



Greater Toronto Area

New Homes Monthly Market Report
Data as of April 2021

Official Source of New Home Information for:



Altus Group

April 2021 GTA New Home Market Results

Official Source of New Home Information for:



		April Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
Single Family		1,020	6,118	1,856	\$1,395,190
		<i>Up +230% from Prior Year*</i>	<i>Up +34% from Prior Year</i>		<i>Up +25% from Prior Year</i>
Condominium Apartment		3,619	9,606	10,715	\$1,058,432
		<i>Up +612% from Prior Year*</i>	<i>Up +33% from Prior Year</i>		<i>Up +8% from Prior Year</i>
TOTAL		4,639	15,724	12,571	

*April 2020 was during the original COVID-19 lockdown and as such year-over-year totals are not comparable

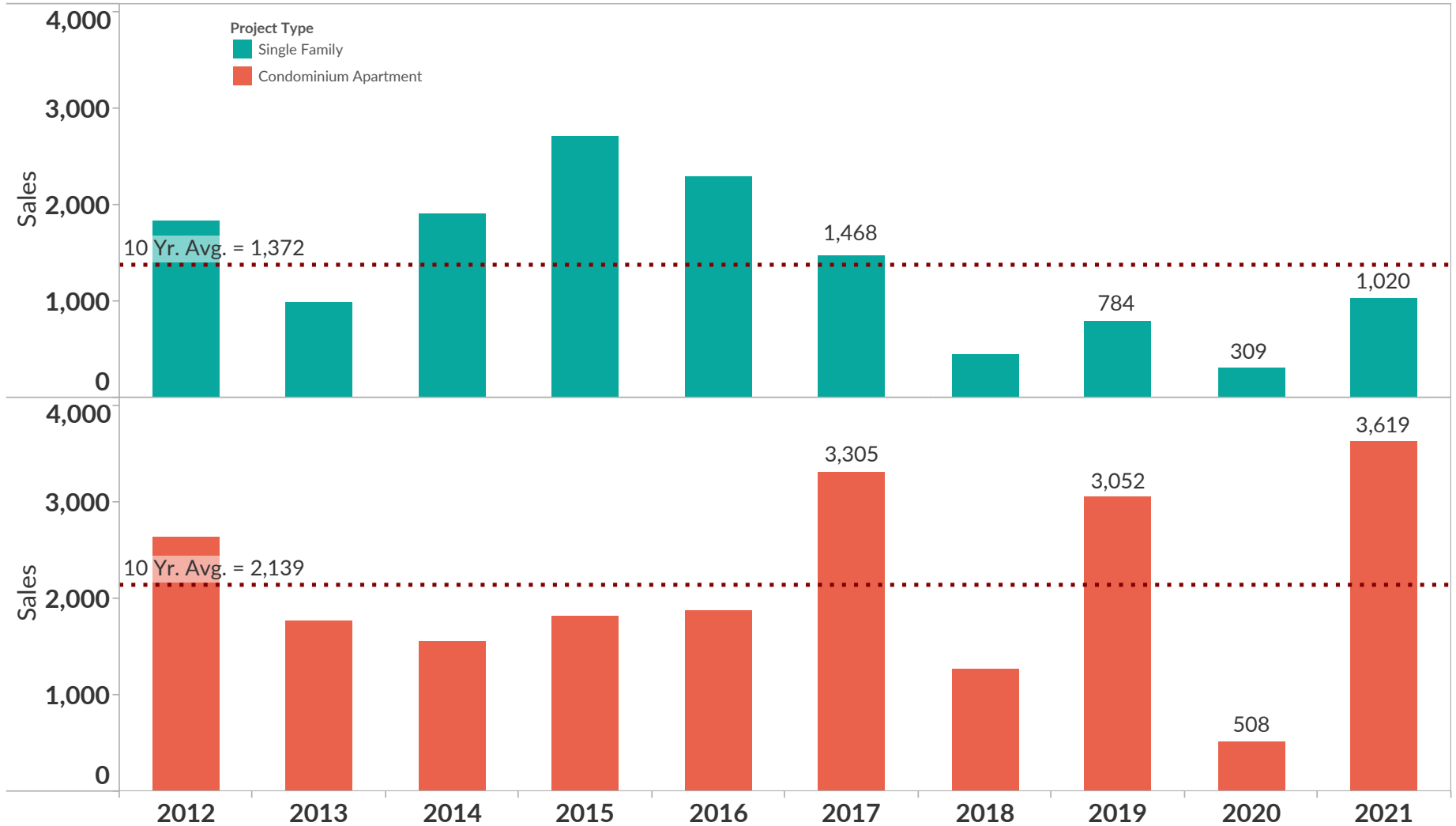
Current Month Sales

There were 4,639 total new home sales in April 2021, with 1,020 Single Family sales, up +230% from last April (-26% from 10yr) and 3,619 Condominium Apartment sales, up +612% from April 2020 (+69% from 10yr avg).



April New Home Sales by Year & Project Type

Greater Toronto Area - April (2012 to 2021)



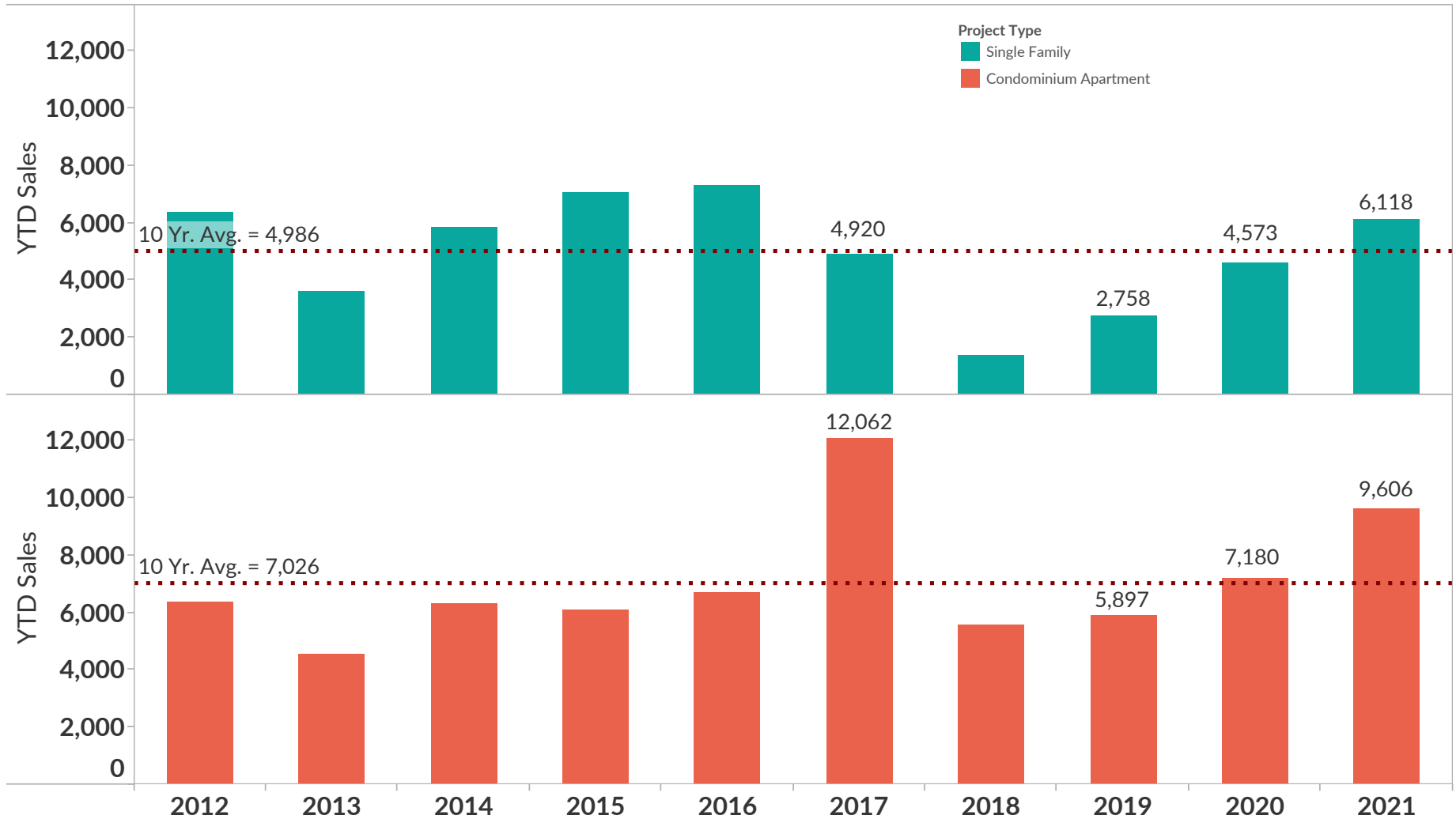
Year to Date Sales

Through the first four months of 2021 total sales were 15,724 with Single Family sales of 6,118 increasing +34% (+23% from 10yr avg) and Condominium Apartment sales of 9,606, +33% from the previous year (+37 from 10yr avg).



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

Greater Toronto Area - Jan. to Apr. 2012 to 2021



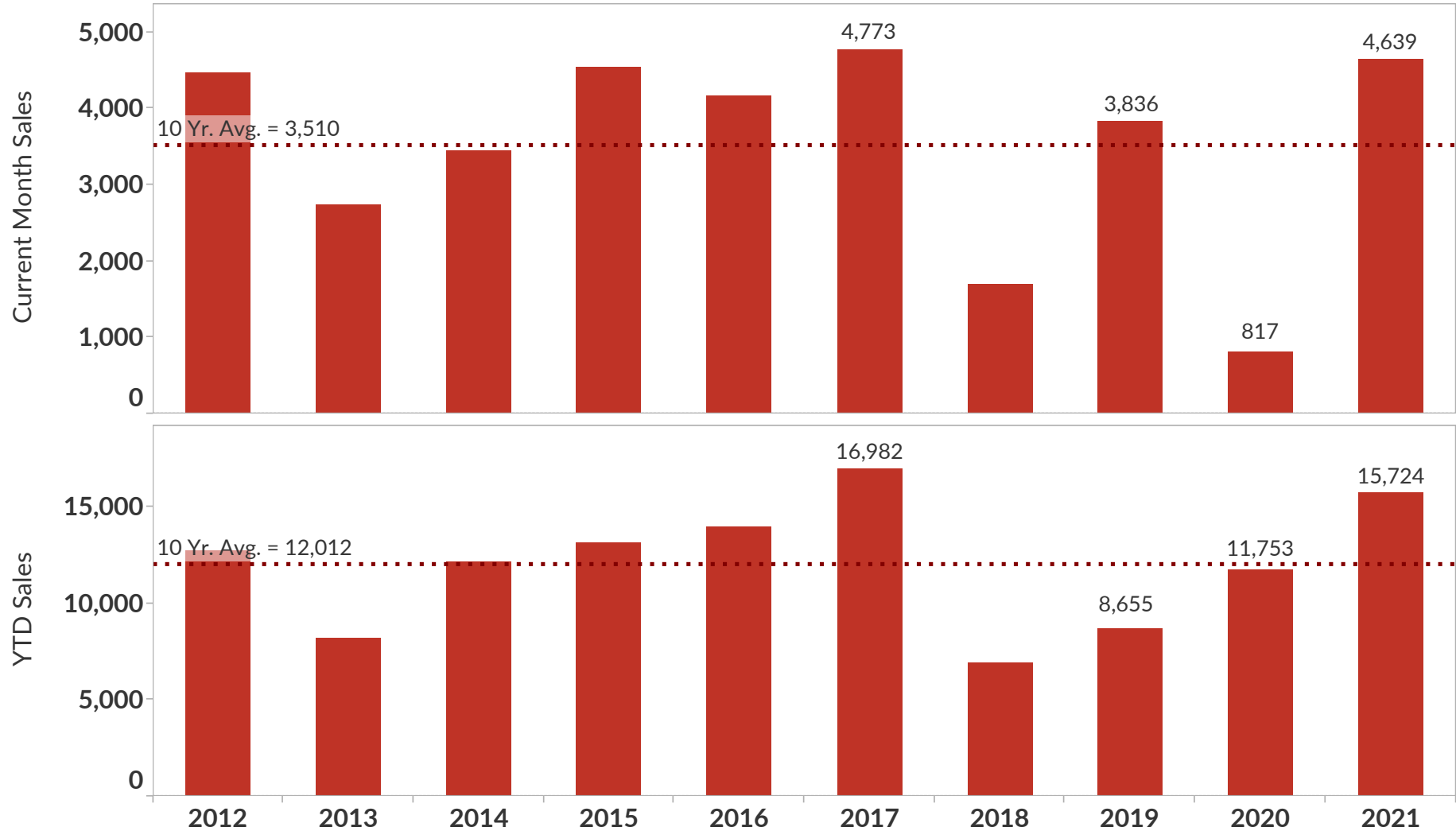
Total New Home Sales

April 2021 Total NH sales of 4,639 were up +468% from April 2020 (+32% from 10yr avg) and Total NH sales so far in 2021 of 15,724 were up +34% from the same period in 2020 (+31% from 10yr avg).



Total New Home Sales - Current Month & YTD

Greater Toronto Area - Apr. (top chart) & Jan. to Apr. (lower chart) 2012 to 2021

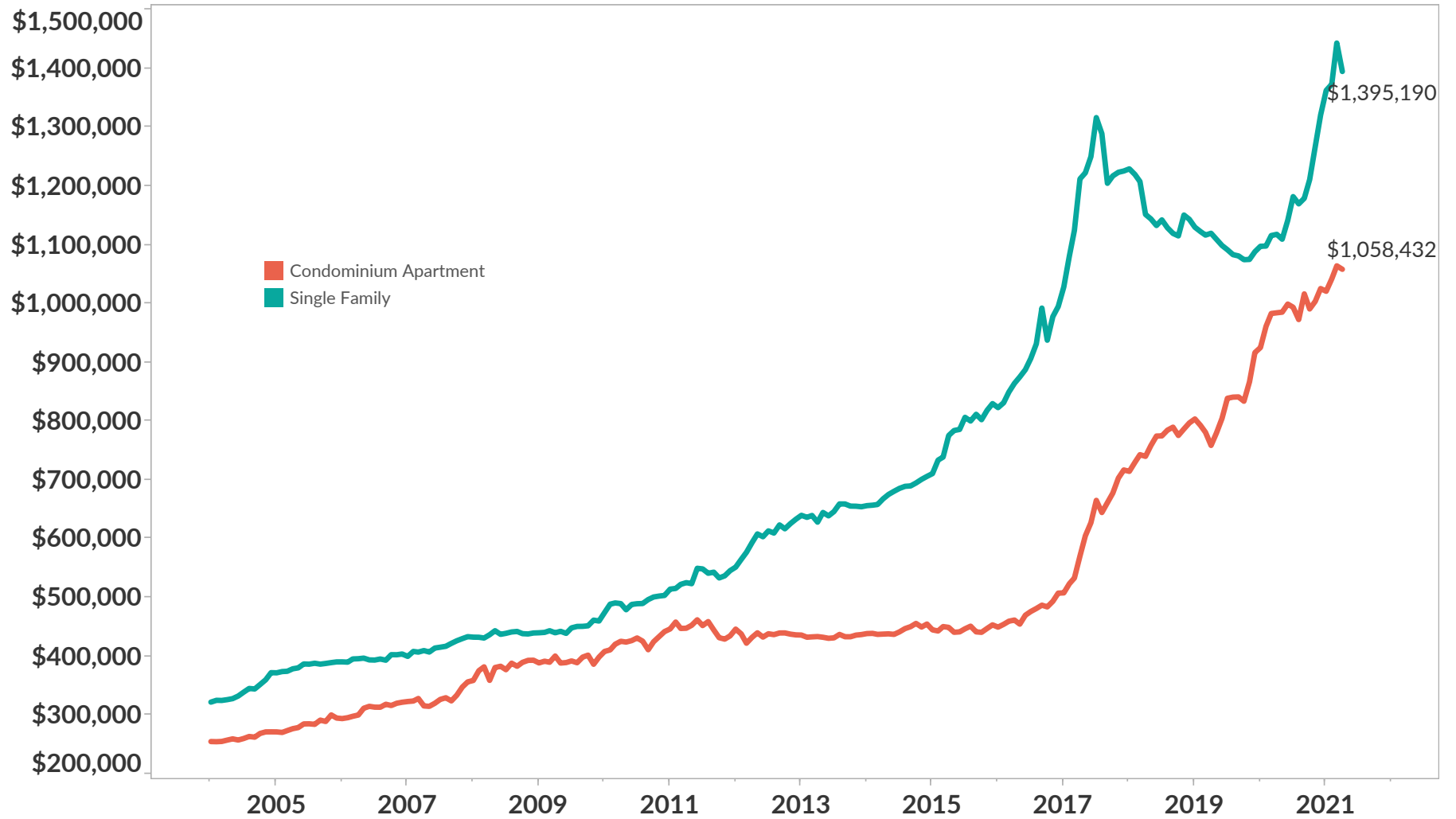


New Home Benchmark Price

The benchmark price was \$1,395,190 for Single Family new homes and \$1,058,432 for Condominium Apartment new homes at April 30, 2021. 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 2021



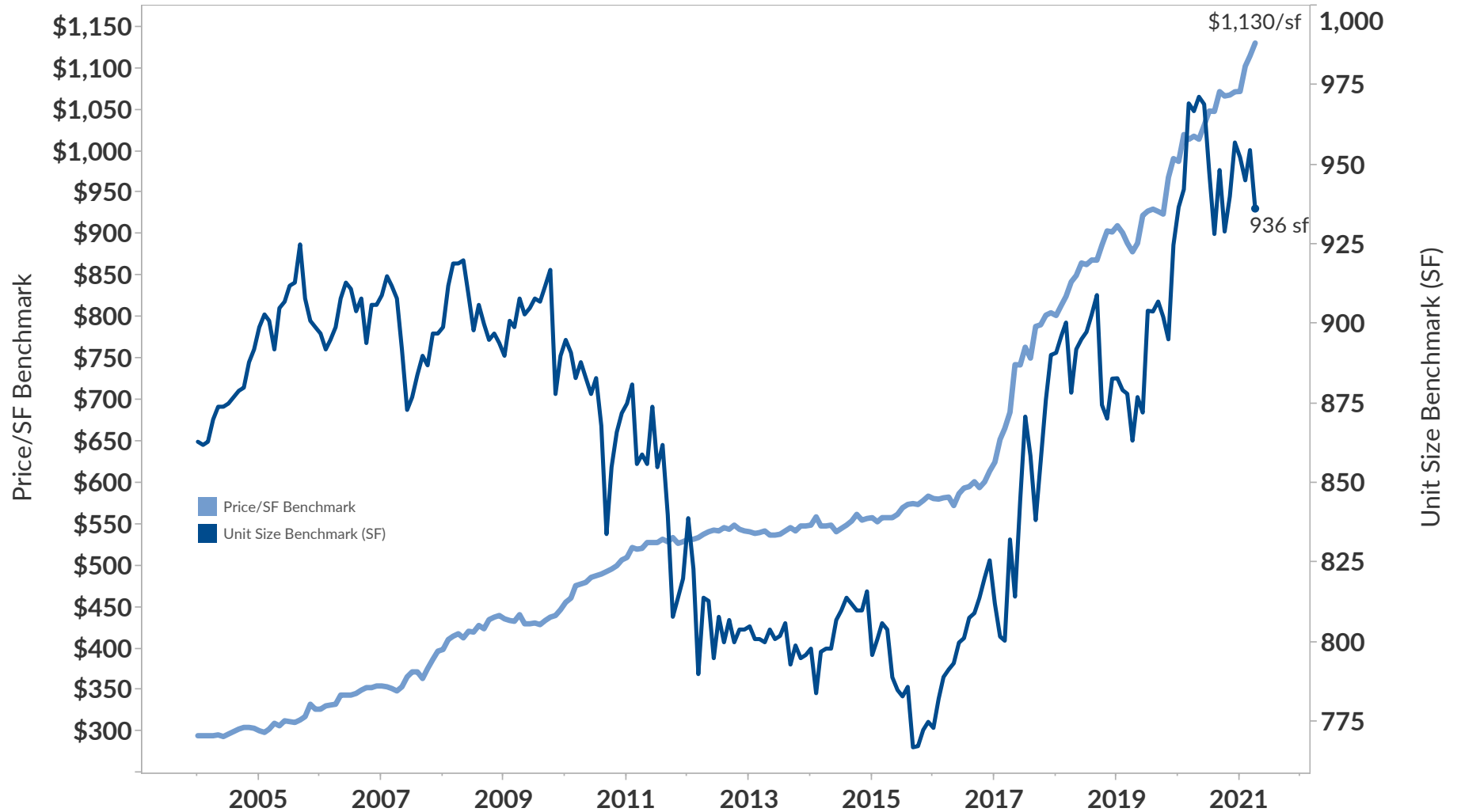
New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price was 936 sf at an average of \$1,130/sf at April 30, 2021.



Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - April 30, 2021



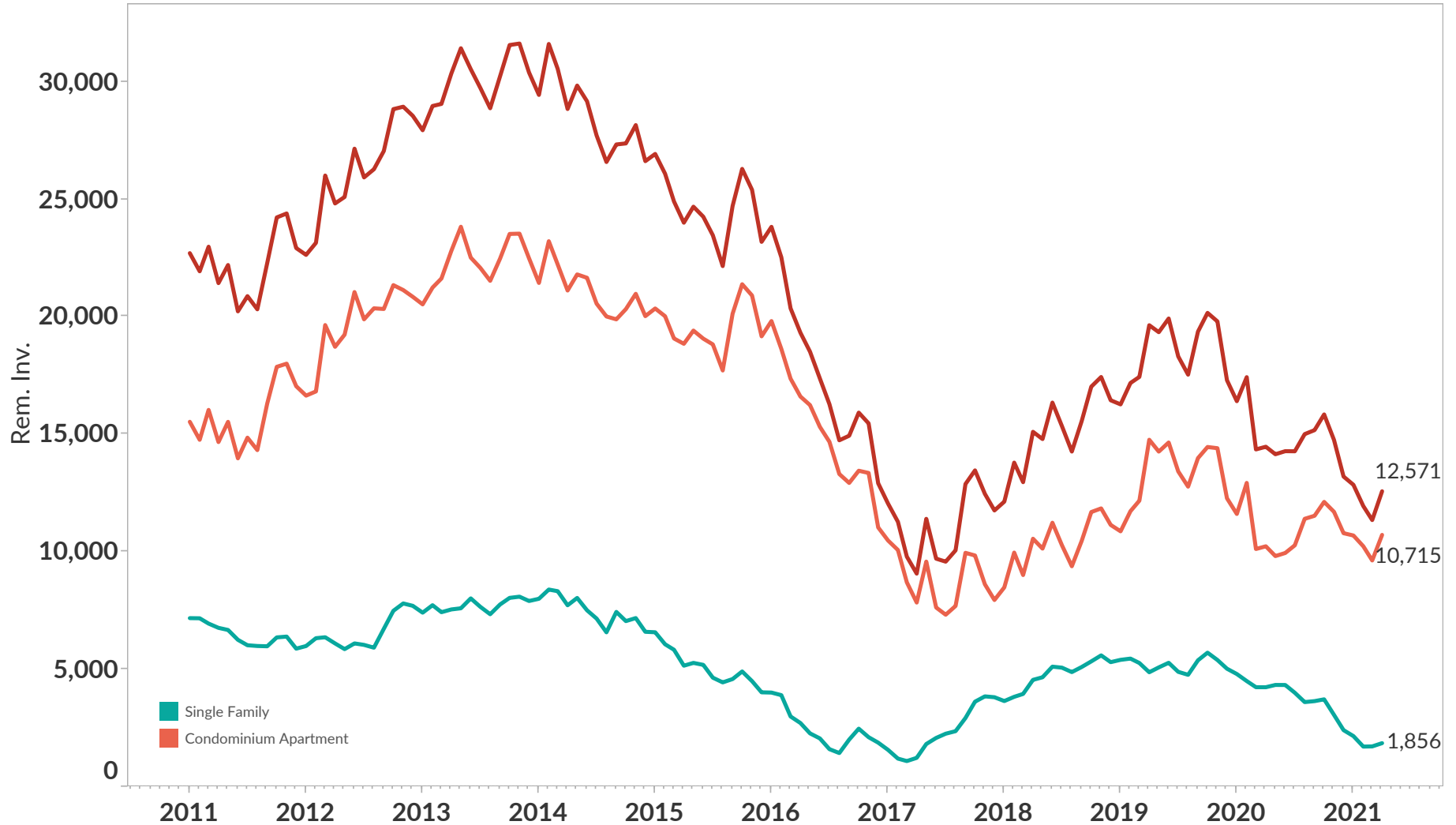
Remaining Inventory

Current total new home remaining inventory is 12,571 units comprised of 10,715 condominium apartment units and 1,856 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 2011 to April 2021



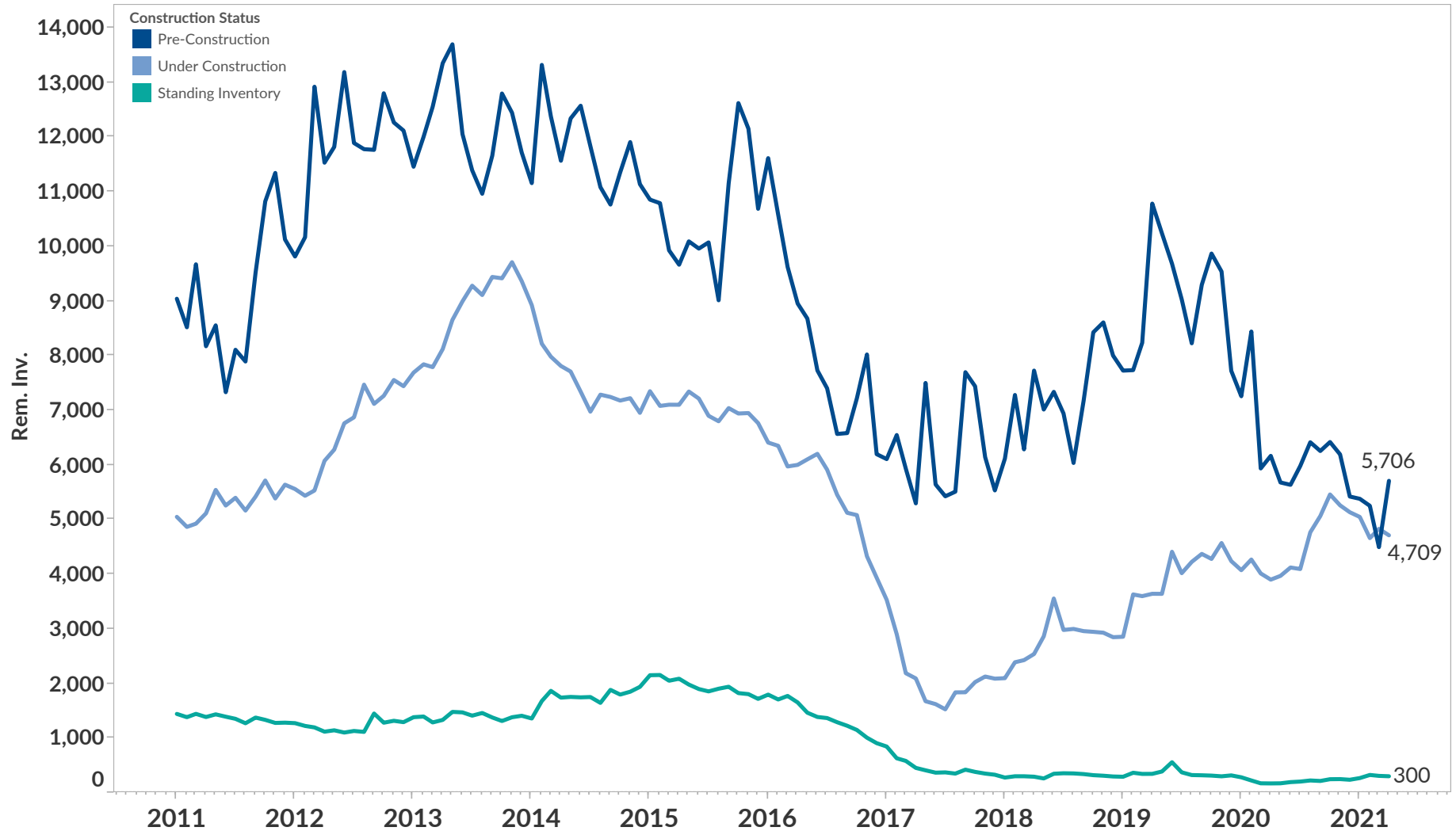
Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 10,715 units comprised of 5,706 units in pre-construction projects, 4,709 units in projects currently under construction and 300 units in completed buildings.



Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - January 2011 to April 2021



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