



Greater Toronto Area

New Homes Monthly Market Report
Data as of January 2025

Official Source of New Home Information for:



January 2025 GTA New Home Market Results

Official Source of New Home Information for:





		January Sales	Year-to-Date Sales	Remaining Inventory	Average Price
 <p>Single Family</p>		246	246	4,599	\$1,552,846
		<i>Down -27% from Prior Year</i>	<i>Down -27% from Prior Year</i>		<i>Down -1.2% from Prior Year</i>
 <p>Condominium Apartment</p>		101	101	16,906	\$1,015,231
		<i>Down -58% from Prior Year</i>	<i>Down -58% from Prior Year</i>		<i>Down -3.5% from Prior Year</i>
TOTAL		347	347	21,505	

January 2025 Simcoe County New Home Market Results

Official Source of New Home Information for:



		January Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
Single Family		41	41	1,202	\$1,115,176
		<i>Down -20% from Prior Year</i>	<i>Down -20% from Prior Year</i>		<i>Down -10% from Prior Year</i>
Condominium Apartment		6	6	403	\$857,338
		<i>Up +50% from Prior Year</i>	<i>Up +50% from Prior Year</i>		<i>Up +21% from Prior Year</i>
TOTAL		47	47	1,605	

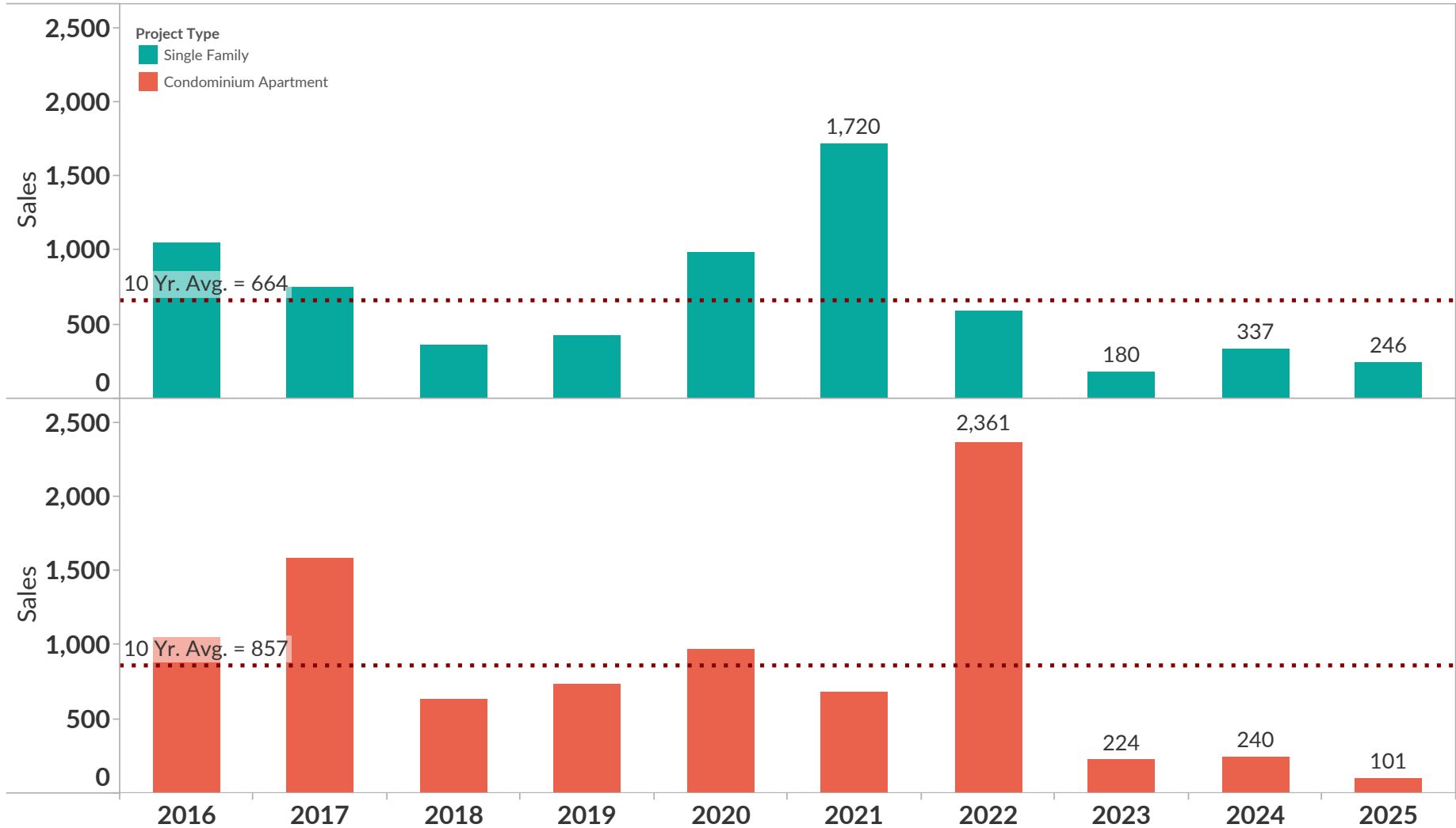


Current Month Sales

There were 347 total new home sales in January 2025, with 246 Single Family sales, down -27% from January 2024 (-63% from 10yr avg) and 101 Condominium Apartment sales, down -58% from January 2024 (-88% from 10yr avg).

January New Home Sales by Year & Project Type

Greater Toronto Area - January (2016 to 2025)

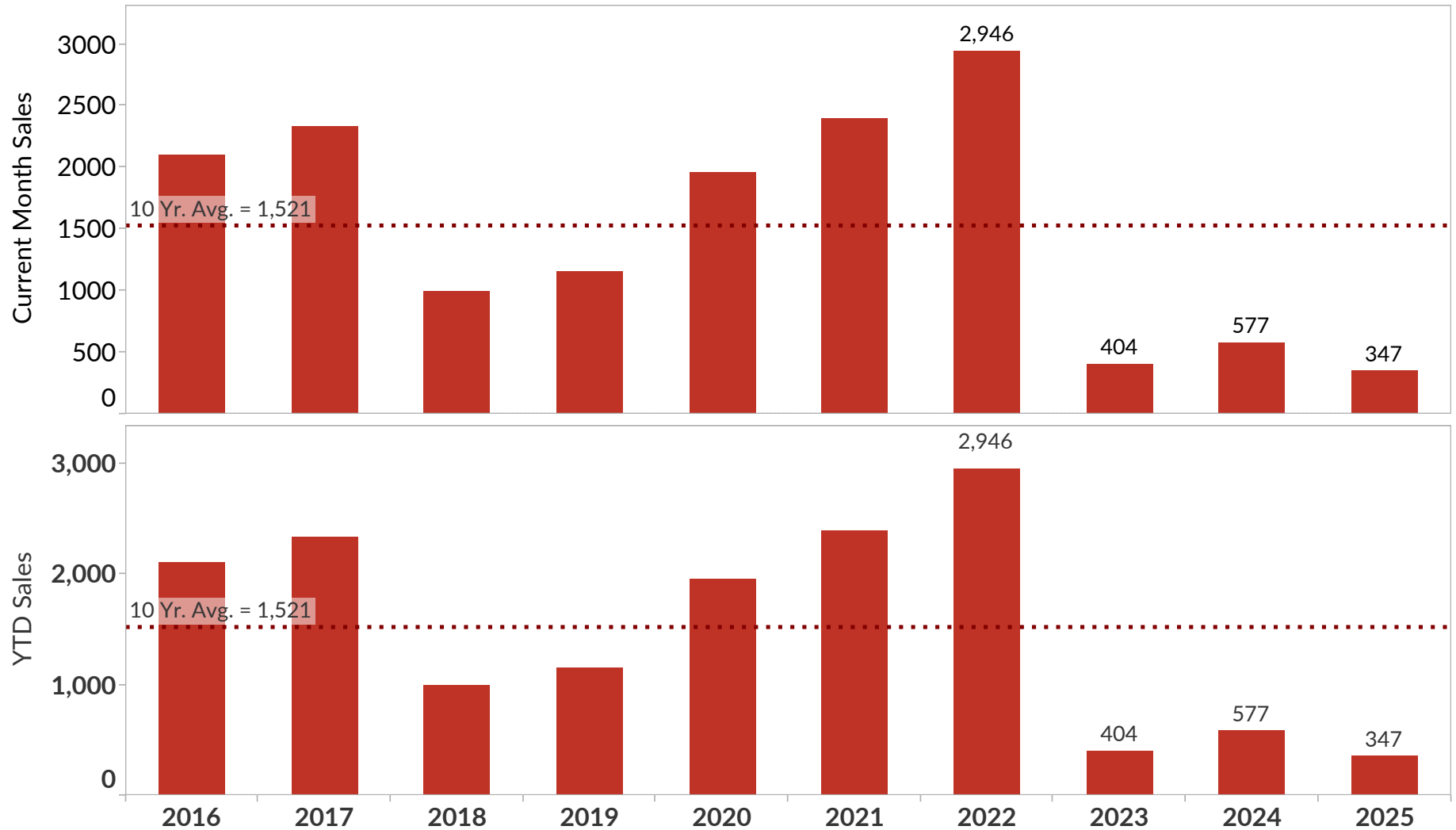


Total New Home Sales

January 2025 Total NH sales of 347 were down -40% from January 2024 (-77% from 10yr avg).

Total New Home Sales - Current Month & YTD

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



Sales Data by Region

New Home Sales by Region

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

Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	13	10	1	62	15	89	44	33	4	76	347
2024	34	17	25	144	20	85	154	35	1	62	577
2023	36	18	12	156	2	87	43	18	0	32	404

Year-to-Date New Home Sales by Region

Greater Toronto Area - January to December (2022 to 2024)

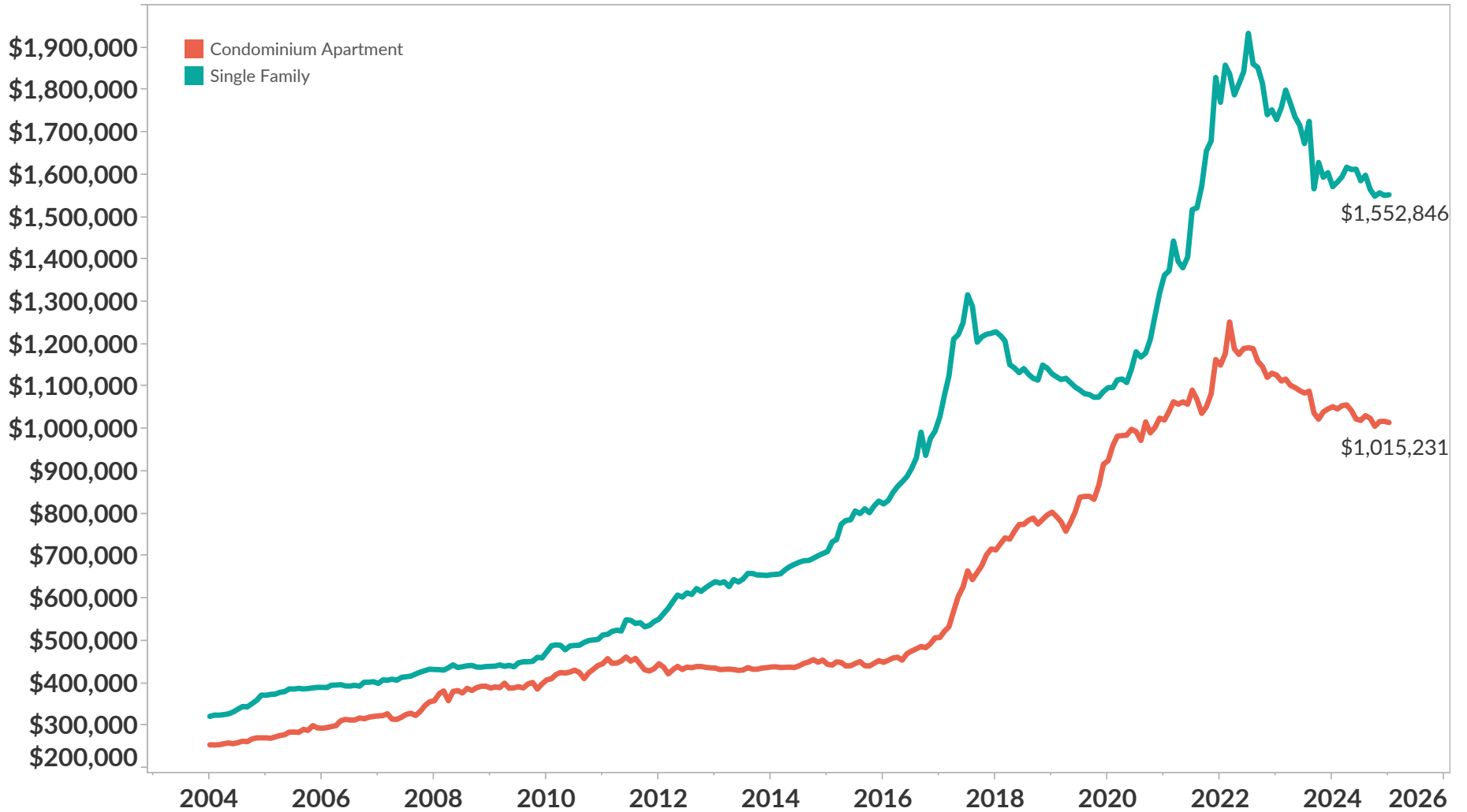
Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	13	10	1	62	15	89	44	33	4	76	347
2024	34	17	25	144	20	85	154	35	1	62	577
2023	36	18	12	156	2	87	43	18	0	32	404

New Home Benchmark Price

The benchmark price was \$1,552,846 for Single Family new homes and \$1,015,231 for Condominium Apartment new homes at January 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 765 sf at an average of \$1,328/sf at January 31, 2025.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2025

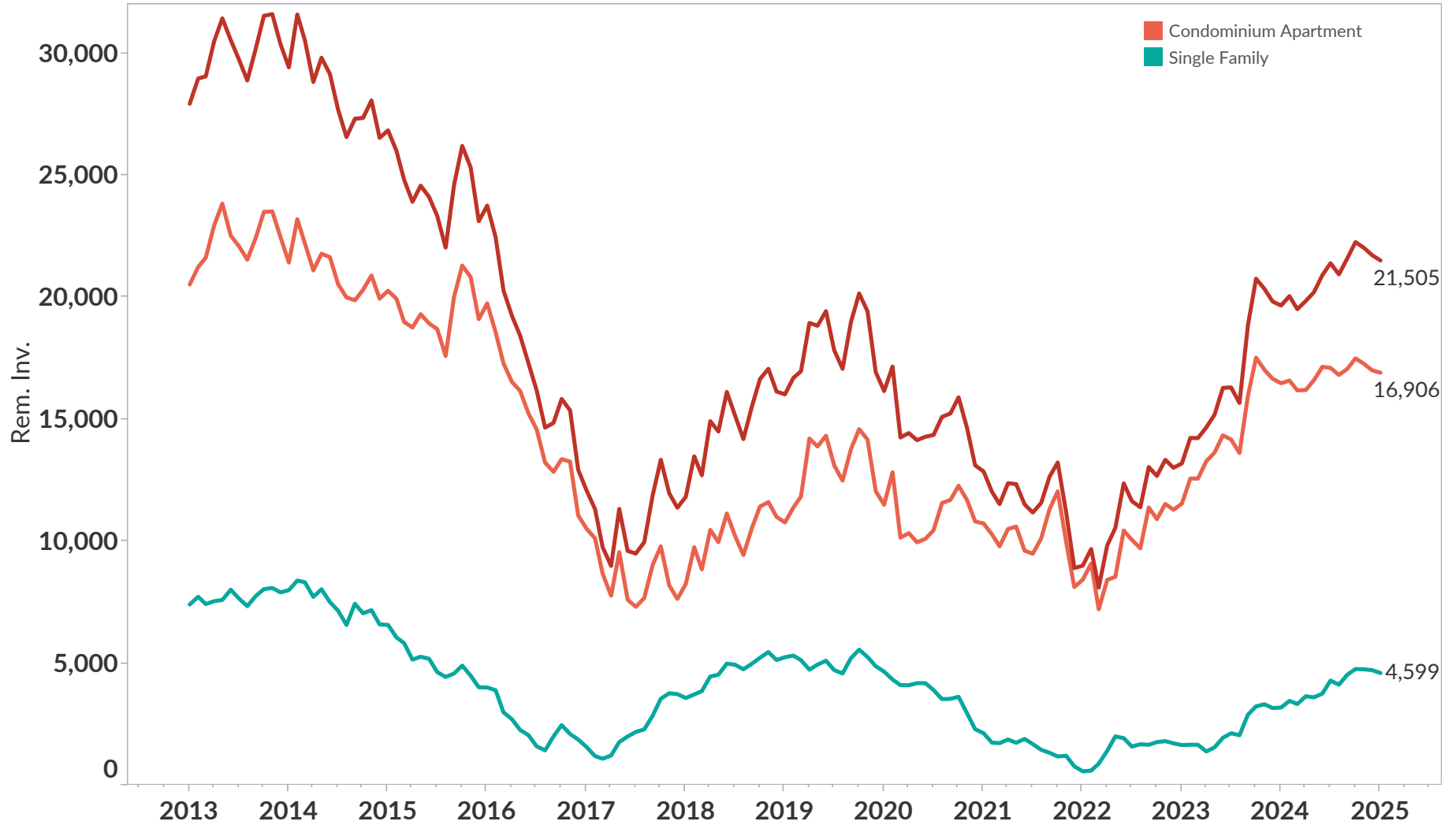


Remaining Inventory

Current total new home remaining inventory is 21,505 units comprised of 16,906 condominium apartment units and 4,599 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

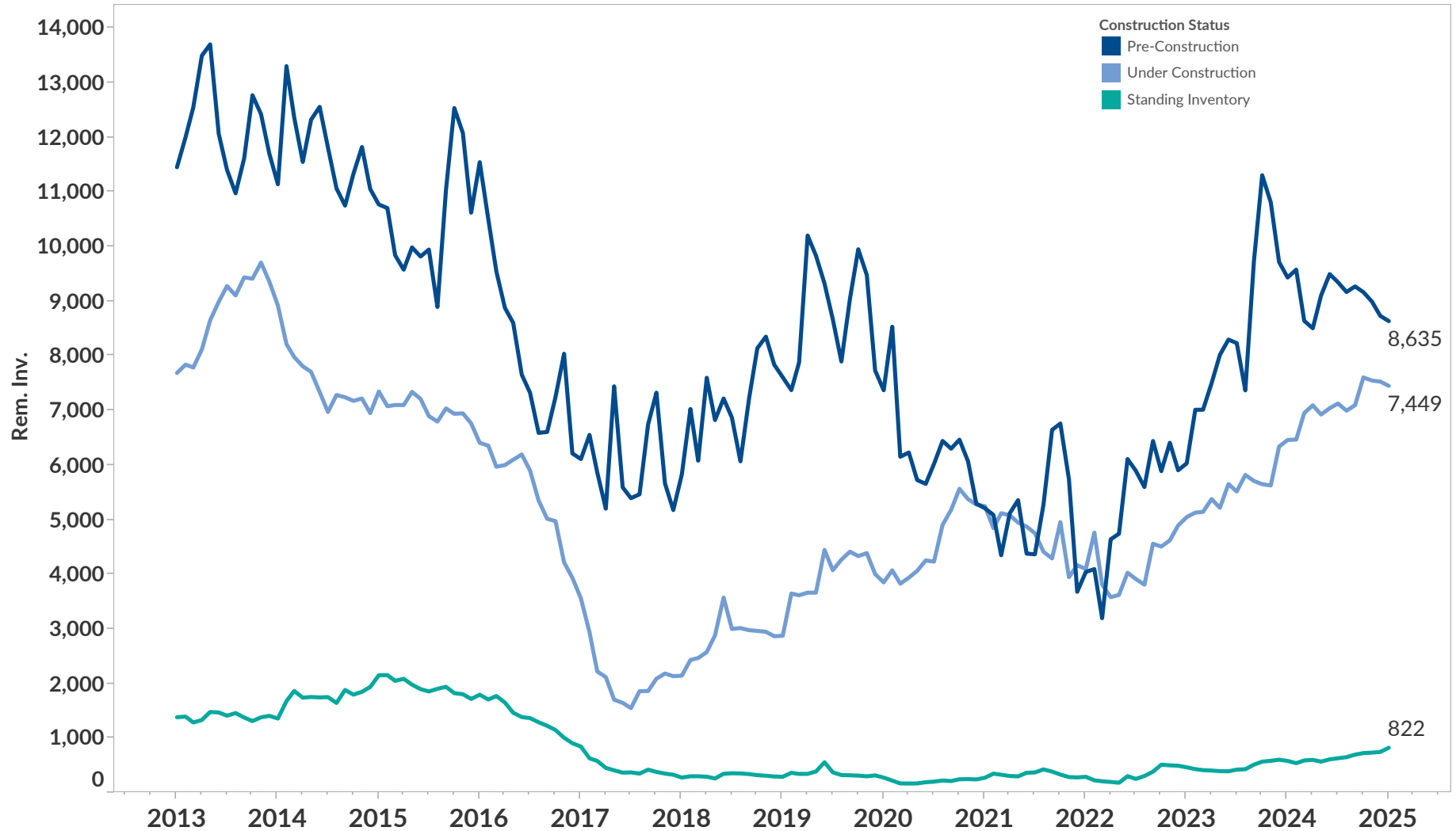


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 16,906 units comprised of 8,635 units in pre-construction projects, 7,449 units in projects currently under construction and 822 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2025





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