



Greater Toronto Area

New Homes Monthly Market Report
Data as of November 2025

Official Source of New Home Information for:



November 2025 GTA New Home Market Results

Official Source of New Home Information for:



| | | November Sales | Year-to-Date Sales | Remaining Inventory | Benchmark Price |
|--|--|--------------------------------------|--------------------------------------|---------------------|---------------------------------------|
|  <p>Single Family</p> | | 345 | 3,067 | 5,713 | \$1,416,638 |
| | | <i>Down -32% from Prior Year</i> | <i>Down -38% from Prior Year</i> | | <i>Down -9.0% from Prior Year</i> |
|  <p>Condominium Apartment</p> | | 165 | 1,965 | 15,392 | \$1,022,927 |
| | | <i>Down -40% from Prior Year</i> | <i>Down -55% from Prior Year</i> | | <i>Up +0.5% from Prior Year</i> |
| TOTAL | | 510 | 5,032 | 21,105 | |

November 2025 Simcoe County New Home Market Results

Official Source of New Home Information for:



| | | November Sales | Year-to-Date Sales | Remaining Inventory | Average Price |
|-----------------------|--|--------------------------------------|--------------------------------------|---------------------|-----------------------------------|
| Single Family |  | 26 | 427 | 1,425 | \$1,135,917 |
| | | <i>Down -73% from Prior Year</i> | <i>Down -56% from Prior Year</i> | | <i>Up +2% from Prior Year</i> |
| Condominium Apartment |  | 0 | 33 | 396 | |
| | | | <i>Down -68% from Prior Year</i> | | |
| TOTAL | | 26 | 460 | 1,821 | |

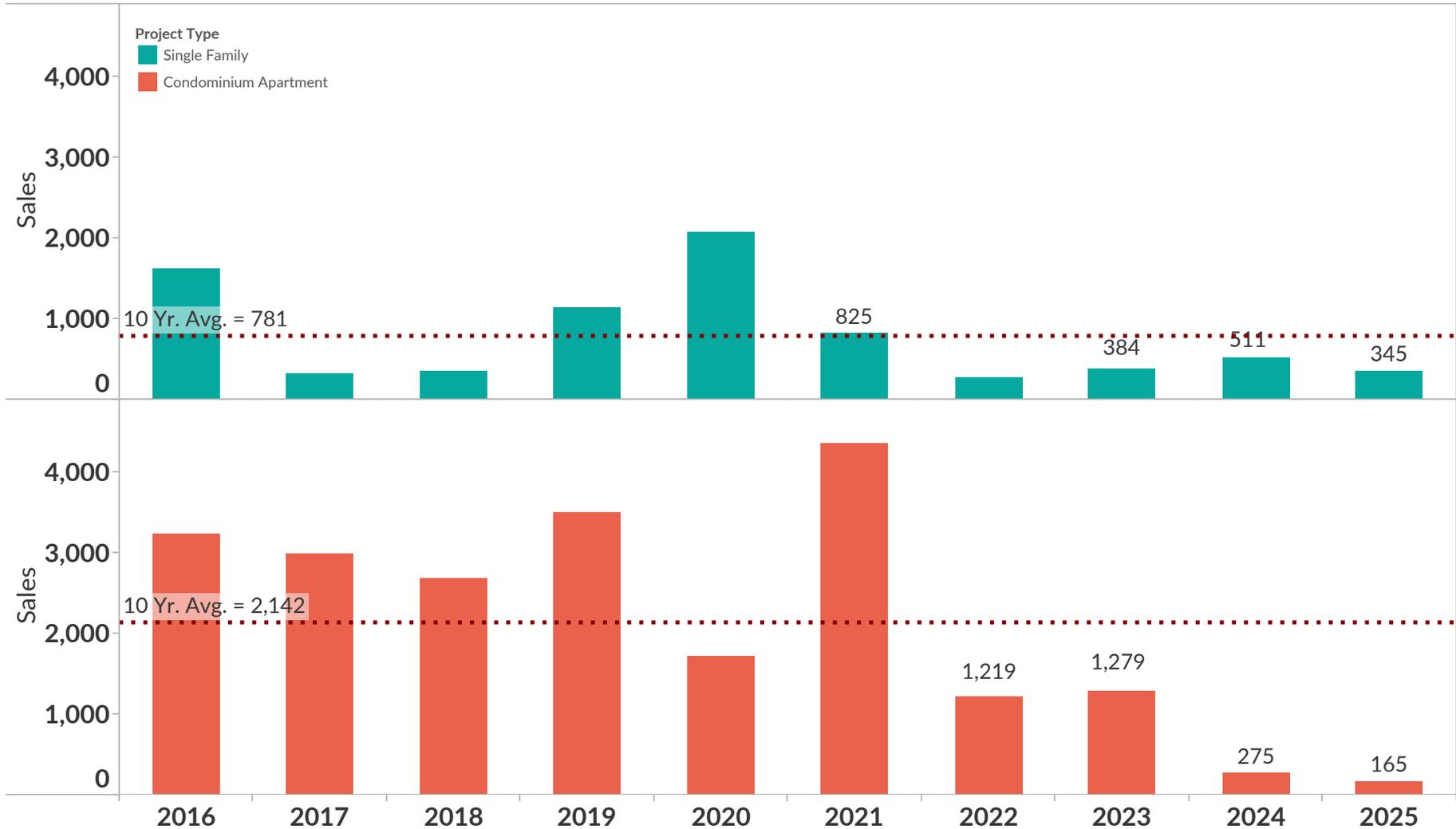


Current Month Sales

There were 510 total new home sales in November 2025, with 345 Single Family sales, down -32% from November 2024 (-56% from 10yr avg) and 165 Condominium Apartment sales, down -40% from November 2024 (-92% from 10yr avg).

November New Home Sales by Year & Project Type

Greater Toronto Area - November (2016 to 2025)



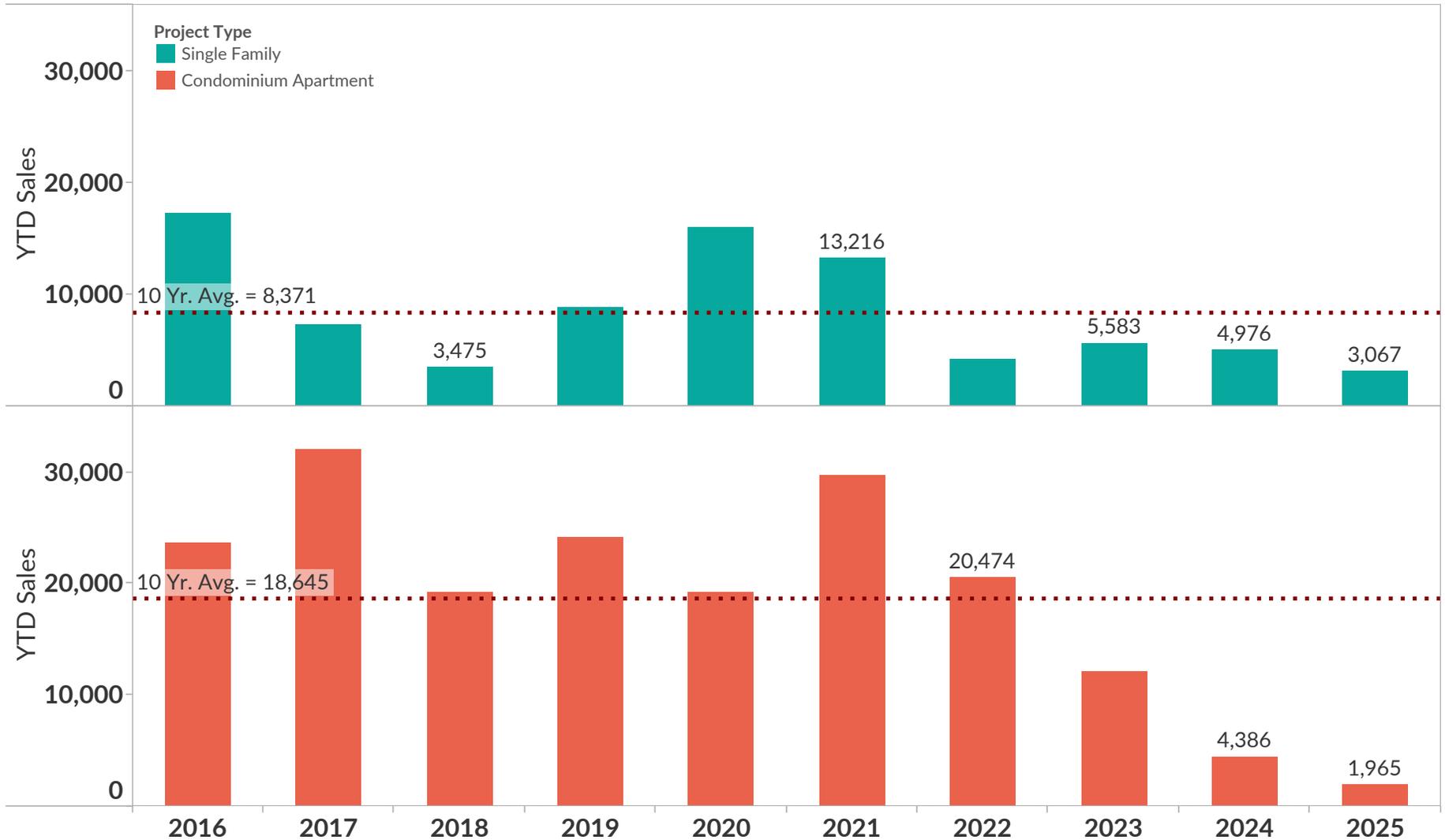


Year-to-Date Sales

Through the first eleven months of 2025, total sales were 5,032 with Single Family sales of 3,067, down -38% (-63% from 10yr avg) and Condominium Apartment sales of 1,965, down -55% from the previous year (-89% from 10yr avg).

Year-to-Date New Home Sales

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



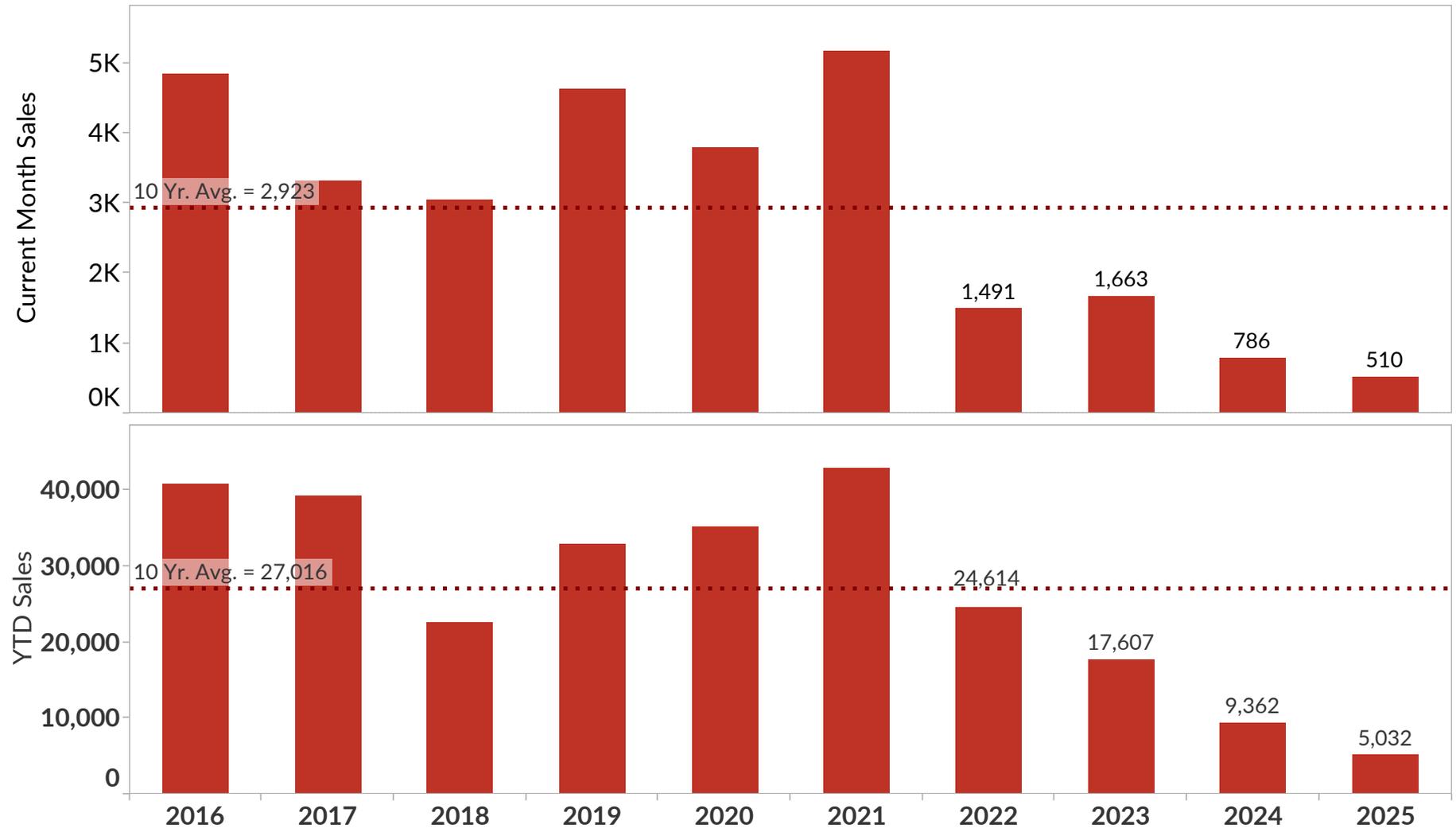


Total New Home Sales

November 2025 Total NH sales of 510 were down -35% from November 2024 (-83% from 10yr avg) and Total NH sales year-to-date in 2025 of 5,032 were down -46% from the same period in 2024 (-81% from 10yr avg).

Total New Home Sales - Current Month & YTD

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



Sales Data by Region

New Home Sales by Region

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

| Year of Peri.. | Condominium Apartment | | | | | Single Family | | | | | Total |
|----------------|-----------------------|--------|------|---------|------|---------------|--------|------|---------|------|-------|
| | Durham | Halton | Peel | Toronto | York | Durham | Halton | Peel | Toronto | York | |
| 2025 | 7 | 5 | 25 | 46 | 82 | 61 | 68 | 125 | 6 | 85 | 510 |
| 2024 | 58 | 60 | 19 | 111 | 27 | 160 | 84 | 100 | 10 | 157 | 786 |
| 2023 | 23 | 98 | 79 | 1,038 | 41 | 49 | 199 | 49 | 0 | 87 | 1,663 |

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 | 179 | 350 | 377 | 760 | 299 | 735 | 686 | 648 | 46 | 952 | 5,032 |
| 2024 | 361 | 753 | 347 | 1,958 | 967 | 1,306 | 1,215 | 975 | 109 | 1,371 | 9,362 |
| 2023 | 1,239 | 1,171 | 1,329 | 5,983 | 2,302 | 1,584 | 1,611 | 958 | 53 | 1,377 | 17,607 |

Monthly Sales Data by Municipality

| Region | Municipality | Condominium Apartment | | | | | | | | | | | | Single Family | | | | | | | | | | | | | |
|--------------------|-------------------|-----------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | 2024 | | 2025 | | | | | | | | | | 2024 | | 2025 | | | | | | | | | | | |
| | | Novem.. | Decem.. | January | Februa.. | March | April | May | June | July | August | Septe.. | October | Novem.. | Nove.. | Decem.. | January | Februa.. | March | April | May | June | July | August | Septe.. | Octob.. | Novem.. |
| Durham | Ajax | 2 | 1 | 0 | 15 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 5 |
| | Brock | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Clarington | 4 | | | | | | | | | | | | | 9 | 3 | 8 | 22 | 1 | 3 | 7 | 5 | 2 | 1 | 5 | 8 | 6 |
| | Markham | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| | Oshawa | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 47 | 8 | 8 | 17 | 15 | 18 | 5 | 4 | 3 | 5 | 25 | 21 | 5 |
| | Pickering | 49 | 38 | 17 | 14 | 16 | 11 | 27 | 5 | 7 | 4 | 5 | 4 | 2 | 75 | 21 | 48 | 15 | 29 | 30 | 17 | 40 | 21 | 24 | 42 | 15 | 18 |
| | Scugog | | | | | | | | | | | | | | 1 | 0 | 1 | 2 | 3 | 3 | 1 | 1 | 0 | 0 | 2 | 1 | 3 |
| | Uxbridge | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 1 | 1 | 1 |
| | Whitby | 3 | 0 | 0 | 2 | 1 | 1 | 6 | 16 | 2 | 1 | 10 | 3 | 4 | 27 | 5 | 31 | 13 | 10 | 9 | 9 | 8 | 30 | 28 | 31 | 19 | 23 |
| | Total | 58 | 39 | 17 | 31 | 18 | 12 | 33 | 22 | 11 | 6 | 15 | 7 | 160 | 41 | 96 | 69 | 58 | 64 | 40 | 60 | 57 | 58 | 107 | 65 | 61 | |
| Halton | Burlington | 25 | 1 | 5 | 5 | 9 | 4 | 2 | 7 | 3 | 4 | 1 | 2 | 0 | 1 | 0 | 0 | 0 | 1 | 2 | 1 | 3 | 3 | 2 | 4 | 4 | 1 |
| | Halton Hills | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 5 | 0 | 0 | 2 | 1 | 1 | 10 | 8 | 4 | 5 | 0 | 0 |
| | Milton | 10 | 1 | 22 | 28 | 26 | 15 | 18 | 7 | 6 | 3 | 2 | 23 | 3 | 43 | 23 | 24 | 28 | 29 | 8 | 19 | 49 | 36 | 35 | 29 | 25 | 24 |
| | Oakville | 25 | 3 | 13 | 31 | 17 | 18 | 9 | 10 | 10 | 6 | 32 | 5 | 2 | 40 | 15 | 22 | 12 | 9 | 10 | 23 | 73 | 40 | 25 | 27 | 44 | 43 |
| | Total | 60 | 5 | 40 | 64 | 52 | 37 | 30 | 24 | 19 | 13 | 35 | 31 | 84 | 43 | 46 | 40 | 41 | 21 | 44 | 135 | 87 | 66 | 65 | 73 | 68 | |
| Peel | Brampton | 7 | 0 | 0 | 1 | 1 | 4 | 6 | 25 | 28 | 4 | 4 | 8 | 10 | 77 | 11 | 32 | 59 | 44 | 34 | 39 | 22 | 19 | 22 | 25 | 16 | 17 |
| | Caledon | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 4 | 2 | 11 | 6 | 9 | 30 | 29 | 9 | 5 | 38 | 59 | 42 |
| | Mississauga | 12 | 1 | 11 | 10 | 8 | 7 | 9 | 81 | 47 | 30 | 39 | 29 | 15 | 2 | 2 | 0 | 1 | 0 | 1 | 3 | 1 | 2 | 0 | 3 | 2 | 66 |
| | | Total | 19 | 1 | 11 | 11 | 9 | 11 | 15 | 106 | 75 | 34 | 43 | 37 | 100 | 17 | 34 | 71 | 50 | 44 | 72 | 52 | 30 | 27 | 66 | 77 | 125 |
| Toronto | East York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | |
| | Etobicoke | 23 | 10 | 4 | 4 | 16 | 9 | 16 | 15 | 17 | 14 | 11 | 14 | | | | | | | | | | | | | | |
| | North York | 31 | 35 | 16 | 14 | 15 | 13 | 11 | 14 | 9 | 15 | 14 | 13 | 8 | 2 | 1 | 0 | 0 | 0 | 2 | 2 | 2 | 2 | 4 | 2 | 0 | 4 |
| | Old Toronto | 53 | 30 | 70 | 35 | 57 | 40 | 40 | 42 | 23 | 39 | 33 | 29 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Scarborough | 3 | 5 | 8 | 6 | 3 | 3 | 2 | 2 | 2 | 5 | 3 | 5 | 4 | 5 | 5 | 4 | 0 | 3 | 1 | 5 | 3 | 1 | 0 | 1 | 0 | 0 |
| | York | 1 | 0 | 0 | 1 | 2 | 1 | 2 | 4 | 2 | 1 | 2 | 1 | 2 | 3 | 0 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 2 | 1 | 2 |
| | Total | 111 | 80 | 98 | 60 | 93 | 66 | 71 | 77 | 53 | 74 | 63 | 59 | 10 | 6 | 5 | 1 | 5 | 3 | 7 | 5 | 3 | 5 | 5 | 1 | 6 | |
| York | Aurora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 64 | 1 | 4 | 1 | 1 | 3 | 0 | 3 | 2 | 2 | 5 | 3 | 4 |
| | East Gwillimbury | | | | | | | | | | | | | | 4 | 7 | 2 | 18 | 26 | 7 | 15 | 6 | 1 | 0 | 0 | 2 | 0 |
| | Georgina | | | | | | | | | | | | | | 5 | 3 | 4 | 3 | 27 | 8 | 3 | 5 | 9 | 21 | 14 | 11 | 7 |
| | King | 0 | 0 | 0 | 5 | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 2 | 3 | 5 | 2 | 8 | 1 | 7 | 4 | 2 | 6 | 5 | 1 |
| | Markham | 4 | 7 | 5 | 1 | 0 | 1 | 2 | 2 | 3 | 4 | 2 | 6 | 69 | 29 | 23 | 16 | 11 | 18 | 13 | 16 | 35 | 25 | 20 | 44 | 18 | 27 |
| | Newmarket | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 1 | 1 | 1 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 1 |
| | Richmond Hill | 2 | 1 | 2 | 0 | 0 | 0 | 0 | 2 | 1 | 2 | 0 | 0 | 0 | 31 | 17 | 31 | 58 | 22 | 12 | 13 | 11 | 2 | 2 | 6 | 5 | 15 |
| | Vaughan | 21 | 17 | 3 | 2 | 7 | 5 | 9 | 14 | 6 | 7 | 8 | 112 | 12 | 15 | 5 | 6 | 6 | 11 | 55 | 14 | 6 | 4 | 8 | 26 | 15 | 10 |
| | Whitchurch-Stou.. | | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 83 | 20 |
| | Total | 27 | 25 | 10 | 8 | 11 | 7 | 11 | 18 | 11 | 13 | 10 | 118 | 157 | 59 | 67 | 103 | 107 | 107 | 64 | 73 | 47 | 55 | 102 | 142 | 85 | |
| Grand Total | 275 | 150 | 176 | 174 | 183 | 133 | 160 | 247 | 169 | 140 | 166 | 252 | 165 | 511 | 166 | 248 | 284 | 261 | 239 | 227 | 325 | 224 | 211 | 345 | 358 | 345 | |

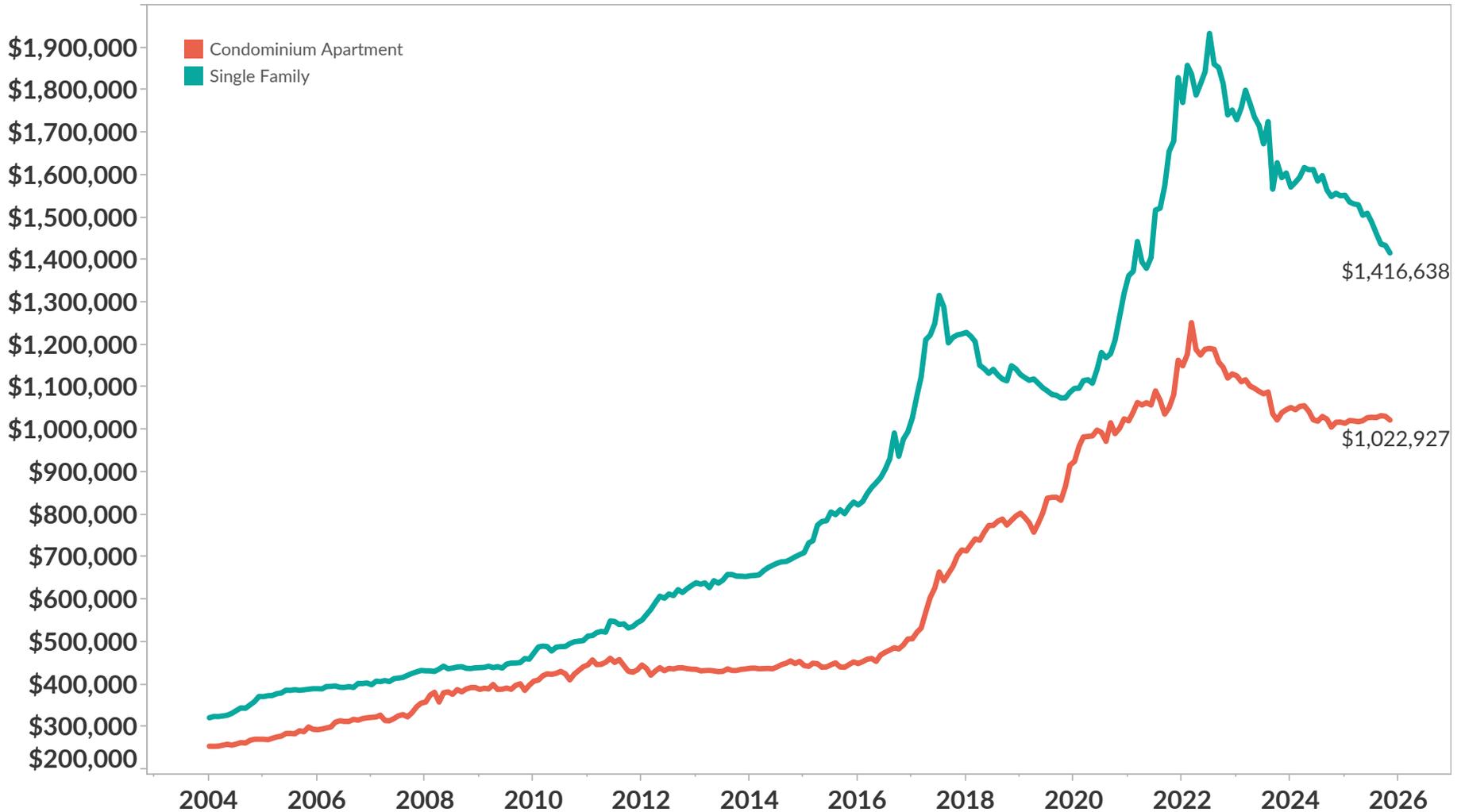


New Home Benchmark Price

The benchmark price was \$1,416,638 for Single Family new homes and \$1,022,927 for Condominium Apartment new homes at November 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 779 sf at an average of \$1,313/sf at November 30, 2025.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2025



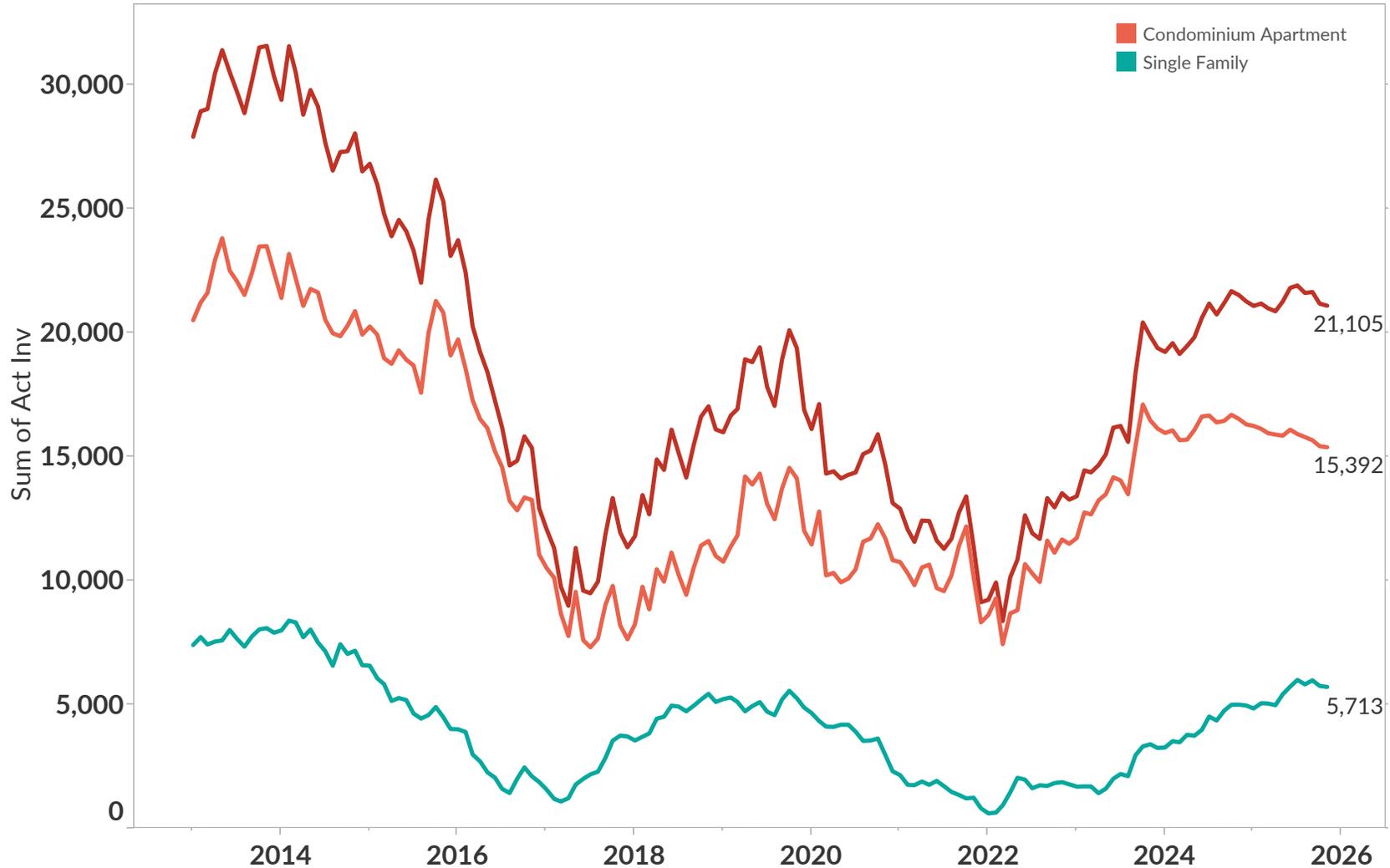


Remaining Inventory

Current total new home remaining inventory is 21,105 units comprised of 15,392 condominium apartment units and 5,713 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



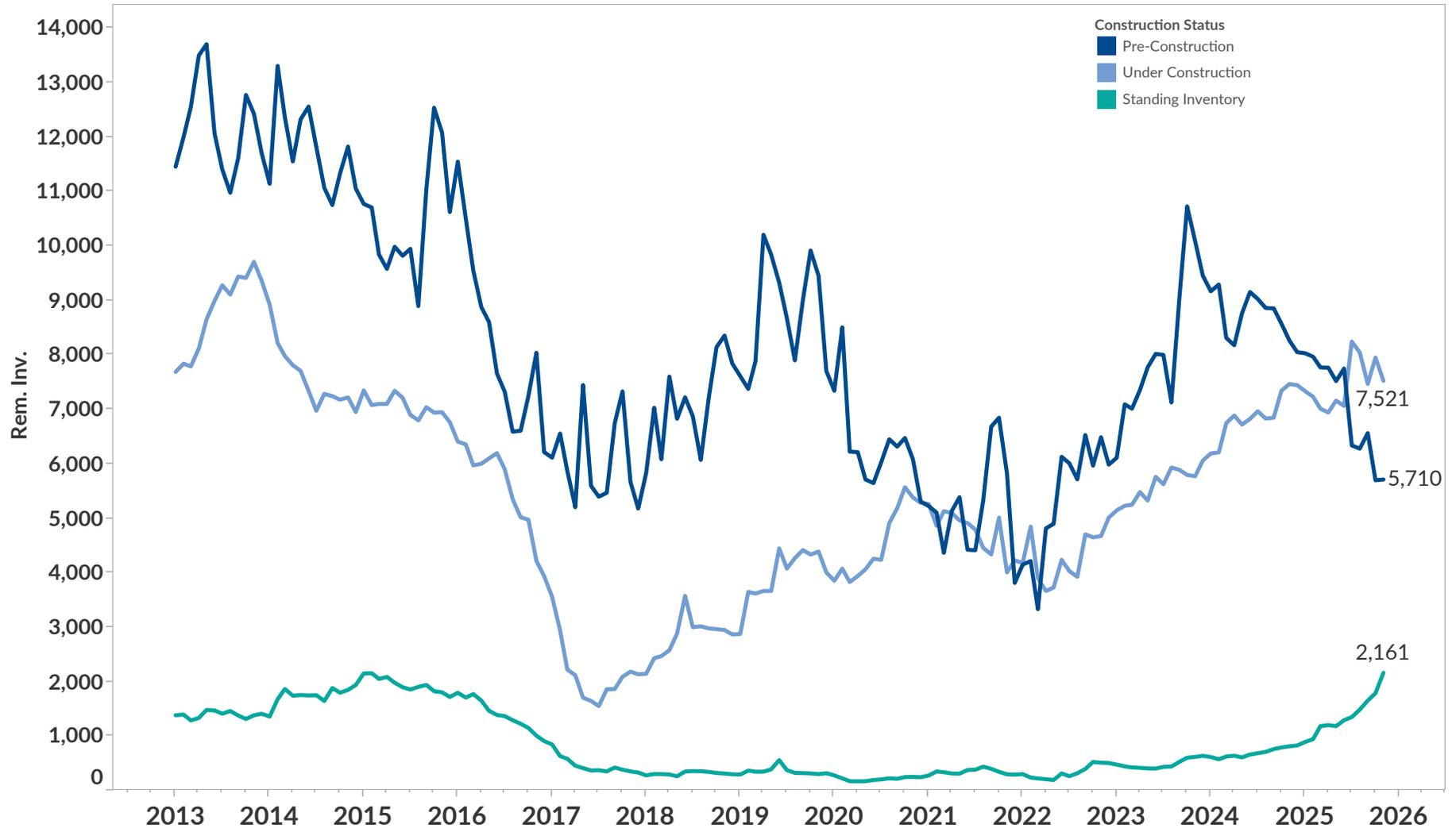


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 15,392 units comprised of 5,710 units in pre-construction projects, 7,521 units in projects currently under construction and 2,161 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2025





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