



Greater Toronto Area

New Homes Monthly Market Report
Data as of March 2025


Official Source of New Home Information for:



March 2025 GTA New Home Market Results

Official Source of New Home Information for:



		March Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
Single Family		225	719	4,904	\$1,532,279
		<i>Down -61% from Prior Year</i>	<i>Down -45% from Prior Year</i>		<i>Down -3.9% from Prior Year</i>
Condominium Apartment		160	501	16,803	\$1,020,864
		<i>Down -75% from Prior Year</i>	<i>Down -61% from Prior Year</i>		<i>Down -3.2% from Prior Year</i>
TOTAL		385	1,220	21,707	

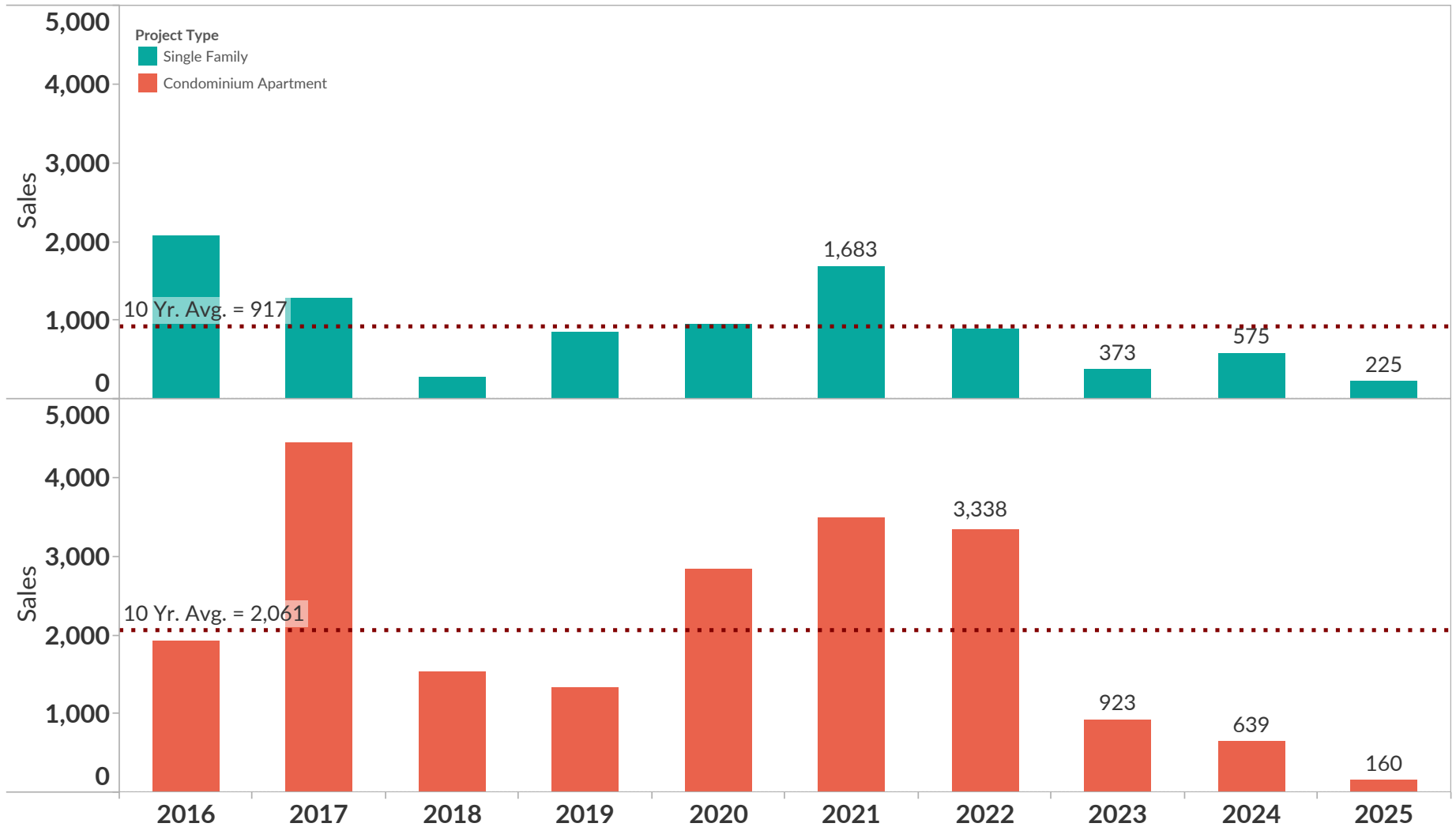


Current Month Sales

There were 385 total new home sales in March 2025, with 225 Single Family sales, down -61% from March 2024 (-75% from 10yr avg) and 160 Condominium Apartment sales, down -75% from March 2024 (-92% from 10yr avg).

March New Home Sales by Year & Project Type

Greater Toronto Area - March (2016 to 2025)

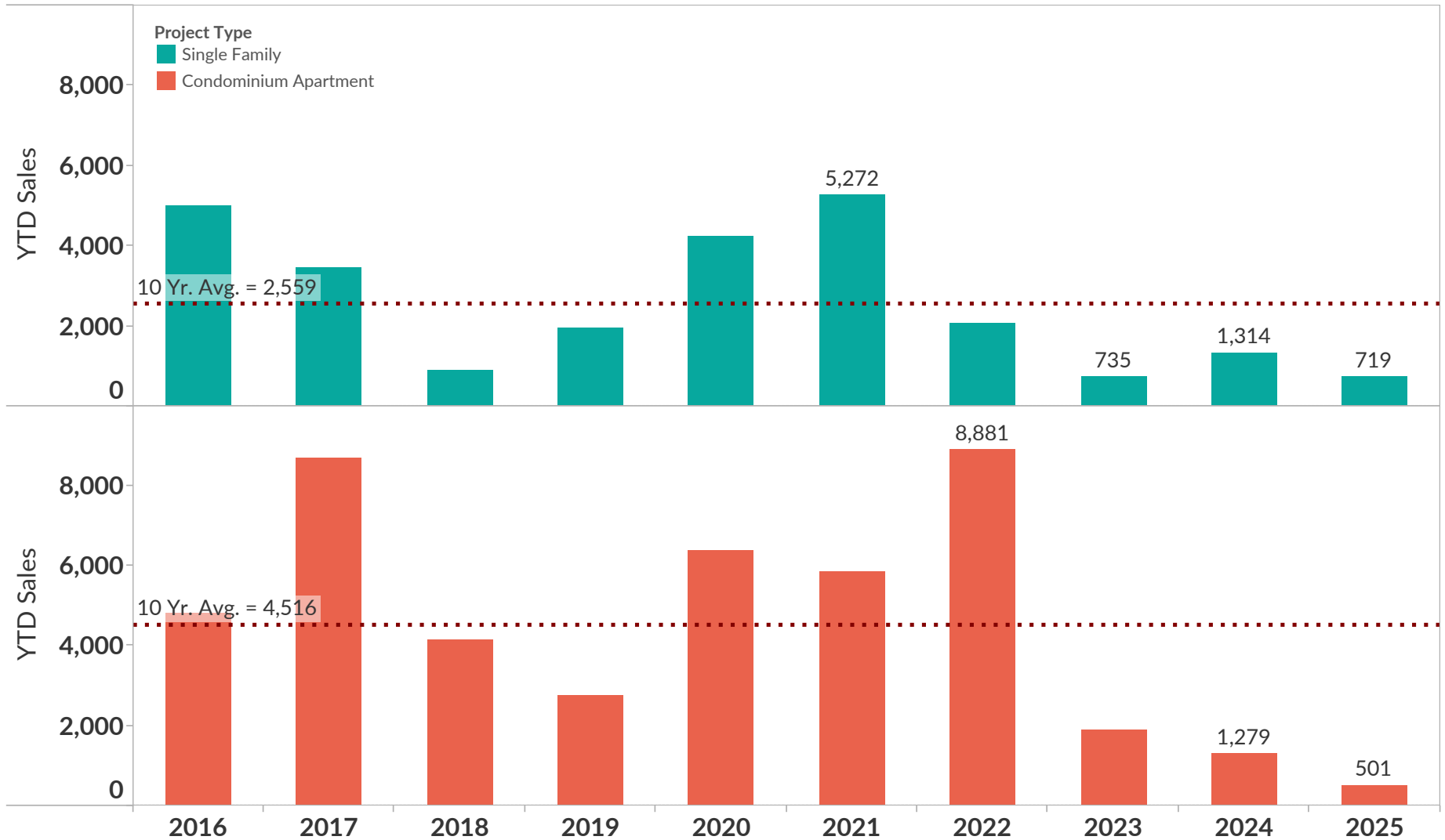


Year-to-Date Sales

Through the first three months of 2025, total sales were 1,220 with Single Family sales of 719, down -45% (-72% from 10yr avg) and Condominium Apartment sales of 501, down -61% from the previous year (-89% from 10yr avg).

Year-to-Date New Home Sales

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

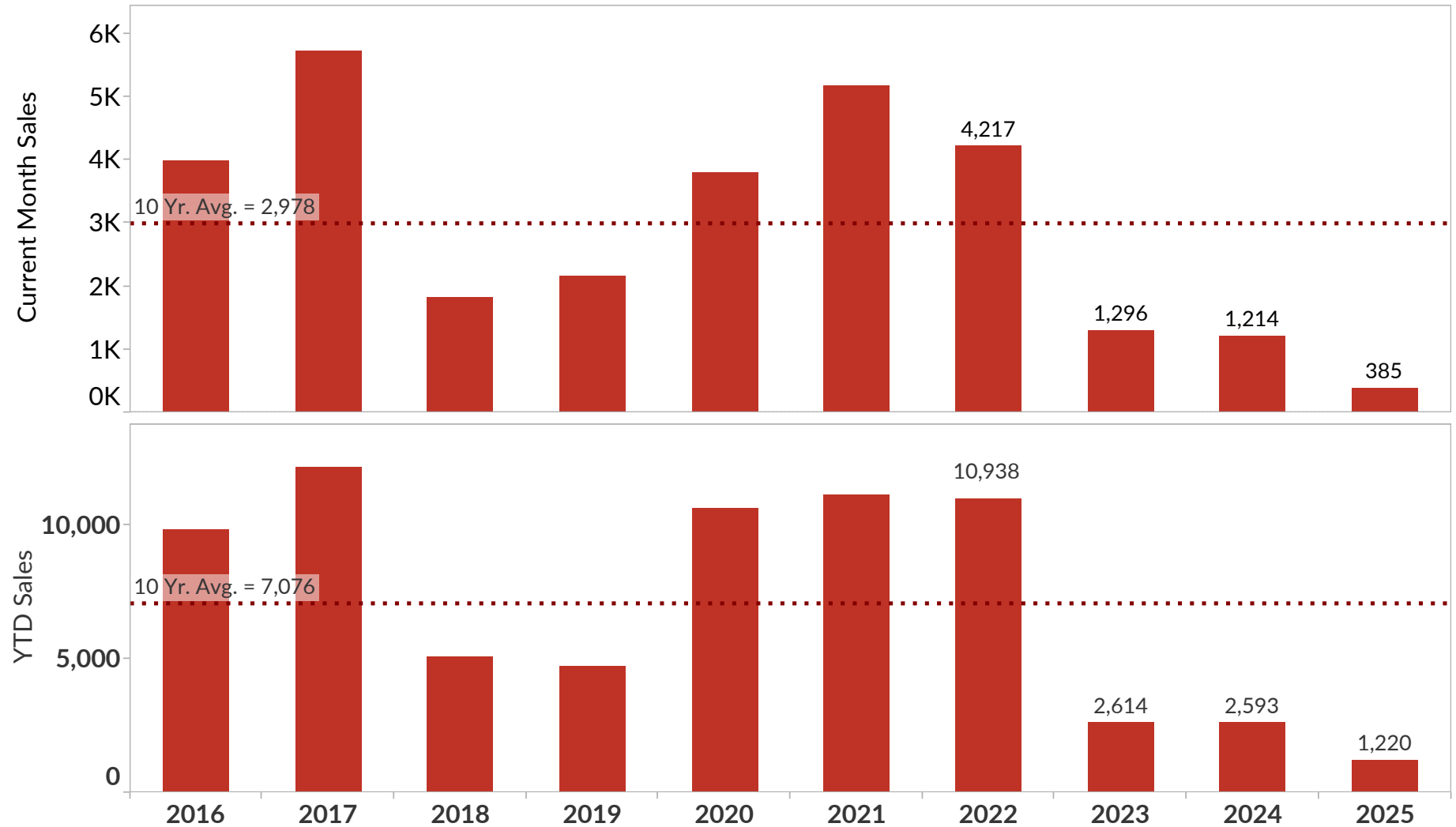


Total New Home Sales

March 2025 Total NH sales of 385 were down -68% from March 2024 (-87% from 10yr avg) and Total NH sales so far in 2025 of 1,220 were down -53% from the same period in 2024 (-83% from 10yr avg).

Total New Home Sales - Current Month & YTD

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



Sales Data by Region

New Home Sales by Region

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

Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	14	53	9	73	11	54	40	23	5	103	385
2024	35	116	22	191	275	174	215	85	7	94	1,214
2023	62	40	84	705	32	108	109	89	21	46	1,296

Year-to-Date New Home Sales by Region

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

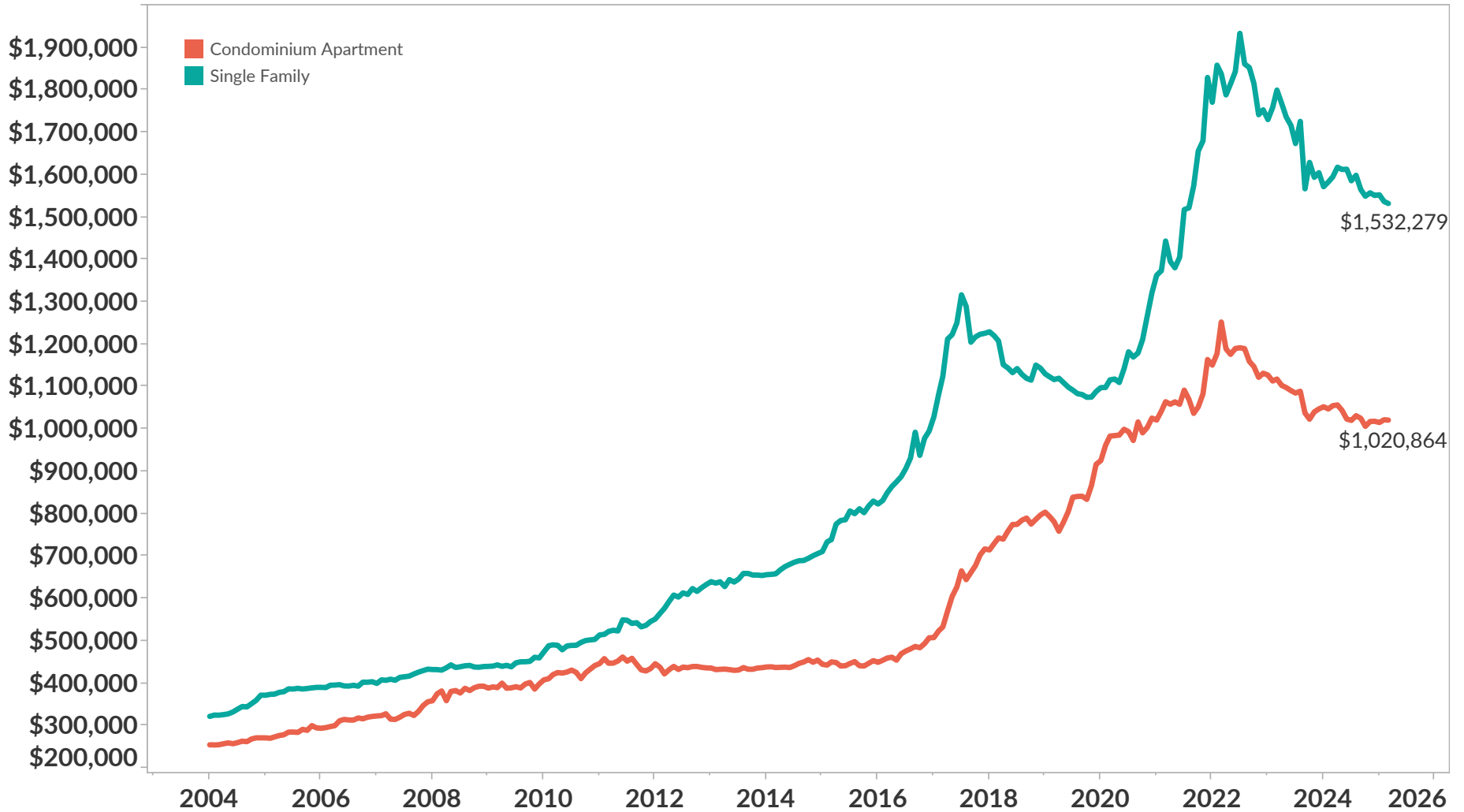
Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	56	152	32	227	34	209	123	85	11	291	1,220
2024	85	256	73	558	307	377	498	189	14	236	2,593
2023	152	97	123	1,463	44	265	198	139	21	112	2,614

New Home Benchmark Price

The benchmark price was \$1,532,279 for Single Family new homes and \$1,020,864 for Condominium Apartment new homes at March 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

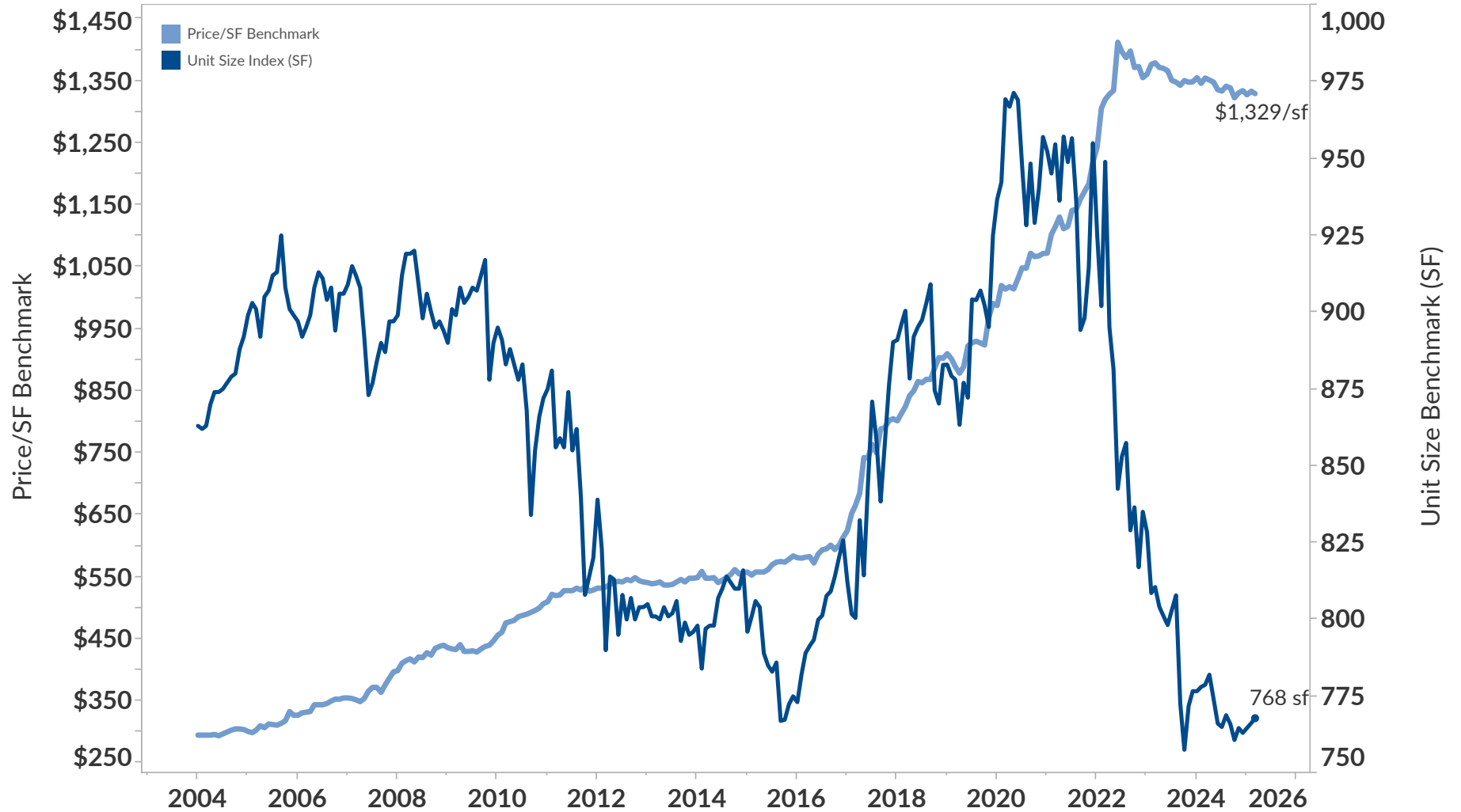


New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price were 768 sf at an average of \$1,329/sf at March 31, 2025.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2025

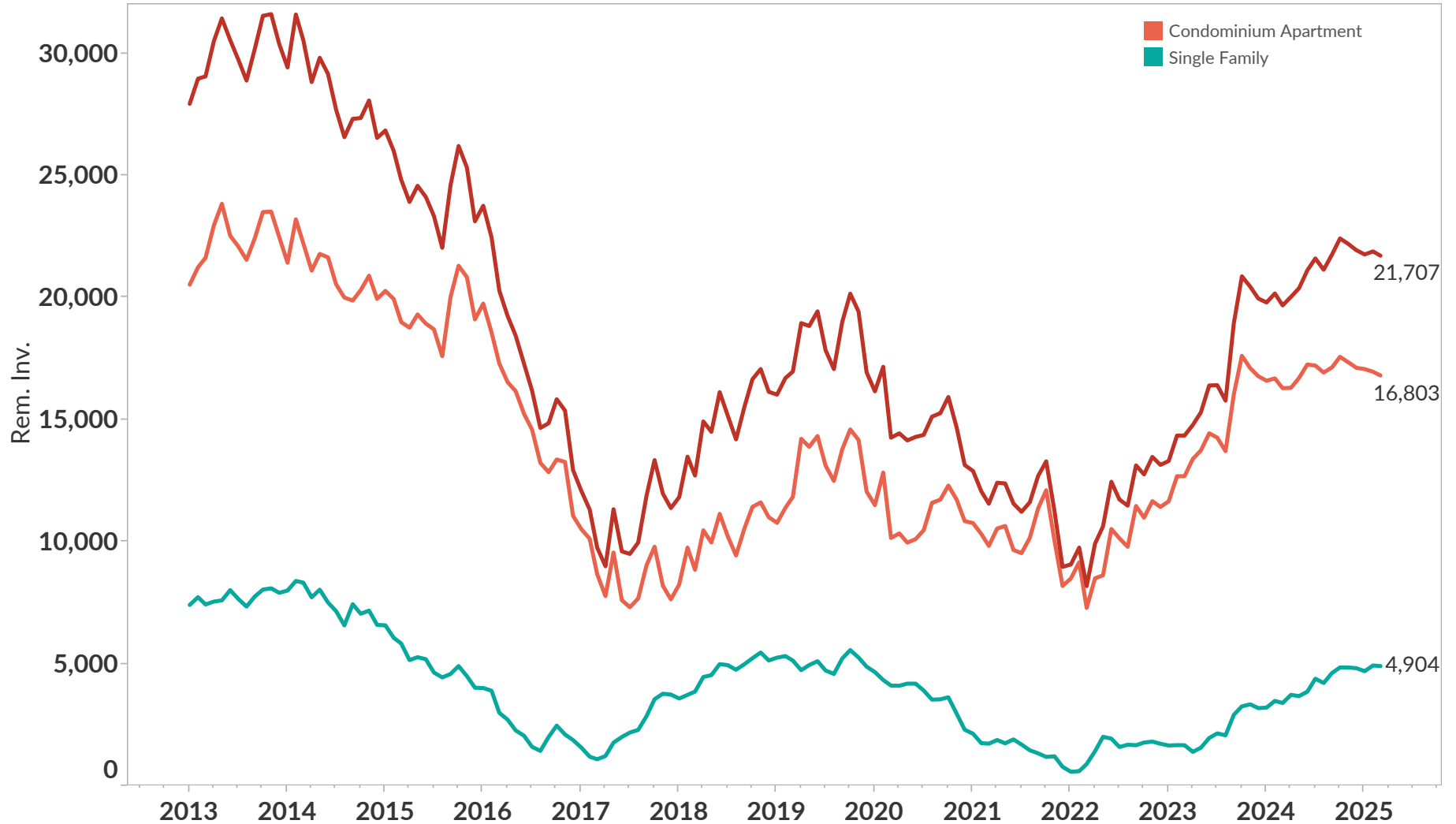


Remaining Inventory

Current total new home remaining inventory is 21,707 units comprised of 16,803 condominium apartment units and 4,904 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

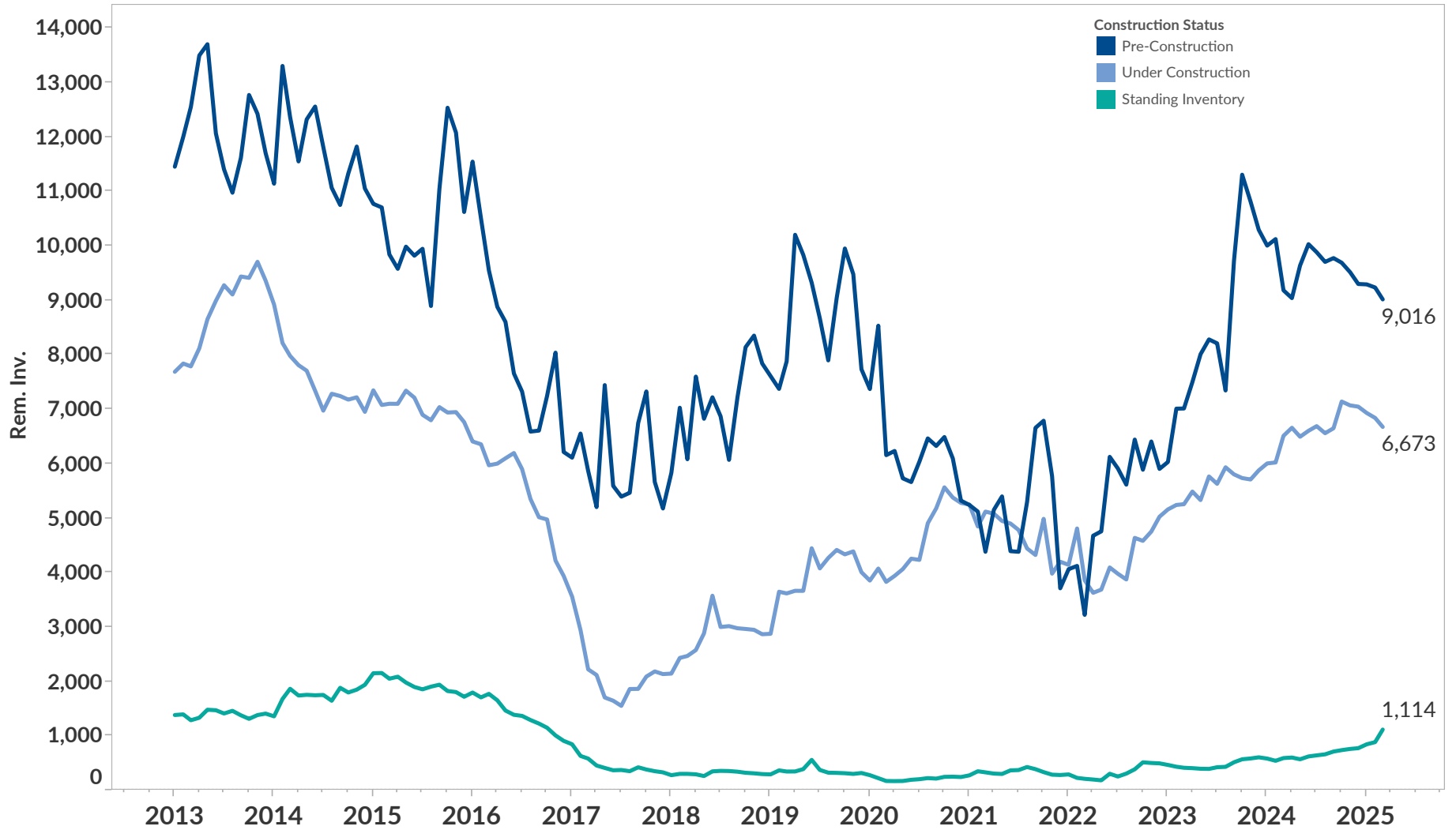


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 16,803 units comprised of 9,016 units in pre-construction projects, 6,673 units in projects currently under construction and 1,114 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2025





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