



Greater Toronto Area

New Homes Monthly Market Report
Data as of February 2025

Official Source of New Home Information for:



February 2025 GTA New Home Market Results

Official Source of New Home Information for:



		February Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
Single Family		248	496	4,868	\$1,536,734
		<i>Down -38% from Prior Year</i>	<i>Down -33% from Prior Year</i>		<i>Down -2.9% from Prior Year</i>
Condominium Apartment		152	309	16,995	\$1,021,760
		<i>Down -62% from Prior Year</i>	<i>Down -52% from Prior Year</i>		<i>Down -2.4% from Prior Year</i>
TOTAL		400	805	21,863	

February 2025 Simcoe County New Home Market Results

Official Source of New Home Information for:



		February Sales	Year-to-Date Sales	Remaining Inventory	Average Price
Single Family		56	97	1,154	\$1,126,539
		<i>Down -58% from Prior Year</i>	<i>Down -47% from Prior Year</i>		<i>Down -2% from Prior Year</i>
Condominium Apartment		7	13	396	\$839,074
			<i>Up +225% from Prior Year</i>		<i>Up +18% from Prior Year</i>
TOTAL		63	110	1,550	

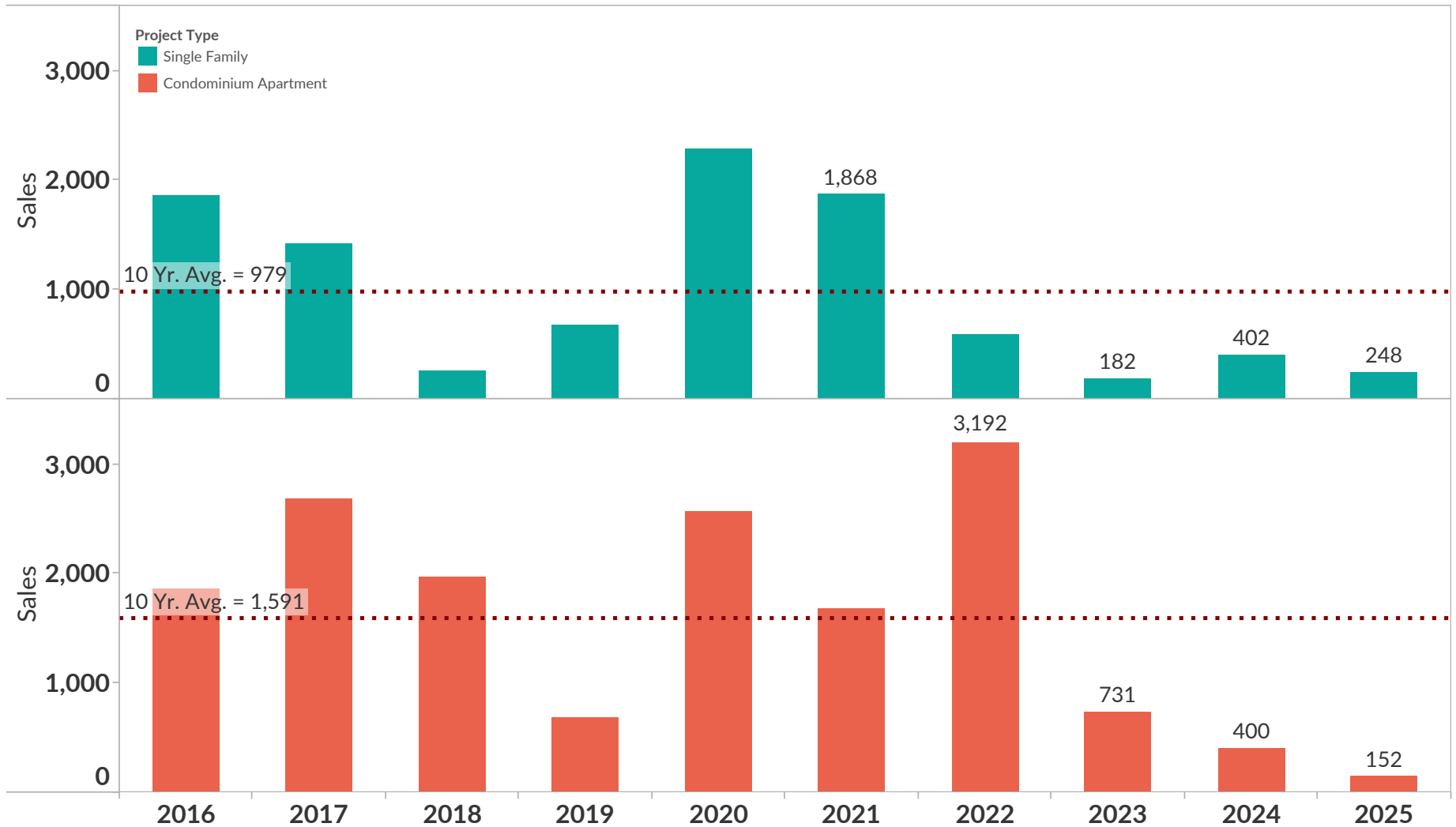


Current Month Sales

There were 400 total new home sales in February 2025, with 248 Single Family sales, down -38% from February 2024 (-75% from 10yr avg) and 152 Condominium Apartment sales, down -62% from February 2024 (-90% from 10yr avg).

February New Home Sales by Year & Project Type

Greater Toronto Area - February (2016 to 2025)

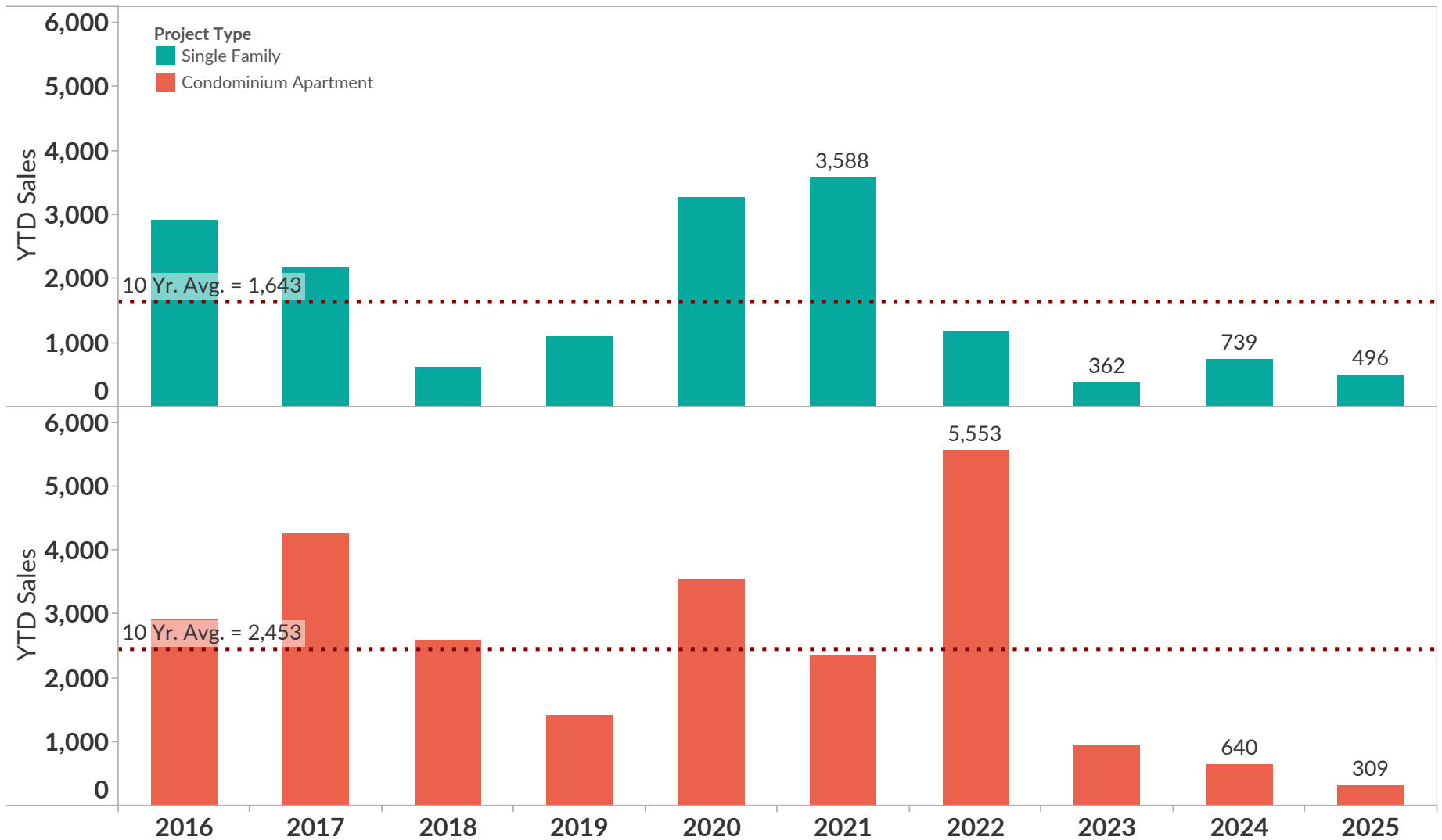


Year-to-Date Sales

Through the year of 2025, total sales were 805 with Single Family sales of 496, down -33% (-70% from 10yr avg) and Condominium Apartment sales of 309, down -52% from the previous year (-87% from 10yr avg).

Year-to-Date New Home Sales

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

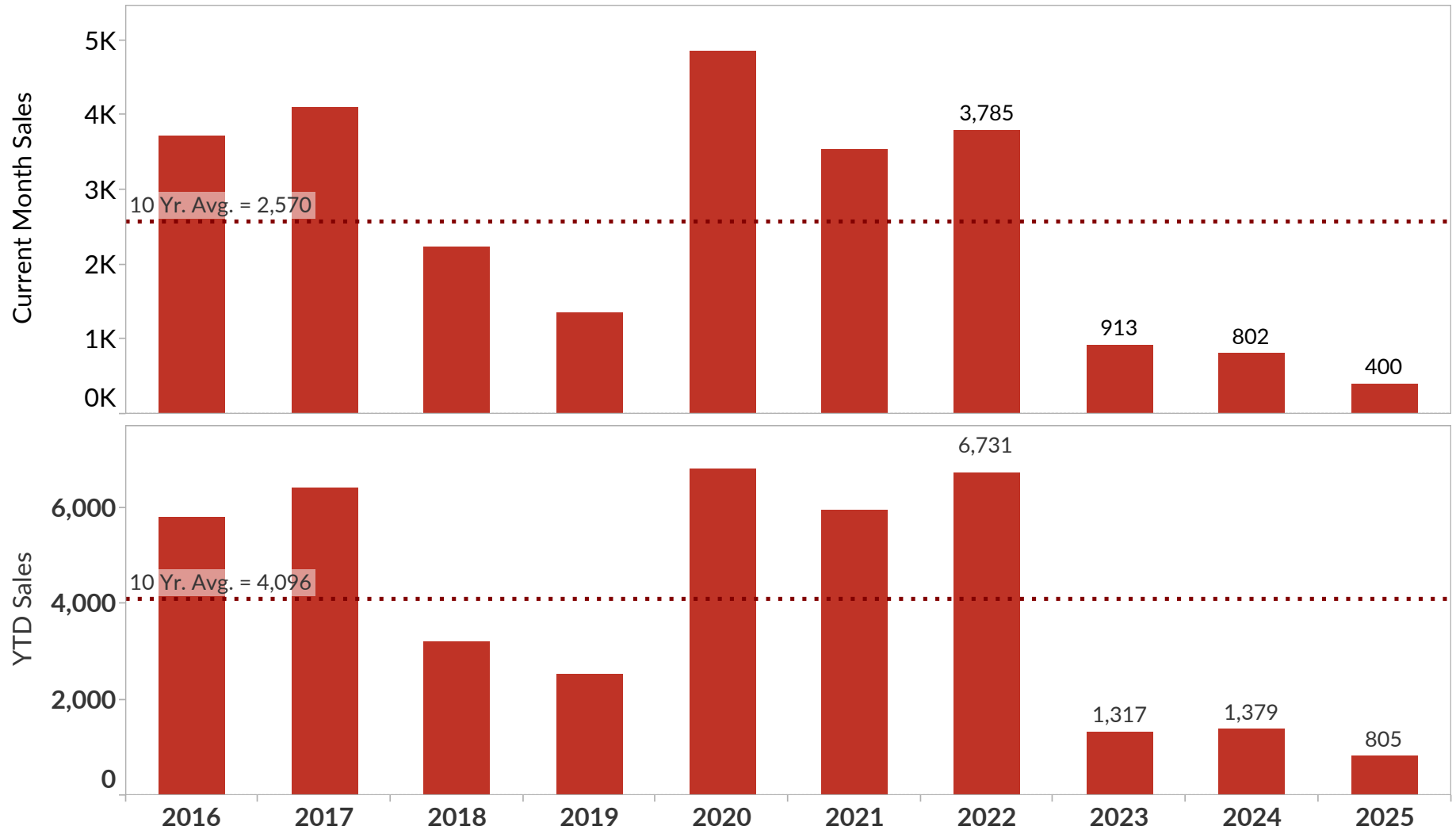


Total New Home Sales

February 2025 Total NH sales of 400 were down -50% from February 2024 (-84% from 10yr avg) and Total NH sales so far in 2025 of 805 were down -42% from the same period in 2024 (-80% from 10yr avg).

Total New Home Sales - Current Month & YTD

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



Sales Data by Region

New Home Sales by Region

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

Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	28	43	12	56	13	70	39	28	1	110	400
2024	16	123	26	223	12	118	129	69	6	80	802
2023	54	39	27	601	10	70	46	32	0	34	913

Year-to-Date New Home Sales by Region

Greater Toronto Area - January to December (2022 to 2024)

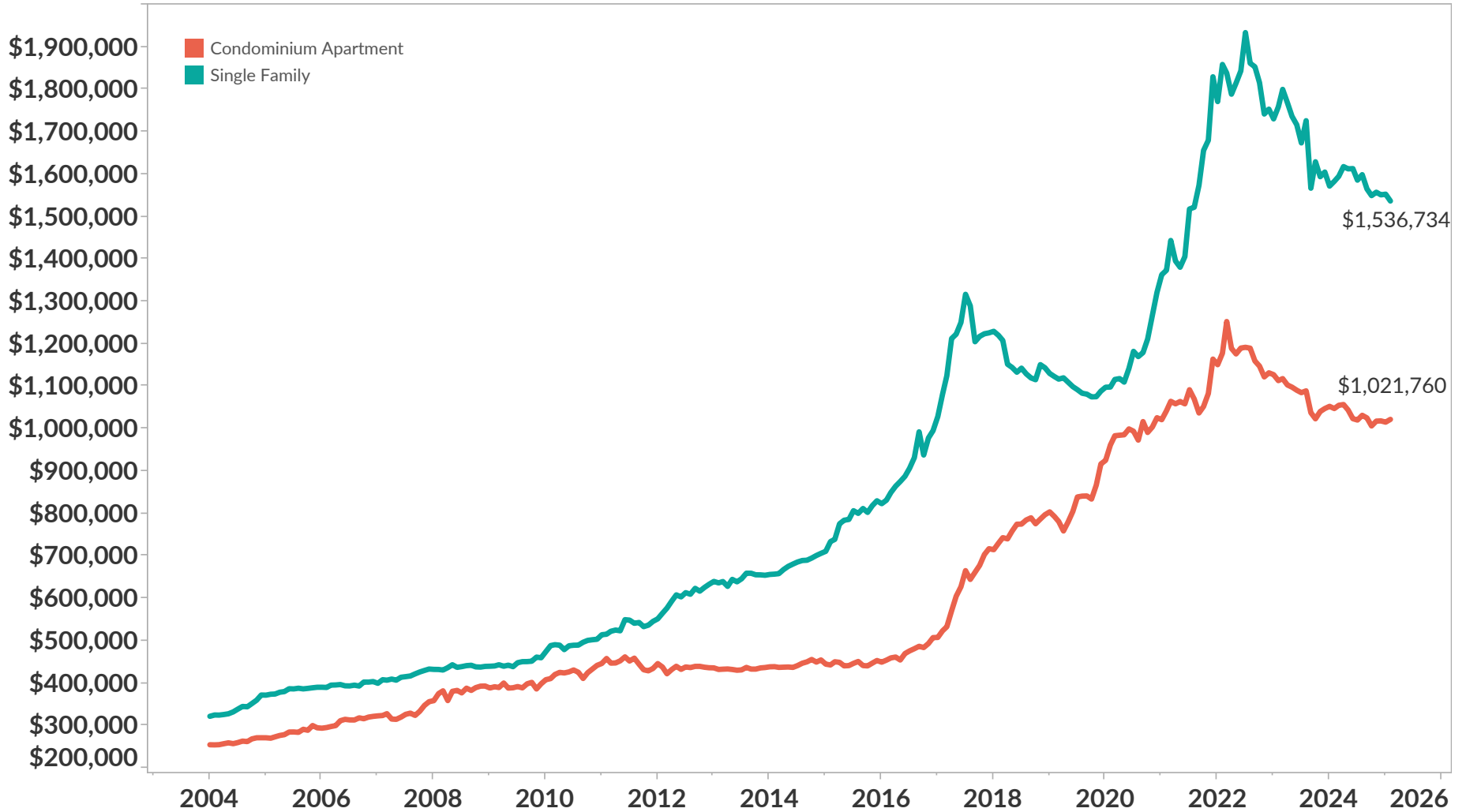
Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	43	59	23	159	25	158	83	61	6	188	805
2024	50	140	51	367	32	203	283	104	7	142	1,379
2023	90	57	39	757	12	157	89	50	0	66	1,317

New Home Benchmark Price

The benchmark price was \$1,536,734 for Single Family new homes and \$1,021,760 for Condominium Apartment new homes at February 28, 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

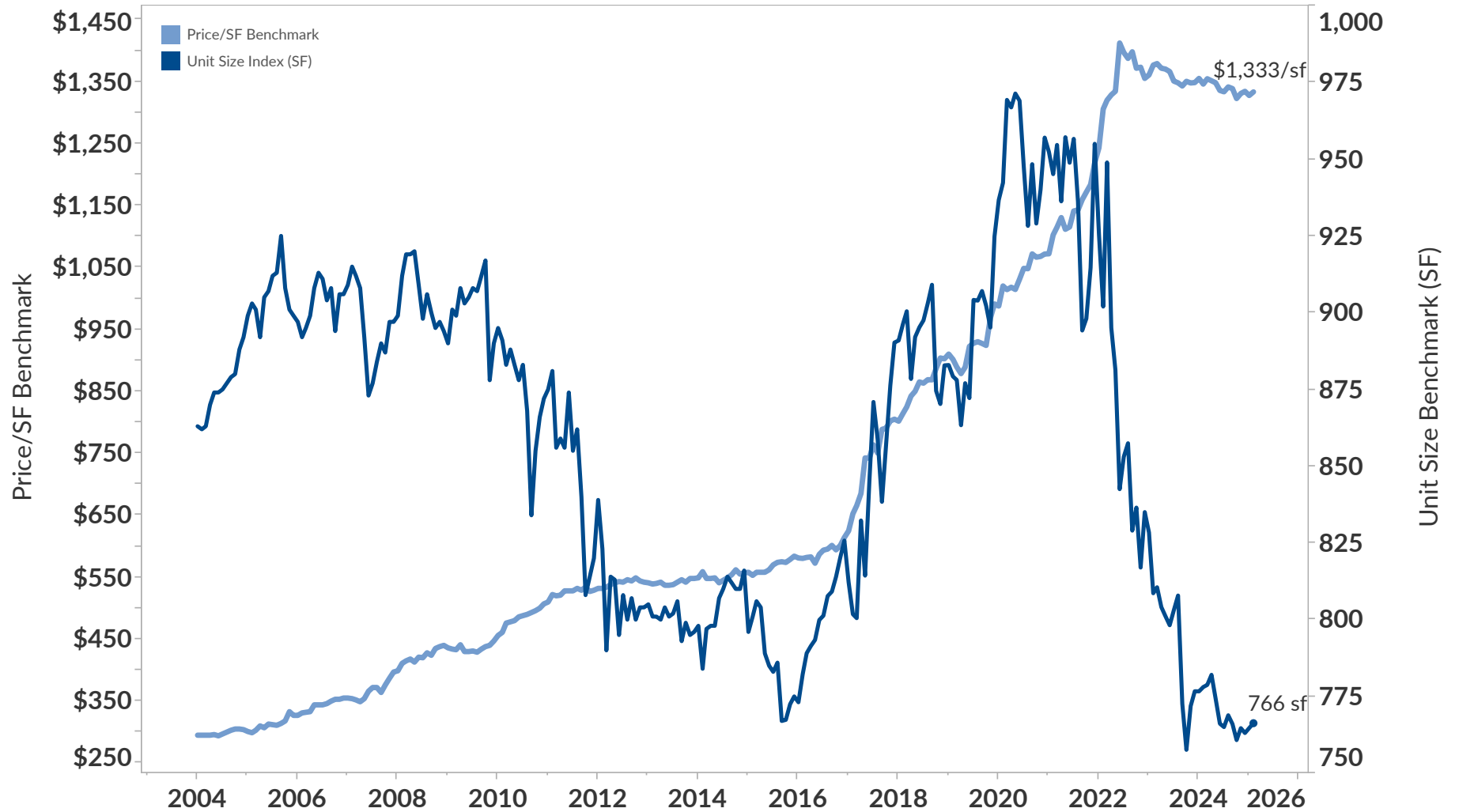


New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price were 766 sf at an average of \$1,333/sf at February 28, 2025.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2025

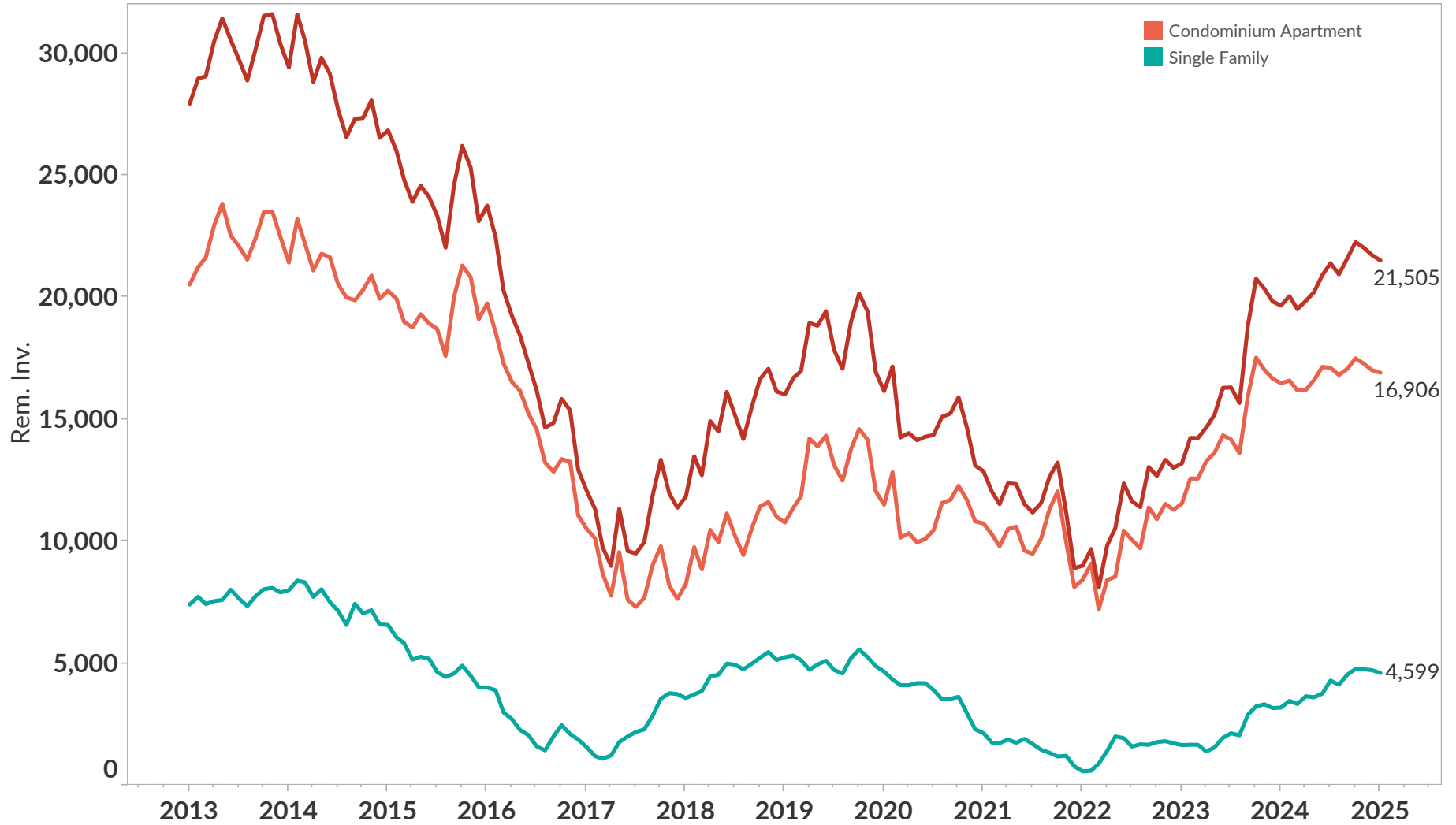


Remaining Inventory

Current total new home remaining inventory is 21,505 units comprised of 16,906 condominium apartment units and 4,599 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

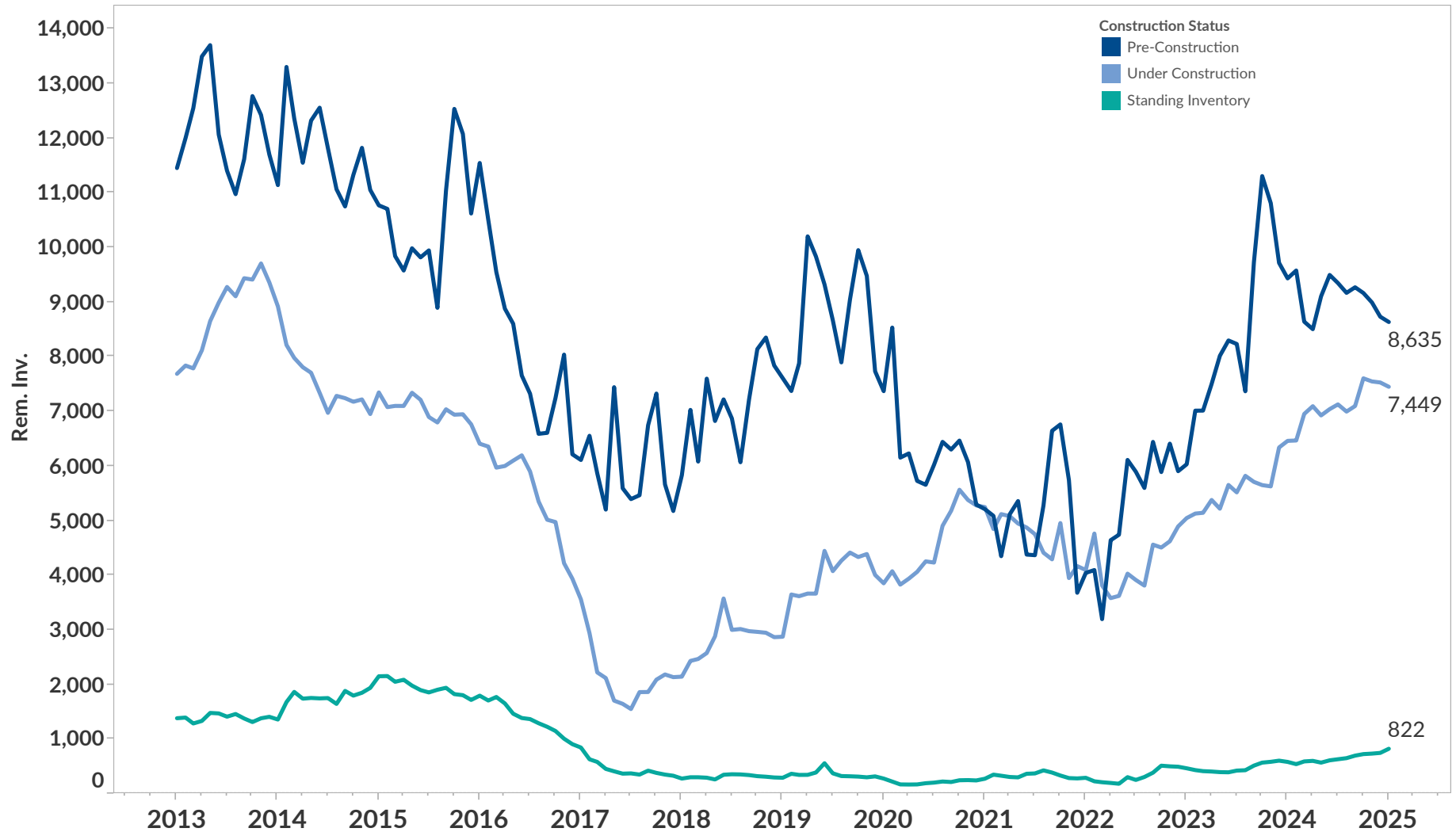


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 16,906 units comprised of 8,635 units in pre-construction projects, 7,449 units in projects currently under construction and 822 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2025





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