



Greater Toronto Area

New Homes Monthly Market Report  
Data as of September 2021

Official Source of New Home Information for:




**Altus Group**

# September 2021 GTA New Home Market Results

Official Source of New Home Information for:



		September Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
Single Family		1,073	11,143	1,322	\$1,573,764
		<i>Down -54% from Prior Year*</i>	<i>Down -8% from Prior Year</i>		<i>Up +33% from Prior Year</i>
Condominium Apartment		2,488	23,077	11,107	\$1,036,831
		<i>Down -10% from Prior Year*</i>	<i>Up +50% from Prior Year</i>		<i>Up +2% from Prior Year</i>
<b>TOTAL</b>		<b>3,767</b>	<b>34,220</b>	<b>12,429</b>	

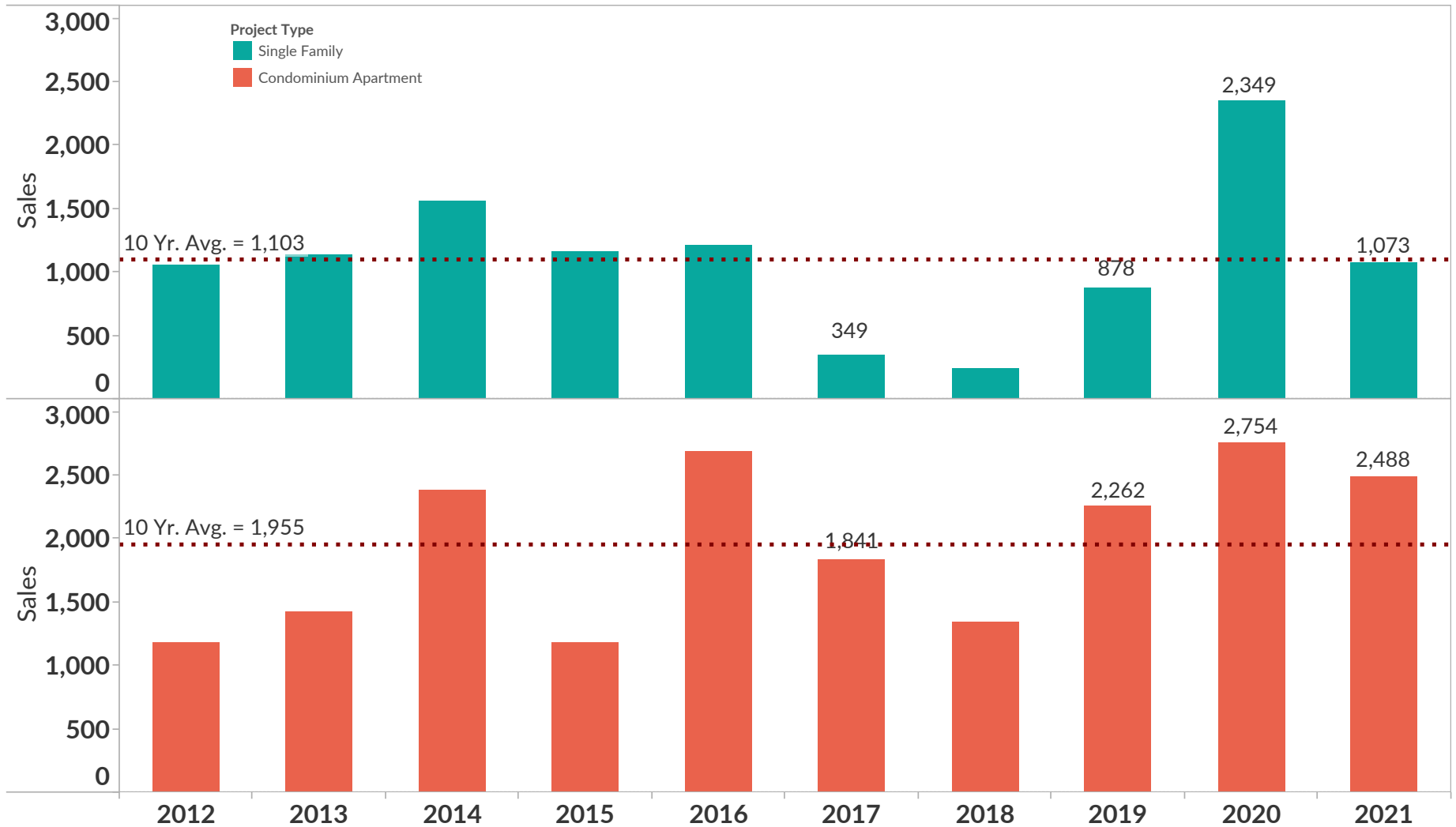
\*The Summer of 2020 marked the release of pent up demand from the original COVID-19 lockdown

# Current Month Sales

There were 3,561 total new home sales in September 2021, with 1,073 Single Family sales, down -54% from last September (-3% from 10yr) and 2,488 Condominium Apartment sales, down -10% from September 2020 (+27% from 10yr avg).

## September New Home Sales by Year & Project Type

Greater Toronto Area - September (2012 to 2021)



# Year to Date Sales

Through the first nine months of 2021 total sales were 34,220 with Single Family sales of 11,143 decreasing -8% (+9% from 10yr avg) and Condominium Apartment sales of 23,077, +50% from the previous year (+38% from 10yr avg).



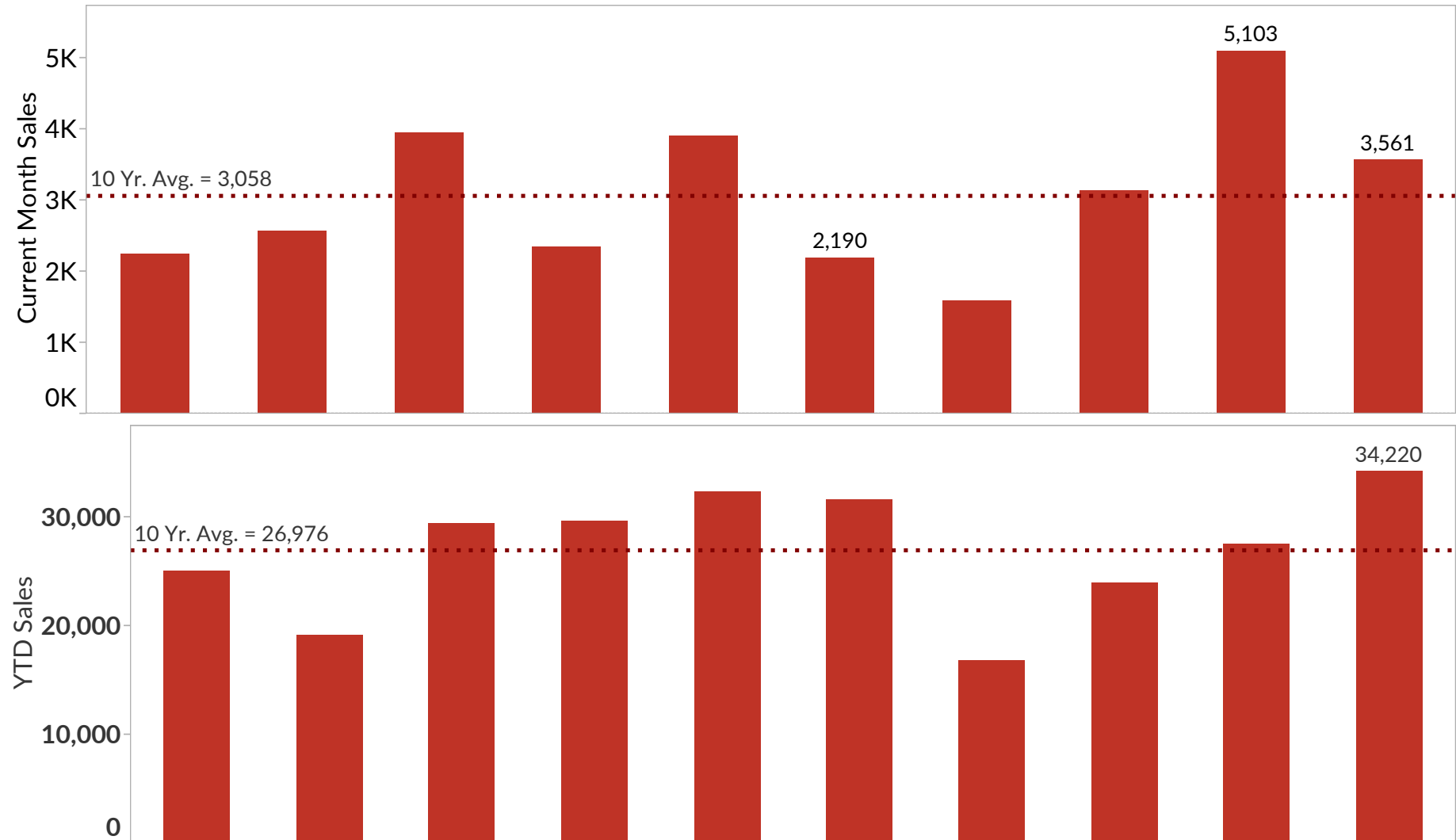
# Total New Home Sales

September 2021 Total NH sales of 3,561 were down -30% from September 2020 (+16% from 10yr avg) and Total NH sales so far in 2021 of 34,220 were up +25% from the same period in 2020 (+27% from 10yr avg).



## Total New Home Sales - Current Month & YTD

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



## Sales Data by Region

### August New Home Sales by Region

Greater Toronto Area - Sep. (2019 to 2021)

Year of Peri..	Condominium Apartment						Single Family						Total
	Durham	Halton	Peel	Toronto	York	Total	Durham	Halton	Peel	Toronto	York	Total	
2021	223	219	197	1,433	416	2,488	269	53	245	73	433	1,073	3,561
2020	62	239	1,125	776	552	2,754	576	217	667	37	852	2,349	5,103
2019	25	279	173	1,471	314	2,262	148	287	168	32	243	878	3,140

### Year to Date New Home Sales by Region

Greater Toronto Area - Jan. to Sep. (2019 to 2021)

Year of Peri..	Condominium Apartment						Single Family						Total
	Durham	Halton	Peel	Toronto	York	Total	Durham	Halton	Peel	Toronto	York	Total	
2021	1,703	2,519	3,701	10,951	4,203	23,077	3,531	1,150	2,062	314	4,086	11,143	34,220
2020	455	1,495	3,227	7,642	2,528	15,347	3,266	1,987	2,138	196	4,550	12,137	27,484
2019	323	1,206	3,008	9,136	3,858	17,531	1,206	1,446	1,805	264	1,700	6,421	23,952

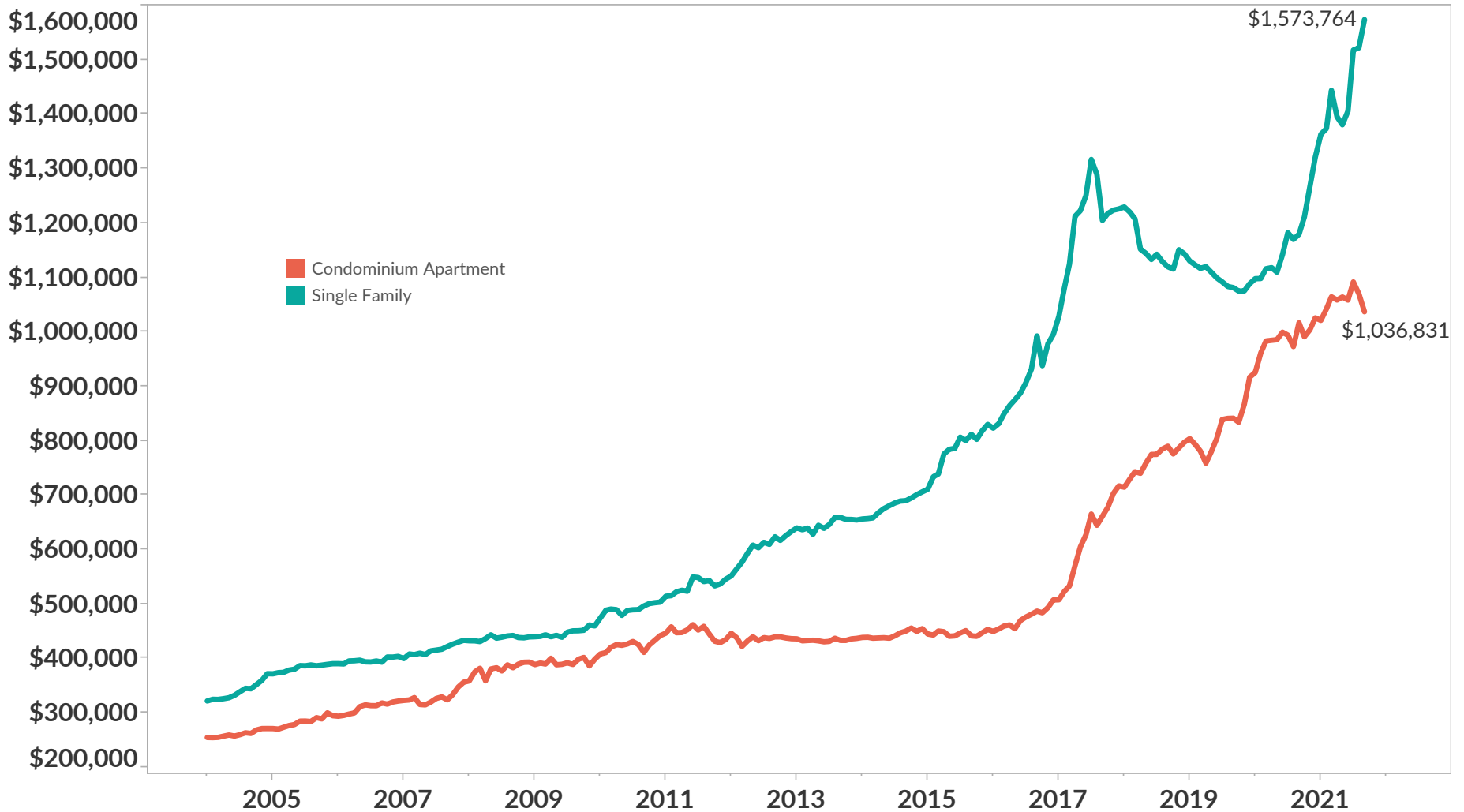
# New Home Benchmark Price

The benchmark price was \$1,573,764 for Single Family new homes and \$1,036,831 for Condominium Apartment new homes at September 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 September 2021



# New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price was 894 sf at an average of \$1,160/sf at September 30, 2021.



## Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - September 30, 2021





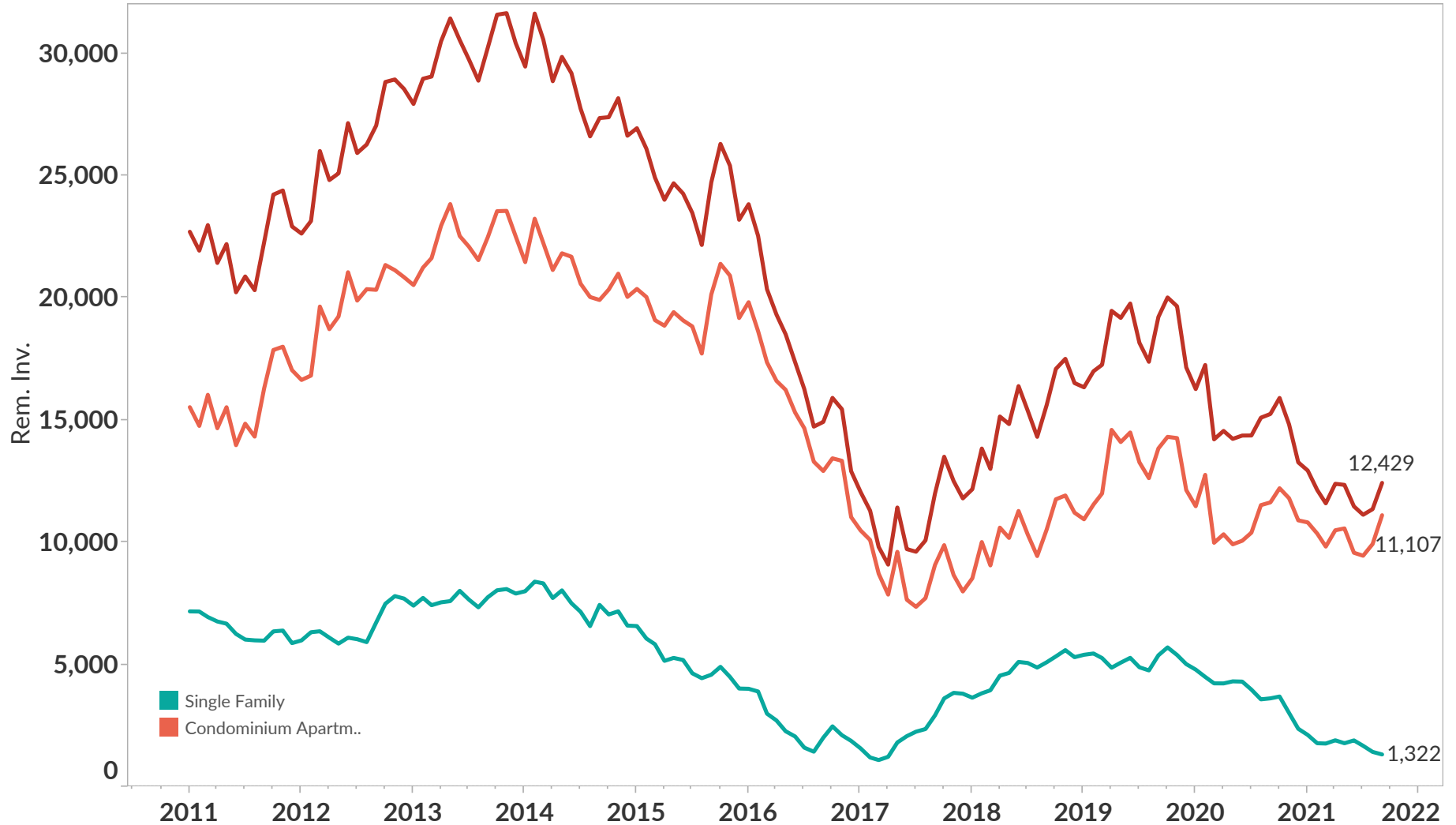
# Remaining Inventory

Current total new home remaining inventory is 12,429 units comprised of 11,107 condominium apartment units and 1,322 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 September 2021



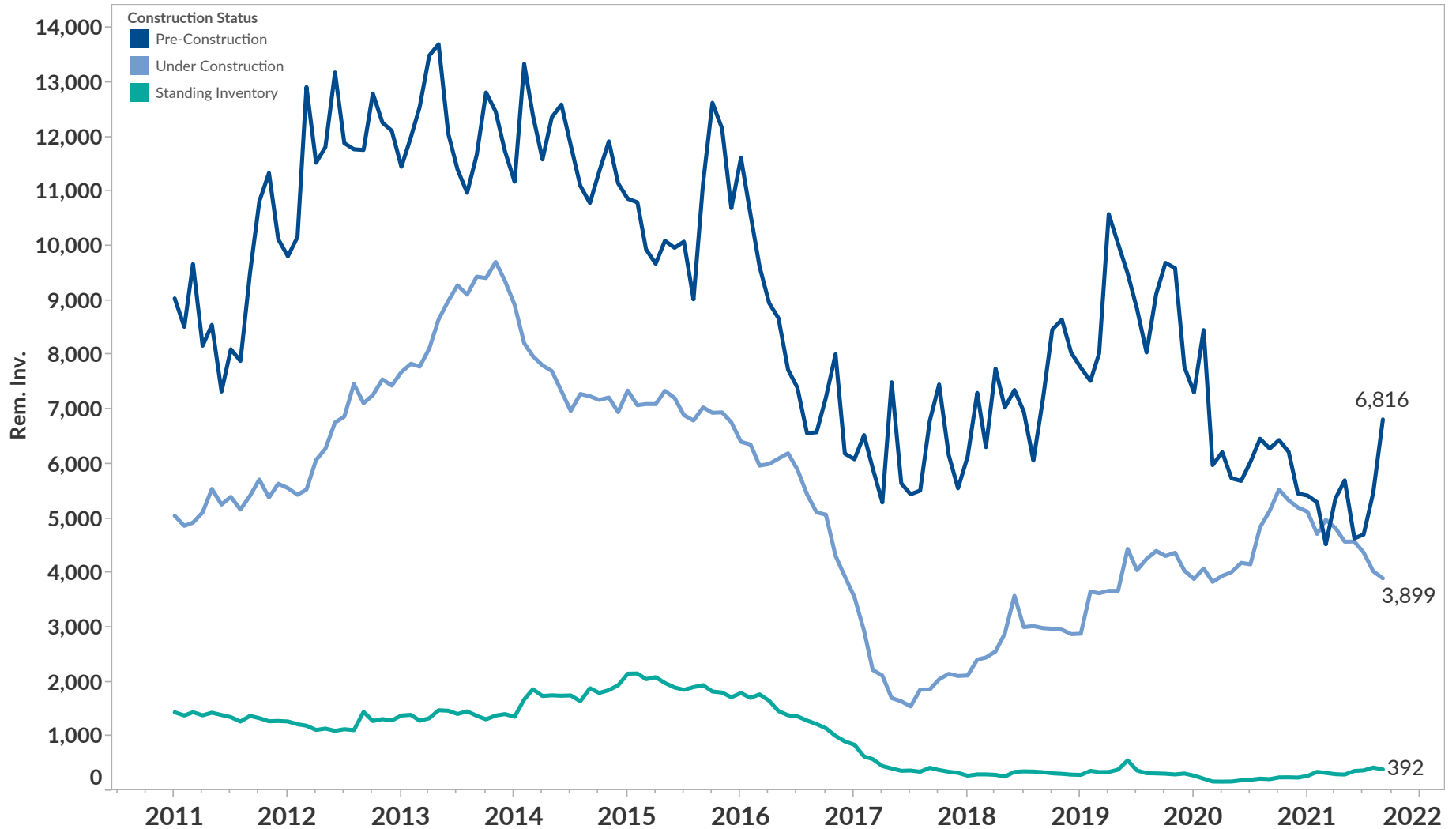
# Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 11,107 units comprised of 6,816 units in pre-construction projects, 3,899 units in projects currently under construction and 392 units in completed buildings.



## Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - January 2011 to September 2021



**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.