



Greater Toronto Area

New Homes Monthly Market Report
Data as of July 2022


Official Source of New Home Information for:



July 2022 GTA New Home Market Results

Official Source of New Home Information for:



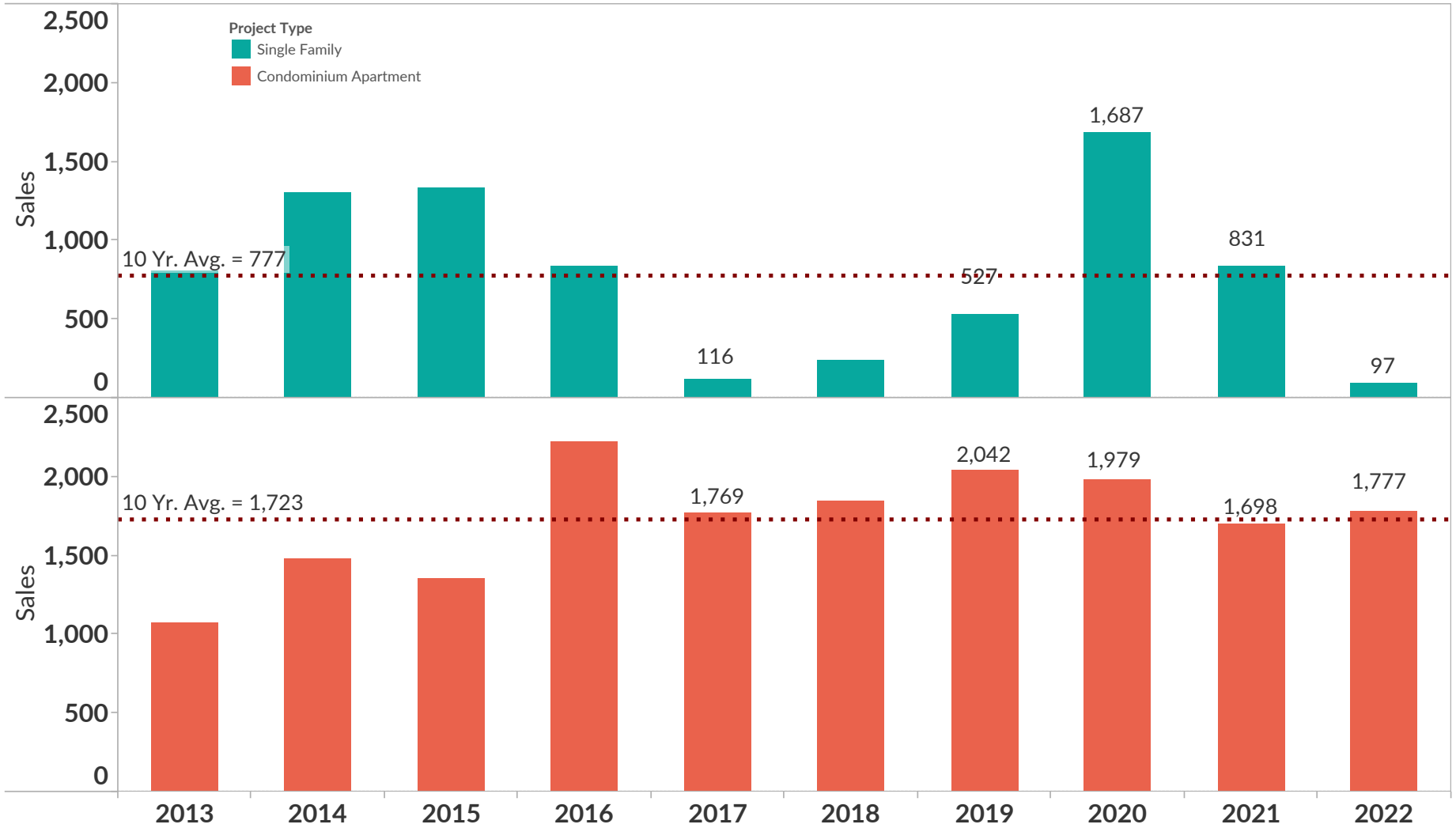
| | | July Sales | Year-to-Date Sales | Remaining Inventory | Benchmark Price |
|--|--|----------------------------------|----------------------------------|---------------------|--------------------------------|
|  <p>Single Family</p> | | 97 | 3,498 | 1,537 | \$1,933,912 |
| | | <i>Down -88% from Prior Year</i> | <i>Down -64% from Prior Year</i> | | <i>Up +27% from Prior Year</i> |
|  <p>Condominium Apartment</p> | | 1,777 | 17,404 | 9,311 | \$1,191,716 |
| | | <i>Up +5% from Prior Year</i> | <i>Up +0% from Prior Year</i> | | <i>Up +9% from Prior Year</i> |
| TOTAL | | 1,874 | 20,902 | 10,848 | |

Current Month Sales

There were 1,874 total new home sales in July 2022, with 97 Single Family sales, down -88% from last July (-88% from 10yr avg) and 1,777 Condominium Apartment sales, up +5% from July 2021 (+3% from 10yr avg).

July New Home Sales by Year & Project Type

Greater Toronto Area - July (2013 to 2022)

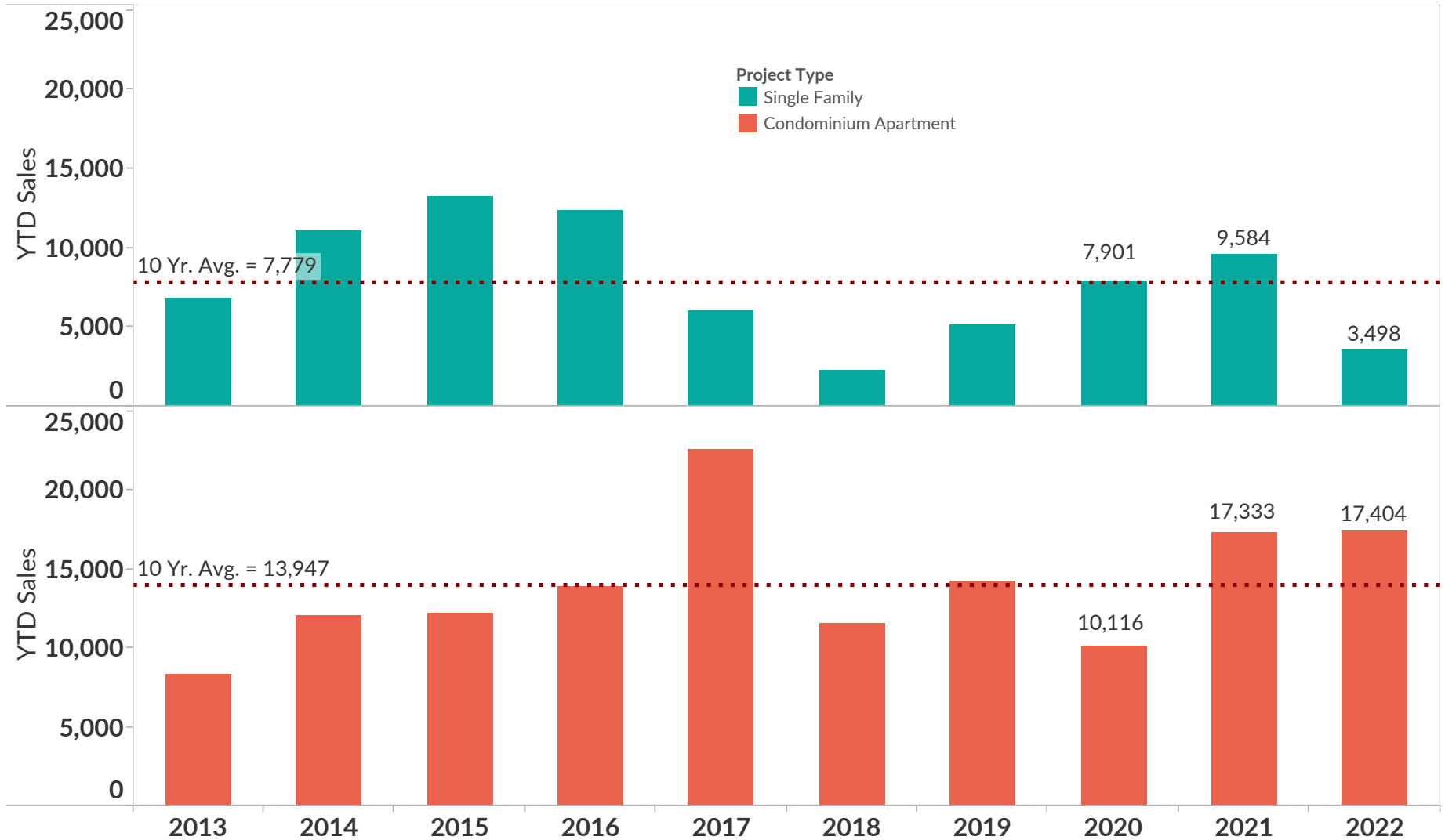


Year-to-Date Sales

Through the first seven months of 2022, total sales were 20,902 with Single Family sales of 3,498 decreasing -64% (-55% from 10yr avg) and Condominium Apartment sales of 17,404, +0% from the previous year (+25% from 10yr avg).

Year-to-Date New Home Sales

Greater Toronto Area - January to July (2013 to 2022)

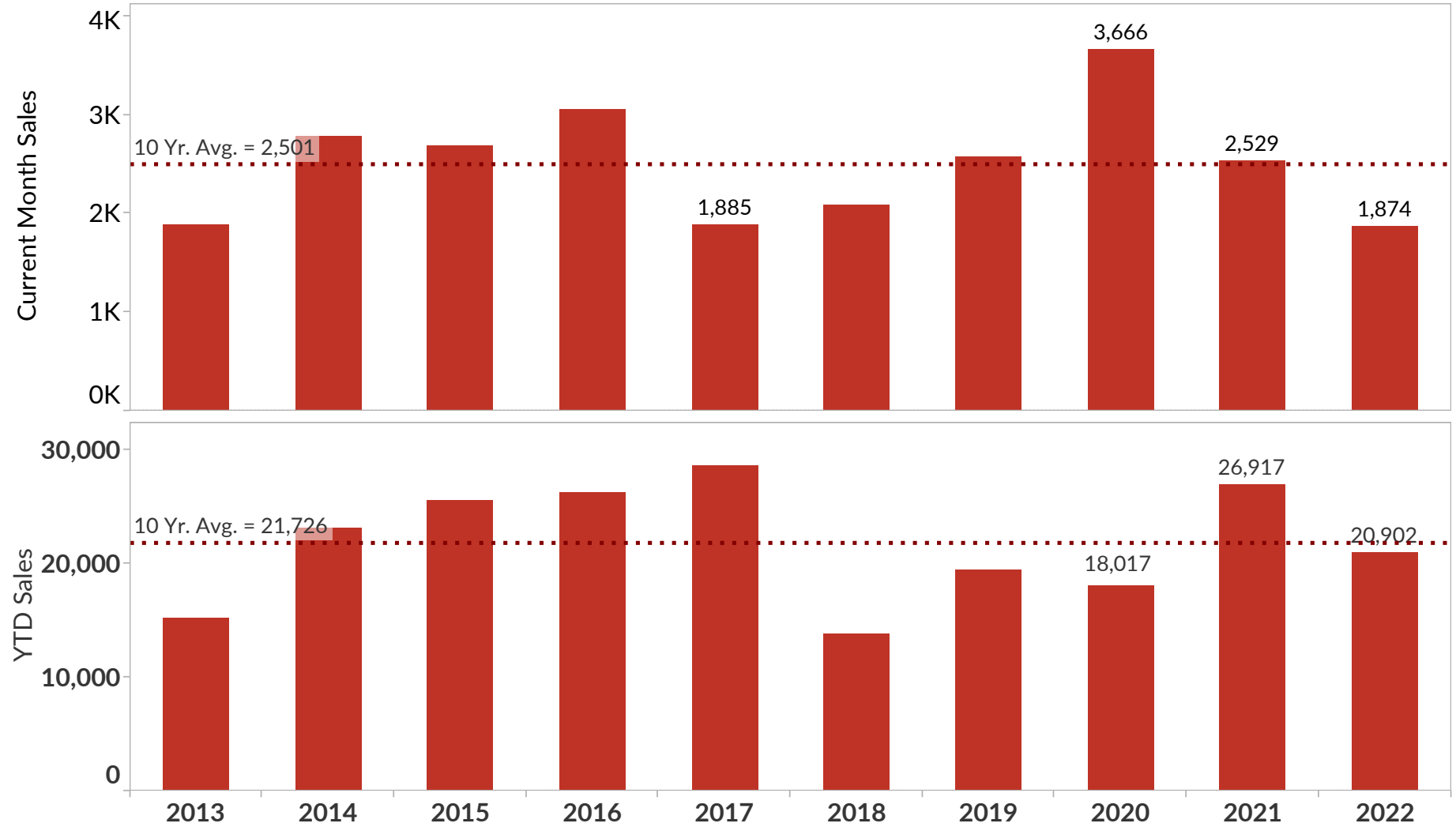


Total New Home Sales

July 2022 Total NH sales of 1,874 were down -26% from July 2021 (-25% from 10yr avg) and Total NH sales so far in 2022 of 20,902 were down -22% from the same period in 2021 (-4% from 10yr avg).

Total New Home Sales - Current Month & YTD

Greater Toronto Area - July (top chart) & January to July (lower chart) 2013 to 2022



Sales Data by Region

New Home Sales by Region

Greater Toronto Area - July (2020 to 2022)

| Year of Peri.. | Condominium Apartment | | | | | | Single Family | | | | | | Total |
|----------------|-----------------------|--------|------|---------|------|-------|---------------|--------|------|---------|------|-------|-------|
| | Durham | Halton | Peel | Toronto | York | Total | Durham | Halton | Peel | Toronto | York | Total | |
| 2022 | 34 | 53 | 91 | 1,444 | 155 | 1,777 | 63 | 9 | 2 | 2 | 21 | 97 | 1,874 |
| 2021 | 84 | 215 | 603 | 644 | 152 | 1,698 | 238 | 91 | 92 | 14 | 396 | 831 | 2,529 |
| 2020 | 32 | 231 | 568 | 746 | 402 | 1,979 | 572 | 310 | 261 | 27 | 517 | 1,687 | 3,666 |

Year-to-Date New Home Sales by Region

Greater Toronto Area - January to July (2020 to 2022)

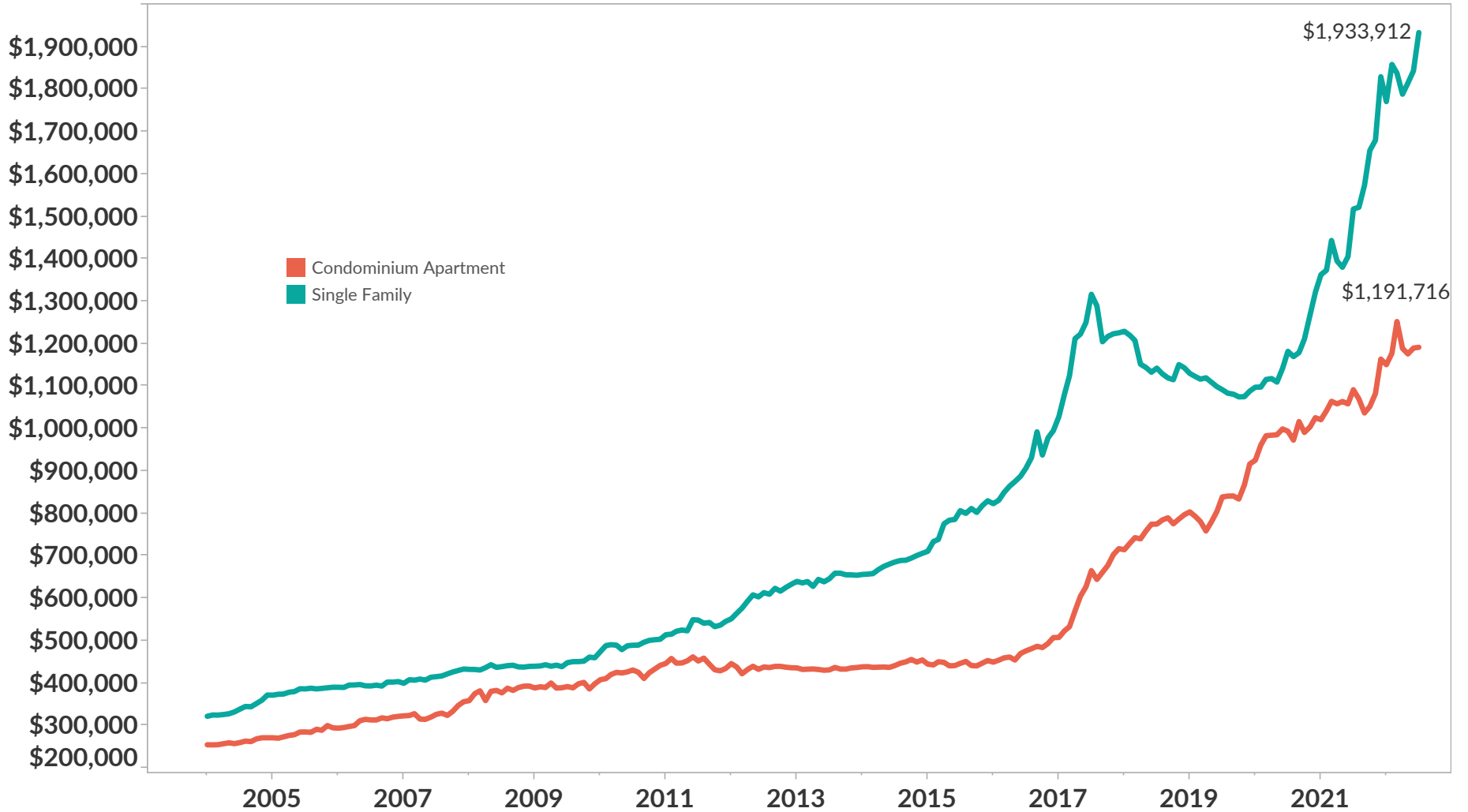
| Year of Peri.. | Condominium Apartment | | | | | | Single Family | | | | | | Total |
|----------------|-----------------------|--------|-------|---------|-------|--------|---------------|--------|-------|---------|-------|-------|--------|
| | Durham | Halton | Peel | Toronto | York | Total | Durham | Halton | Peel | Toronto | York | Total | |
| 2022 | 969 | 1,628 | 3,087 | 10,231 | 1,489 | 17,404 | 853 | 664 | 621 | 173 | 1,187 | 3,498 | 20,902 |
| 2021 | 1,201 | 1,994 | 2,461 | 8,556 | 3,121 | 17,333 | 3,017 | 945 | 1,737 | 215 | 3,670 | 9,584 | 26,917 |
| 2020 | 233 | 776 | 1,917 | 5,585 | 1,605 | 10,116 | 1,978 | 1,457 | 1,213 | 125 | 3,128 | 7,901 | 18,017 |

New Home Benchmark Price

The benchmark price was \$1,933,912 for Single Family new homes and \$1,191,716 for Condominium Apartment new homes at July 31, 2022. The benchmark measures the average asking price of available new homes excluding the extremes.

Monthly New Home Benchmark Price

Greater Toronto Area - 2004 to 2022



New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price was 853 sf at an average of \$1,397/sf at July 31, 2022.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2022

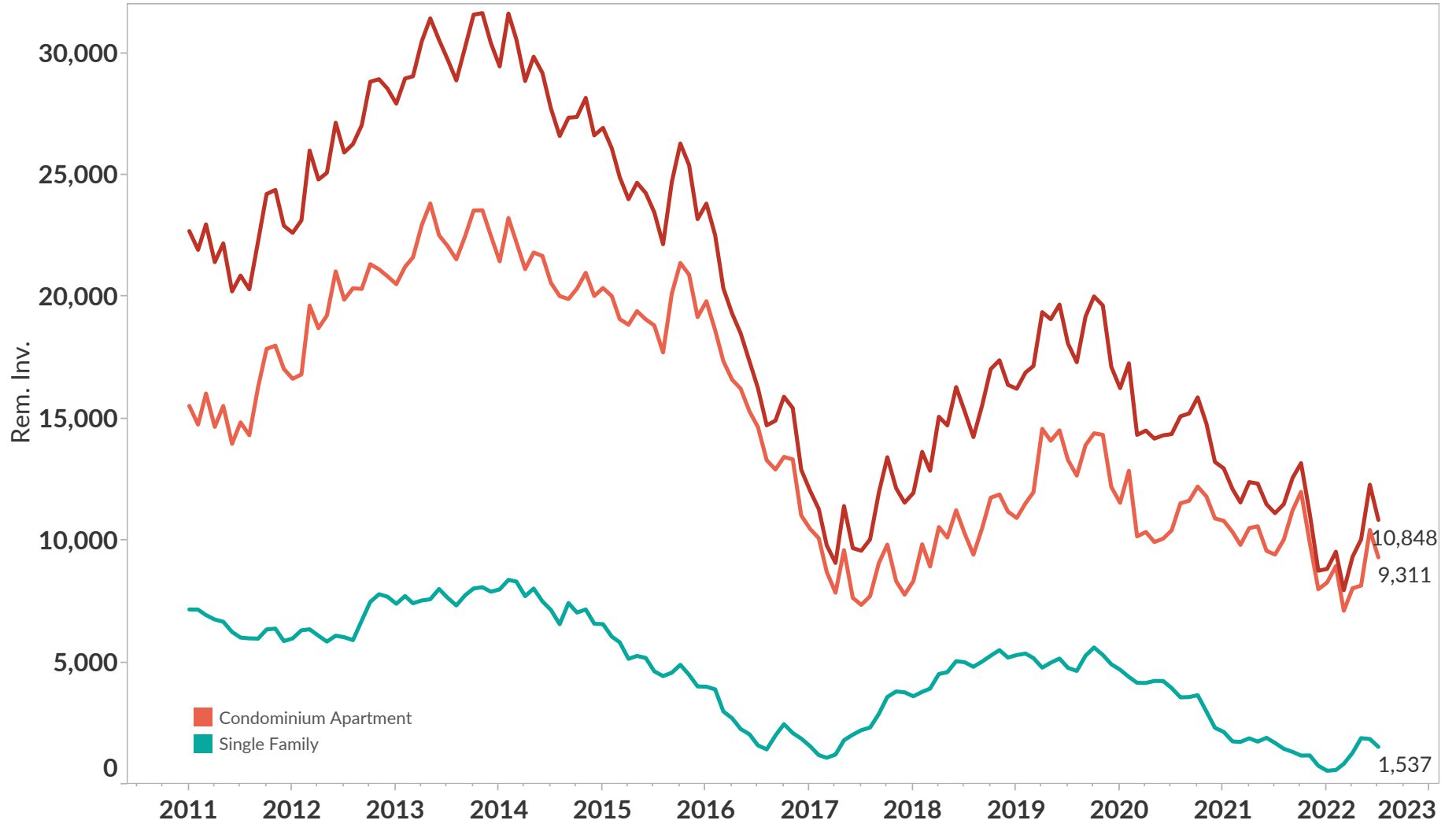


Remaining Inventory

Current total new home remaining inventory is 10,848 units comprised of 9,311 condominium apartment units and 1,537 single family lots. Remaining inventory represents all the available new home choices available to purchasers.

Monthly Remaining Inventory by Project Type

Greater Toronto Area - 2011 to 2022

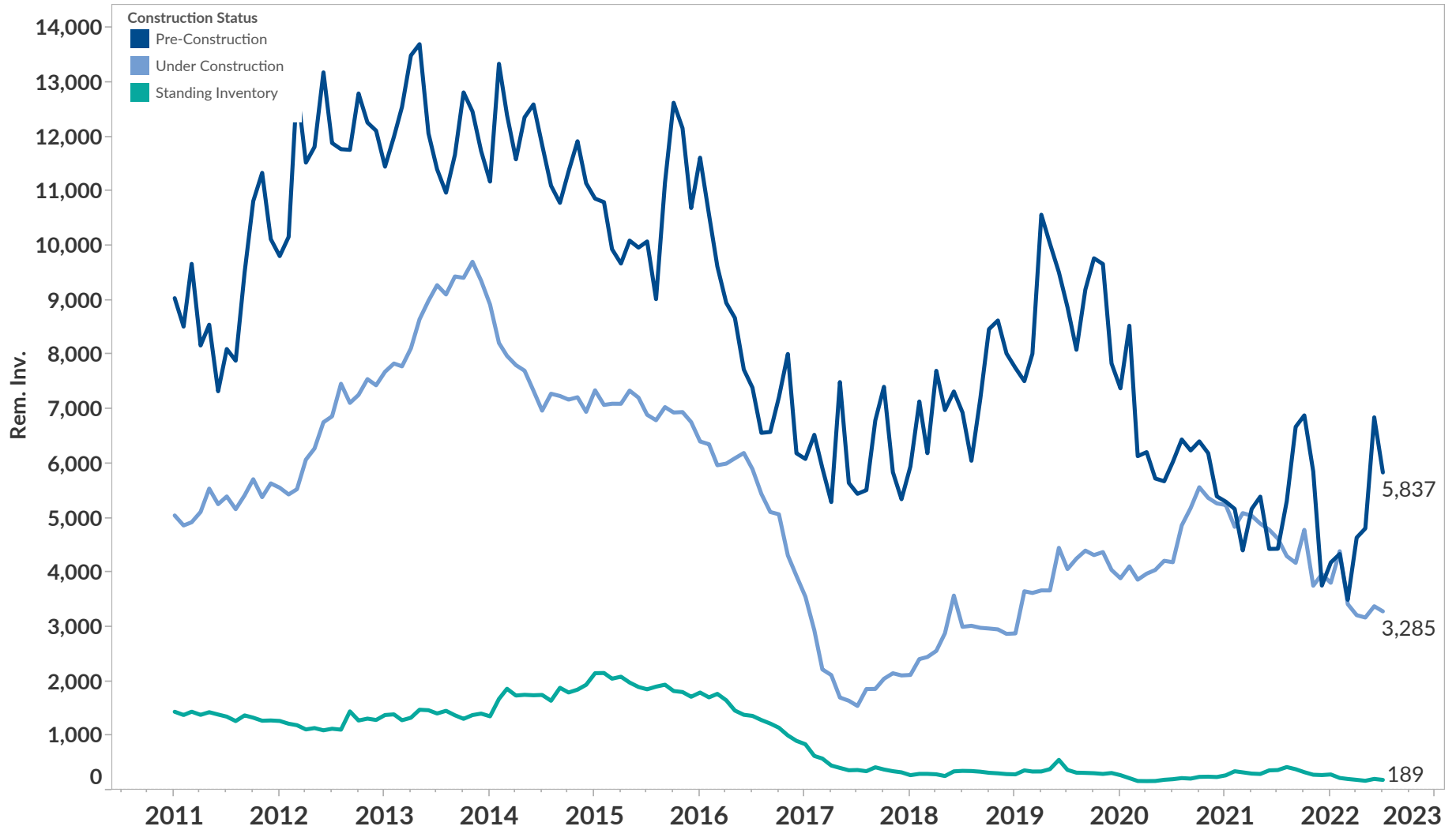


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 9,311 units comprised of 5,837 units in pre-construction projects, 3,285 units in projects currently under construction and 189 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2011 to 2022



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.