



Greater Toronto Area

New Homes Monthly Market Report  
Data as of April 2022

Official Source of New Home Information for:



Toronto  
Real Estate Board



**AltusGroup**

# April 2022 GTA New Home Market Results

Official Source of New Home Information for:



**April  
Sales**

**Year-to-Date  
Sales**

**Remaining  
Inventory**

**Benchmark  
Price**

Single Family



**571**

**2,665**

**1,391**

**\$1,787,186**

*Down  
-47% from  
Prior Year*

*Down  
-58% from  
Prior Year*

*Up +28%  
from Prior  
Year*

Condominium  
Apartment



**3,074**

**12,119**

**7,936**

**\$1,189,134**

*Down -24%  
from Prior  
Year*

*Up +22%  
from Prior  
Year*

*Up +12%  
from Prior  
Year*

**TOTAL**

**3,645**

**14,784**

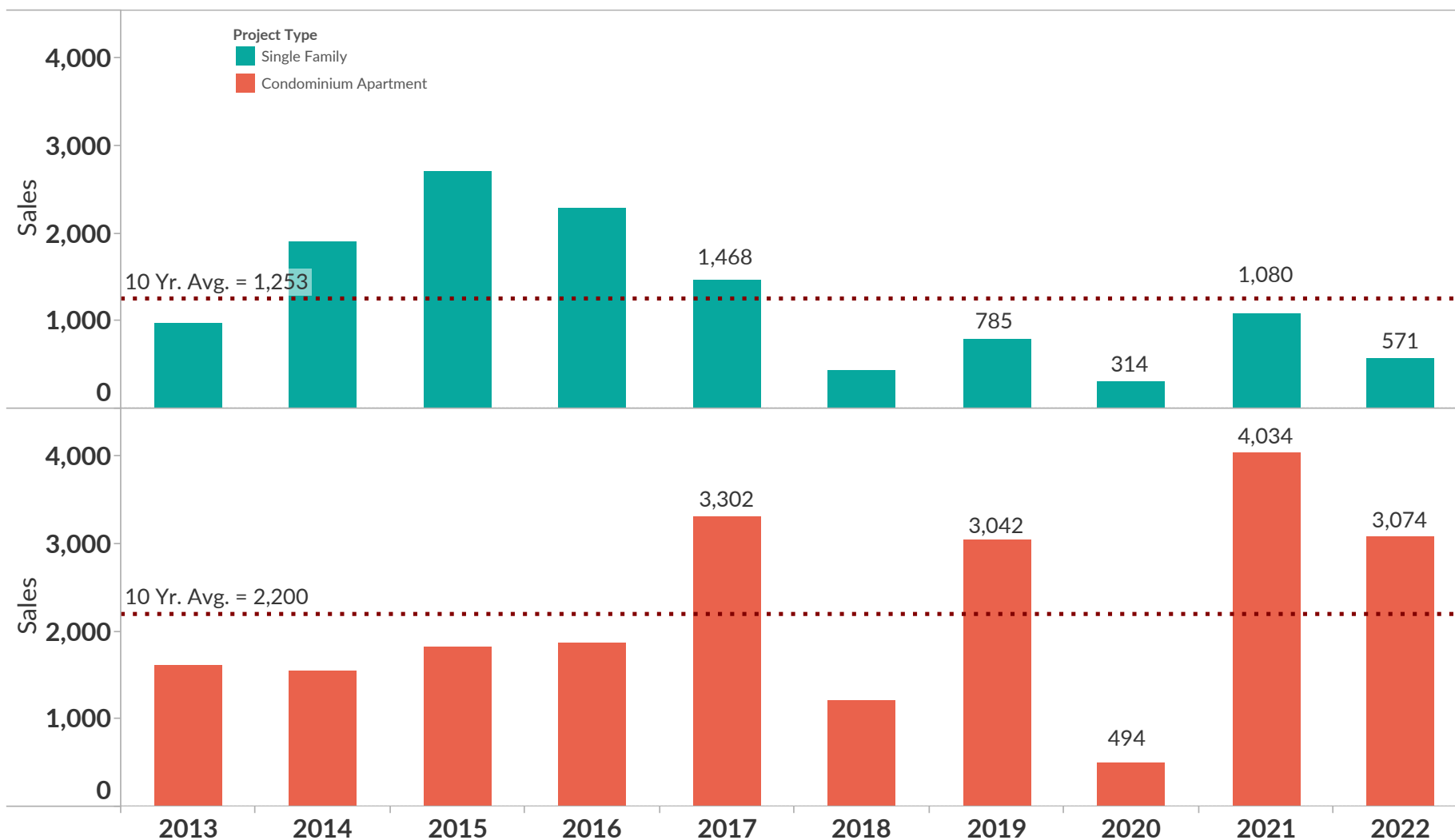
**8,050**

## Current Month Sales

There were 3,645 total new home sales in April 2022, with 571 Single Family sales, down -47% from last April (-54% from 10yr avg) and 3,074 Condominium Apartment sales, down -24% from April 2021 (+40% from 10yr avg).

### April New Home Sales by Year & Project Type

Greater Toronto Area - April (2013 to 2022)

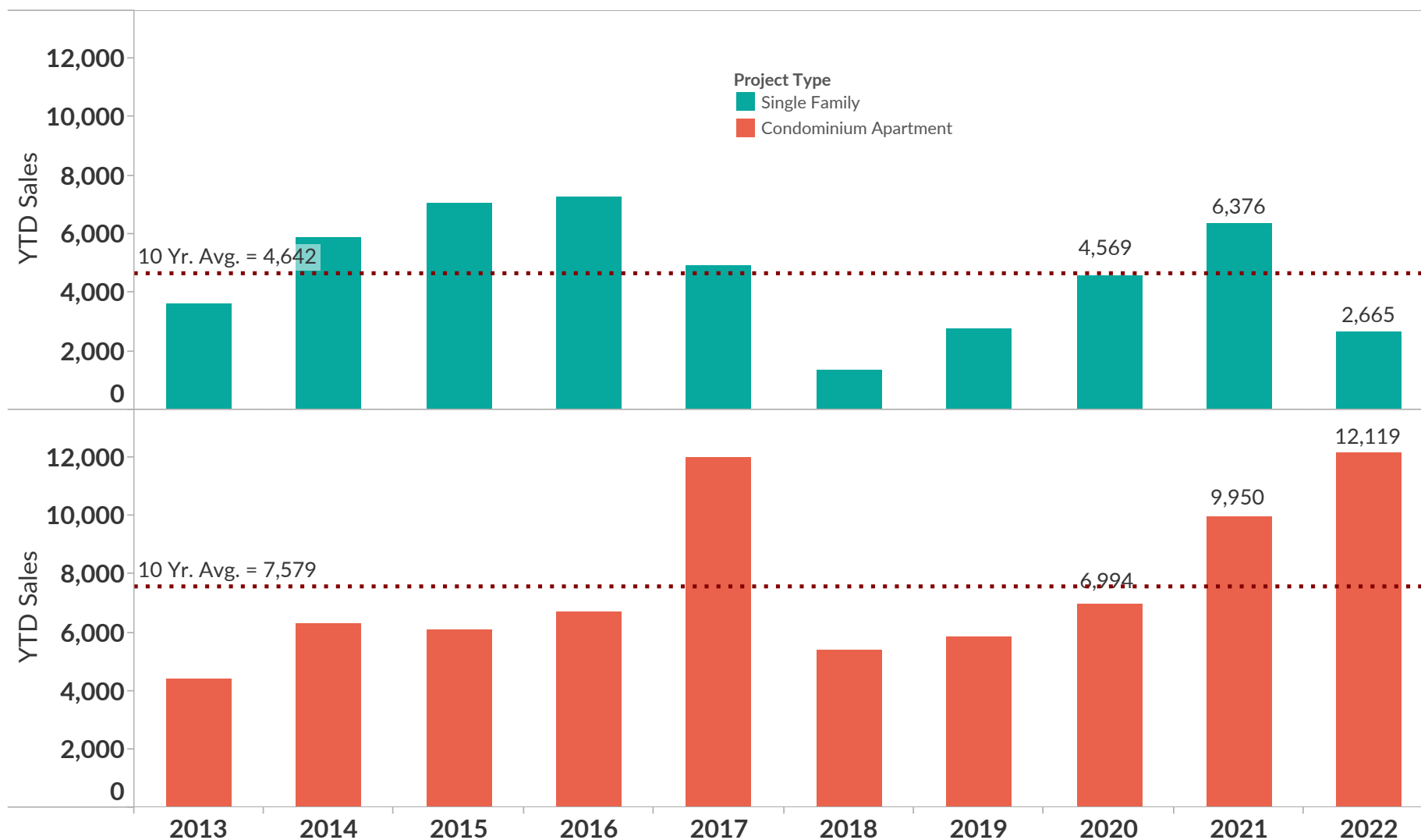


## Year to Date Sales

Through the first four months of 2022, total sales were 14,784 with Single Family sales of 2,665 decreasing -58% (-43% from 10yr avg) and Condominium Apartment sales of 12,119, +22% from the previous year (+60% from 10yr avg).

### Year to Date New Home Sales

Greater Toronto Area - Jan. to Apr. (2013 to 2022)

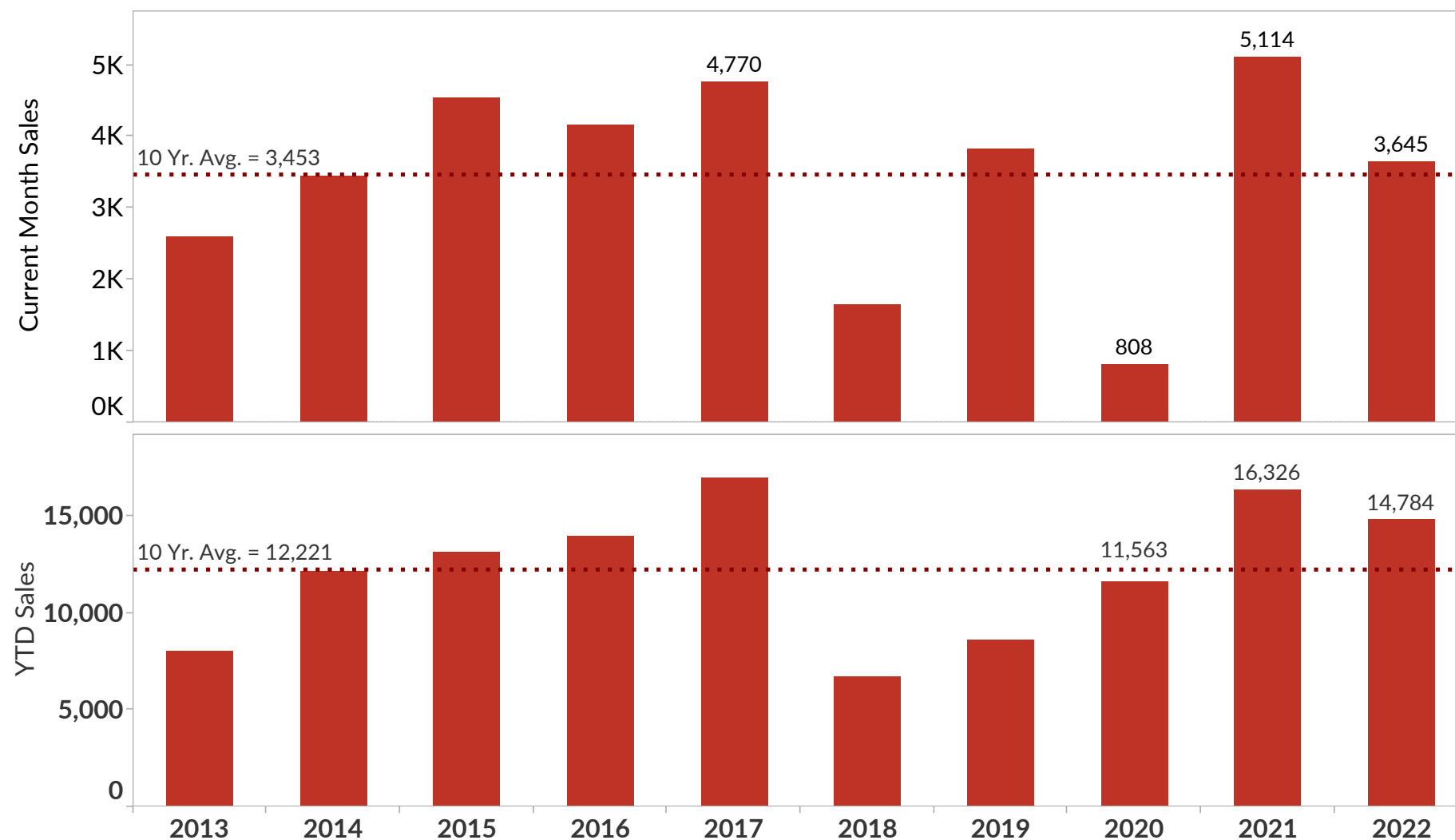


## Total New Home Sales

April 2022 Total NH sales of 3,645 were down -29% from April 2021 (+6% from 10yr avg) and Total NH sales so far in 2022 of 14,784 were down -9% from the same period in 2021 (+21% from 10yr avg).

### Total New Home Sales - Current Month & YTD

Greater Toronto Area - Apr. (top chart) & Jan. to Apr. (lower chart) 2013 to 2022



## Sales Data by Region

### New Home Sales by Region

Greater Toronto Area - Apr. (2020 to 2022)

Year of Peri..	Condominium Apartment						Single Family						Total
	Durham	Halton	Peel	Toronto	York	Total	Durham	Halton	Peel	Toronto	York	Total	
2022	257	714	258	1,620	225	3,074	95	33	190	2	251	571	3,645
2021	141	330	733	1,779	1,051	4,034	288	104	261	16	411	1,080	5,114
2020	6	44	20	338	86	494	79	49	54	13	119	314	808

### Year to Date New Home Sales by Region

Greater Toronto Area - Jan. to Apr. (2020 to 2022)

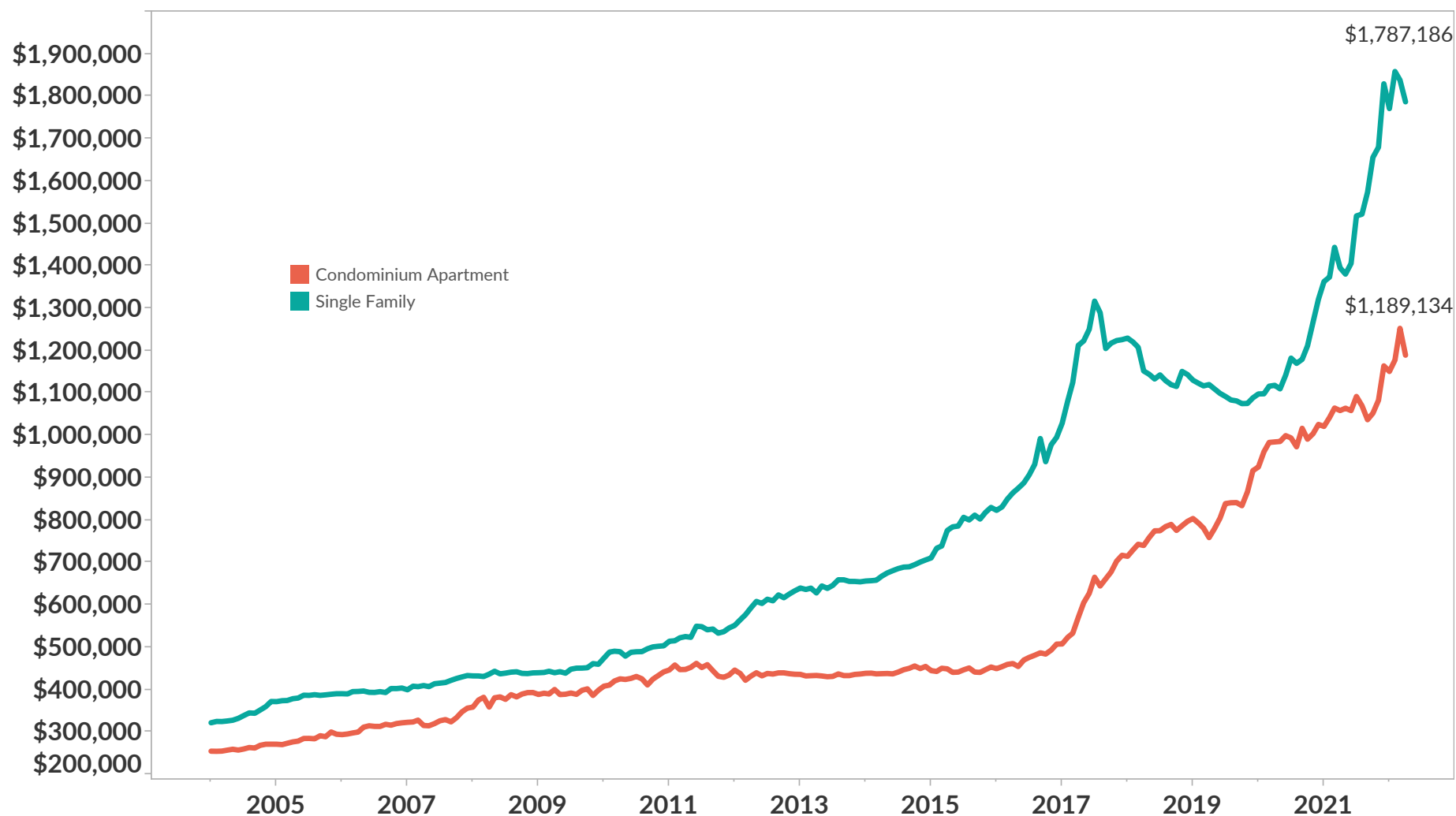
Year of Peri..	Condominium Apartment						Single Family						Total
	Durham	Halton	Peel	Toronto	York	Total	Durham	Halton	Peel	Toronto	York	Total	
2022	867	1,341	1,457	7,310	1,144	12,119	576	486	486	169	948	2,665	14,784
2021	456	968	1,093	5,446	1,987	9,950	1,958	601	1,050	178	2,589	6,376	16,326
2020	125	473	1,151	4,207	1,038	6,994	977	785	701	93	2,013	4,569	11,563

## New Home Benchmark Price

The benchmark price was \$1,787,186 for Single Family new homes and \$1,189,134 for Condominium Apartment new homes at April 30, 2022. The benchmark measures the average asking price of available new homes excluding the extremes.

### Monthly New Home Benchmark Price

Greater Toronto Area - 2004 to 2022



# New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price was 895 sf at an average of \$1,329/sf at April 30, 2022.

## Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2022



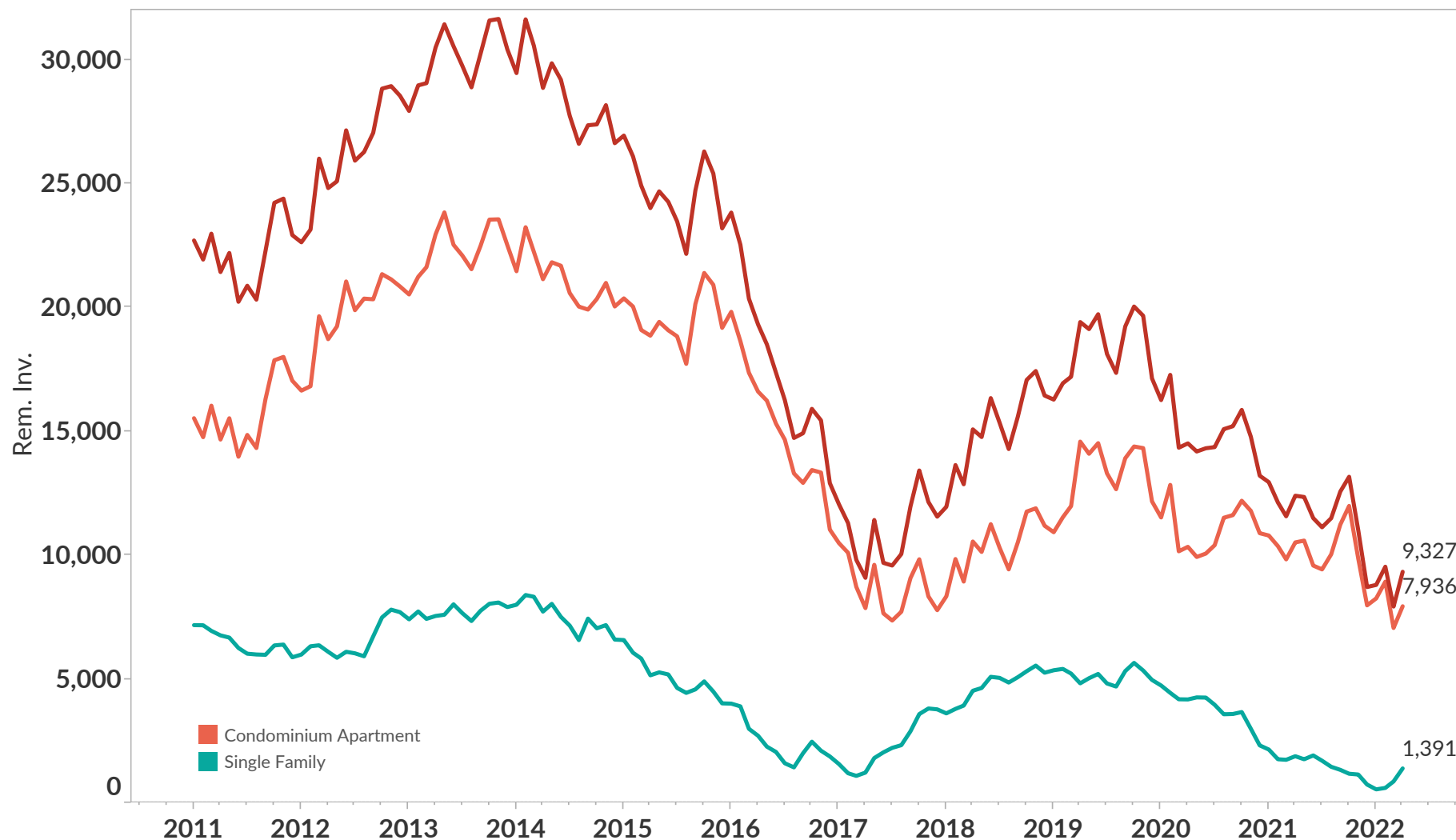


## Remaining Inventory

Current total new home remaining inventory is 9,327 units comprised of 7,936 condominium apartment units and 1,391 single family lots. Remaining inventory represents all the available new home choices available to purchasers.

### Monthly Remaining Inventory by Project Type

Greater Toronto Area - 2011 to 2022

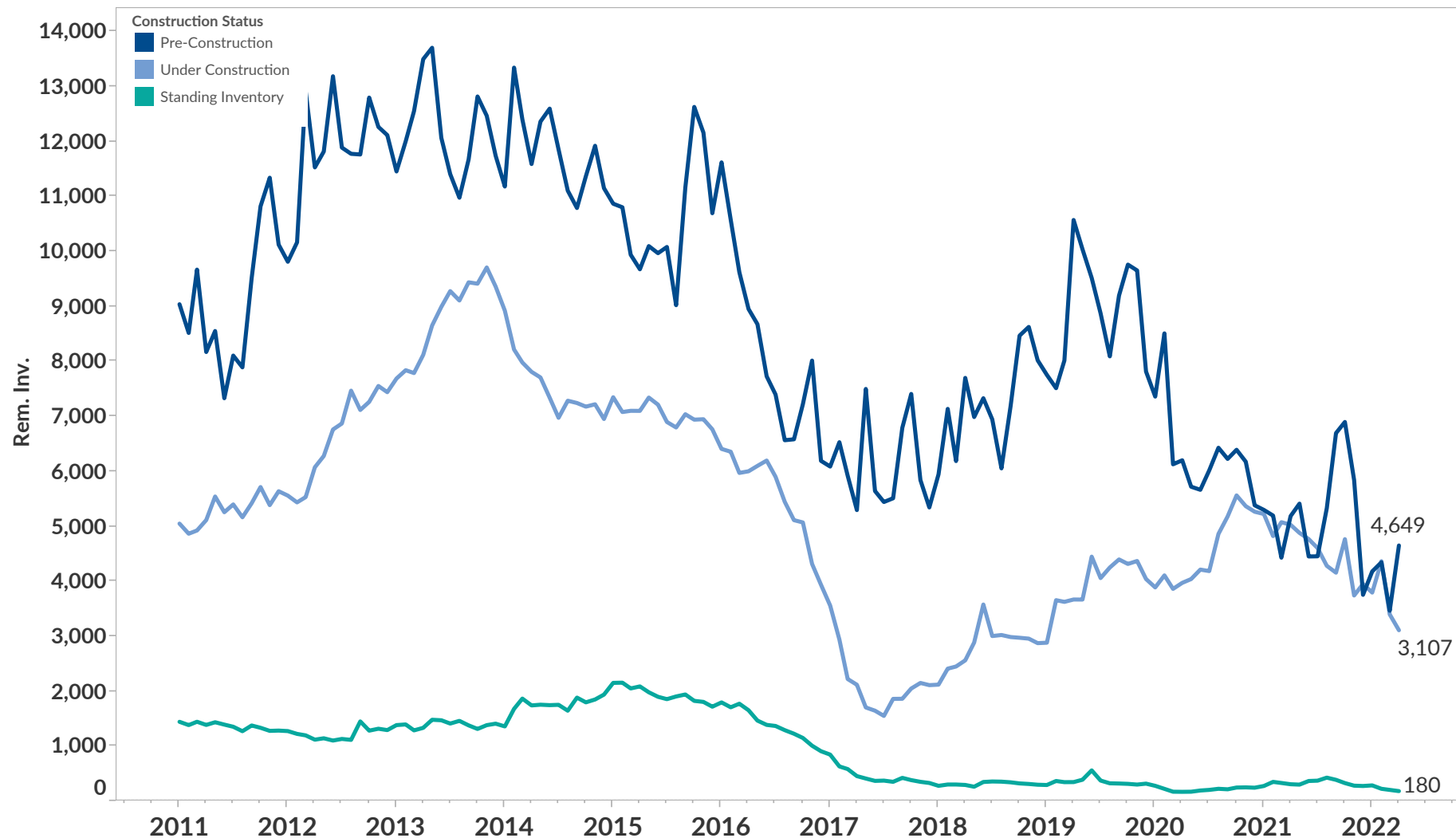


# Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 7,936 units comprised of 4,649 units in pre-construction projects, 3,107 units in projects currently under construction and 180 units in completed buildings.

## Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2011 to 2022



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