



Greater Toronto Area

New Homes Monthly Market Report  
Data as of April 2020

Official Source of New Home Information for:



**Altus Group**

# April 2020 GTA New Home Market Results

Official Source of New Home Information for:



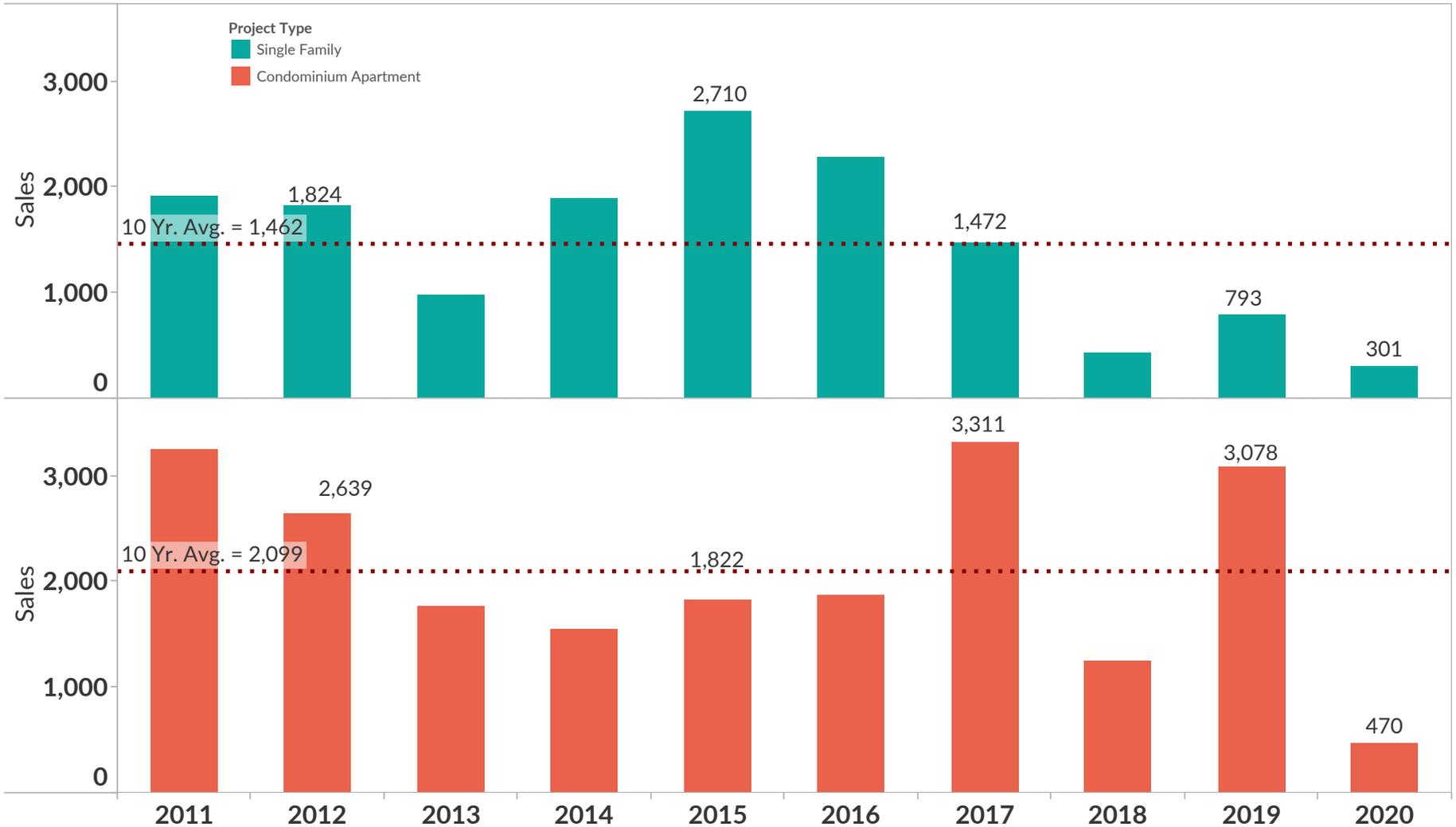
|                       |  | April Sales                      | Year-to-Date Sales             | Remaining Inventory | Benchmark Price                |
|-----------------------|--|----------------------------------|--------------------------------|---------------------|--------------------------------|
| Single Family         |   | <b>301</b>                       | <b>4,540</b>                   | <b>3,920</b>        | <b>\$1,117,955</b>             |
|                       |  | <i>Down -62% from Prior Year</i> | <i>Up +63% from Prior Year</i> |                     | <i>Even with Prior Year</i>    |
| Condominium Apartment |  | <b>470</b>                       | <b>7,155</b>                   | <b>9,931</b>        | <b>\$984,369</b>               |
|                       |  | <i>Down -85% from Prior Year</i> | <i>Up +18% from Prior Year</i> |                     | <i>Up +30% from Prior Year</i> |
| <b>TOTAL</b>          |  | <b>771</b>                       | <b>11,695</b>                  | <b>13,851</b>       |                                |

# Current Month Sales

There were 771 total new home sales in April 2020, with 301 Single Family sales, down -62% from last April (-79% from 10yr) and 470 Condominium Apartment sales, down -85% from April 2019 (-78% from 10yr avg).

## April New Home Sales by Year & Project Type

Greater Toronto Area - April (2011 to 2020)



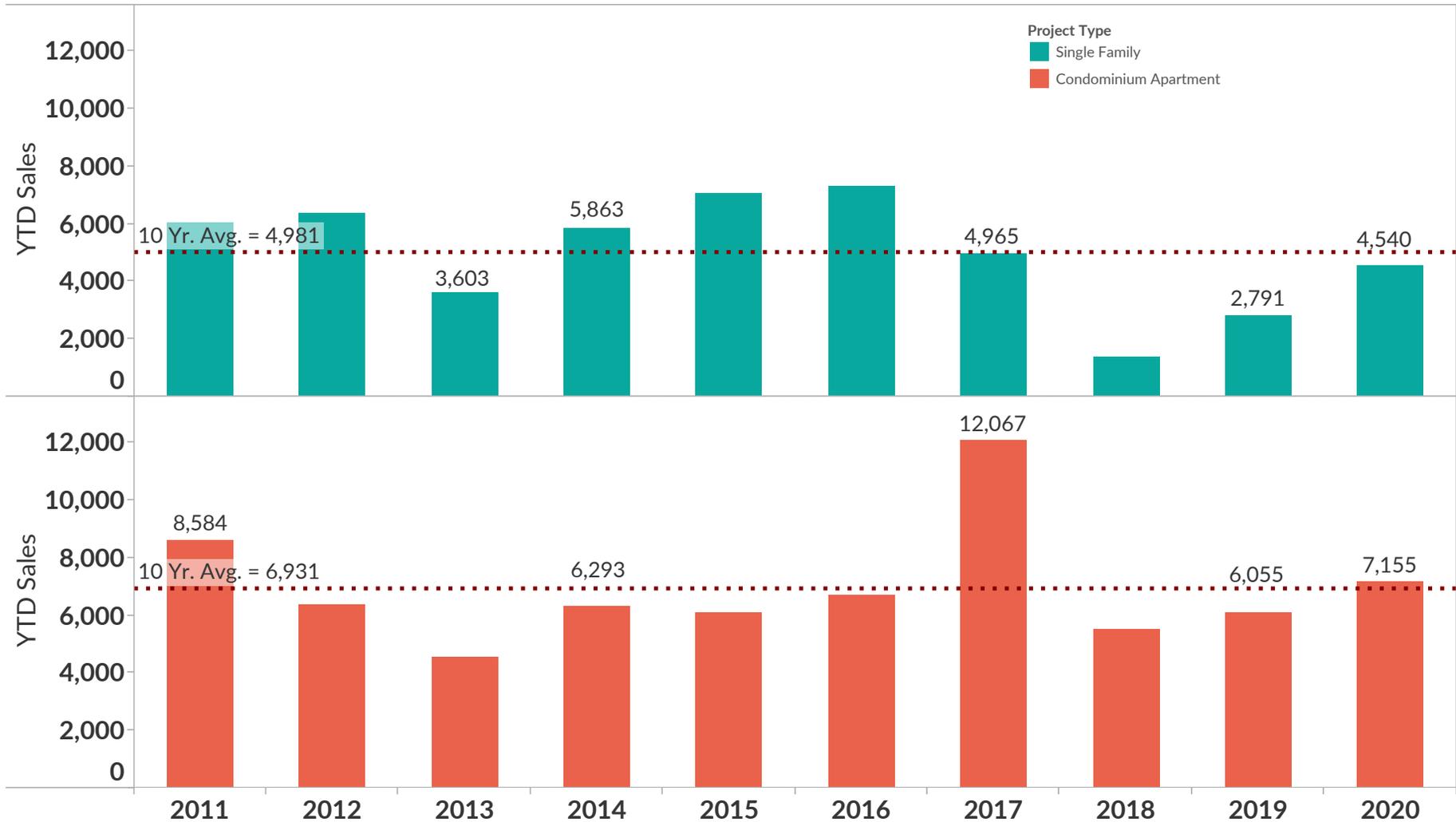
# Year to Date Sales

Through the first four months of 2020 total sales were 11,695 with Single Family sales of 4,540 increasing +63% (-9% from 10yr avg) and Condominium Apartment sales of 7,155, +18% from the previous year (+3% from 10yr avg).



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

Greater Toronto Area - Jan. to Apr. 2011 to 2020



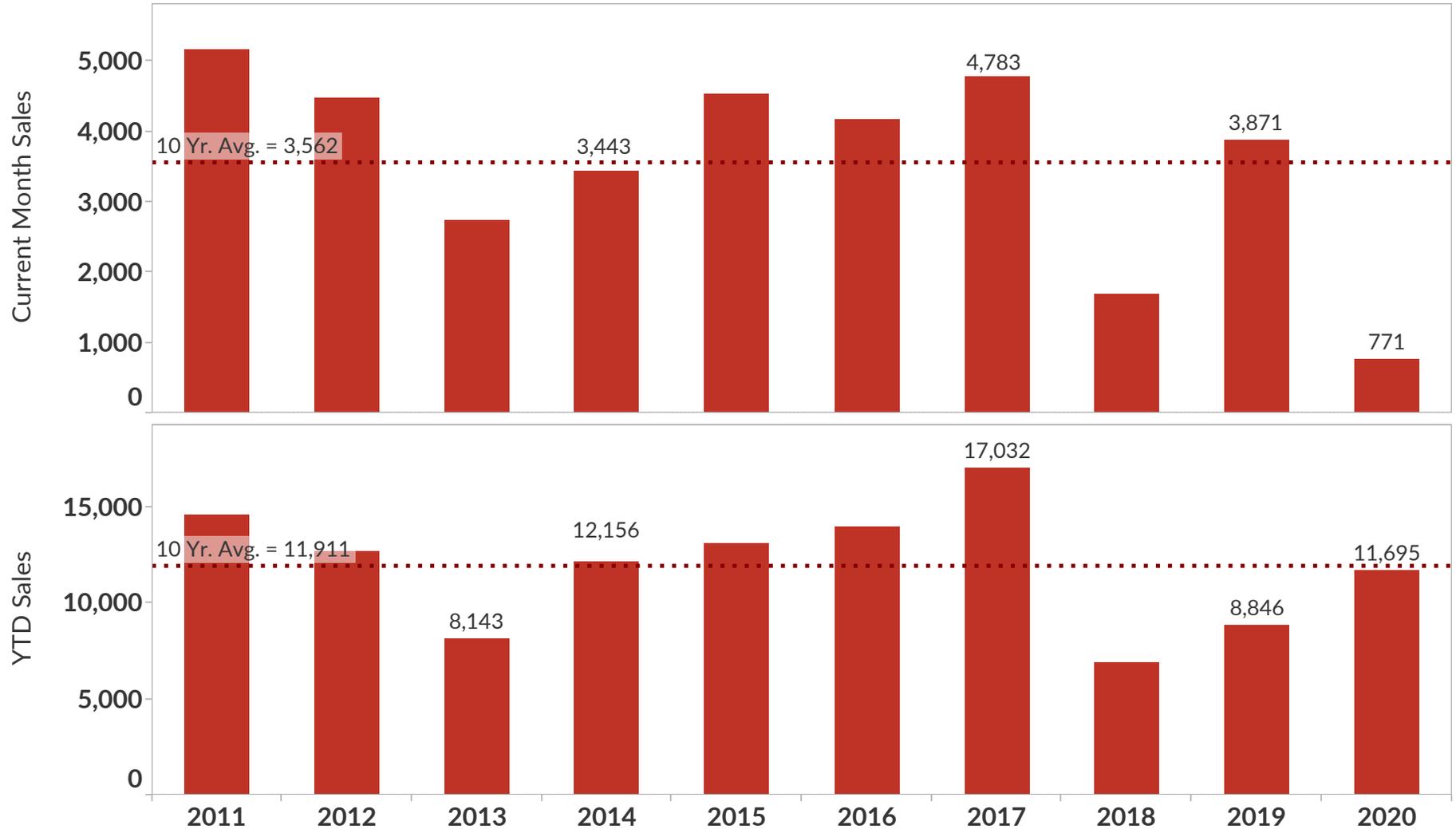
# Total New Home Sales

April 2020 Total NH sales of 771 were down -80% from April 2019 (-78% from 10yr avg) and Total NH sales so far in 2020 of 11,695 were up +32% from the same period in 2019 (-2% from 10yr avg).



## Total New Home Sales - Current Month & YTD

Greater Toronto Area - Apr. (top chart) & Jan. to Apr. (lower chart) 2011 to 2020

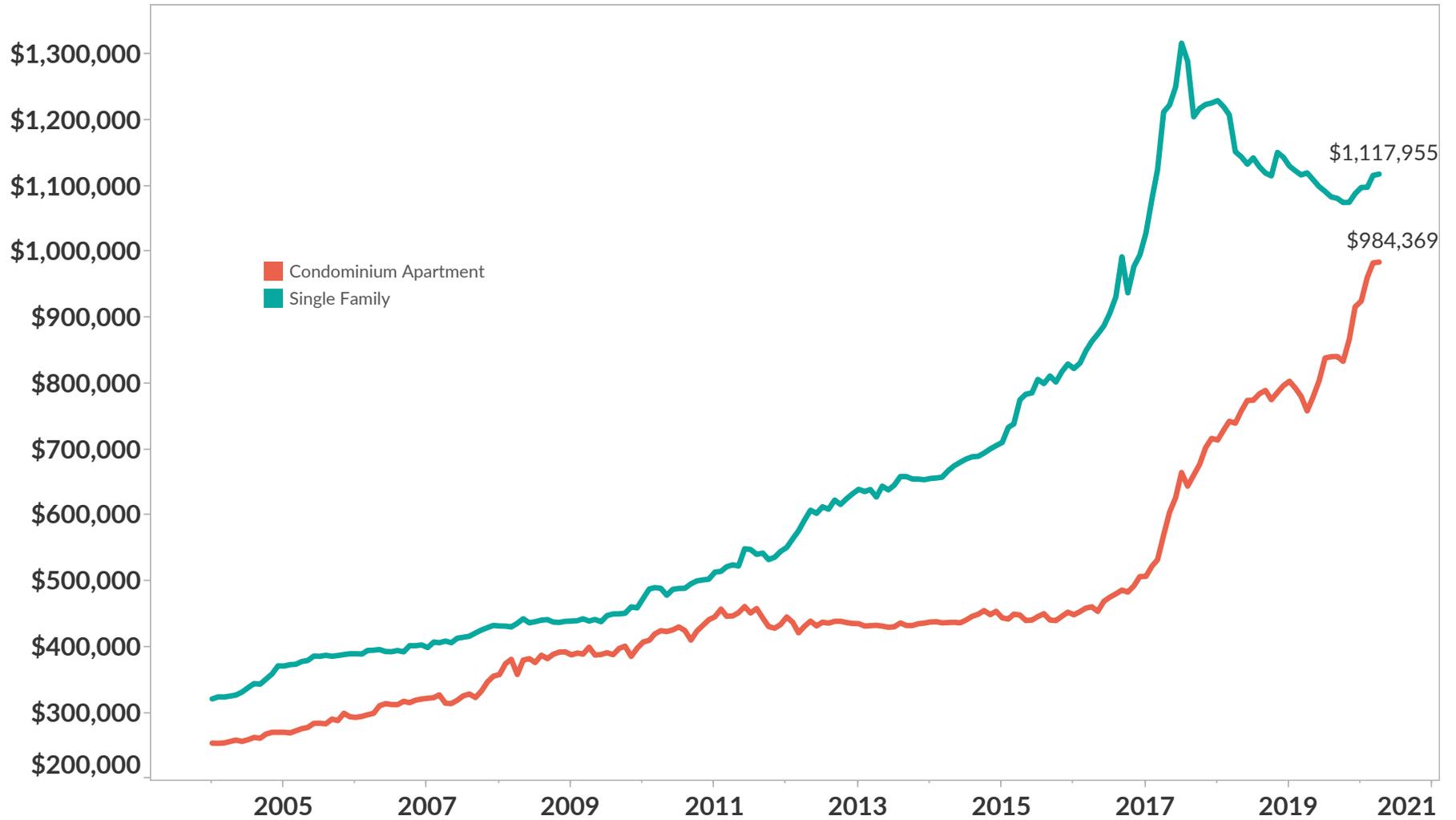


# New Home Benchmark Price

The benchmark price was \$1,117,955 for Single Family new homes and \$984,369 for Condominium Apartment new homes at April 30, 2020. 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 April 2020



# New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price was 967 sf at an average of \$1,018/sf at April 30, 2020.



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

Greater Toronto Area - April 30, 2020



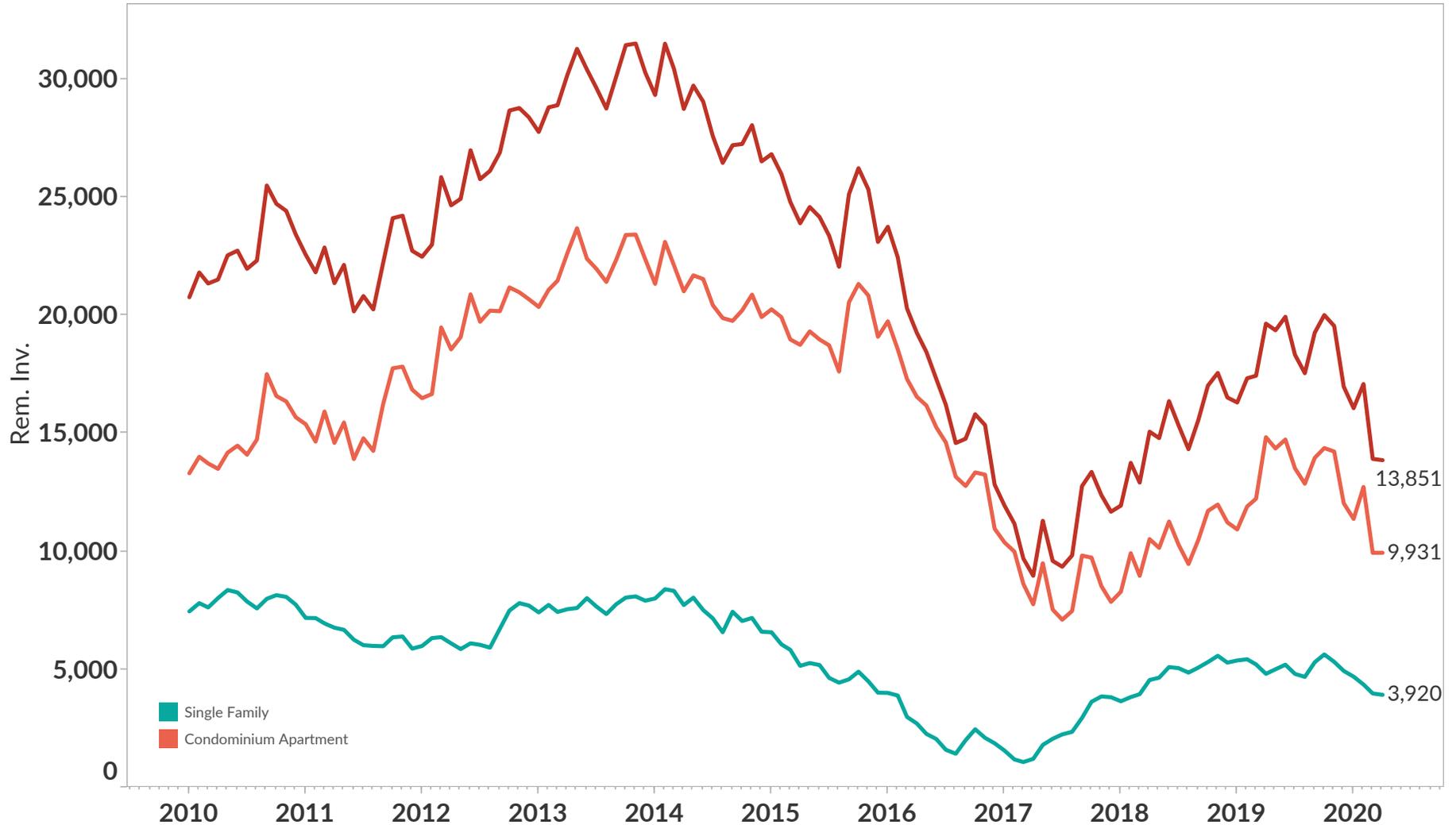
# Remaining Inventory

Current total new home remaining inventory is 13,851 units comprised of 9,931 condominium apartment units and 3,920 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 2010 to April 2020



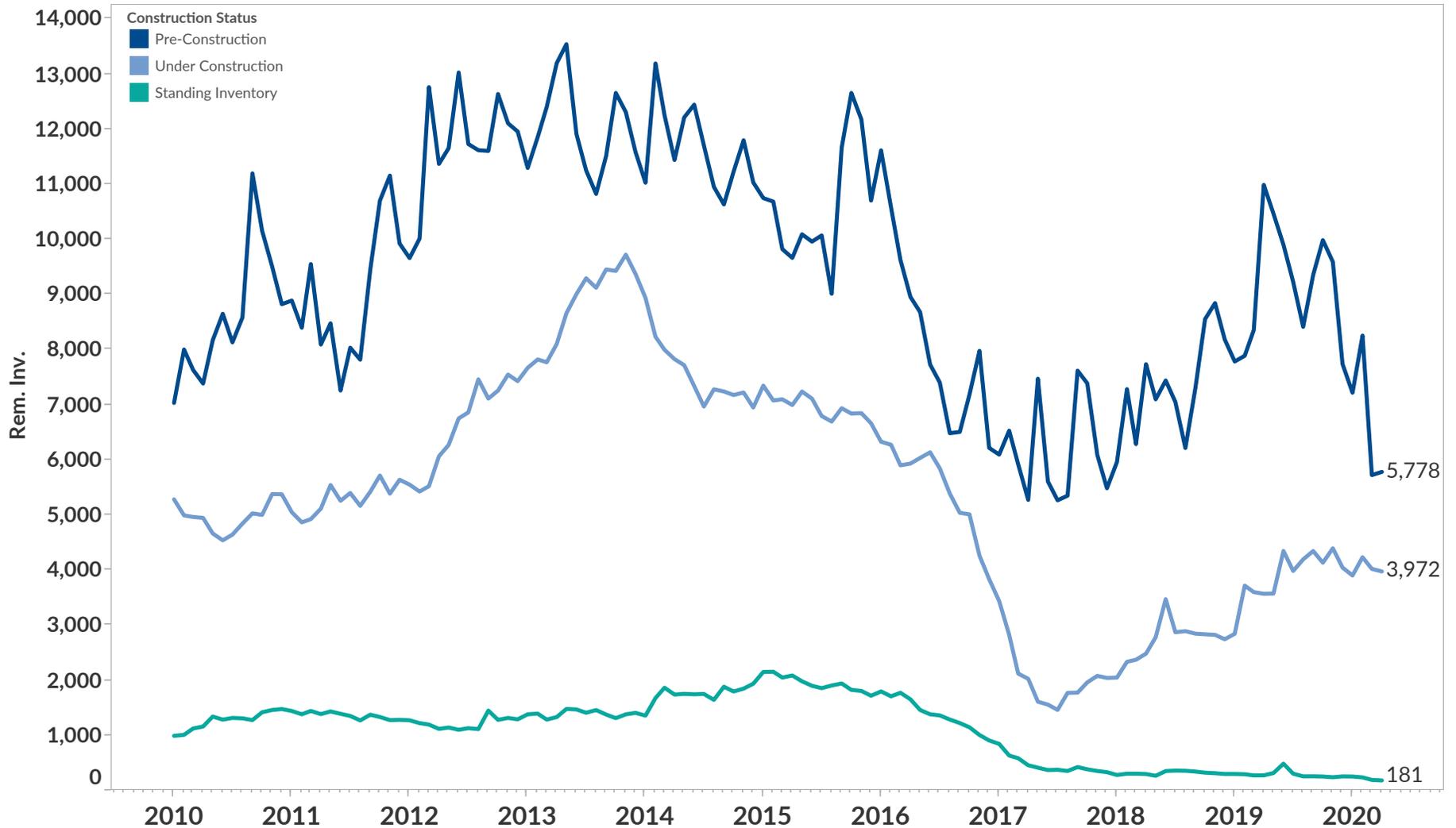
# Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 9,931 units comprised of 5,778 units in pre-construction projects, 3,972 units in projects currently under construction and 181 units in completed buildings.



## Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - January 2010 to April 2020



**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.