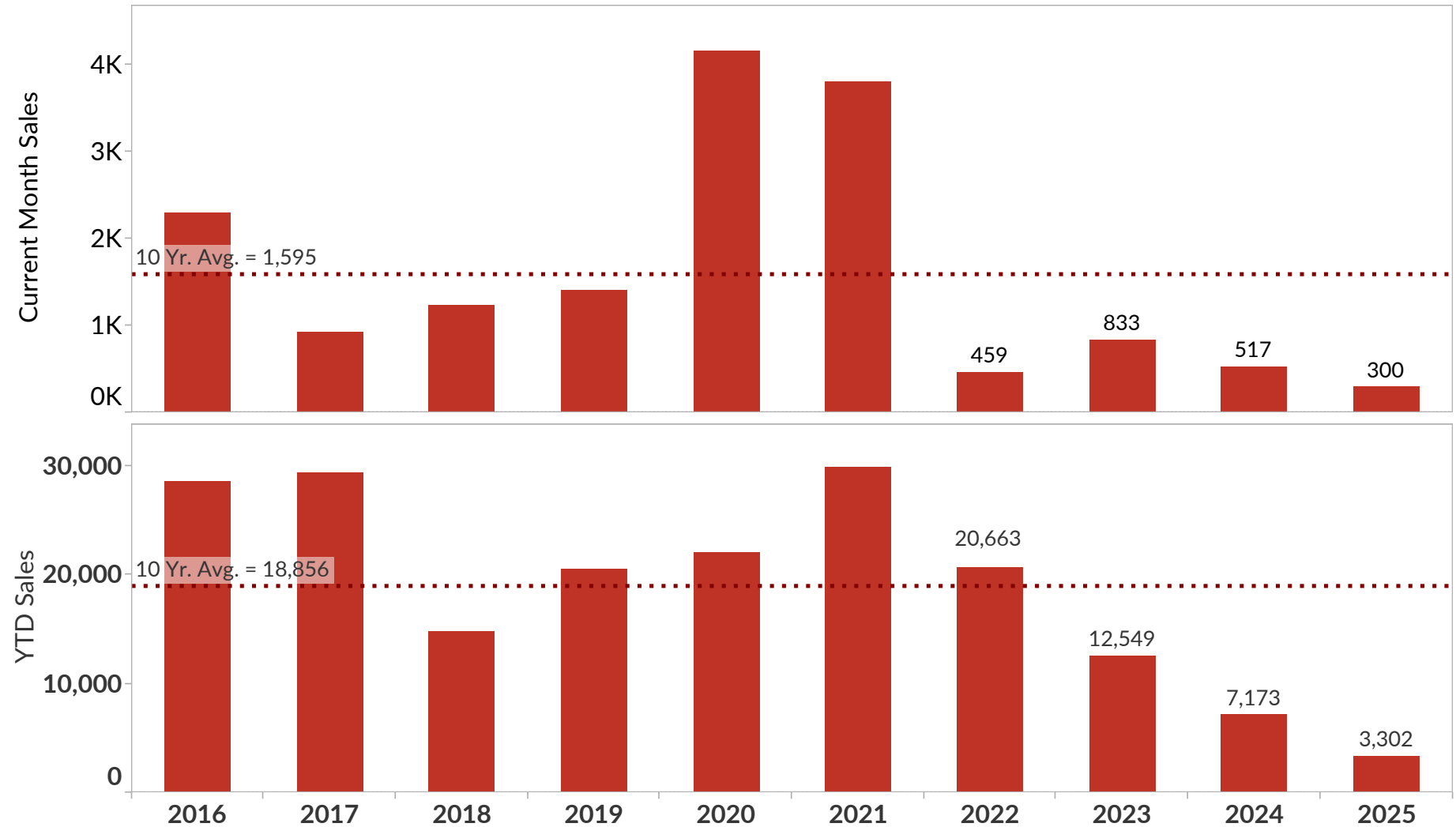


Total New Home Sales

August 2025 Total NH sales of 300 were down -42% from August 2024 (-81% from 10yr avg) and Total NH sales year-to-date in 2025 of 3,302 were down -54% from the same period in 2024 (-82% from 10yr avg).

Total New Home Sales - Current Month & YTD

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



Sales Data by Region

New Home Sales by Region

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

Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	6	12	34	53	13	49	66	29	6	32	300
2024	16	31	11	188	40	70	45	54	11	51	517
2023	36	34	103	265	133	86	37	26	3	110	833

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	150	289	272	550	93	476	486	380	34	572	3,302
2024	268	579	277	1,586	902	884	965	638	93	981	7,173
2023	446	874	876	4,166	2,112	1,340	1,068	658	50	959	12,549

Monthly Sales Data by Municipality

		Condominium Apartment													Single Family												
Region	Municipality	2024					2025								2024					2025							
		August	Septe..	October	Novem..	Decem..	January	Februa..	March	April	May	June	July	August	August	Septe..	October	Nove..	Decem..	January	Februa..	March	April	May	June	July	August
Durham	Ajax	2	4	2	2	1	0	15	1	0	0	1	1	0	0	0	0	1	4	0	0	0	0	0	1	0	0
	Brock																										
	Clarington	0	0	1	4										5	7	6	9	3	8	23	1	3	3	3	2	1
	Oshawa	0	0	0	0	0	0	0	0	0	0	0	1	1	10	36	47	47	8	8	17	15	17	6	4	2	5
	Pickering	12	14	14	49	38	17	14	16	11	27	5	7	4	16	25	53	76	21	48	15	29	30	17	40	21	24
	Scugog														1	0	0	1	0	1	2	2	2	1	0	0	0
	Uxbridge														0	0	2	0	0	0	0	1	1	2	1	0	0
	Whitby	2	0	0	3	0	0	2	1	1	6	16	2	1	38	48	26	27	5	31	13	10	9	9	8	21	19
	Total	16	18	17	58	39	17	31	18	12	33	22	11	6	70	116	134	161	41	96	70	58	62	38	57	46	49
Halton	Burlington	20	22	21	25	1	5	4	9	6	5	8	4	5	1	1	1	1	0	0	0	1	2	1	3	3	2
	Halton Hills	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	4
	Milton	5	28	20	10	1	22	28	26	15	18	7	6	3	29	23	58	43	23	24	28	29	8	19	50	36	35
	Oakville	6	8	15	25	3	13	32	24	17	8	10	9	4	15	29	56	40	15	22	12	9	10	23	78	40	25
	Total	31	58	56	60	5	40	64	59	38	32	25	19	12	45	54	116	84	43	46	40	41	21	44	141	87	66
Peel	Brampton	2	5	6	7	0	0	1	1	4	6	25	28	4	13	69	78	77	11	32	59	39	34	39	22	19	22
	Caledon	0	5	0	0	0	0	0	0	0	0	0	0	0	37	17	58	21	4	2	11	6	9	30	31	10	7
	Mississauga	9	21	14	12	1	11	10	8	7	9	81	47	30	4	3	6	2	2	0	1	0	1	3	1	2	0
	Total	11	31	20	19	1	11	11	9	11	15	106	75	34	54	89	142	100	17	34	71	45	44	72	54	31	29
Toronto	East York	0	0	2	1	3	1	0	2	1	0	0	0	0													
	Etobicoke	30	25	37	46	11	5	4	18	9	13	11	12	14													
	North York	42	30	26	31	35	16	15	15	13	11	11	4	7	2	1	1	2	1	0	0	0	2	2	2	2	5
	Old Toronto	98	55	101	54	30	72	35	58	40	41	38	13	26	0	0	0	0	0	0	0	0	0	0	0	0	0
	Scarborough	18	35	4	3	5	8	6	3	3	2	2	3	5	7	0	2	5	5	4	0	3	1	5	2	1	0
	York	0	0	1	1	0	0	1	2	1	2	4	2	1	2	1	2	3	0	1	1	2	0	0	0	0	1
	Total	188	145	171	136	84	102	61	98	67	69	66	34	53	11	2	5	10	6	5	1	5	3	7	4	3	6
York	Aurora	0	1	0	0	0	0	0	0	0	0	0	1	0	0	2	0	64	1	4	1	1	3	0	3	2	2
	East Gwillimbury														5	8	8	4	7	2	18	26	7	15	6	1	0
	Georgina	0	0	4											5	4	7	5	3	4	3	27	8	3	6	9	4
	King	0	1	1	0	0	0	6	4	1	0	0	0	0	0	4	7	7	2	3	5	2	8	1	7	4	2
	Markham	13	6	18	20	7	5	1	0	1	2	2	2	3	11	30	28	28	23	18	11	13	8	13	30	24	18
	Newmarket	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	0
	Richmond Hill	18	8	0	2	1	2	0	0	0	0	2	1	2	24	16	78	32	17	31	58	20	11	10	10	2	0
	Vaughan	9	9	4	22	17	3	2	7	6	10	15	7	8	4	12	19	15	5	6	6	10	53	15	3	4	6
	Whitchurch-Stou..														2	0	2	1	0	0	0	0	0	0	0	0	0
	Total	40	25	27	44	25	10	9	11	8	12	19	11	13	51	76	149	158	59	69	103	99	99	59	65	46	32
Grand Total		286	277	291	317	154	180	176	195	136	161	238	150	118	231	337	546	513	166	250	285	248	229	220	321	213	182

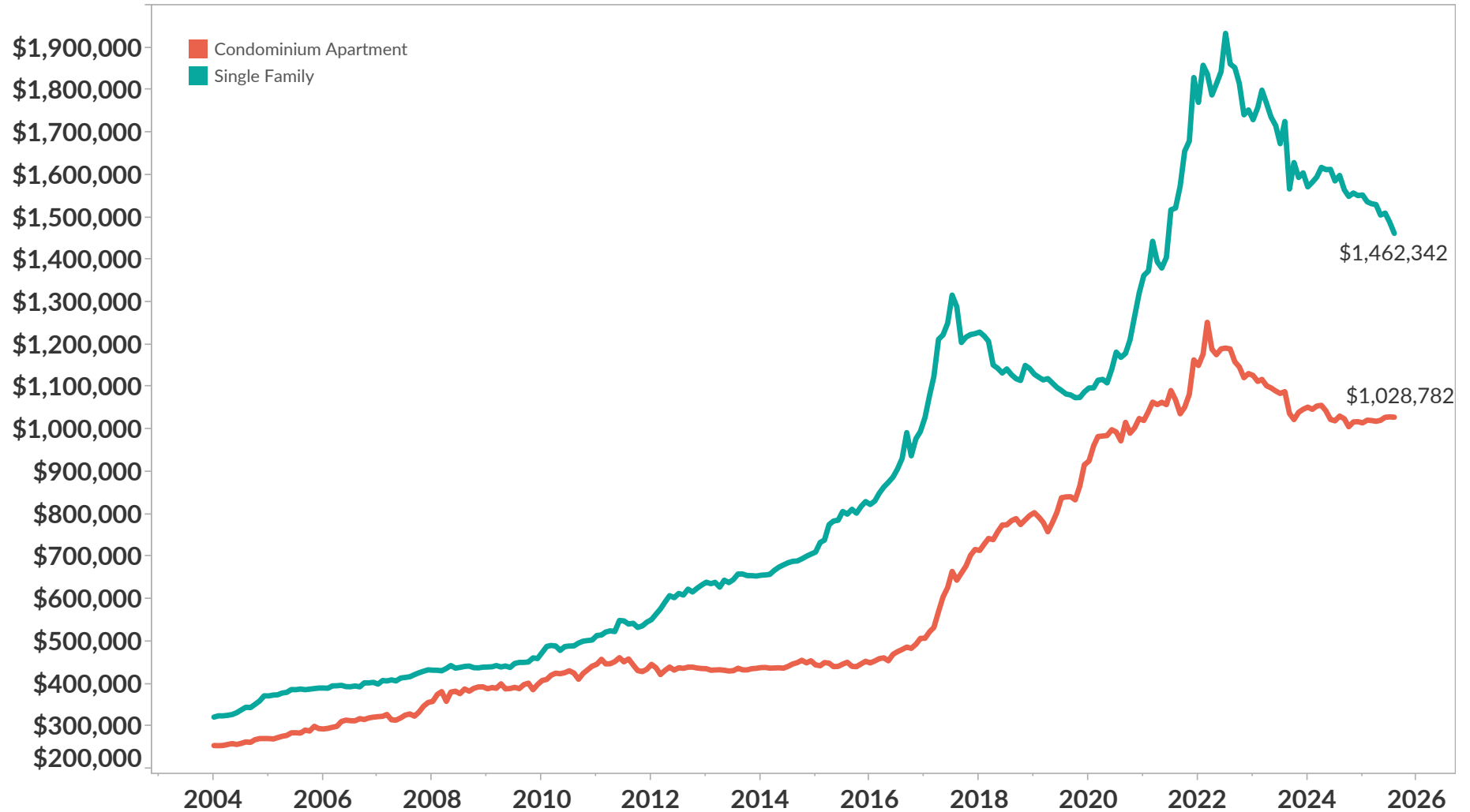


New Home Benchmark Price

The benchmark price was \$1,462,342 for Single Family new homes and \$1,028,782 for Condominium Apartment new homes at August 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 \$1,324/sf at August 31, 2025.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2025



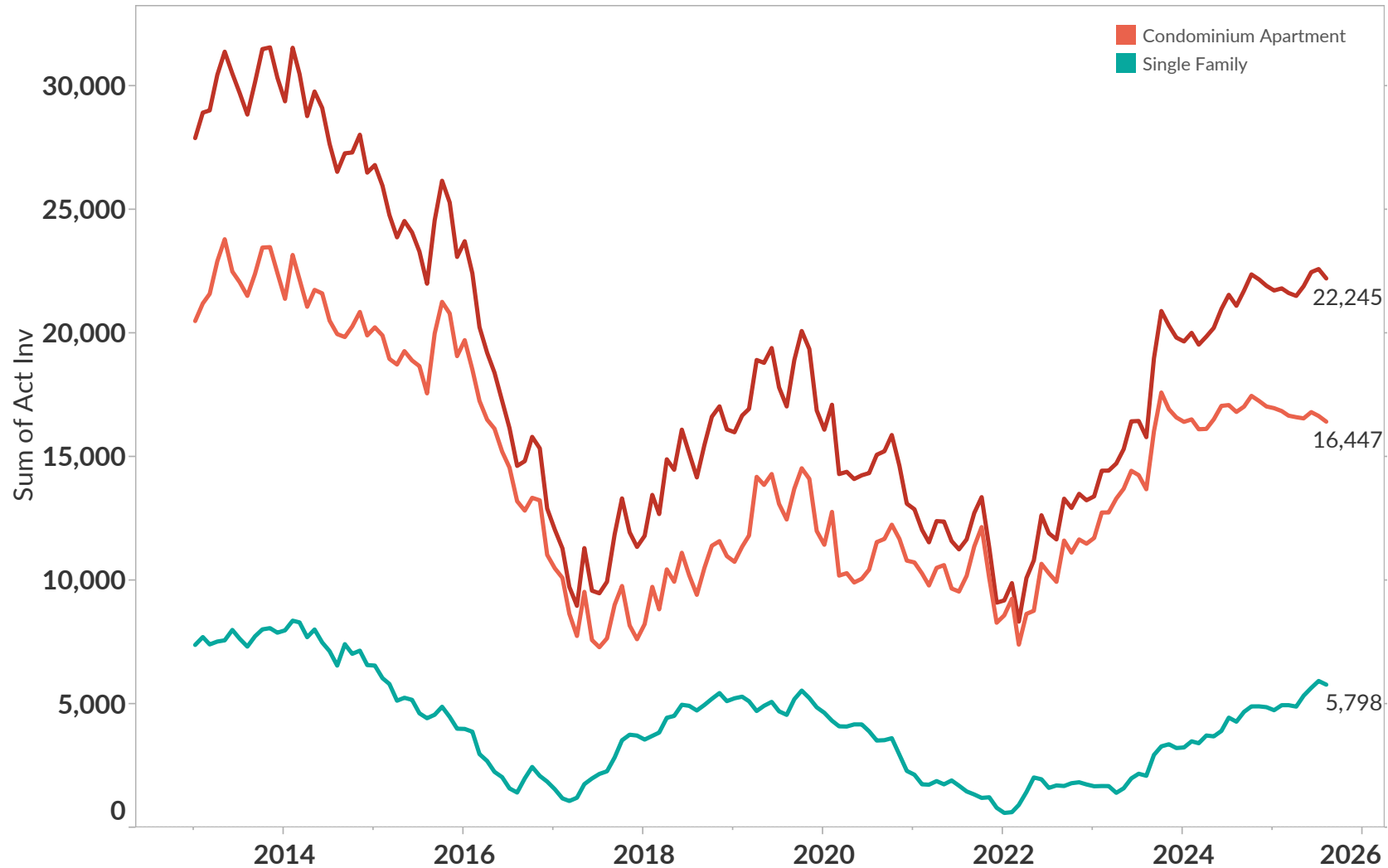


Remaining Inventory

Current total new home remaining inventory is 22,245 units comprised of 16,447 condominium apartment units and 5,798 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



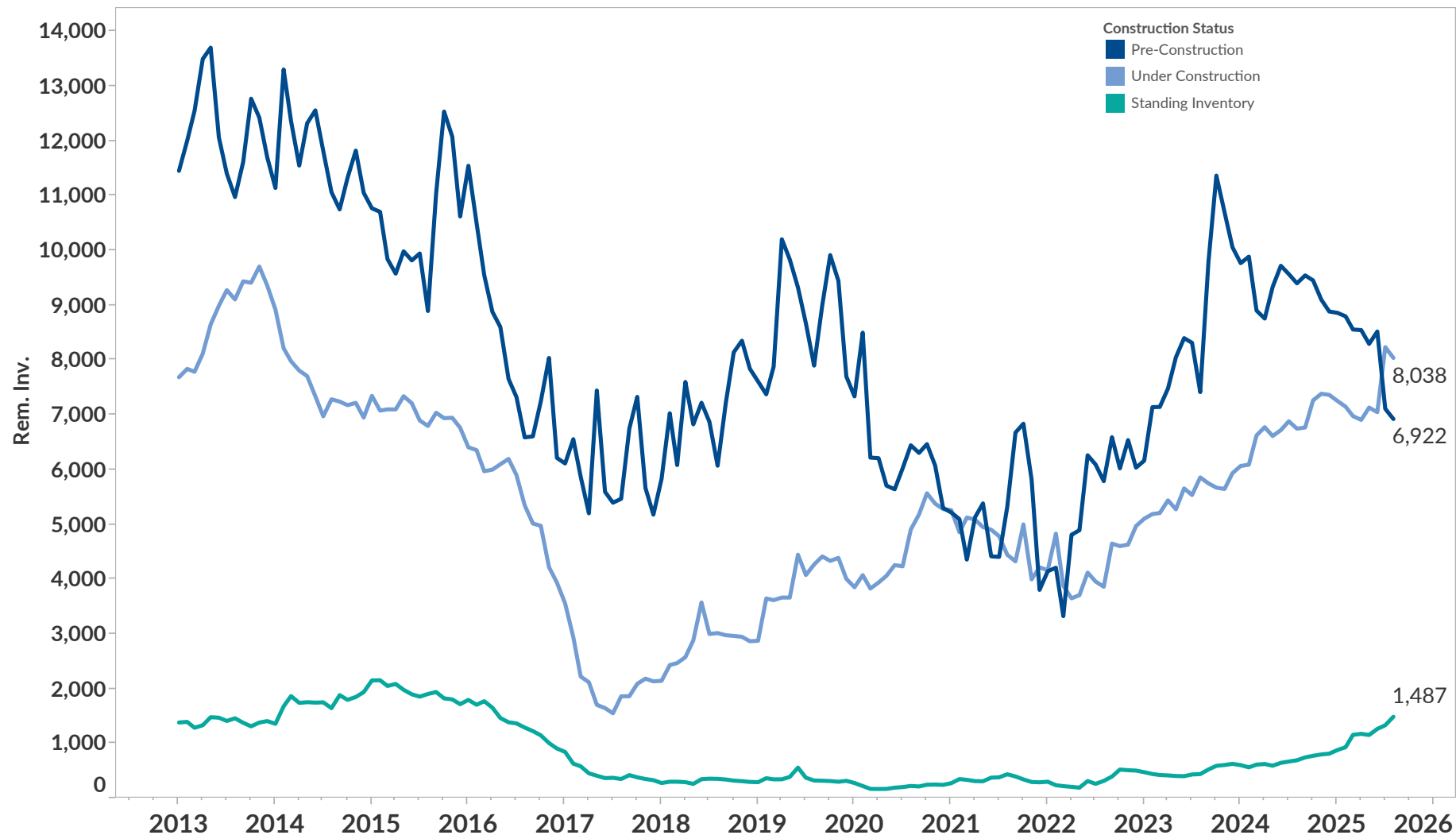


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 16,447 units comprised of 6,922 units in pre-construction projects, 8,038 units in projects currently under construction and 1,487 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2025





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