



Greater Toronto Area

New Homes Monthly Market Report
Data as of October 2025

Official Source of New Home Information for:



Toronto
Real Estate Board



AltusGroup

October 2025 GTA New Home Market Results

Official Source of New Home Information for:



**October
Sales**

**Year-to-Date
Sales**

**Remaining
Inventory**

**Benchmark
Price**

Single Family

322

2,639

5,716

\$1,434,447

*Down -41%
from Prior Year*

*Down -41%
from Prior Year*

*Down -7.4%
from Prior Year*

Condominium
Apartment

248

1,807

15,525

\$1,031,764

*Down -2%
from Prior Year*

*Down -56%
from Prior Year*

*Up +2.5%
from Prior Year*

TOTAL

570

4,446

21,241

October 2025 Simcoe County New Home Market Results

Official Source of New Home Information for:



September Sales	Year-to-Date Sales	Remaining Inventory	Average Price
44	400	1,458	\$1,131,591
Down -59% from Prior Year	Down -54% from Prior Year		Up +1% from Prior Year



0	33	408	
	Down -67% from Prior Year		

TOTAL	44	433	1,866
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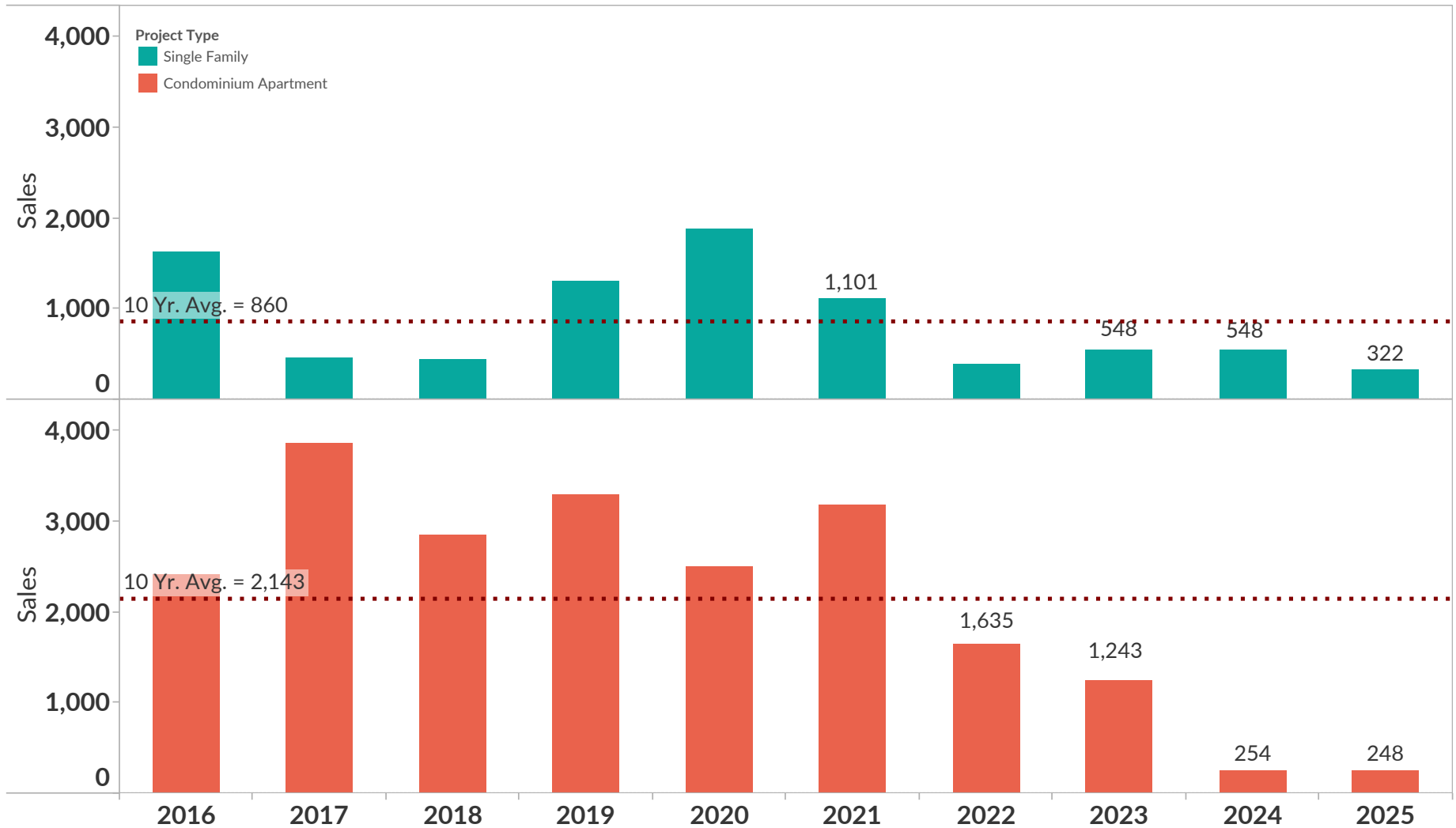


Current Month Sales

There were 570 total new home sales in October 2025, with 322 Single Family sales, down -41% from October 2024 (-63% from 10yr avg) and 248 Condominium Apartment sales, down -2% from October 2024 (-88% from 10yr avg).

October New Home Sales by Year & Project Type

Greater Toronto Area - October (2016 to 2025)



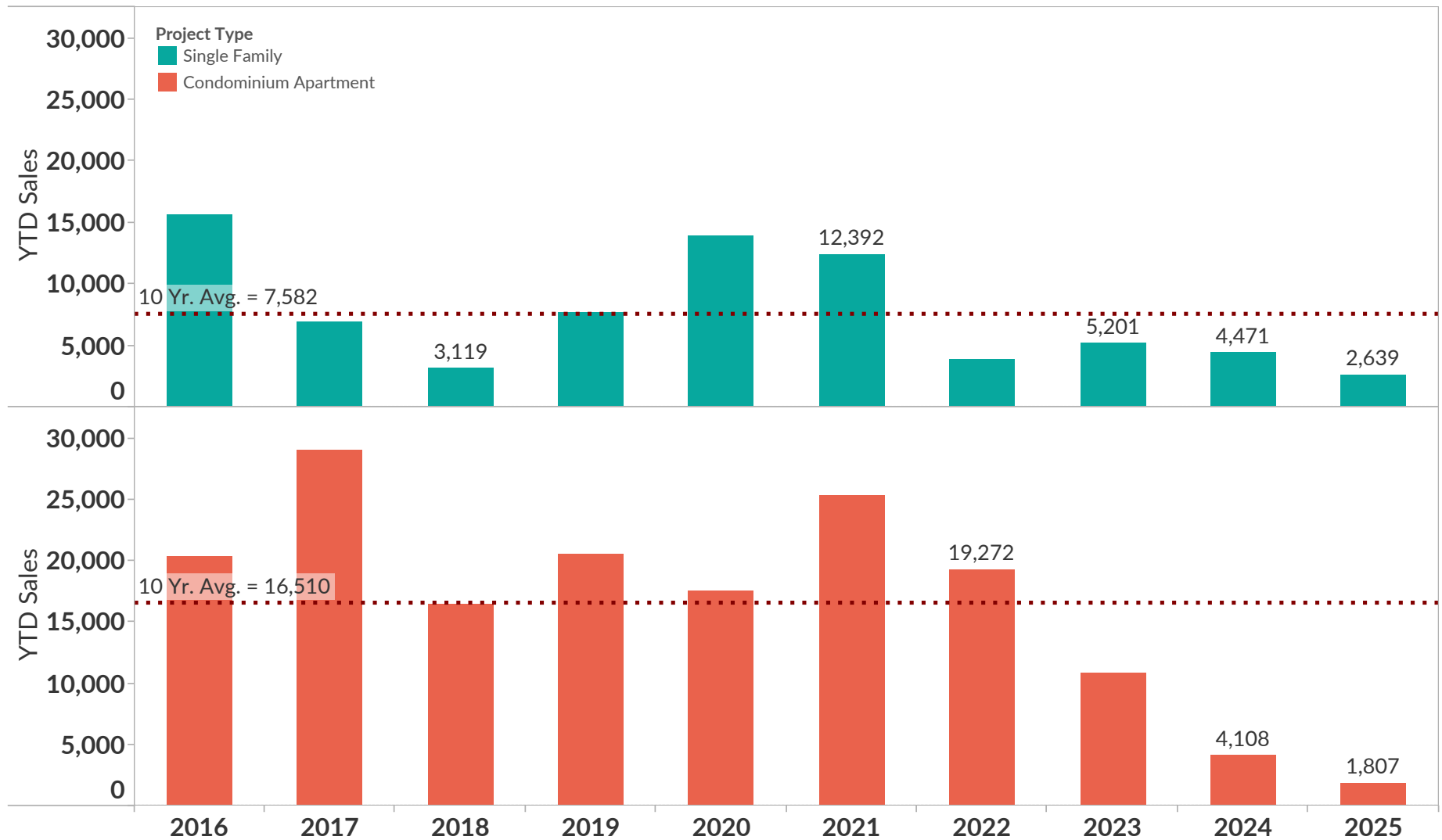


Year-to-Date Sales

Through the first ten months of 2025, total sales were 4,446 with Single Family sales of 2,639, down -41% (-65% from 10yr avg) and Condominium Apartment sales of 1,807, down -56% from the previous year (-89% from 10yr avg).

Year-to-Date New Home Sales

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



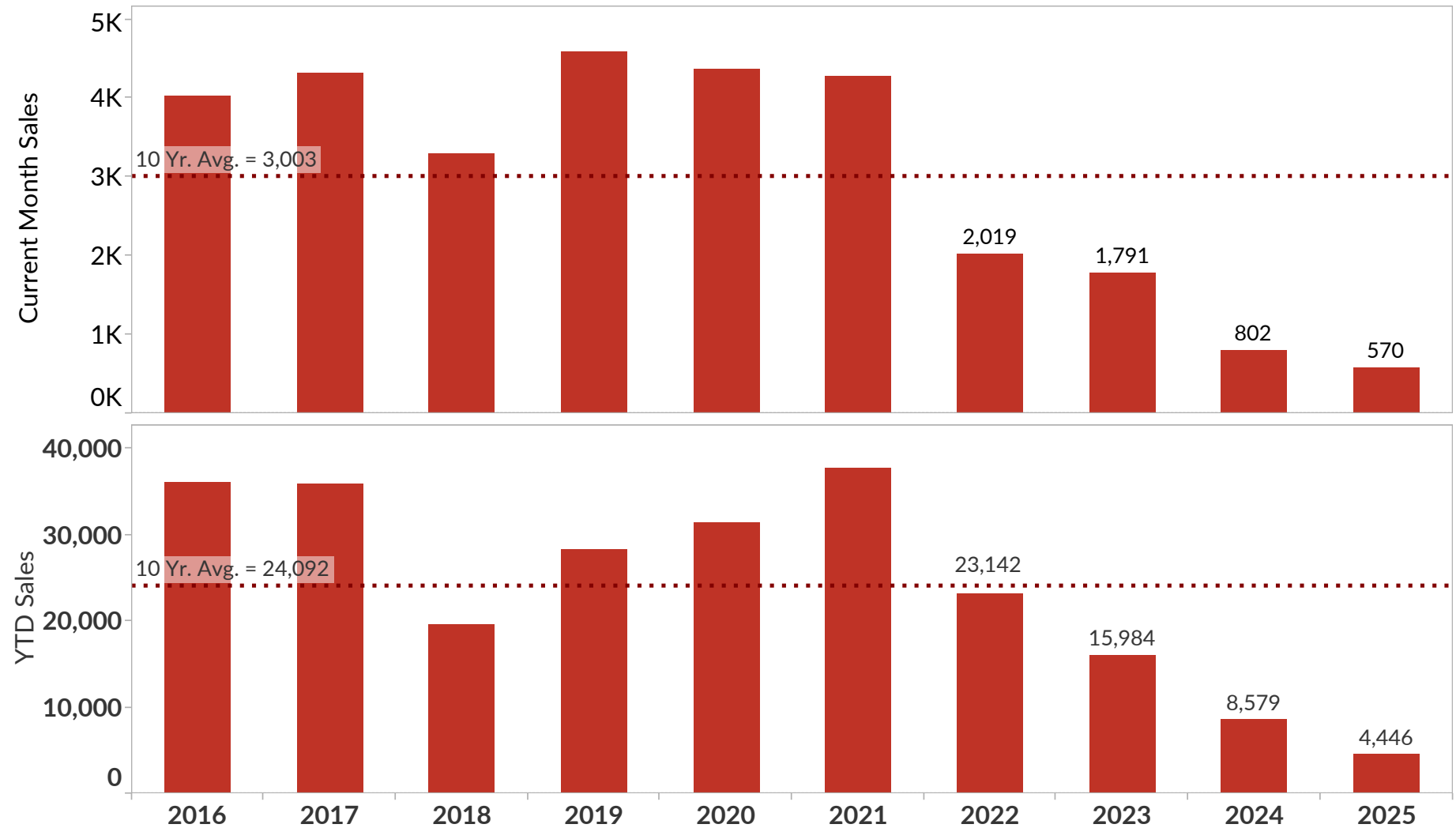


Total New Home Sales

October 2025 Total NH sales of 570 were down -29% from October 2024 (-81% from 10yr avg) and Total NH sales year-to-date in 2025 of 4,446 were down -48% from the same period in 2024 (-82% from 10yr avg).

Total New Home Sales - Current Month & YTD

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



Sales Data by Region

New Home Sales by Region

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

Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	7	32	37	54	118	59	70	61	1	131	570
2024	17	56	20	145	16	136	116	142	5	149	802
2023	251	154	309	457	72	88	167	85	2	206	1,791

Year-to-Date New Home Sales by Region

Greater Toronto Area - Year-to-Date (2023 to 2025)

Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	172	351	352	714	218	661	618	495	40	825	4,446
2024	303	686	328	1,851	940	1,146	1,133	875	100	1,217	8,579
2023	1,216	1,071	1,250	4,985	2,261	1,535	1,412	909	53	1,292	15,984

Monthly Sales Data by Municipality

		Condominium Apartment													Single Family												
Region	Municipality	2024			2025										2024			2025									
		October	Nove..	Decem..	January	Februa..	March	April	May	June	July	August	Septe..	October	Octob..	Novem..	Decem..	January	Februa..	March	April	May	June	July	August	Septe..	October
Durham	Ajax	2	2	1	0	15	1	0	0	1	1	0	0	0	0	1	4	0	0	0	0	1	1	0	0	0	
	Brock																										
	Clarington	1	4												8	9	3	8	22	1	3	7	5	2	1	5	8
	Oshawa	0	0	0	0	0	0	0	0	0	1	1	0	0	47	47	8	8	17	15	17	6	4	2	5	22	19
	Pickering	14	49	38	17	14	16	11	27	5	7	4	5	4	53	75	21	48	15	29	30	17	40	21	24	42	15
	Scugog														0	1	0	1	2	2	2	1	0	0	0	1	0
	Uxbridge														2	0	0	0	0	1	1	2	1	0	0	1	1
	Whitby	0	3	0	0	2	1	1	6	16	2	1	10	3	26	27	5	31	13	10	9	9	8	30	28	31	16
	Total	17	58	39	17	31	18	12	33	22	11	6	15	7	136	160	41	96	69	58	62	42	59	56	58	102	59
Halton	Burlington	21	25	1	5	5	9	4	2	7	3	4	1	2	1	1	0	0	0	1	2	1	3	3	2	4	2
	Halton Hills	0	0	0	0	0	0	0	1	0	0	0	0	1	1	0	5	0	0	2	1	1	10	8	4	5	0
	Milton	20	10	1	22	28	26	15	18	7	6	3	2	23	58	43	23	24	28	29	8	19	49	36	35	29	24
	Oakville	15	25	3	13	33	24	17	8	10	10	5	31	6	56	40	15	22	12	9	10	23	76	40	25	27	44
	Total	56	60	5	40	66	59	36	29	24	19	12	34	32	116	84	43	46	40	41	21	44	138	87	66	65	70
Peel	Brampton	6	7	0	0	1	1	4	6	25	28	4	4	8	78	77	11	32	59	44	34	39	22	19	22	23	12
	Caledon	0	0	0	0	0	0	0	0	0	0	0	0	0	58	21	4	2	11	6	9	30	26	9	5	31	47
	Mississauga	14	12	1	11	10	8	7	9	81	47	30	39	29	6	2	2	0	1	0	1	3	1	2	0	3	2
	Total	20	19	1	11	11	9	11	15	106	75	34	43	37	142	100	17	34	71	50	44	72	49	30	27	57	61
Toronto	East York	2	1	3	1	0	2	1	0	0	0	0	0	0													
	Etobicoke	14	23	10	4	4	16	9	16	15	17	14	11	11													
	North York	25	31	35	16	14	15	13	11	14	9	15	14	12	1	2	1	0	0	0	2	2	2	2	4	2	0
	Old Toronto	99	53	30	70	35	57	40	40	42	24	39	33	25	0	0	0	0	0	0	0	0	0	0	0	0	0
	Scarborough	4	3	5	8	6	3	3	2	2	2	5	3	5	2	5	5	4	0	3	1	5	3	1	0	1	0
	York	1	1	0	0	1	2	1	2	4	2	1	2	1	2	3	0	1	1	2	0	0	0	0	1	2	1
	Total	145	112	83	99	60	95	67	71	77	54	74	63	54	5	10	6	5	1	5	3	7	5	3	5	5	1
York	Aurora	0	0	0	0	0	0	0	0	0	1	0	0	0	0	64	1	4	1	1	3	0	3	2	2	5	3
	East Gwillimbury														8	4	7	2	18	26	7	15	6	1	0	0	2
	Georgina	4													7	5	3	4	3	27	8	3	5	9	6	5	6
	King	1	0	0	0	6	4	1	0	0	0	0	0	0	7	7	2	3	5	2	8	1	7	4	2	6	5
	Markham	7	4	7	5	1	0	1	2	2	3	4	2	6	29	29	23	16	11	18	13	16	35	25	20	45	18
	Newmarket	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	1	1	0	1	2	0	0	0	0	0
	Richmond Hill	0	2	1	2	0	0	0	0	2	1	2	0	0	79	32	17	31	58	22	12	12	12	2	2	6	5
	Vaughan	4	21	17	3	2	7	5	9	14	6	7	8	112	19	15	5	6	6	10	53	16	4	4	8	21	9
	Whitchurch-Stou..														0	0	0	0	0	0	0	0	0	0	0	1	83
	Total	16	27	25	10	9	11	7	11	18	11	13	10	118	149	158	59	67	103	106	105	65	72	47	40	89	131
Grand Total		254	276	153	177	177	192	133	159	247	170	139	165	248	548	512	166	248	284	260	235	230	323	223	196	318	322

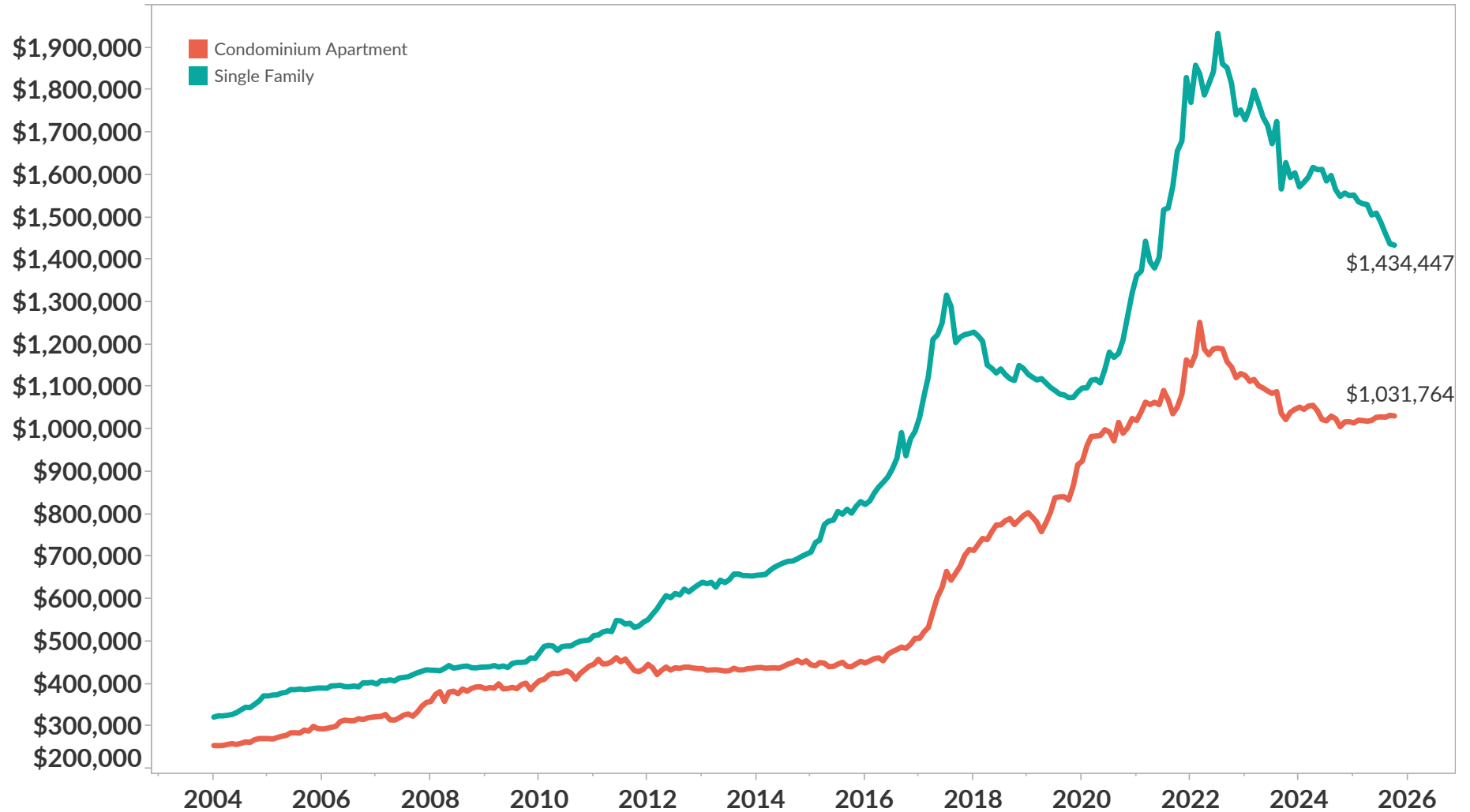


New Home Benchmark Price

The benchmark price was \$1,434,447 for Single Family new homes and \$1,031,764 for Condominium Apartment new homes at October 31, 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 780 sf at an average of \$1,323/sf at October 31, 2025.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2025



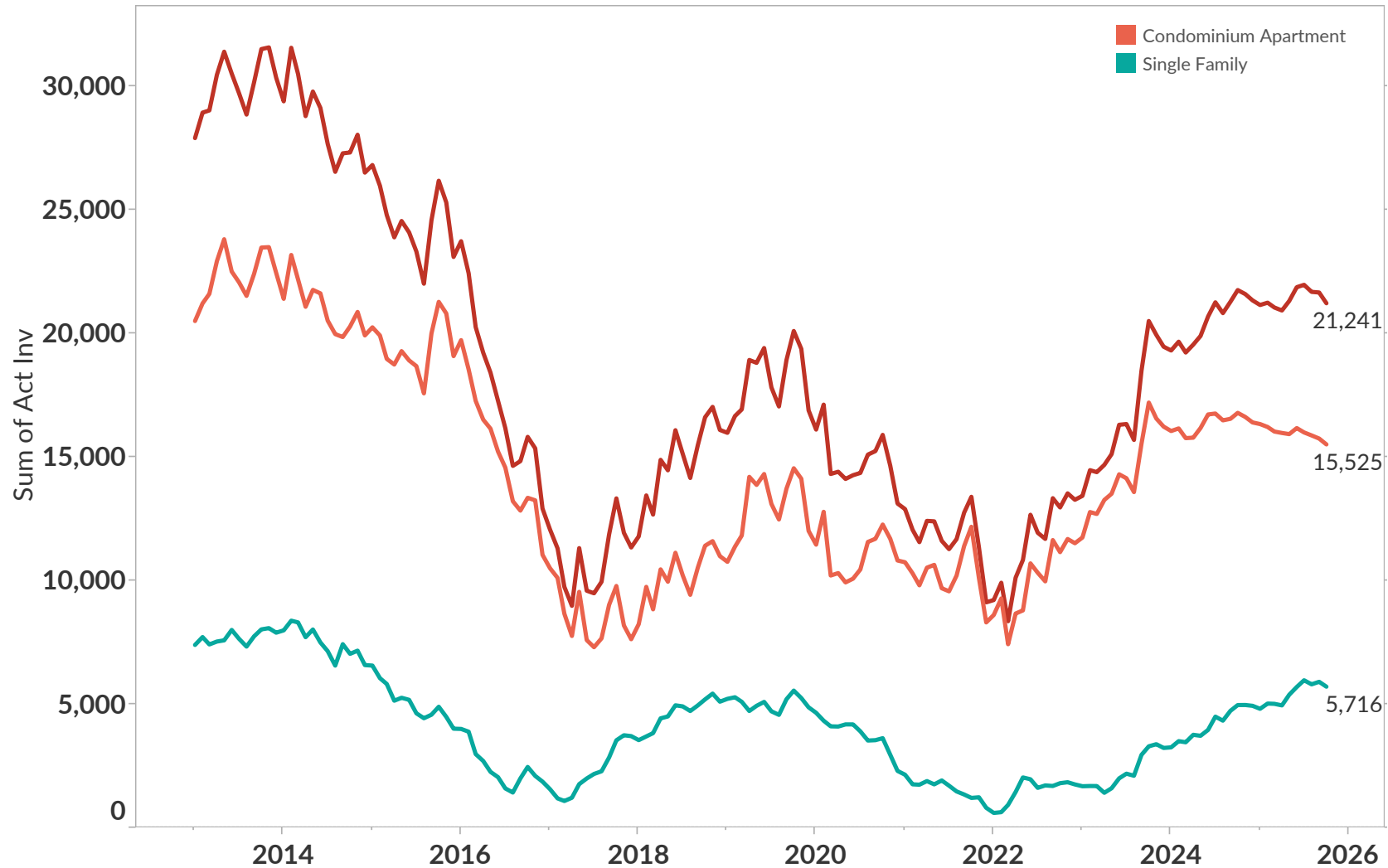


Remaining Inventory

Current total new home remaining inventory is 21,241 units comprised of 15,528 condominium apartment units and 5,716 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



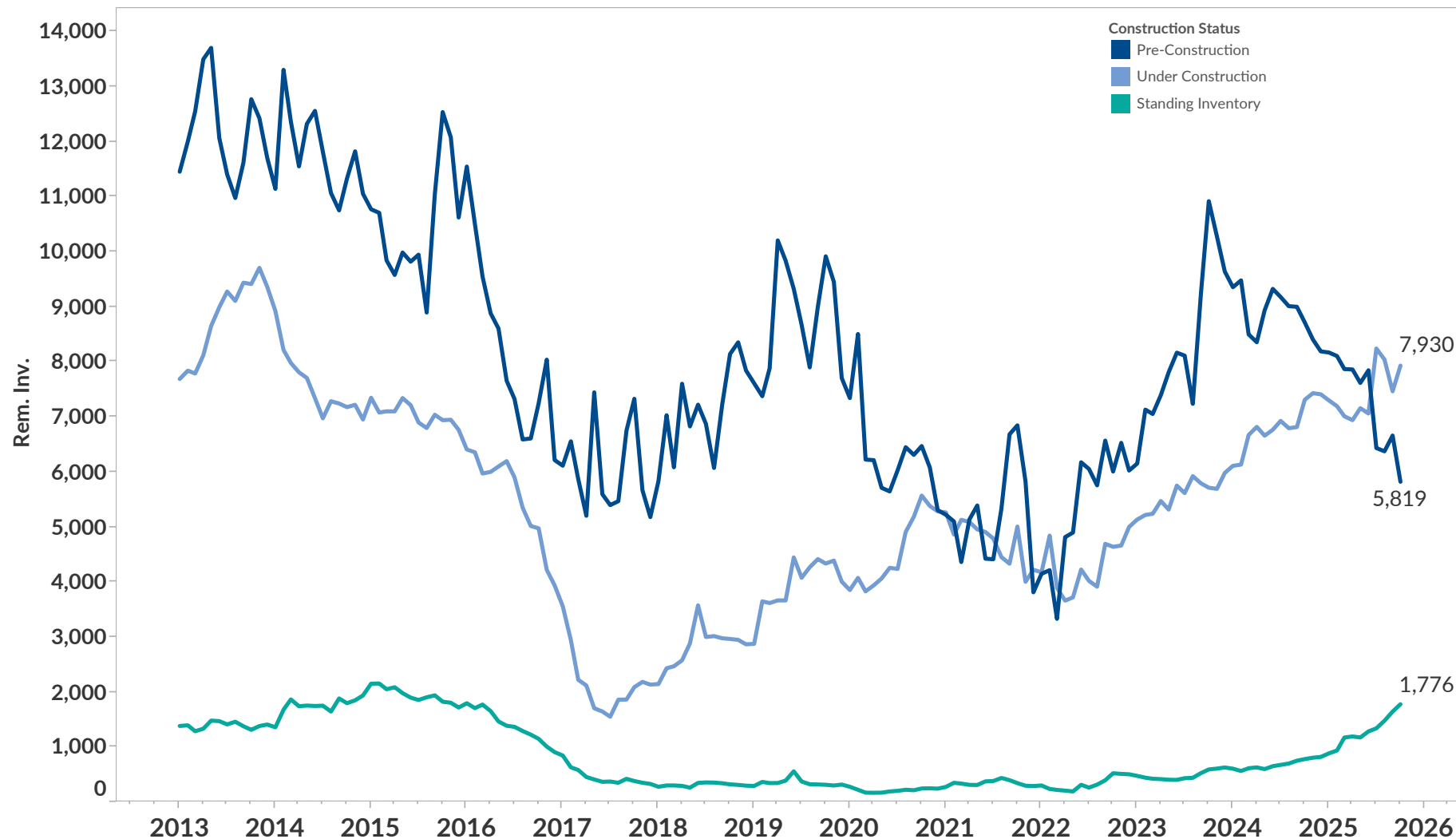


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 15,525 units comprised of 5,819 units in pre-construction projects, 7,930 units in projects currently under construction and 1,776 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2025





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