



Greater Toronto Area

New Homes Monthly Market Report  
Data as of October 2019

Official Source of New Home Information for:



**AltusGroup**

# October 2019 GTA New Home Market Results

Official Source of New Home Information for:



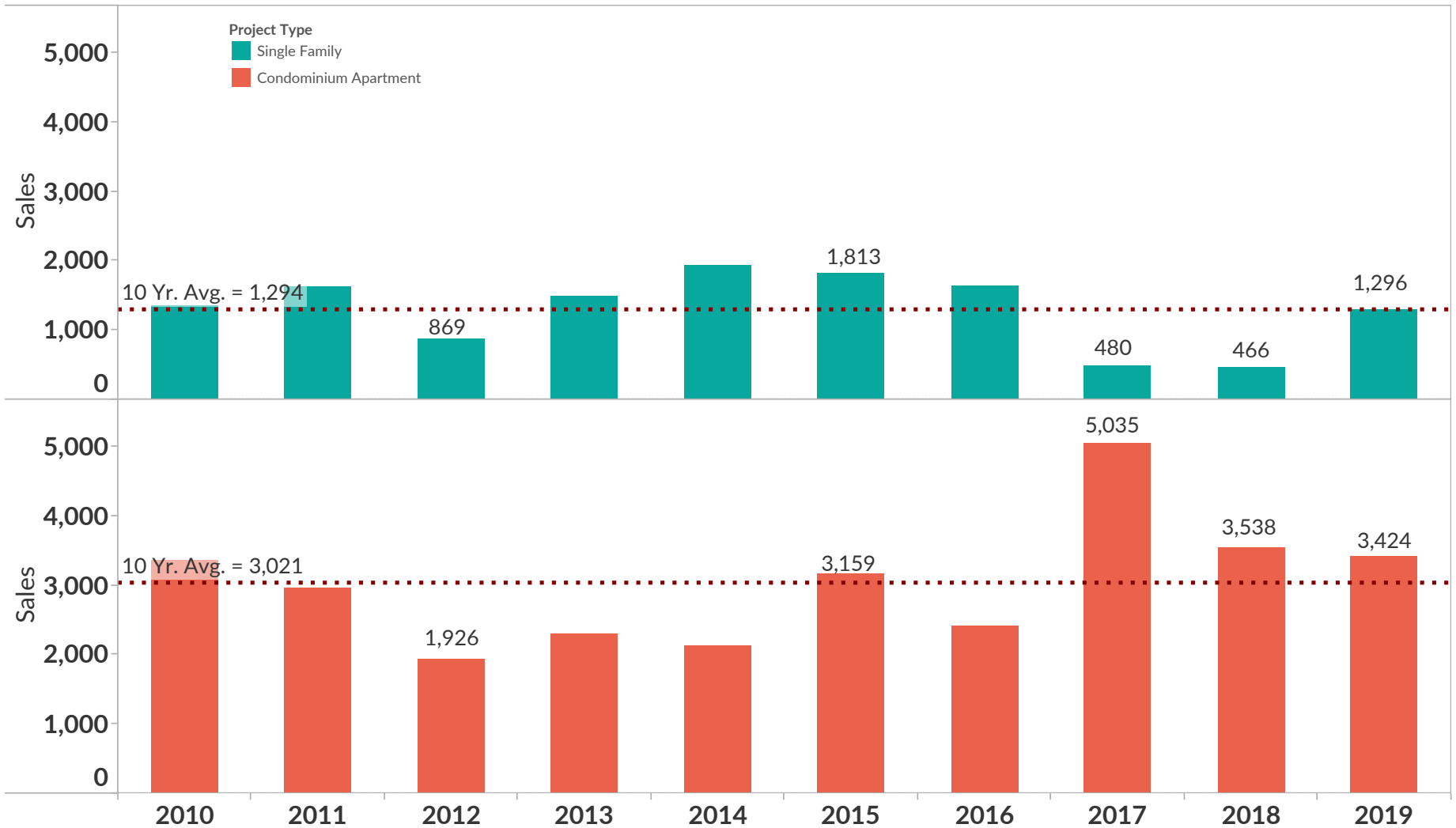
		October Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
Single Family		1,296	7,8976	5,395	\$1,074,791
		<i>Up +178% from Prior Year</i>	<i>Up +146% from Prior Year</i>		<i>Down -4% from Prior Year</i>
Condominium Apartment		3,424	21,291	14,323	\$833,827
		<i>Down -3% from Prior Year</i>	<i>Up +20% from Prior Year</i>		<i>Up +8% from Prior Year</i>
<b>TOTAL</b>		<b>4,720</b>	<b>29,188</b>	<b>19,718</b>	

# Current Month Sales

There were 4,720 total new home sales in October 2019, with 1,296 Single Family sales, up +178% from last October (even with 10yr) and 3,424 Condominium Apartment sales, down -3% from October 2018 (+13% from 10yr avg).

## October New Home Sales by Year & Project Type

Greater Toronto Area - October (2010 to 2019)



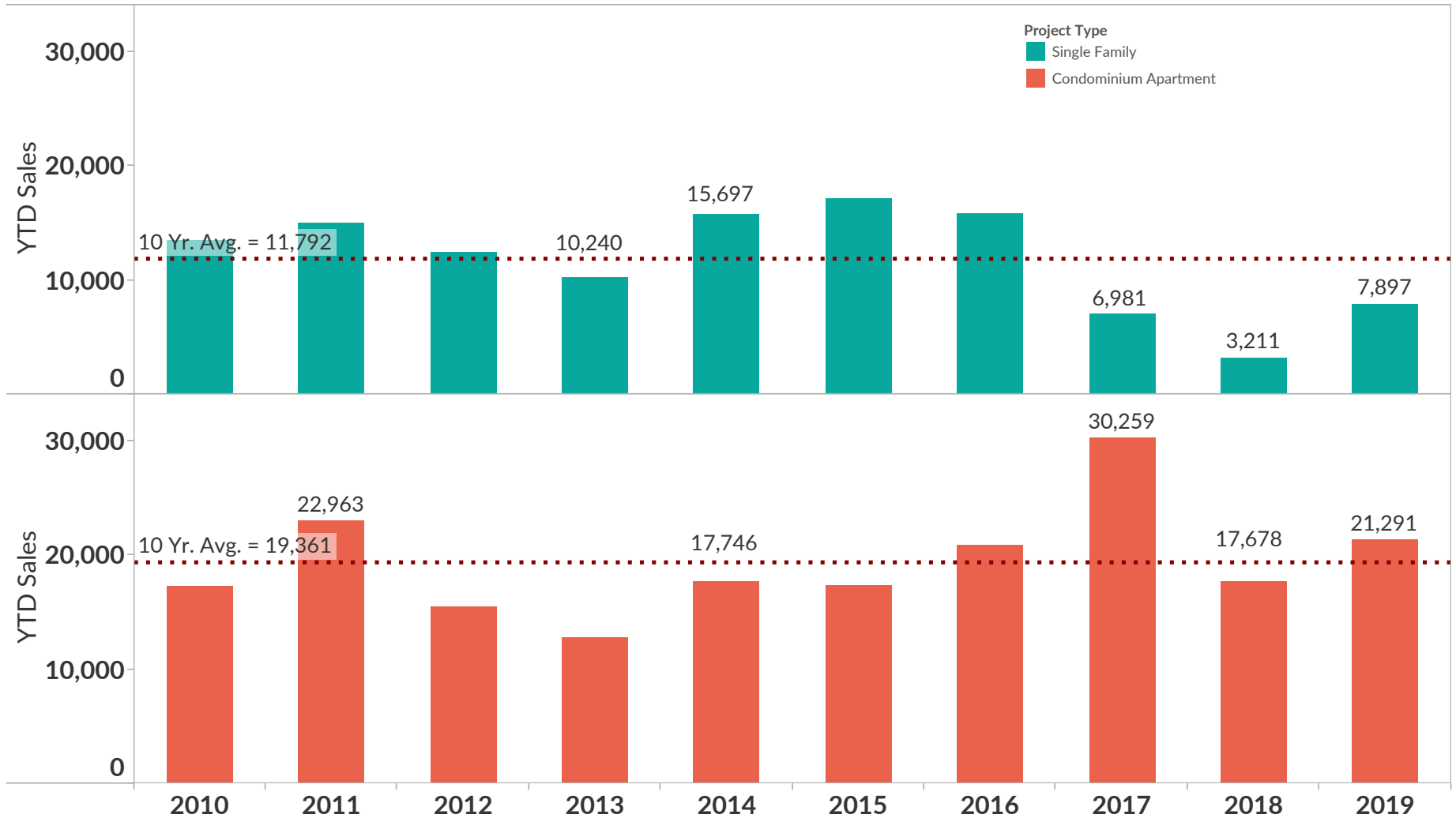
# Year to Date Sales

Through the first ten months of 2019 total sales were 29,188 with Single Family sales of 7,897 increasing +146% (-33% from 10yr avg) and Condominium Apartment sales of 21,291, +20% from the previous year (+10% from 10yr avg).



## Year to Date (Jan. to Oct.) New Home Sales

Greater Toronto Area - Jan. to Oct. 2010 to 2019



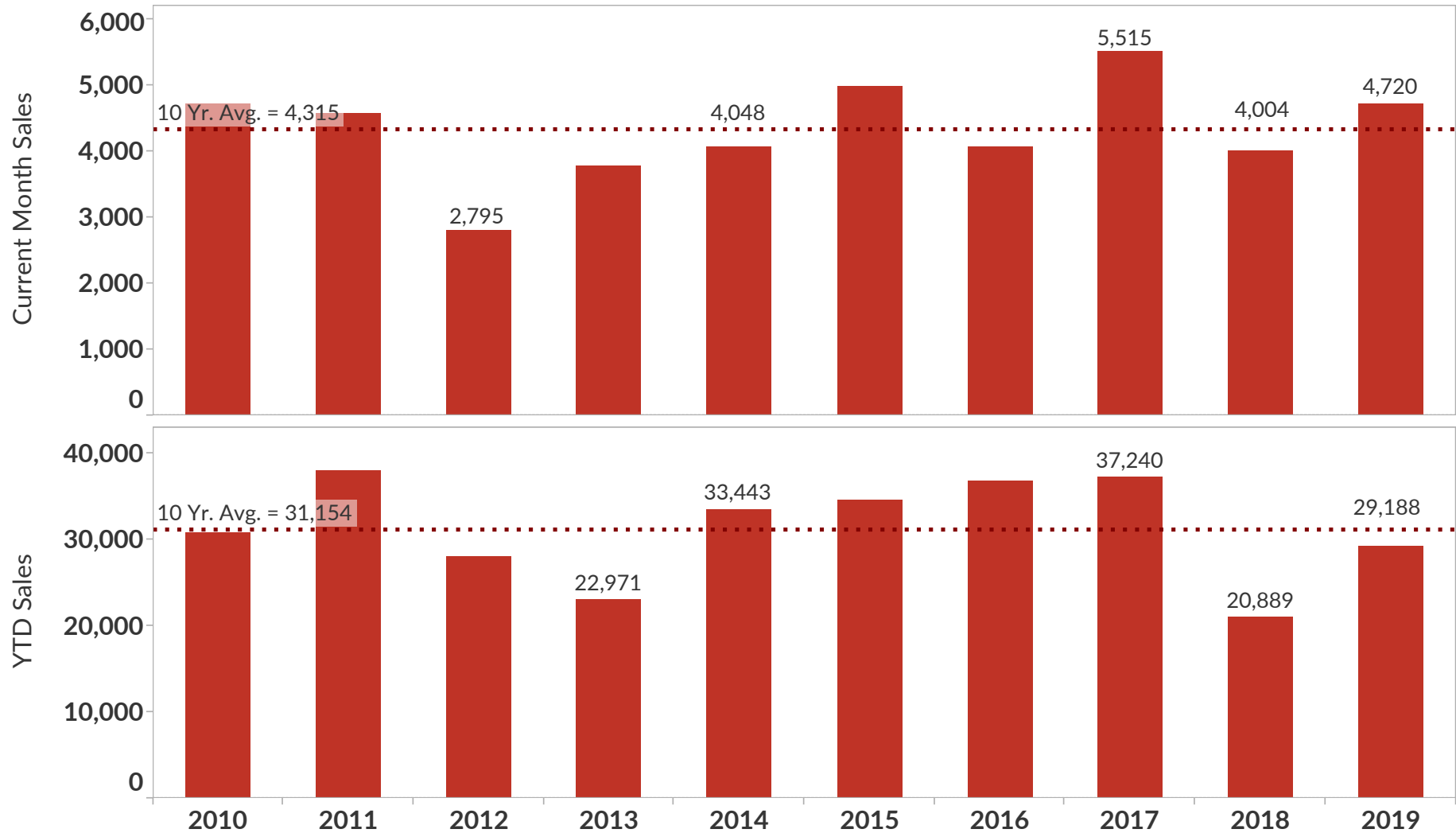
# Total New Home Sales

October 2019 Total NH sales of 4,720 were up +18% from October 2018 (+10% from 10yr avg) and Total NH sales so far in 2019 of 29,188 were up +40% from the same period in 2018 (-6% from 10yr avg).



## Total New Home Sales - Current Month & YTD

Greater Toronto Area - Oct. (top chart) & Jan. to Oct. (lower chart) 2010 to 2019



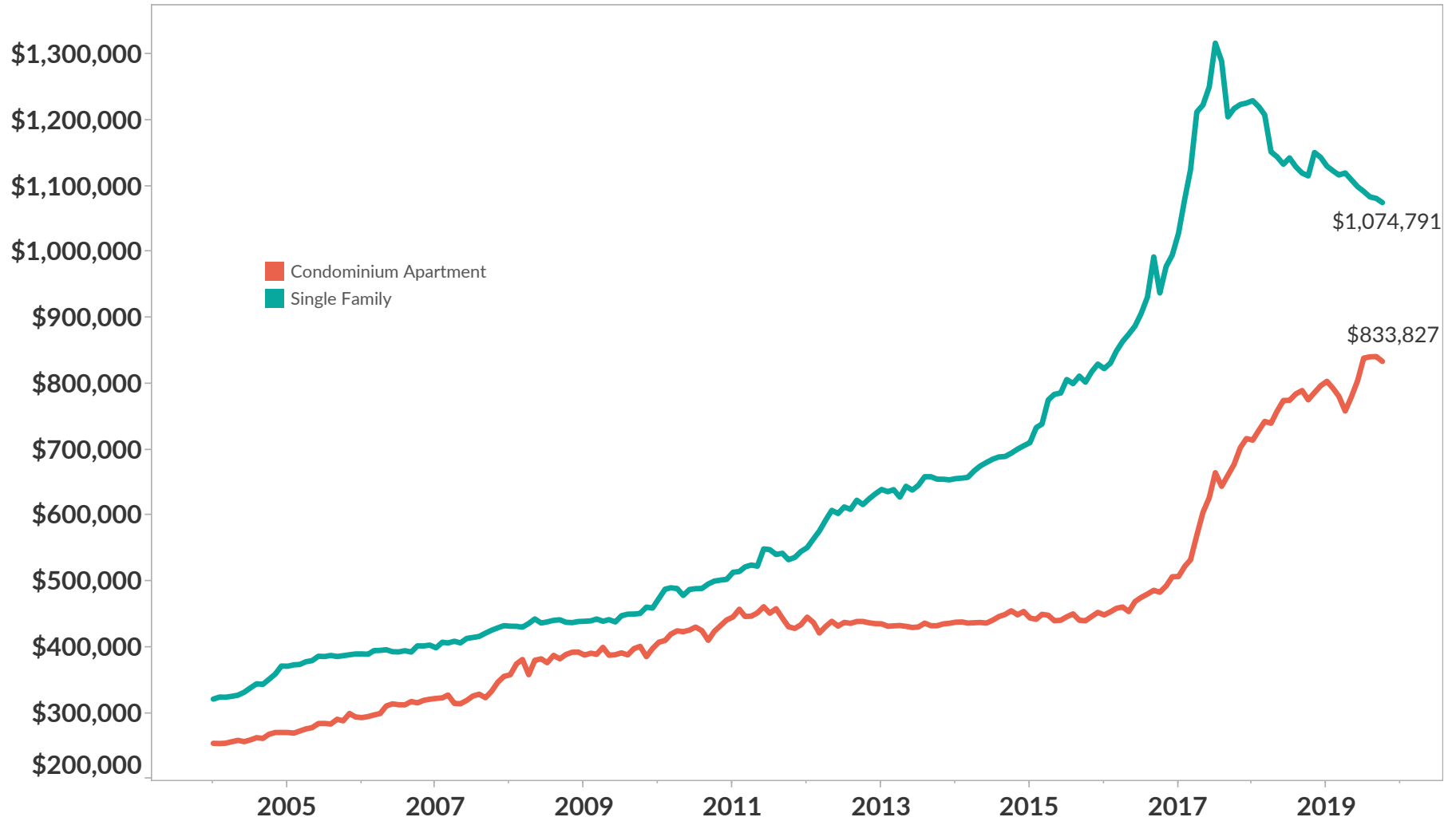
# New Home Benchmark Price

The benchmark price was \$1,074,791 for Single Family new homes and \$833,827 for Condominium Apartment new homes at October 31, 2019. The benchmark measures the average asking price of available new homes excluding the extremes.



## Monthly New Home Benchmark Price

Greater Toronto Area - January 2004 to October 2019



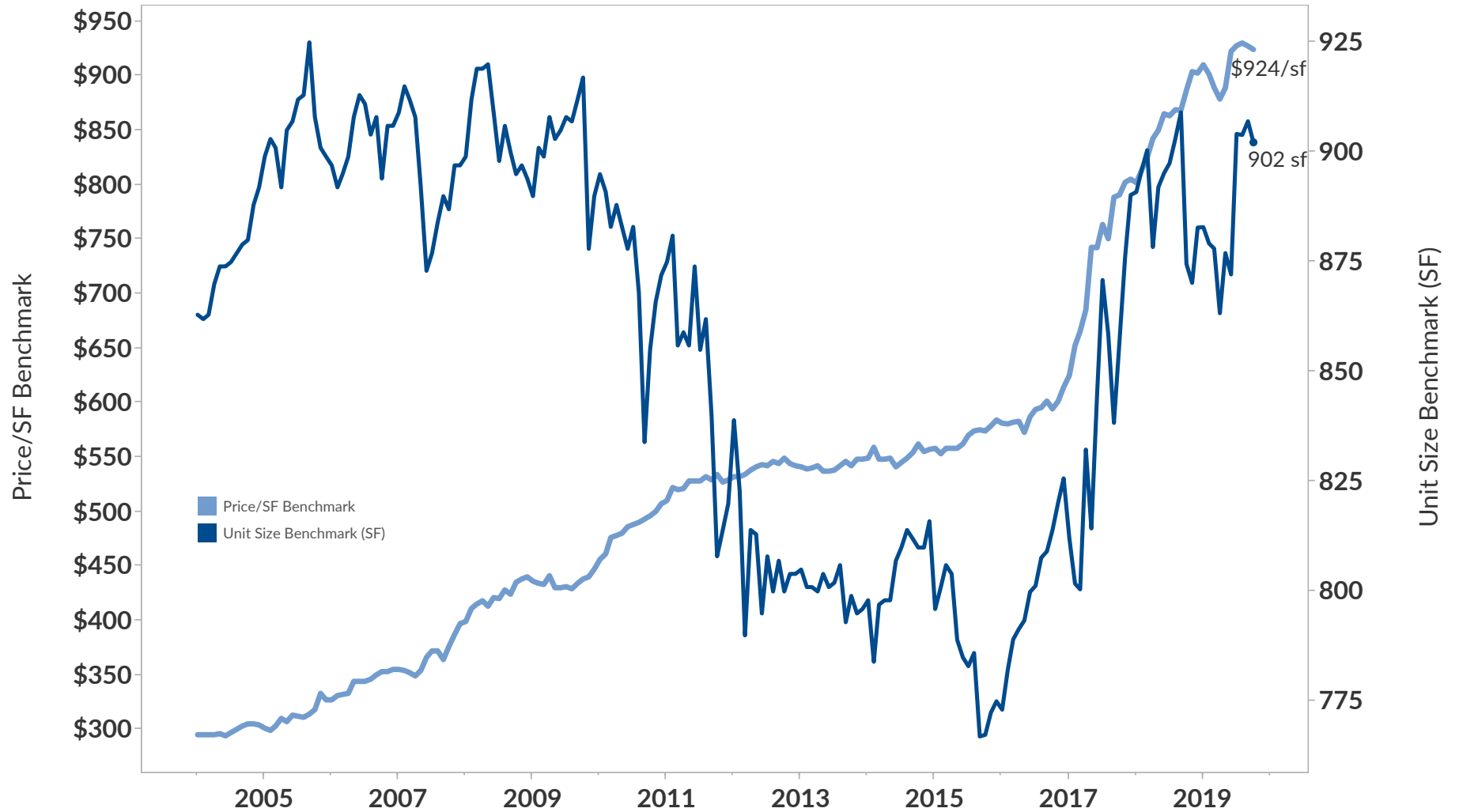
# New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price was 902 sf at an average of \$924/sf at October 31, 2019.



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

Greater Toronto Area - October 31, 2019



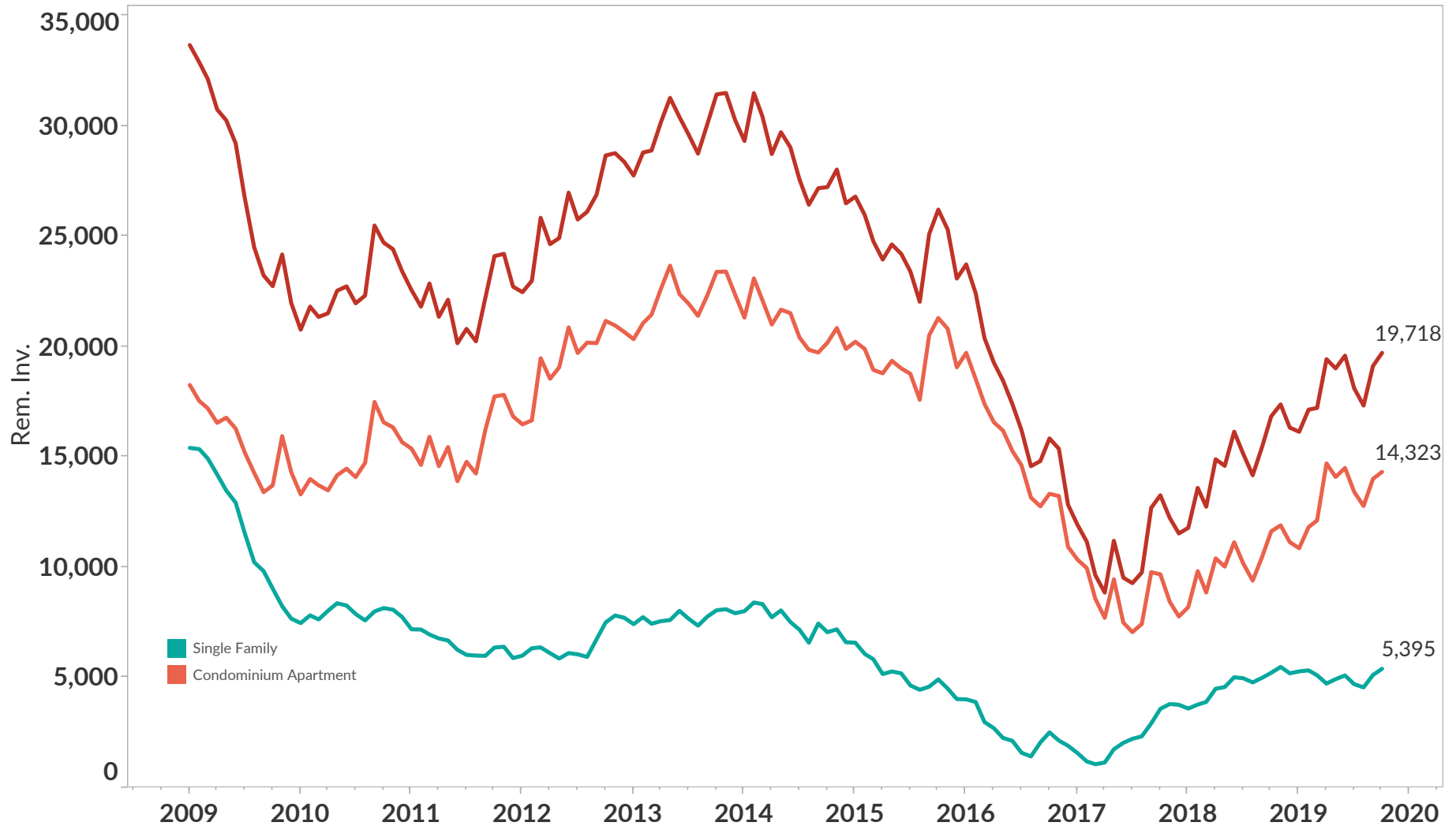
# Remaining Inventory

Current total new home remaining inventory is 19,718 units comprised of 14,323 condominium apartment units and 5,395 single family lots. Remaining inventory represents all the available new home choices available to purchasers.



## Monthly Remaining Inventory by Project Type

Greater Toronto Area - January 2009 to October 2019





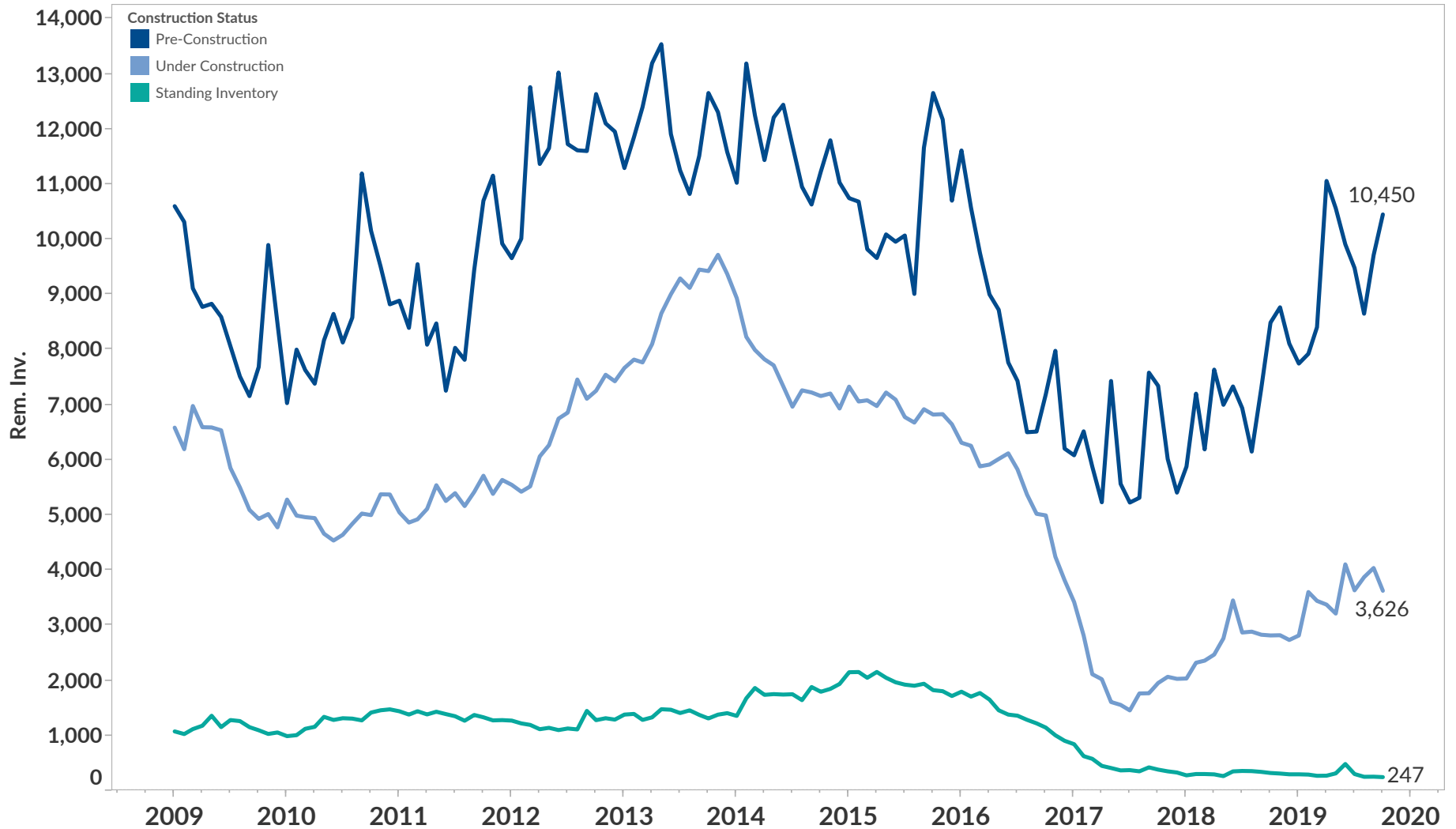
# Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 14,323 units comprised of 10,450 units in pre-construction projects, 3,626 units in projects currently under construction and 247 units in completed buildings.



## Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - January 2009 to October 2019



**Copyright © Altus Group Limited**

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.