



Greater Toronto Area

New Homes Monthly Market Report
Data as of July 2020

Official Source of New Home Information for:





AltusGroup

July 2020 GTA New Home Market Results

Official Source of New Home Information for:



		July Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
Single Family		1,553	7,779	3,999	\$1,182,199
		<i>Up +187% from Prior Year</i>	<i>Up +51% from Prior Year</i>		<i>Up +8% from Prior Year</i>
Condominium Apartment		1,991	10,381	9,829	\$993,811
		<i>Down -4% from Prior Year</i>	<i>Down -28% from Prior Year</i>		<i>Up +19% from Prior Year</i>
TOTAL		3,544	18,160	13,828	

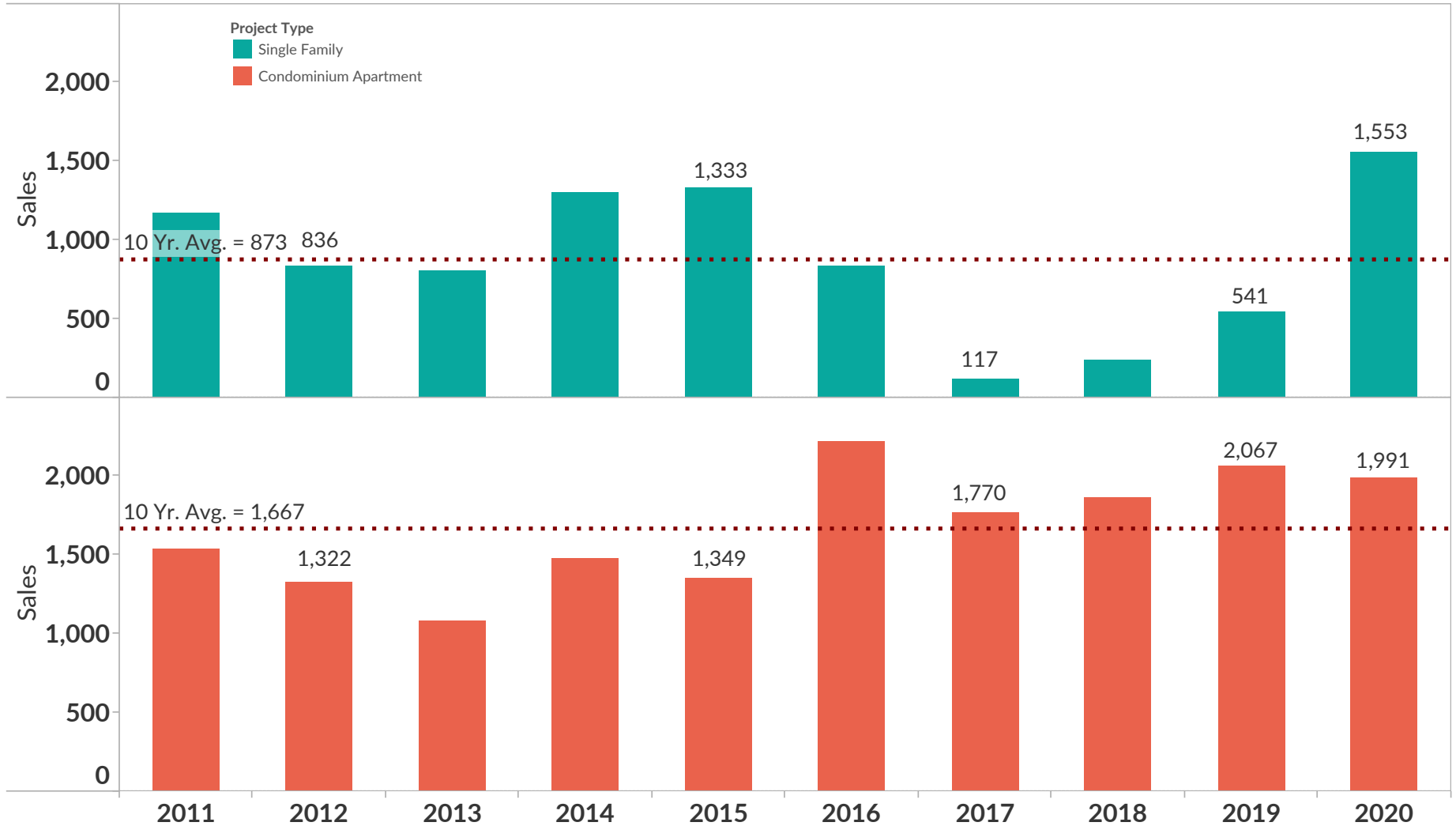
Current Month Sales

There were 3,544 total new home sales in July 2020, with 1,553 Single Family sales, up +187% from last July (+78% from 10yr) and 1,991 Condominium Apartment sales, down -4% from July 2019 (+19% from 10yr avg).



July New Home Sales by Year & Project Type

Greater Toronto Area - July (2011 to 2020)



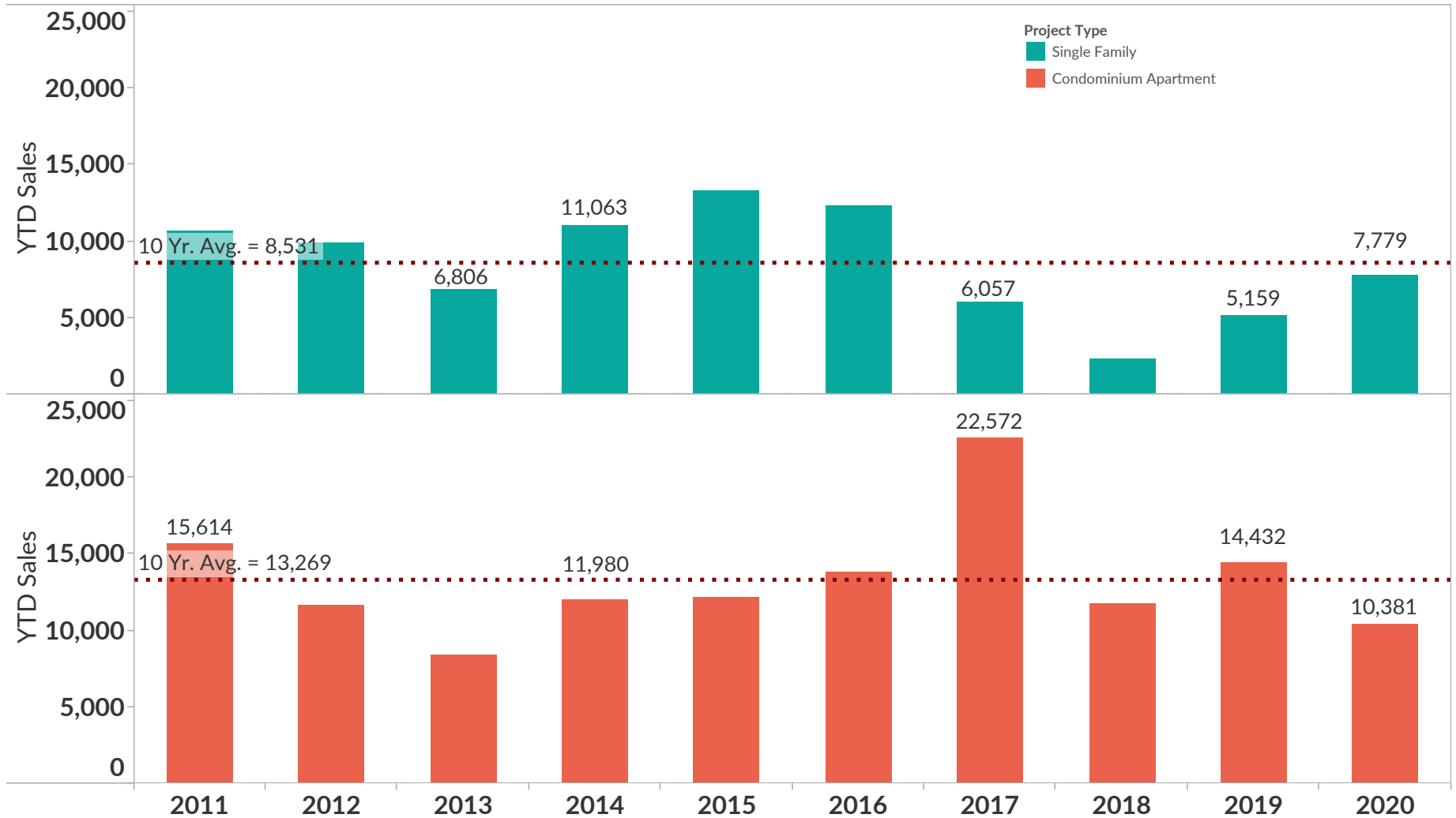
Year to Date Sales

Through the first seven months of 2020 total sales were 18,160 with Single Family sales of 7,779 increasing +51% (-9% from 10yr avg) and Condominium Apartment sales of 10,381, -28% from the previous year (-22% from 10yr avg).



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

Greater Toronto Area - Jan. to Jul. 2011 to 2020



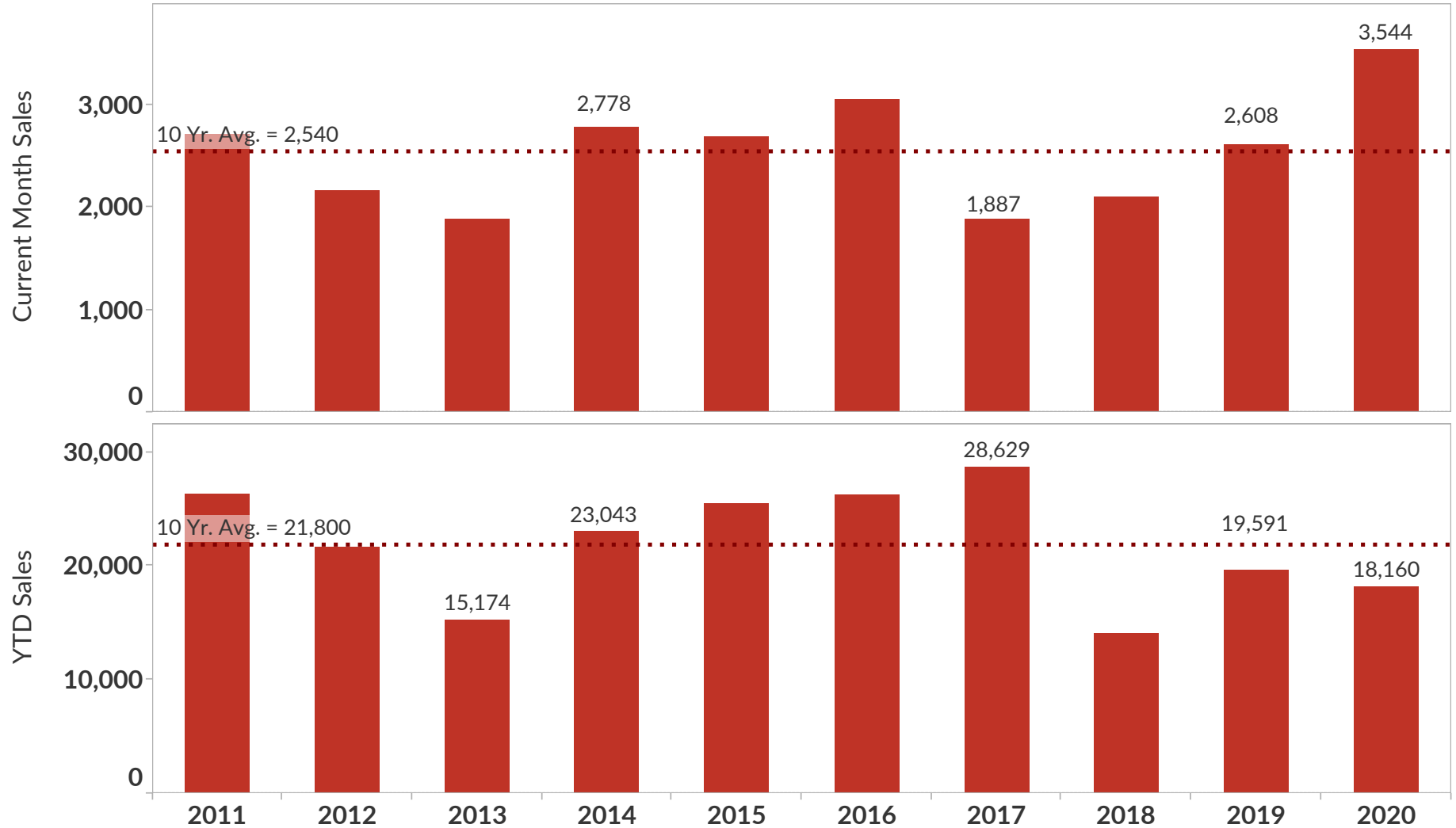
Total New Home Sales

July 2020 Total NH sales of 3,544 were up +36% from July 2019 (+40% from 10yr avg) and Total NH sales so far in 2020 of 18,160 were down -7% from the same period in 2019 (-17% from 10yr avg).



Total New Home Sales - Current Month & YTD

Greater Toronto Area - Jul. (top chart) & Jan. to Jul. (lower chart) 2011 to 2020

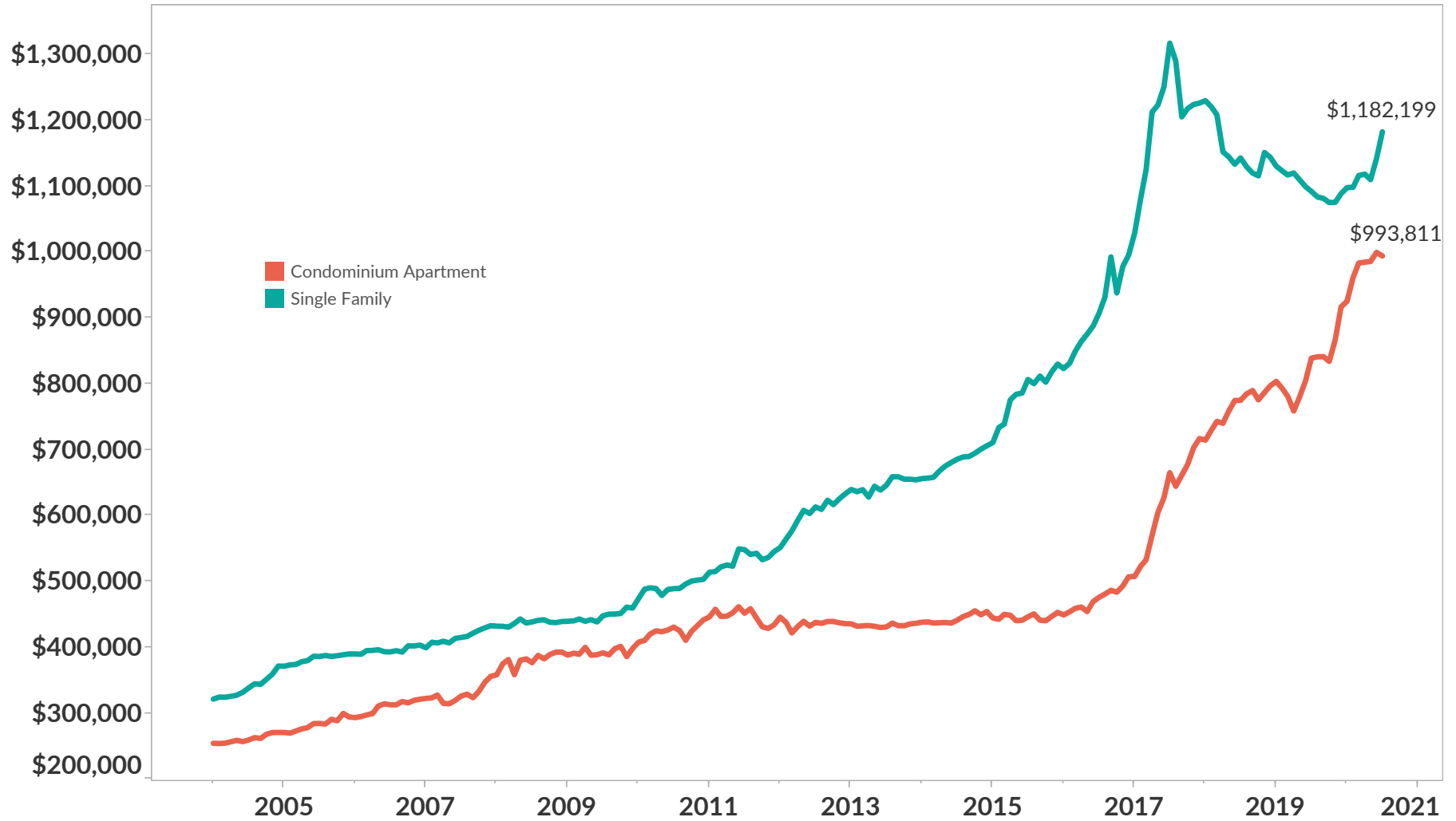


New Home Benchmark Price

The benchmark price was \$1,182,199 for Single Family new homes and \$993,811 for Condominium Apartment new homes at July 31, 2020. 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 July 2020



New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price was 948 sf at an average of \$1,048/sf at July 31, 2020.



Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - July 31, 2020



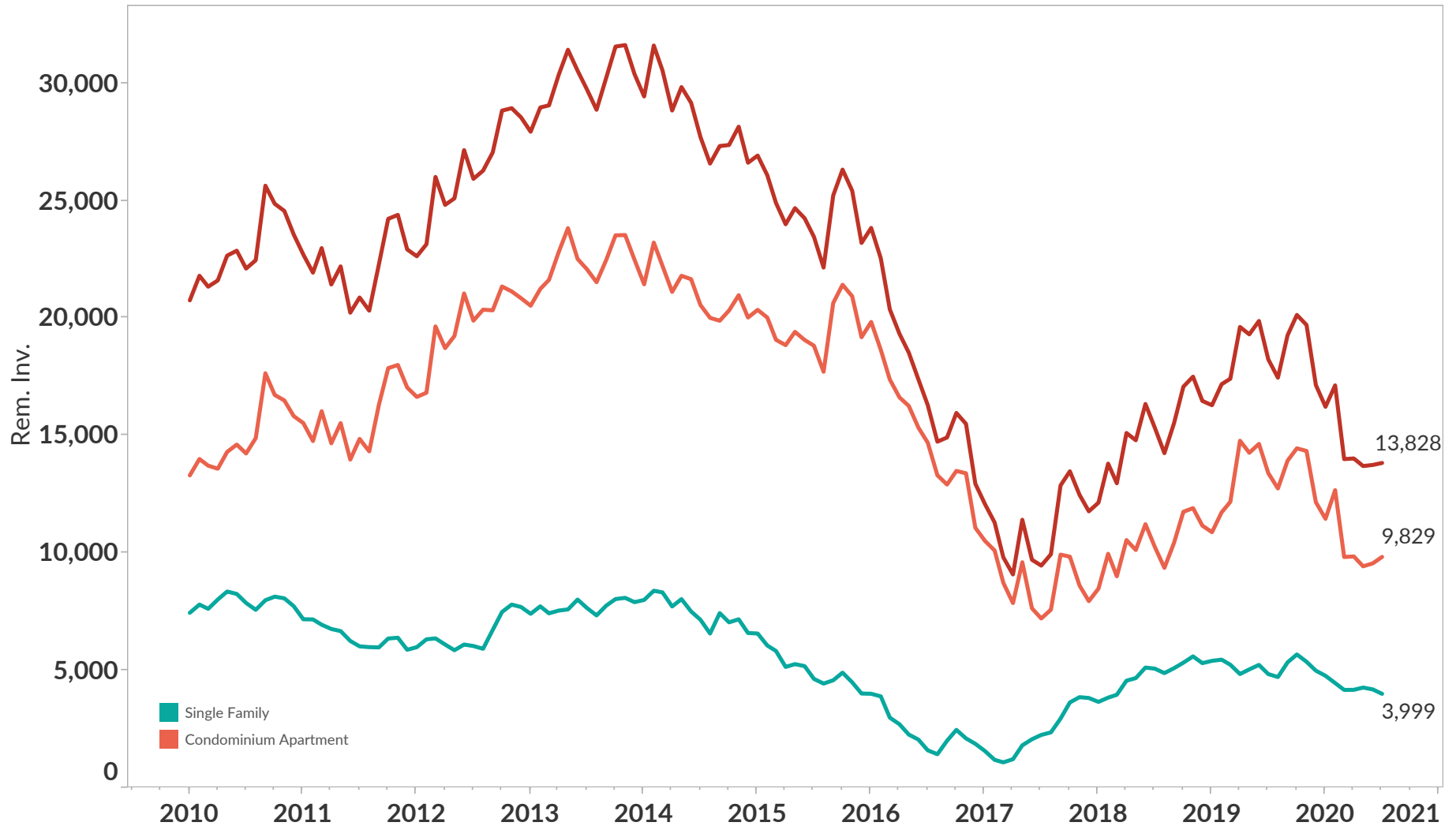
Remaining Inventory

Current total new home remaining inventory is 13,828 units comprised of 9,829 condominium apartment units and 3,999 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 2010 to July 2020



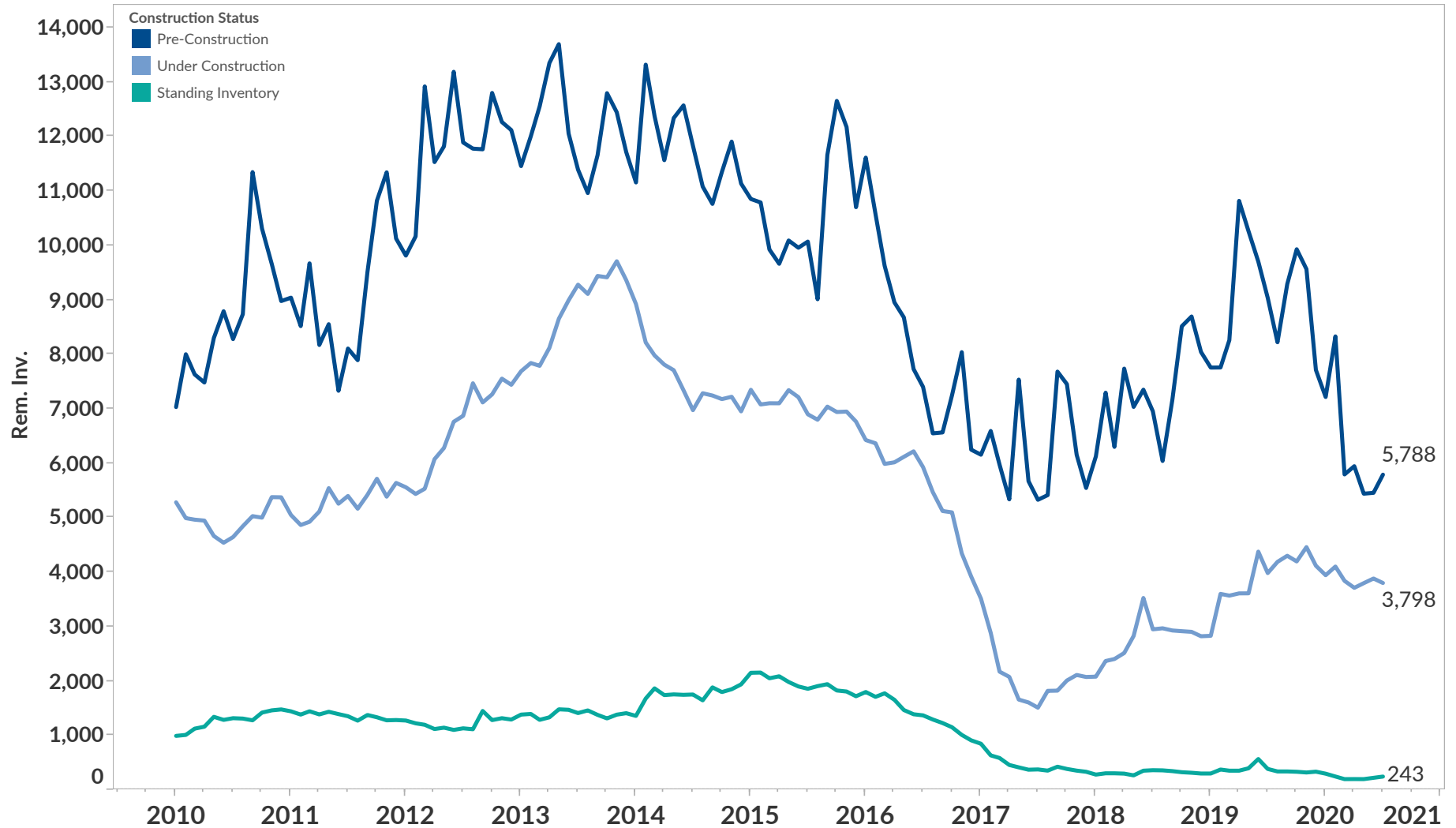
Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 9,829 units comprised of 5,788 units in pre-construction projects, 3,798 units in projects currently under construction and 243 units in completed buildings.



Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - January 2010 to July 2020



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