



Greater Toronto Area

New Homes Monthly Market Report
Data as of September 2025

Official Source of New Home Information for:



Toronto
Real Estate Board



AltusGroup

September 2025 GTA New Home Market Results

Official Source of New Home Information for:



**September
Sales**

**Year-to-Date
Sales**

**Remaining
Inventory**

**Benchmark
Price**

Single Family

283

2,250

5,874

\$1,437,447

*Down -16%
from Prior Year*

*Down -43%
from Prior Year*

*Down -8.2%
from Prior Year*

Condominium
Apartment

155

1,538

15,875

\$1,033,317

*Down -44%
from Prior Year*

*Down -60%
from Prior Year*

*Up +0.8%
from Prior Year*

TOTAL

438

3,302

21,749

September 2025 Simcoe County New Home Market Results

Official Source of New Home Information for:



**September
Sales**

**Year-to-Date
Sales**

**Remaining
Inventory**

**Average
Price**

Single Family

18

350

1,372

\$1,153,415

*Down -76%
from Prior Year*

*Down -54%
from Prior Year*

*Up +2%
from Prior Year*

Condominium
Apartment

1

33

404

*Down -63%
from Prior Year*

TOTAL

19

383

1,776

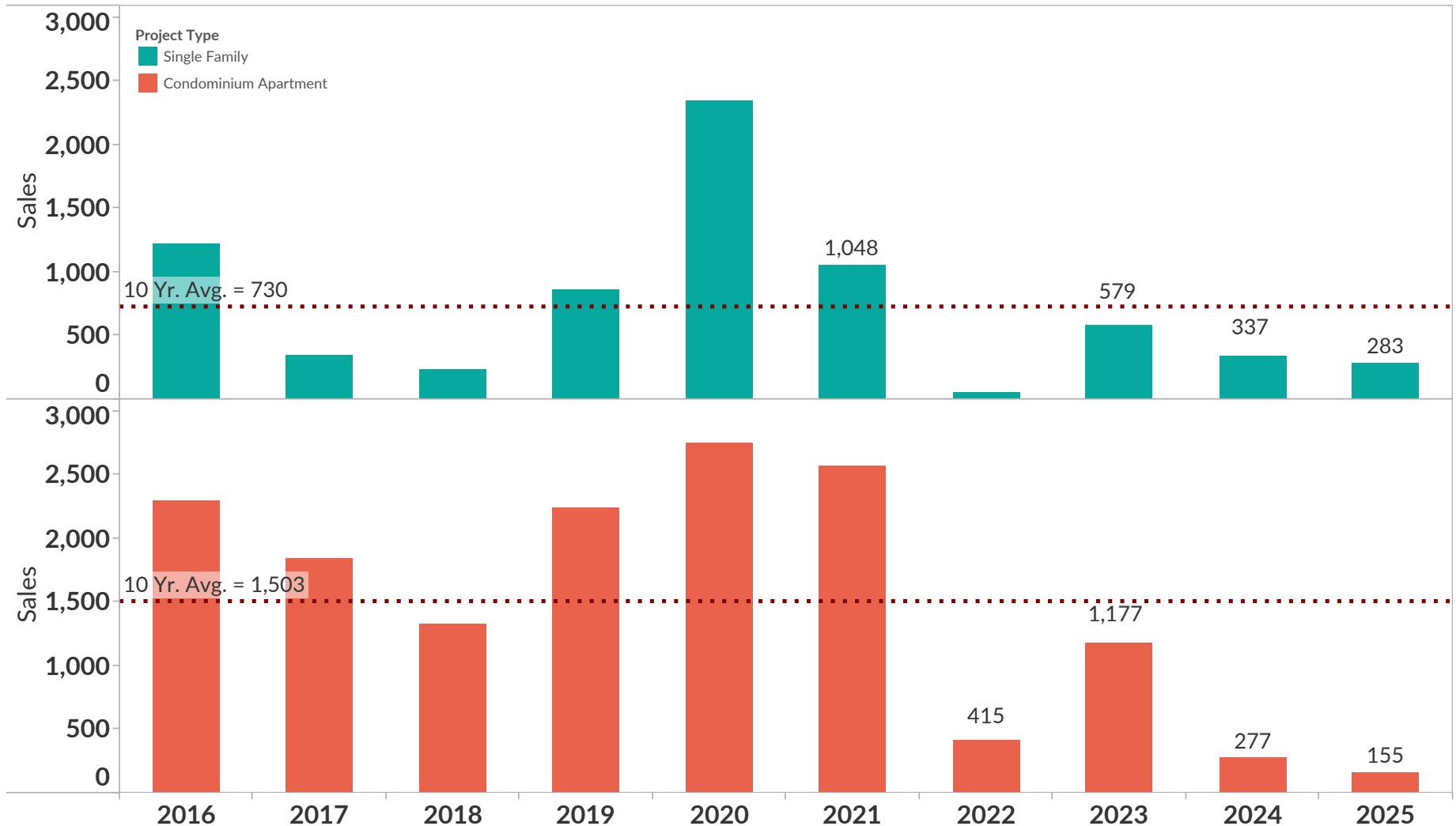


Current Month Sales

There were 438 total new home sales in September 2025, with 283 Single Family sales, down -16% from September 2024 (-61% from 10yr avg) and 155 Condominium Apartment sales, down -44% from September 2024 (-90% from 10yr avg).

September New Home Sales by Year & Project Type

Greater Toronto Area - September (2016 to 2025)



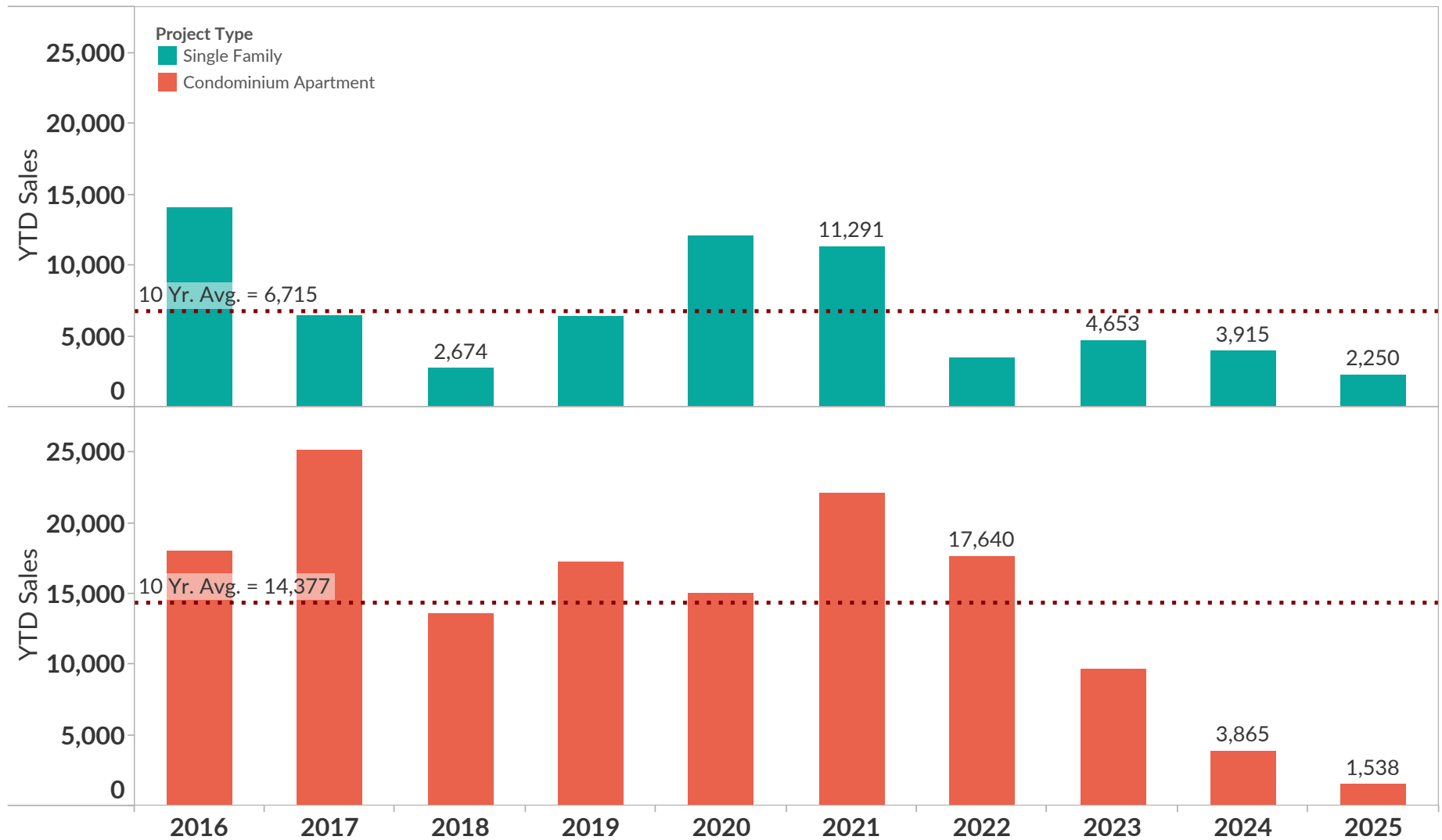


Year-to-Date Sales

Through the first three quarters of 2025, total sales were 3,788 with Single Family sales of 2,250, down -43% (-66% from 10yr avg) and Condominium Apartment sales of 1,538, down -60% from the previous year (-89% from 10yr avg).

Year-to-Date New Home Sales

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



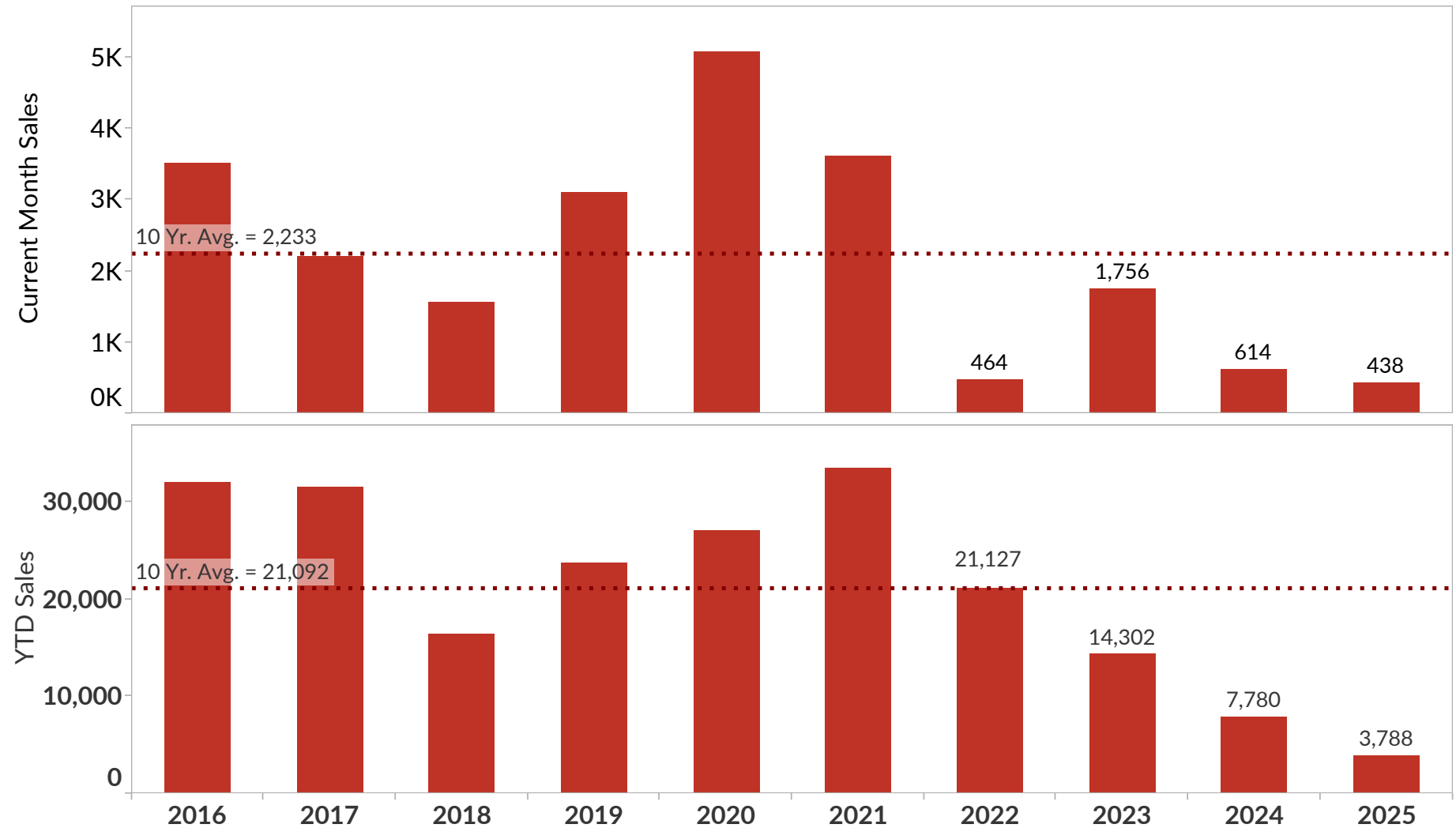


Total New Home Sales

September 2025 Total NH sales of 438 were down -29% from September 2024 (-80% from 10yr avg) and Total NH sales year-to-date in 2025 of 3,788 were down -51% from the same period in 2024 (-82% from 10yr avg).

Total New Home Sales - Current Month & YTD

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



Sales Data by Region

New Home Sales by Region

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

Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	15	35	43	53	9	88	58	48	5	84	438
2024	18	58	31	145	25	119	54	86	2	76	614
2023	519	45	65	449	99	107	177	166	1	128	1,756

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	165	324	315	632	102	587	542	425	39	657	3,788
2024	286	630	308	1,714	927	1,011	1,019	733	95	1,057	7,780
2023	965	917	941	4,615	2,211	1,447	1,245	824	51	1,086	14,302

Monthly Sales Data by Municipality

		Condominium Apartment												Single Family													
Region	Municipality	2024				2025								2024				2025									
		Septe..	Octob..	Novem..	Decem..	January	Februa..	March	April	May	June	July	August	Septe..	Septe..	October	Novem..	Decem..	January	Februa..	March	April	May	June	July	August	Septe..
Durham	Ajax	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	0
	Brock																										
	Clarington	0	1	4											10	8	9	3	8	22	1	3	7	5	2	1	4
	Oshawa	0	0	0	0	0	0	0	0	0	0	1	1	0	36	47	47	8	8	17	15	17	6	4	2	5	13
	Pickering	14	14	49	38	17	14	16	11	27	5	7	4	5	25	53	76	21	48	15	29	30	17	40	21	24	38
	Scugog														0	0	1	0	1	2	2	2	1	0	0	0	1
	Uxbridge														0	2	0	0	0	0	1	1	2	1	0	0	1
	Whitby	0	0	3	0	0	2	1	1	6	16	2	1	10	48	26	27	5	31	13	10	9	9	8	30	28	31
	Total	18	17	58	39	17	31	18	12	33	22	11	6	15	119	136	161	41	96	69	58	62	42	59	55	58	88
Halton	Burlington	22	21	25	1	5	5	9	4	2	7	3	4	1	1	1	1	0	0	0	1	2	1	3	3	2	3
	Halton Hills	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	5
	Milton	28	20	10	1	22	28	26	15	18	7	6	3	2	23	58	43	23	24	28	29	8	19	49	36	35	29
	Oakville	8	15	25	3	13	33	25	19	9	10	10	5	32	29	56	40	15	22	12	9	10	23	78	40	24	21
	Total	58	56	60	5	40	66	60	38	30	24	19	12	35	54	116	84	43	46	40	41	21	44	140	87	65	58
Peel	Brampton	5	6	7	0	0	1	1	4	6	25	28	4	4	69	78	77	11	32	59	44	34	39	22	19	22	23
	Caledon	5	0	0	0	0	0	0	0	0	0	0	0	0	14	58	21	4	2	11	6	9	30	26	9	5	22
	Mississauga	21	14	12	1	11	10	8	7	9	81	47	30	39	3	6	2	2	0	1	0	1	3	1	2	0	3
	Total	31	20	19	1	11	11	9	11	15	106	75	34	43	86	142	100	17	34	71	50	44	72	49	30	27	48
Toronto	East York	0	2	1	3	1	0	2	1	0	0	0	0	0													
	Etobicoke	25	14	23	10	4	4	16	9	12	11	12	14	10													
	North York	30	26	31	35	16	14	15	13	11	14	6	12	10	1	1	2	1	0	0	0	2	2	2	2	4	2
	Old Toronto	55	100	53	30	72	35	57	42	42	42	24	33	28	0	0	0	0	0	0	0	0	0	0	0	0	0
	Scarborough	35	4	3	5	8	6	3	3	2	2	3	5	3	0	2	5	5	4	0	3	1	5	3	1	0	1
	York	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	2
	Total	145	147	112	83	101	60	95	69	69	73	47	65	53	2	5	10	6	5	1	5	3	7	5	3	5	5
York	Aurora	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	5
	East Gwillimbury														8	8	4	7	2	18	26	7	15	6	1	0	0
	Georgina	0	4												4	7	5	3	4	3	27	8	3	5	9	6	5
	King	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	5
	Markham	6	18	20	7	5	1	0	1	2	2	2	3	0	30	28	28	23	16	11	13	8	13	30	23	18	45
	Newmarket	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	0
	Richmond Hill	8	0	2	1	2	0	0	0	0	2	1	2	0	16	78	32	17	31	58	20	11	10	10	2	0	3
	Vaughan	9	4	22	17	3	2	7	6	10	15	7	8	9	12	19	15	5	6	6	10	53	16	4	4	7	20
	Whitchurch-Stou..														0	2	1	0	0	0	0	0	0	0	0	0	1
	Total	25	27	44	25	10	9	11	8	12	19	11	13	9	76	149	158	59	67	103	99	99	60	65	45	35	84
Grand Total		277	267	293	153	179	177	193	138	159	244	163	130	155	337	548	513	166	248	284	253	229	225	318	220	190	283

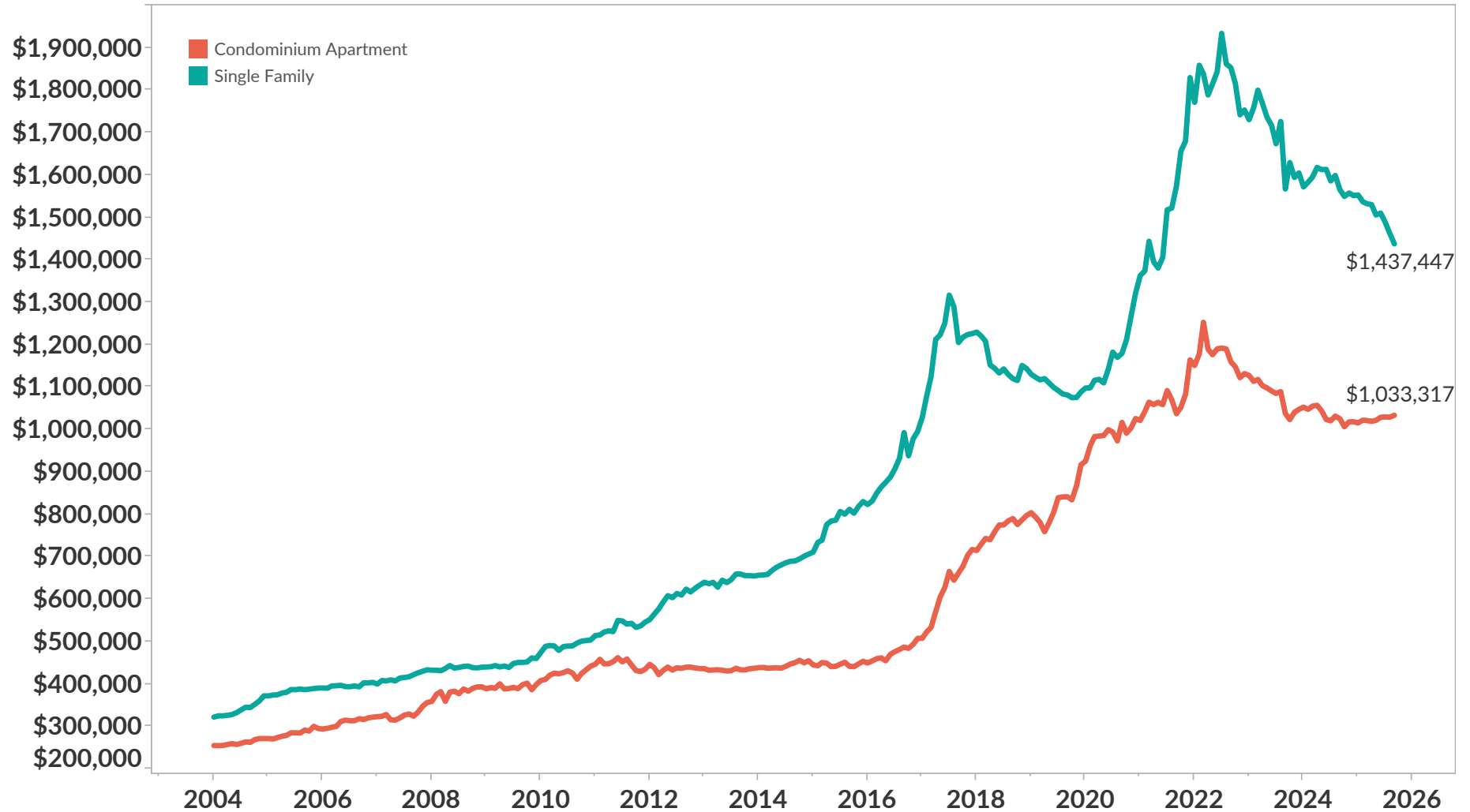


New Home Benchmark Price

The benchmark price was \$1,437,447 for Single Family new homes and \$1,033,317 for Condominium Apartment new homes at September 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 784 sf at an average of \$1,318/sf at September 30, 2025.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2025



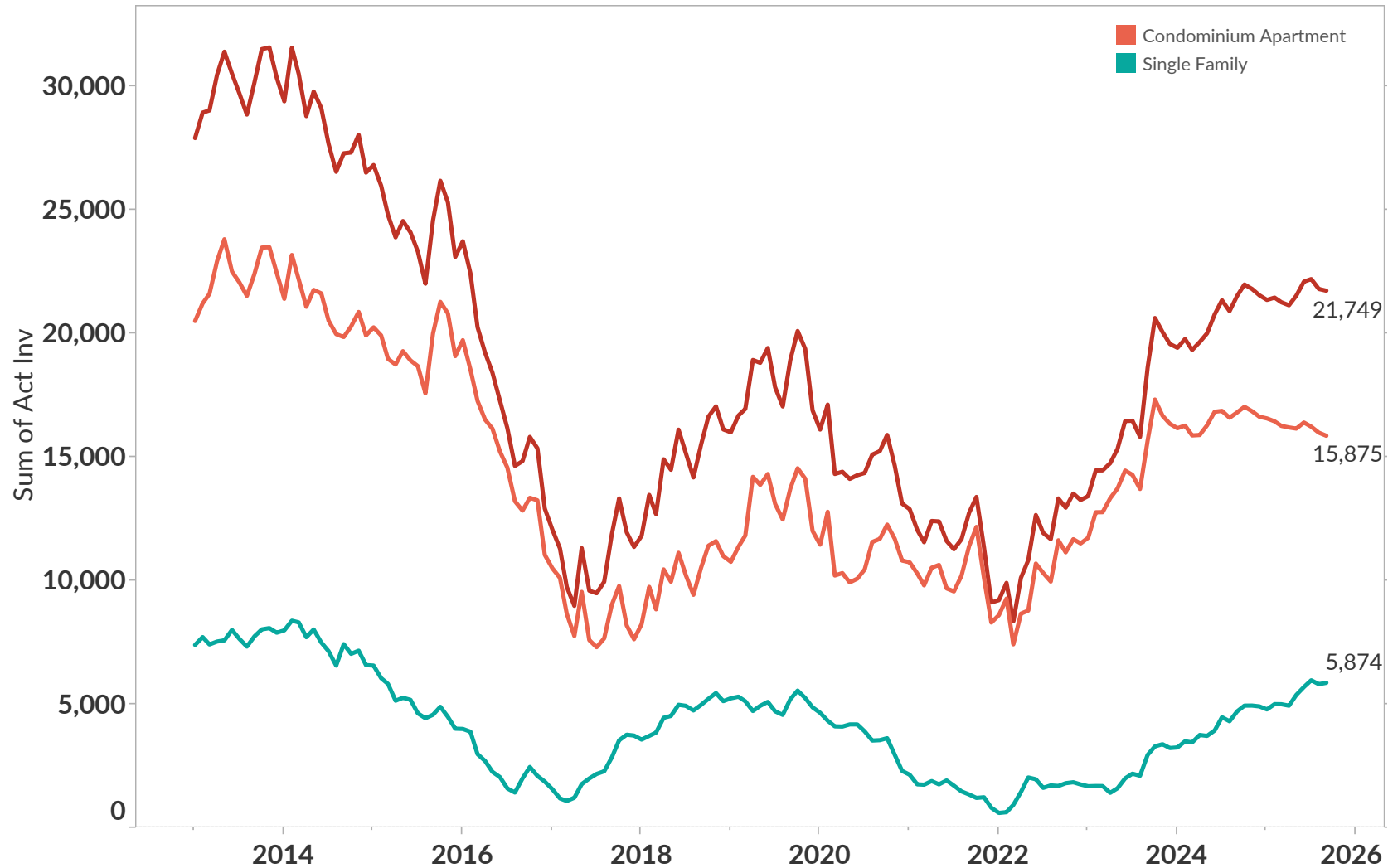


Remaining Inventory

Current total new home remaining inventory is 21,749 units comprised of 15,875 condominium apartment units and 5,874 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



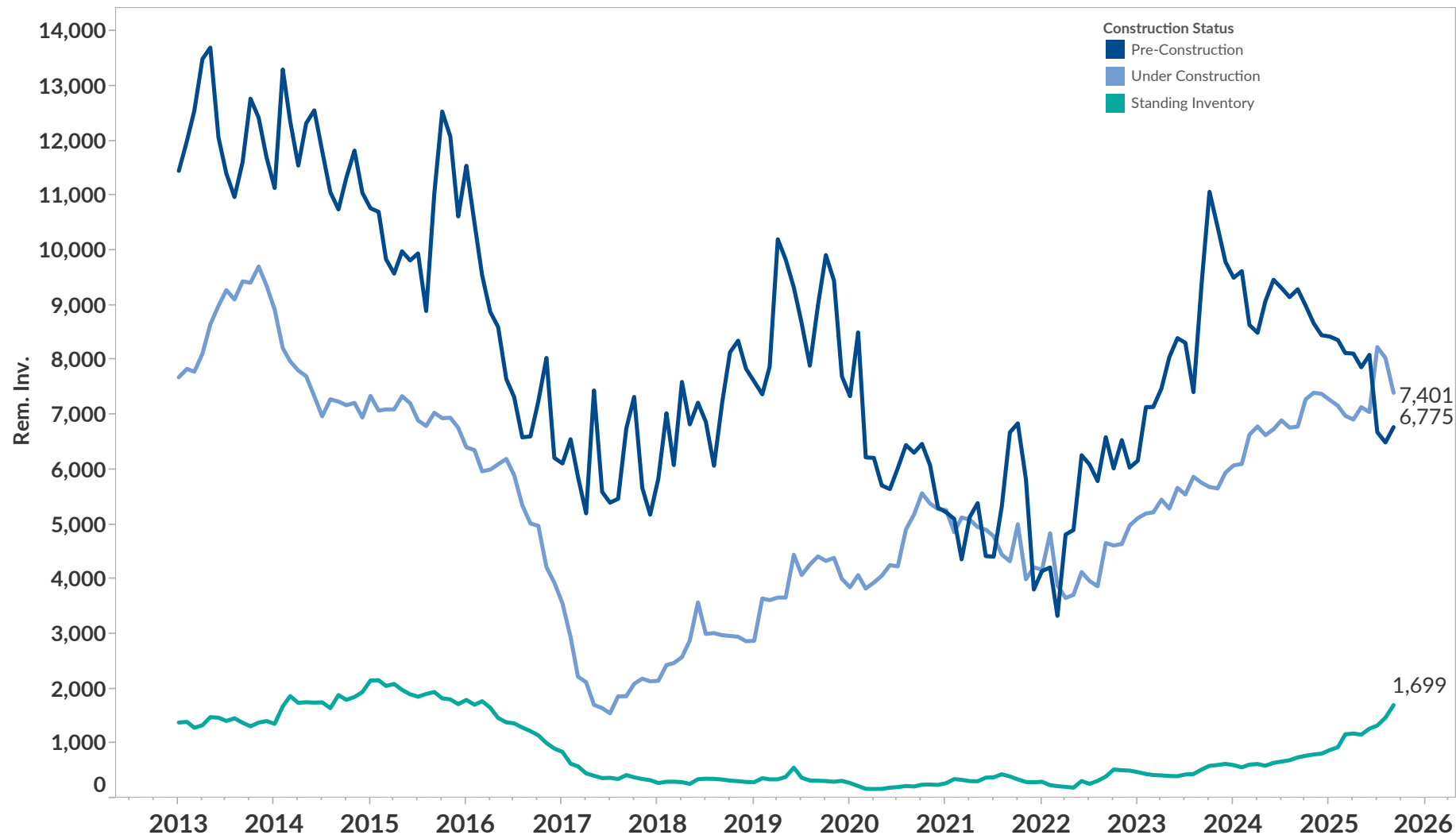


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 15,875 units comprised of 6,775 units in pre-construction projects, 7,401 units in projects currently under construction and 1,699 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2025





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