



Data Solutions/BILD
February 2024

Internal Review Document
Data as of February 2024



February 2024 GTA New Home Market Results

Official Source of New Home Information for:



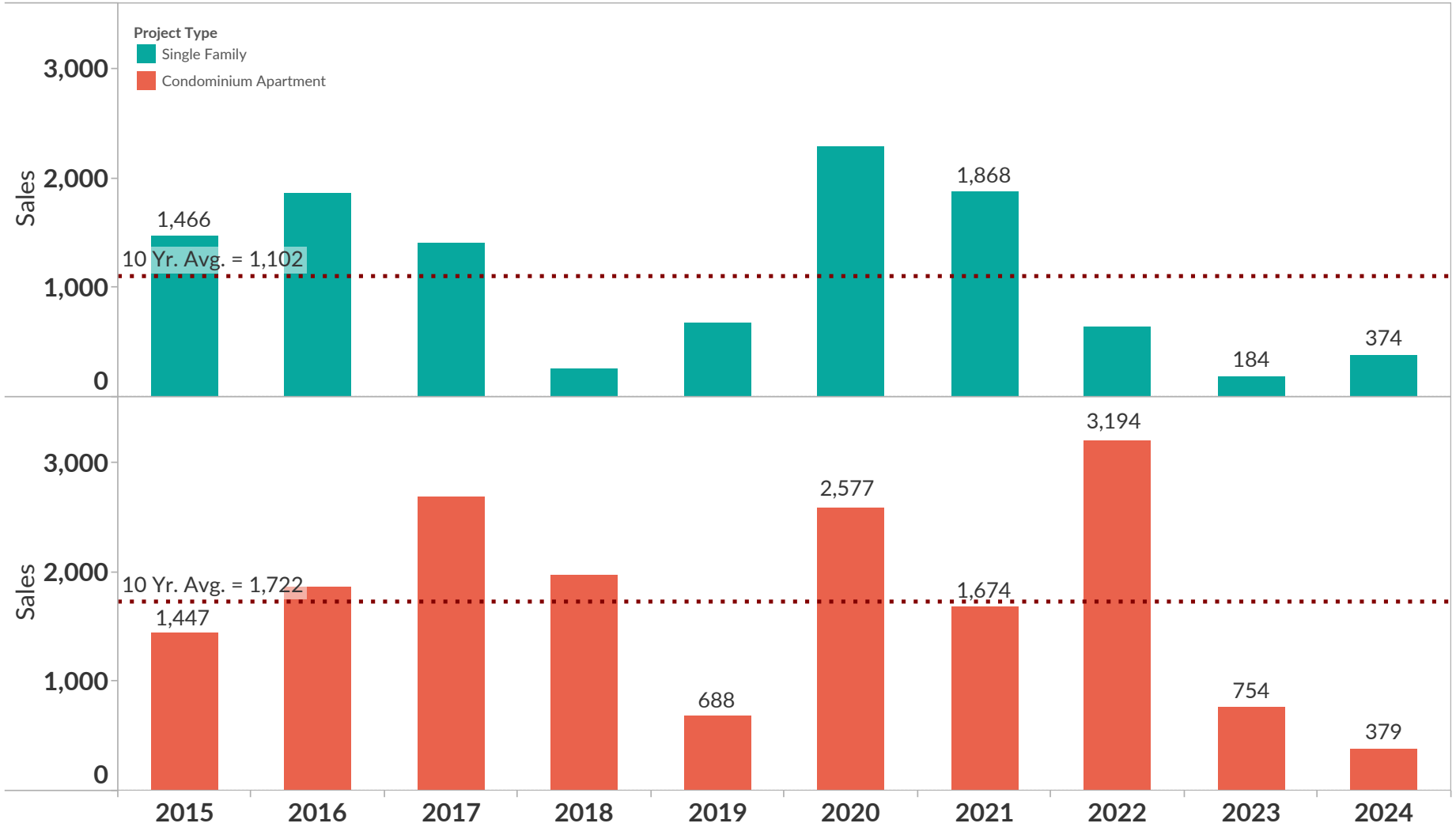
		February Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
 <p>Single Family</p>		374	724	3,430	\$1,583,083
		<i>Up +103 from Prior Year</i>	<i>Up +99% from Prior Year</i>		<i>Down -10% from Prior Year</i>
 <p>Condominium Apartment</p>		379	622	16,747	\$1,047,258
		<i>Down -50% from Prior Year</i>	<i>Down -47% from Prior Year</i>		<i>Down -6% from Prior Year</i>
TOTAL		753	1,346	20,177	

Current Month Sales

There were 753 total new home sales in February 2024, with 374 Single Family sales, up +103% from February 2023 (-66% from 10yr avg) and 379 Condominium Apartment sales, down -50% from February 2023 (-78% from 10yr avg).

February New Home Sales by Year & Project Type

Greater Toronto Area - February (2015 to 2024)

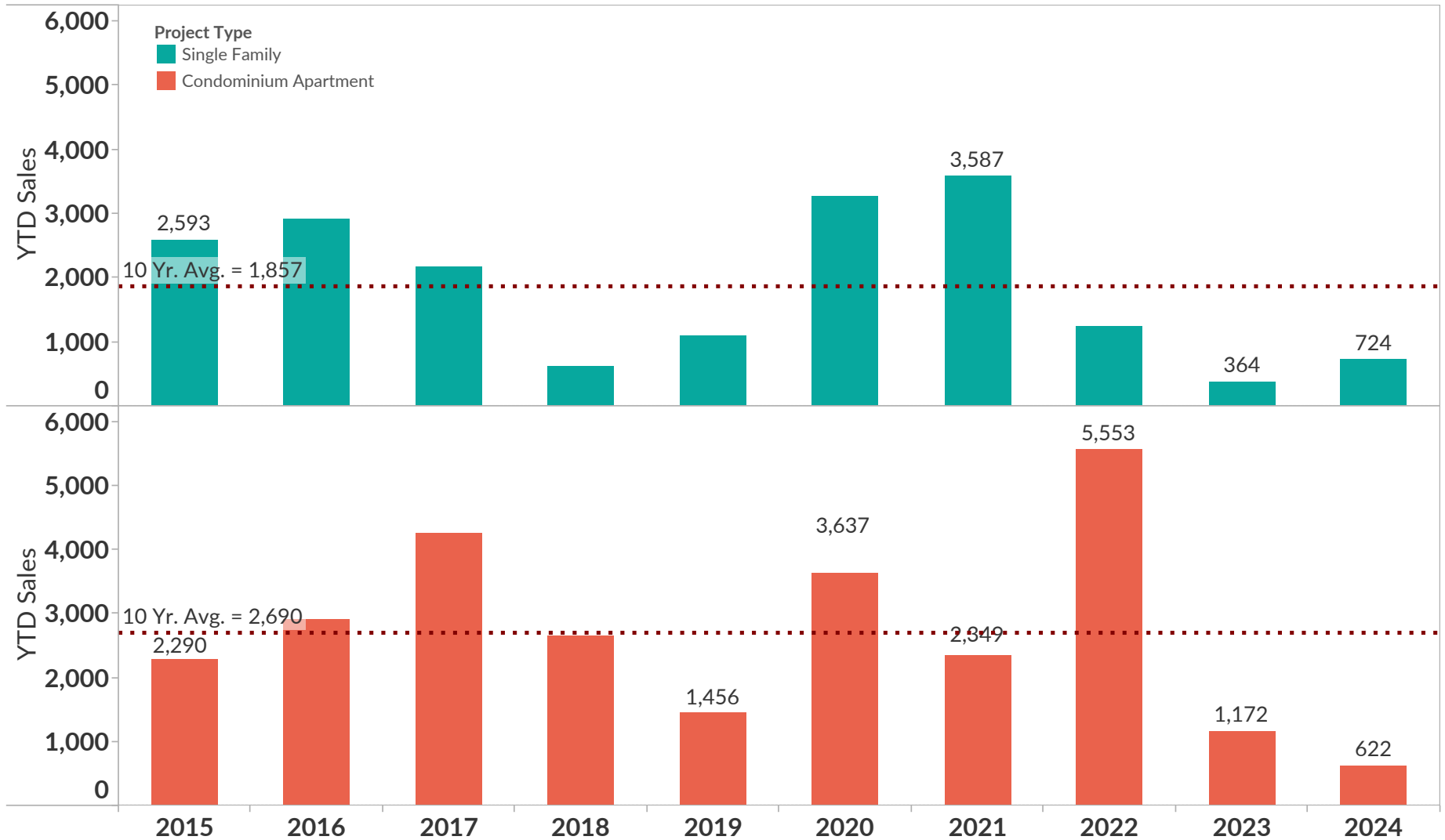


Year-to-Date Sales

Through the year of 2024, total sales were 1,346 with Single Family sales of 724 increasing 99% (-61% from 10yr avg) and Condominium Apartment sales of 622, down -47% from the previous year (-77% from 10yr avg).

Year-to-Date New Home Sales

Greater Toronto Area - January-February (2015 to 2024)

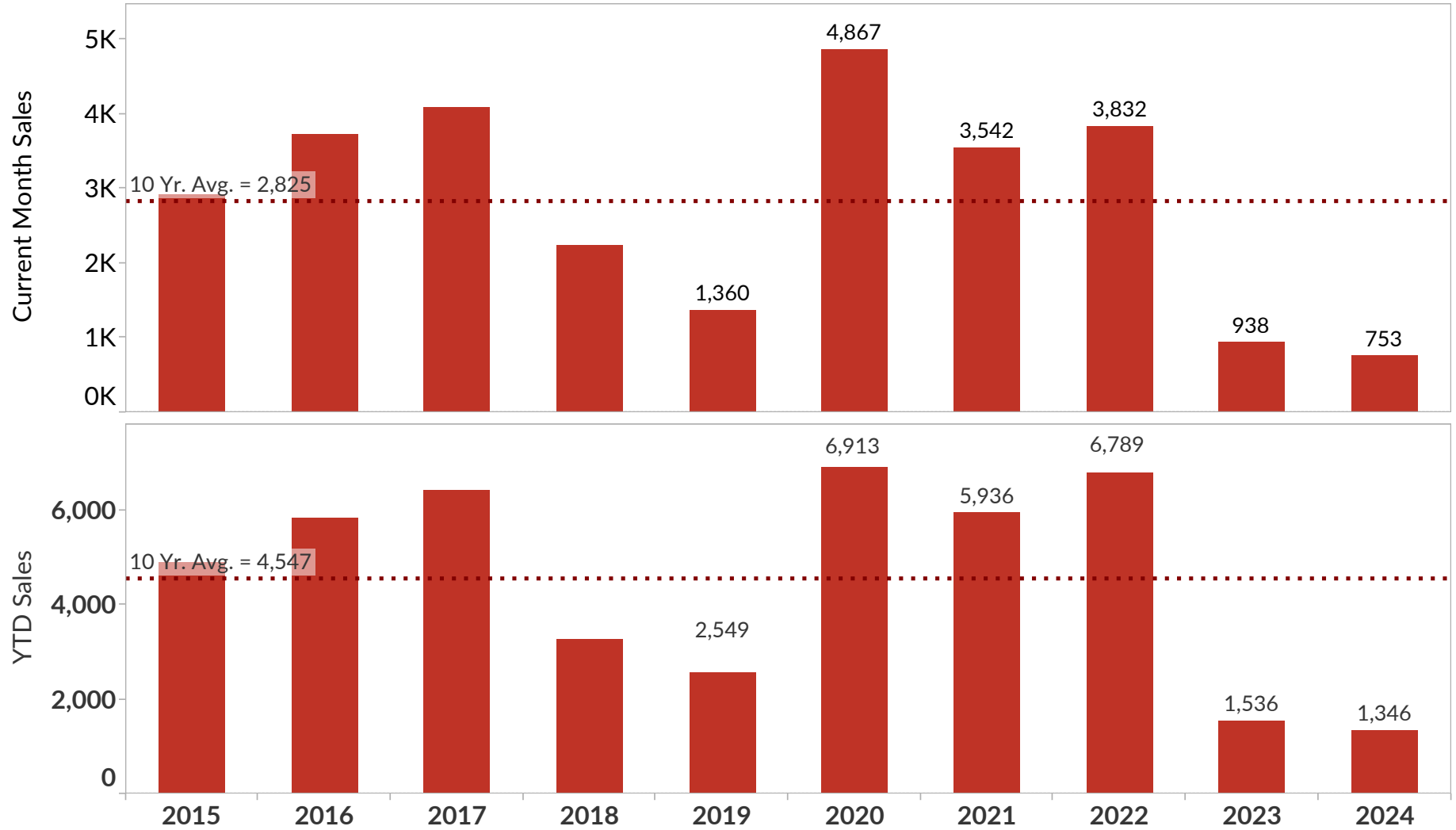


Total New Home Sales

February 2024 Total NH sales of 753 were down -20% from February 2023 (-73% from 10yr avg) and Total NH sales so far in 2024 of 1,346 were down -12% from the same period in 2023 (-70% from 10yr avg)

Total New Home Sales - Current Month & YTD

Greater Toronto Area - January (top chart) & January to February (lower chart) 2015 to 2024



Monthly Sales Data by Municipality

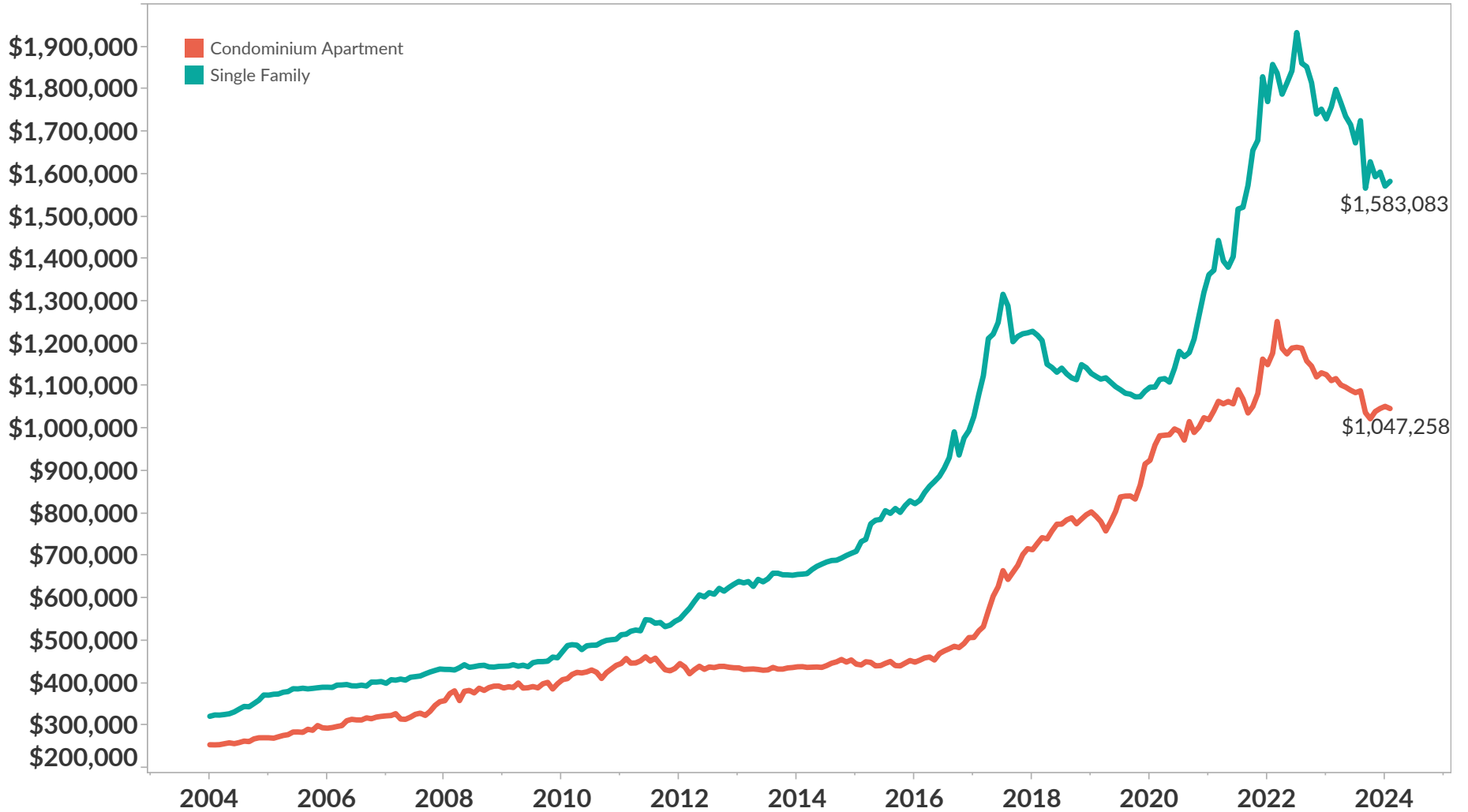
Region	Municipality	Condominium Apartment												Single Family														
		2023												2024		2023												2024
		Februa..	March	April	May	June	July	August	Septe..	October	Novem..	Decem..	January	Februa..	Februa..	March	April	May	June	July	August	Septe..	October	Novem..	Decem..	January	Februa..	
Durham	Ajax				0	51	3	2	5	3	4	1	2	1	2	2	0	4	1	0	0	0	1	2	1	0	4	
	Brock																											
	Clarington	0	1	0	0	0	0	8	2	0	0	0	0	0	8	3	3	5	18	4	16	5	1	1	1	0	2	
	Oshawa	0	0	3	0	0	3	0	0	0	0	0	1	2	5	33	14	109	40	14	31	42	20	5	7	6	14	
	Pickering	40	26	21	18	123	18	23	511	246	19	14	31	13	39	56	338	208	175	26	41	35	44	30	7	49	59	
	Scugog														0	0	0	2	9	3	3	4	2	0	0	0	0	
	Uxbridge														0	0	0	0	0	0	0	0	0	0	0	0	5	
	Whitby	14	35	5	7	6	4	1	1	2	2	2	1	0	16	14	4	0	20	0	0	0	0	0	0	28	21	
Total	54	62	29	25	180	28	34	519	251	25	17	35	16	70	108	359	328	263	47	91	110	90	49	20	83	105		
Halton	Burlington	5	2	0	67	17	0	1	2	0	2	0	8	1	1	0	0	0	1	0	0	2	8	7	2	3		
	Halton Hills	4	0	0	0	0	0	0	0	0	1	0	0	0														
	Milton	8	4	6	23	144	128	29	38	36	53	13	7	92	18	19	99	124	29	40	22	102	85	116	43	116	76	
	Oakville	14	33	88	212	49	11	2	4	115	43	52	9	26	27	89	153	314	54	21	16	75	75	72	37	42	52	
	Total	31	39	94	302	210	139	32	44	151	99	65	16	126	46	109	252	438	83	62	38	177	162	196	87	160	131	
Peel	Brampton	3	34	69	41	52	25	13	15	13	9	3	9	6	33	89	144	203	72	25	12	159	45	9	8	6	27	
	Caledon	0	0	0	0	0	26	5	11	4	4	0	0	0	0	5	7	0	26	28	11	4	33	29	4	35	41	
	Mississauga	25	45	77	84	223	109	86	33	296	67	19	19	17	0	0	8	28	4	14	1	6	9	8	6	1	2	
	Total	28	79	146	125	275	160	104	59	313	80	22	28	23	33	94	159	231	102	67	24	169	87	46	18	42	70	
Toronto	East York	2	5	0	0	0	35	6	0	1	0	38	2	0														
	Etobicoke	2	4	0	425	224	45	25	33	194	125	23	12	60														
	North York	259	515	203	96	104	24	87	100	16	183	85	37	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Old Toronto	360	194	417	409	110	161	138	418	309	698	121	79	82	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Scarborough	0	13	19	134	132	10	26	25	7	64	12	8	12	1	21	12	11	1	2	3	1	2	0	0	1	0	
	York	5	12	37	23	28	12	3	0	3	2	0	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	628	743	676	1,087	598	287	285	576	530	1,072	279	143	195	1	21	12	11	1	2	3	1	2	0	0	1	0	
York	Aurora	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	2	0	1	1	0	1	0	1	0	
	East Gwillimbury														0	1	100	7	0	0	7	0	0	1	0	0	0	
	Georgina	0	0	0	0	0	0	0	0	0	0	0	0	0	17	15	23	9	6	22	11	6	3	1	4	4	2	
	King	0	0	0	0	0	8	2	2	0	0	0	3	10	0	0	0	0	67	6	9	3	1	2	4	2	4	
	Markham	8	18	470	547	383	47	23	10	9	5	0	1	2	4	4	24	4	24	147	75	38	24	30	13	52	39	
	Newmarket	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1	0	0	0	0	0	0	0	0	1	
	Richmond Hill	2	0	2	0	0	0	0	0	0	0	0	0	0	12	18	53	63	16	14	4	59	154	13	5	4	9	
	Vaughan	3	10	9	39	244	221	111	98	64	42	17	17	7	0	4	79	57	17	1	2	23	28	49	9	1	13	
	Whitchurch-Stou..														0	2	0	0	1	2	0	0	0	0	2	0	0	
Total	13	29	481	586	627	276	136	110	73	47	17	21	19	34	48	279	144	133	192	109	130	210	97	37	64	68		
Grand Total	754	952	1,426	2,125	1,890	890	591	1,308	1,318	1,323	400	243	379	184	380	1,061	1,152	582	370	265	587	551	388	162	350	374		

New Home Benchmark Price

The benchmark price was \$1,583,083 for Single Family new homes and \$1,047,258 for Condominium Apartment new homes at February 29, 2024. The benchmark measures the average asking price of available new homes excluding the extremes.

Monthly New Home Benchmark Price

Greater Toronto Area - 2004 to 2024



New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price were 778 sf at an average of \$1,346/sf at February 29, 2024.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2024

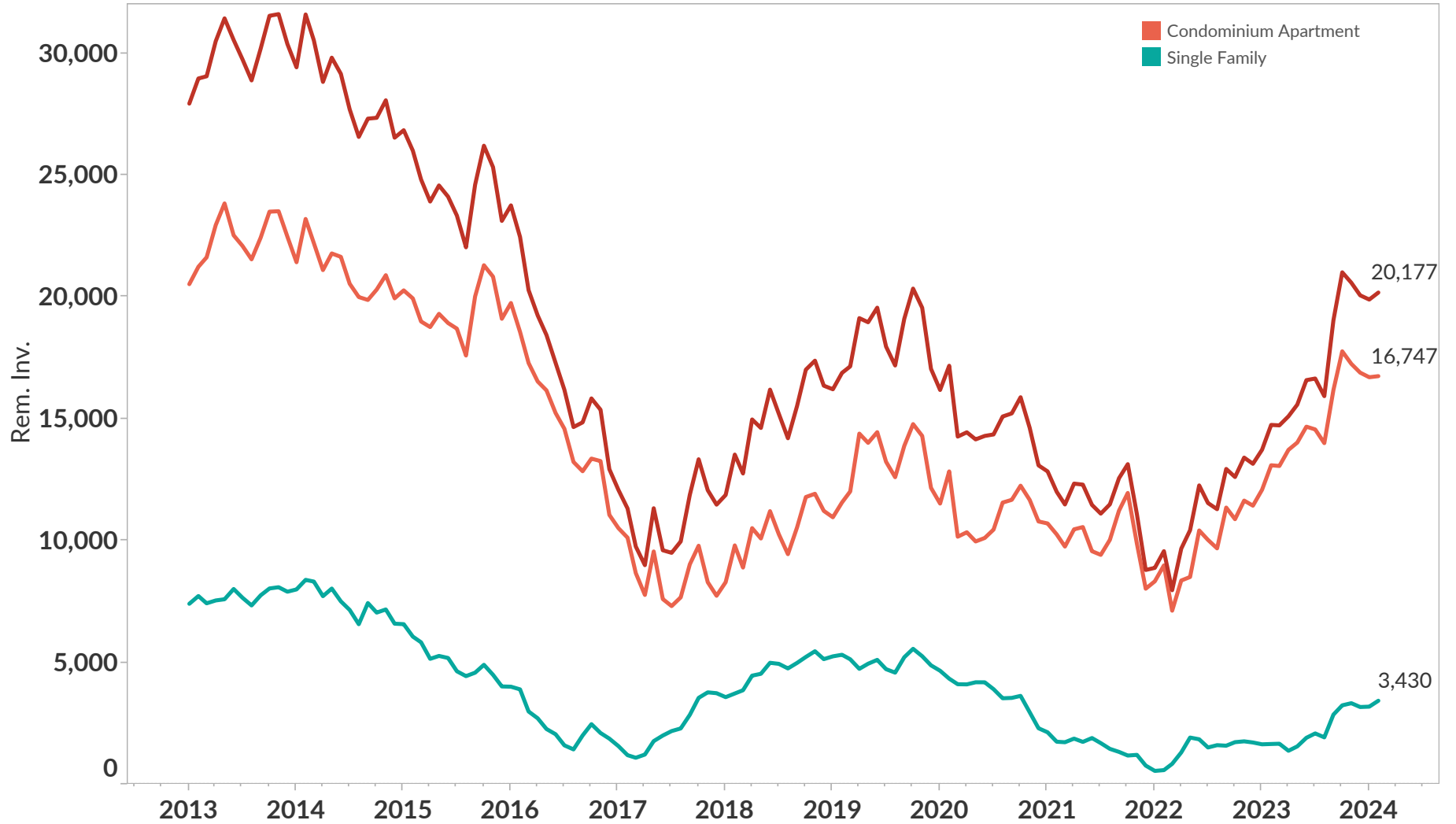


Remaining Inventory

Current total new home remaining inventory is 20,177 units comprised of 16,747 condominium apartment units and 3,430 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 2024

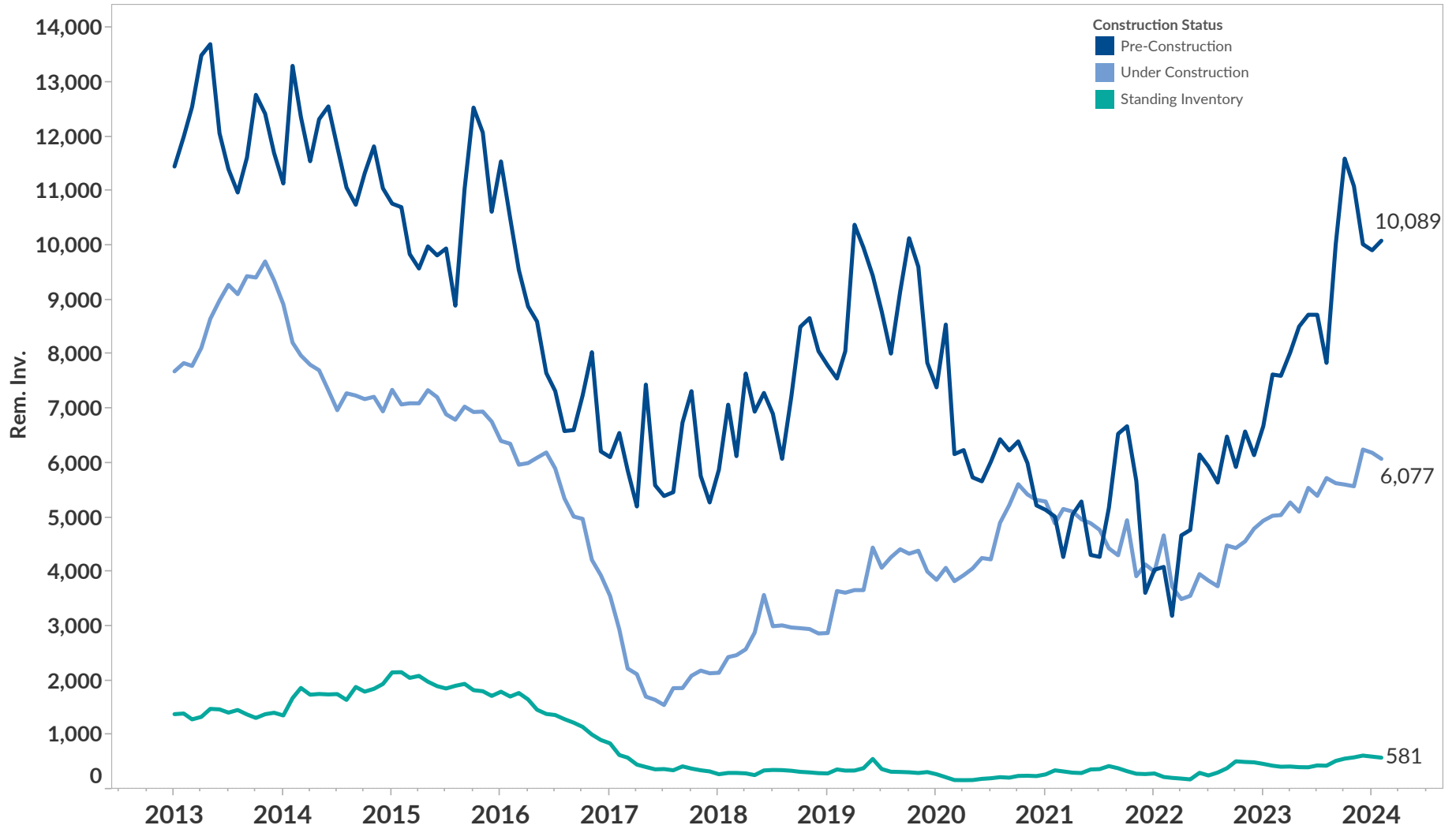


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 16,747 units comprised of 10,089 units in pre-construction projects, 6,077 units in projects currently under construction and 581 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2024





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