



Greater Toronto Area

New Homes Monthly Market Report
Data as of April 2025

Official Source of New Home Information for:





AltusGroup

April 2025 GTA New Home Market Results

Official Source of New Home Information for:



<div>Single Family</div> 	205	930	4,808	\$1,530,126
	Down -66% from Prior Year	Down -51% from Prior Year		Down -5.4% from Prior Year
<div>Condominium Apartment</div> 	105	639	16,555	\$1,019,120
	Down -80% from Prior Year	Down -65% from Prior Year		Down -3.6% from Prior Year
TOTAL	310	1,569	21,363	

April 2025 Simcoe County New Home Market Results

Official Source of New Home Information for:



**April
Sales**

**Year-to-Date
Sales**

**Remaining
Inventory**

**Average
Price**

Single Family

27

170

1,100

\$1,120,438

*Down -72%
from Prior Year*

*Down -57%
from Prior Year*

*Down -5%
from Prior Year*

Condominium
Apartment

0

18

406

\$841,650

*Down -65%
from Prior Year*

*Up +19%
from Prior
Year*

TOTAL

27

188

1,506

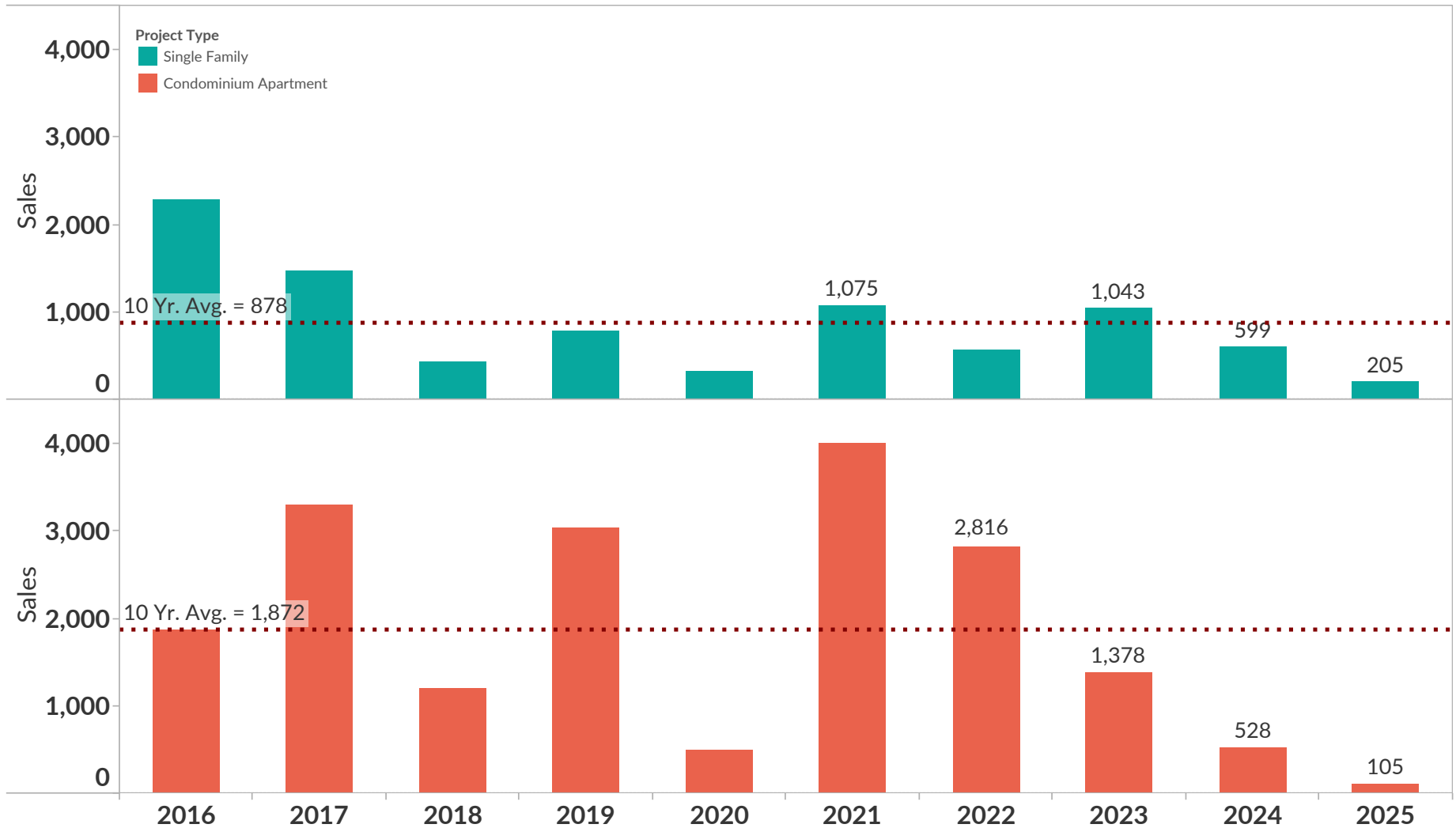


Current Month Sales

There were 310 total new home sales in April 2025, with 205 Single Family sales, down -66% from April 2024 (-77% from 10yr avg) and 105 Condominium Apartment sales, down -80% from April 2024 (-94% from 10yr avg).

April New Home Sales by Year & Project Type

Greater Toronto Area - April (2016 to 2025)



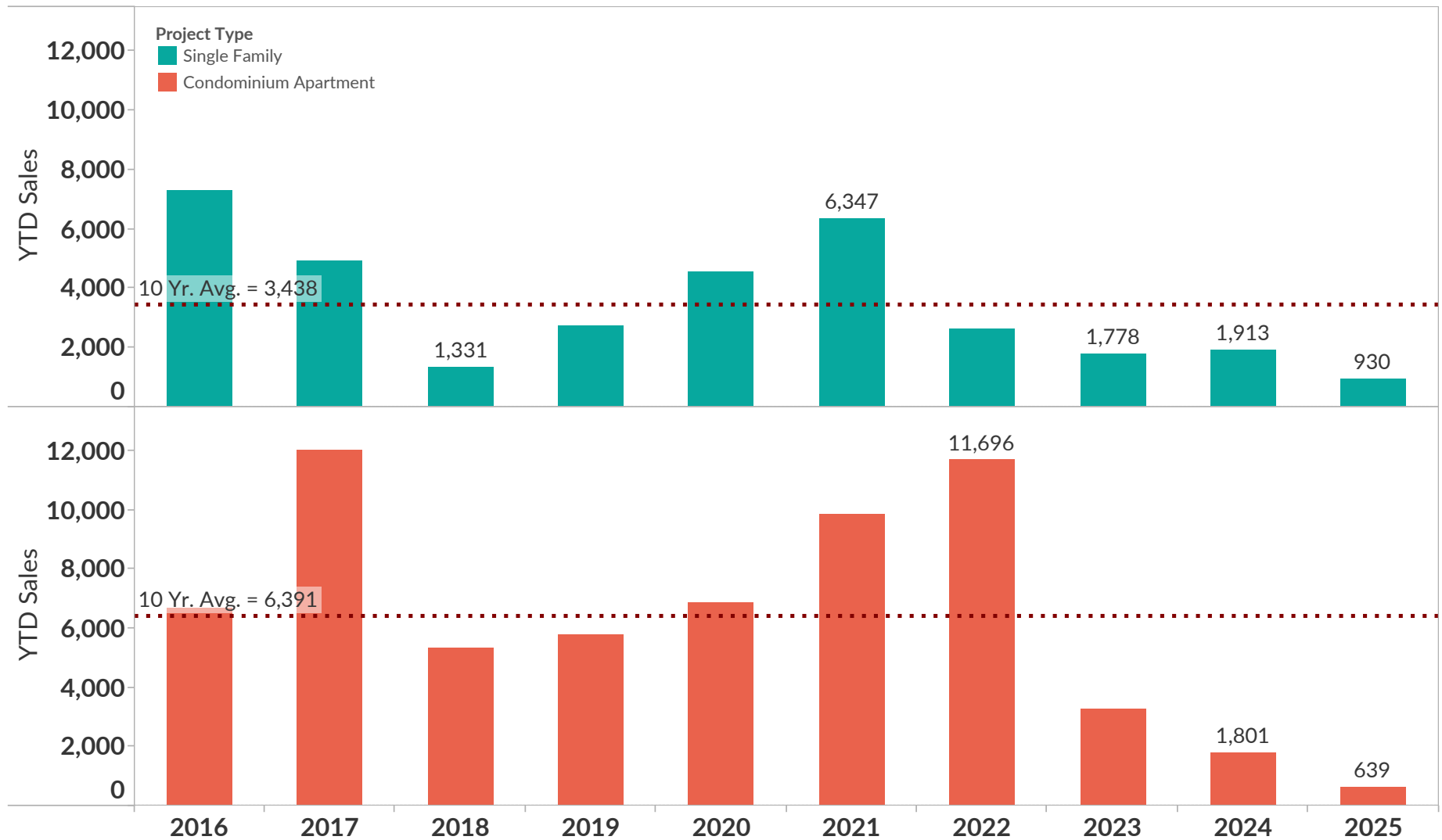


Year-to-Date Sales

Through the four three months of 2025, total sales were 1,569 with Single Family sales of 930, down -51% (-73% from 10yr avg) and Condominium Apartment sales of 639, down -65% from the previous year (-90% from 10yr avg).

Year-to-Date New Home Sales

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



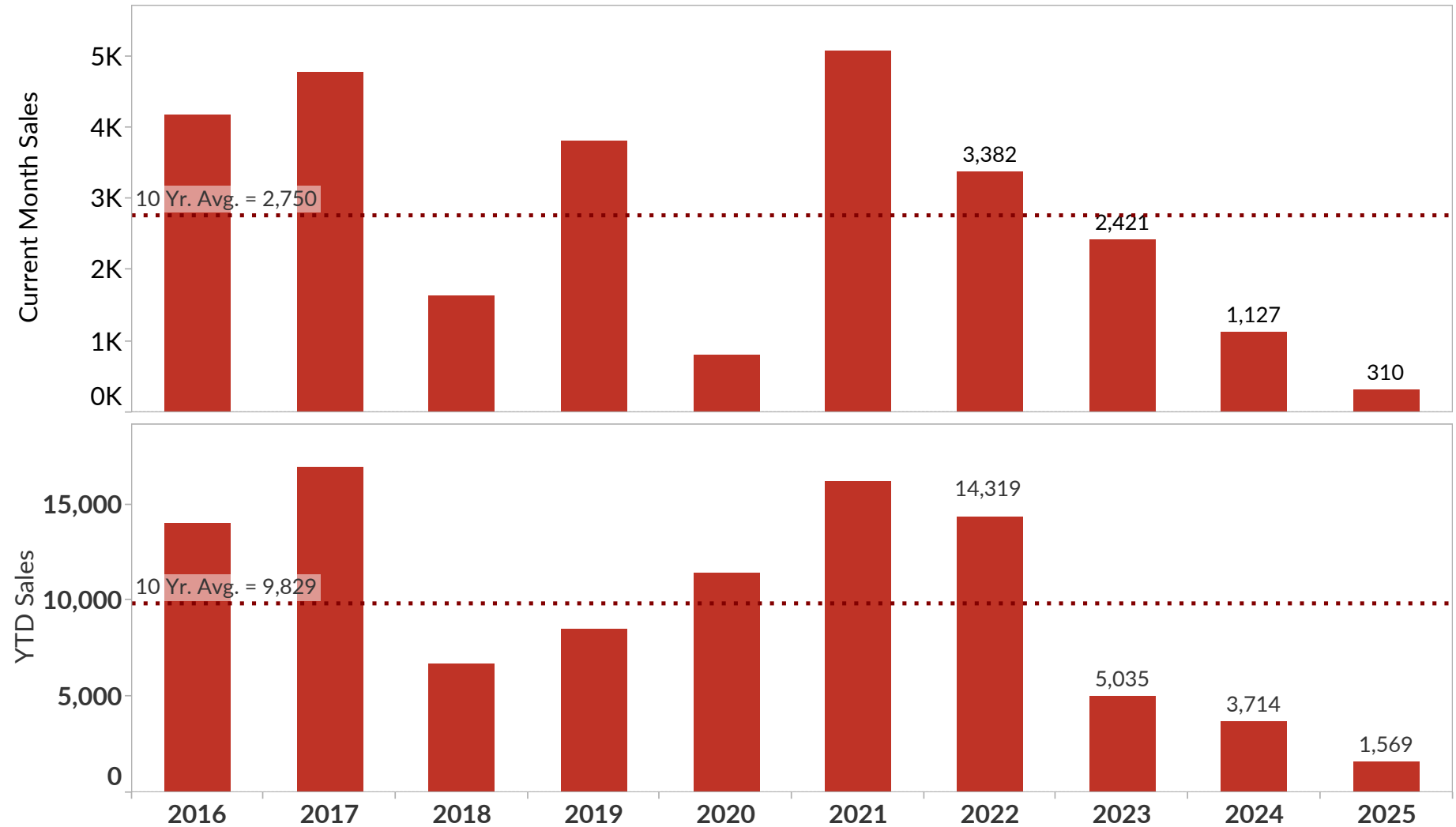


Total New Home Sales

April 2025 Total NH sales of 310 were down -72% from April 2024 (-89% from 10yr avg) and Total NH sales so far in 2025 of 1,569 were down -58% from the same period in 2024 (-84% from 10yr avg).

Total New Home Sales - Current Month & YTD

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



Sales Data by Region

New Home Sales by Region

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

Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	12	35	11	36	11	51	20	38	2	94	310
2024	7	56	38	334	93	127	151	166	30	125	1,127
2023	29	96	128	643	482	359	252	145	12	275	2,421

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	83	194	43	271	48	269	143	131	13	374	1,569
2024	92	312	111	886	400	504	649	355	44	361	3,714
2023	181	193	251	2,106	526	624	450	284	33	387	5,035

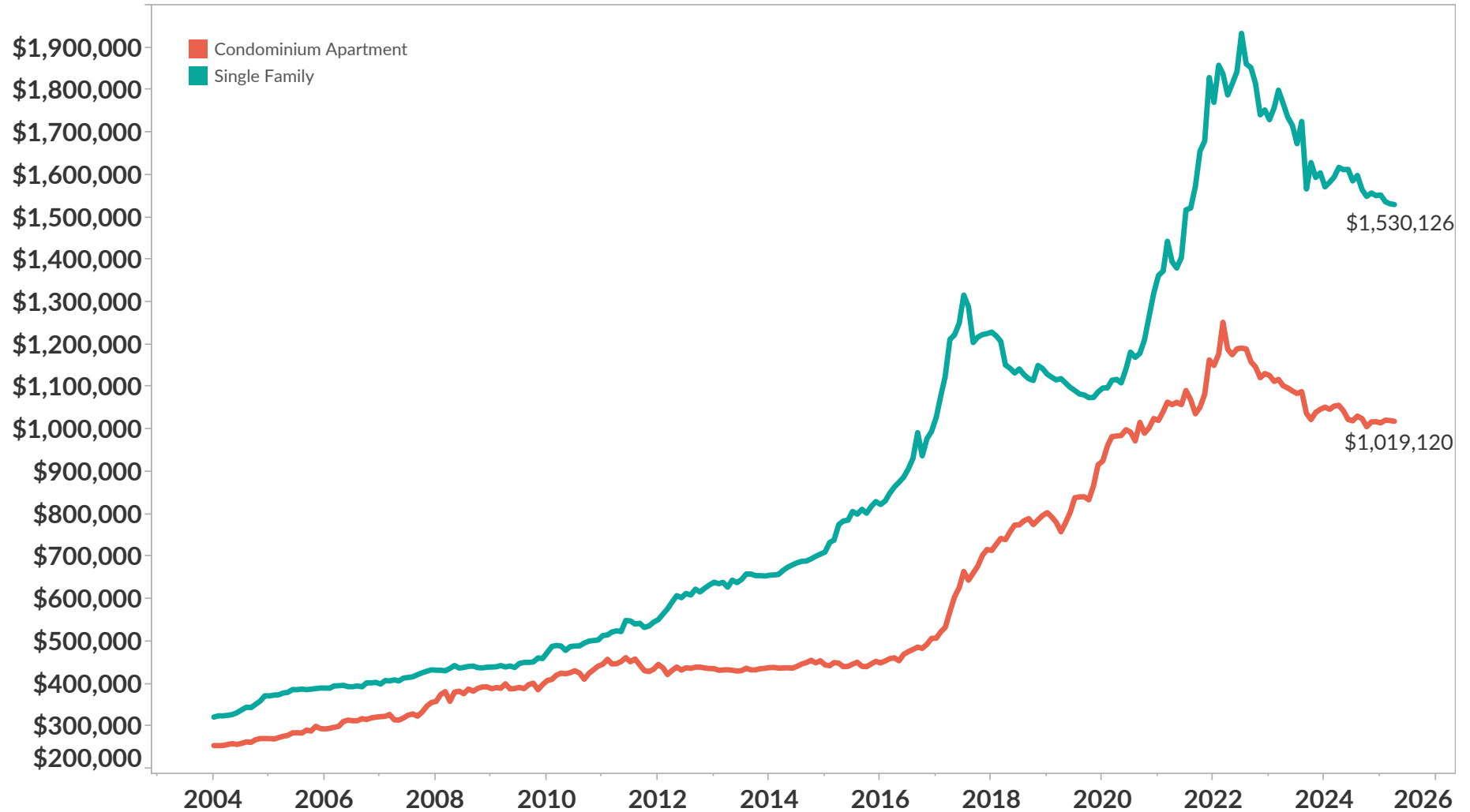


New Home Benchmark Price

The benchmark price was \$1,530,126 for Single Family new homes and \$1,019,120 for Condominium Apartment new homes at April 30, 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



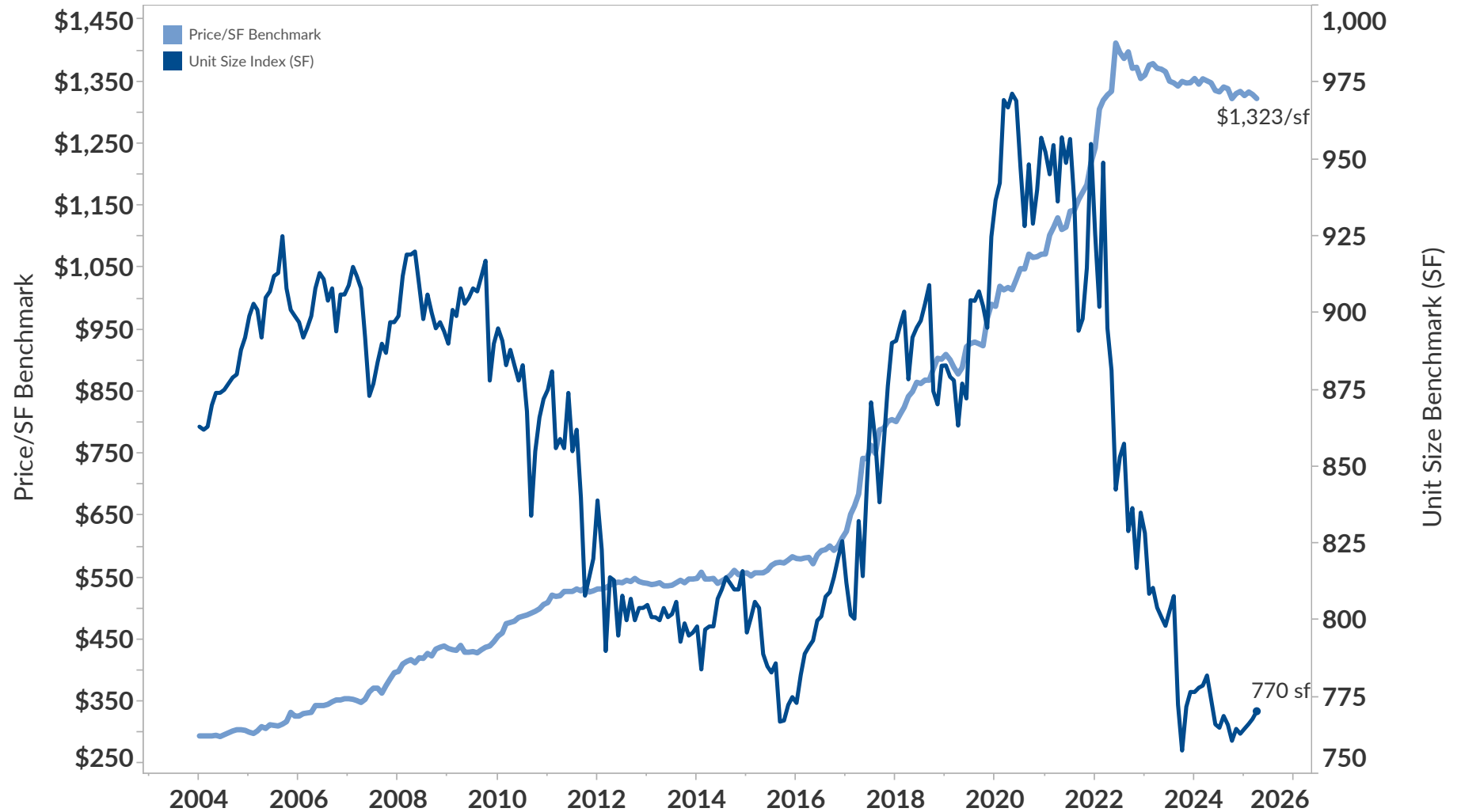


New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price were 770 sf at an average of \$1,323/sf at April 30, 2025.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2025



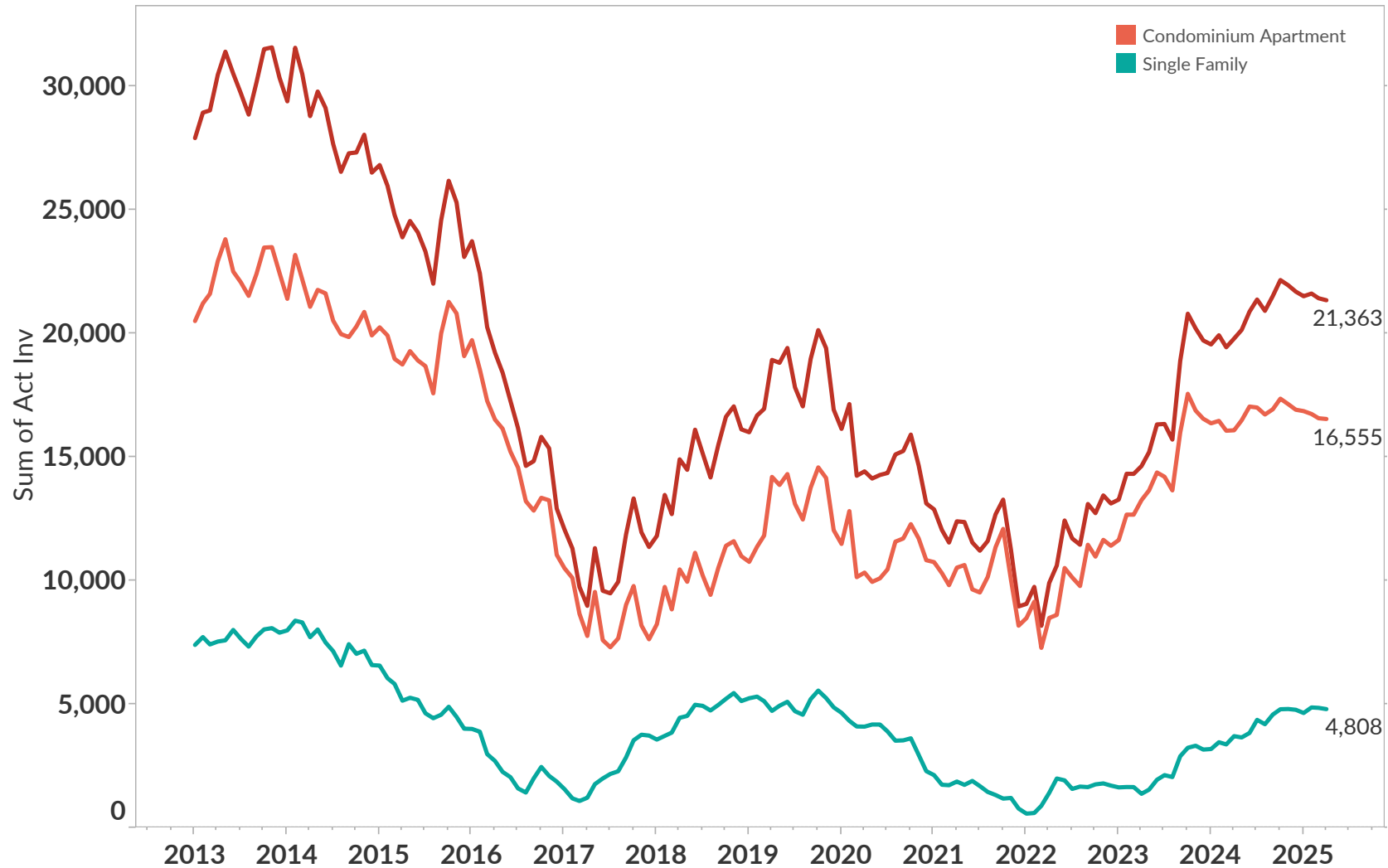


Remaining Inventory

Current total new home remaining inventory is 21,363 units comprised of 16,555 condominium apartment units and 4,808 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



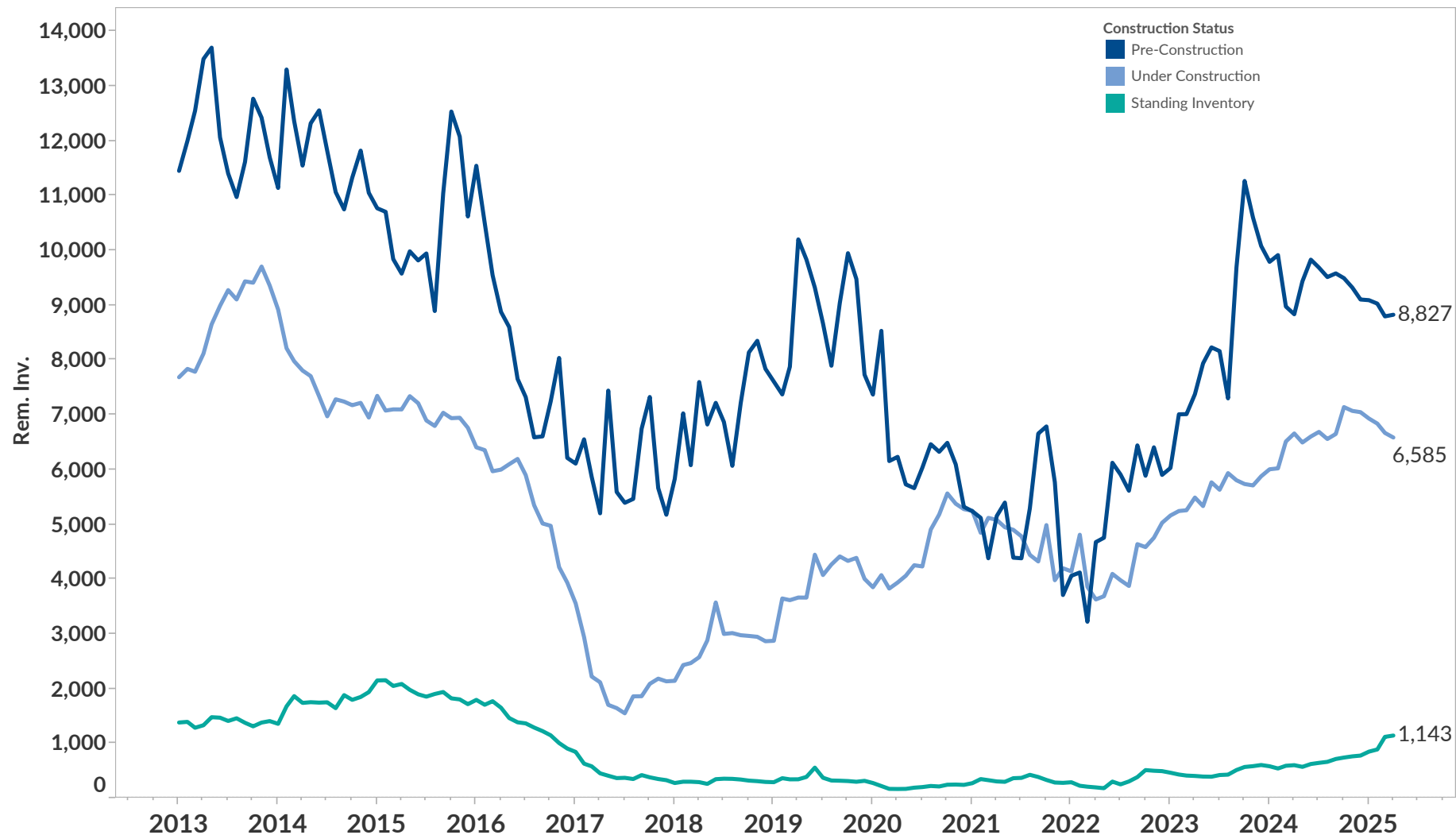


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 16,555 units comprised of 8,827 units in pre-construction projects, 6,585 units in projects currently under construction and 1,143 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2025





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