



Greater Toronto Area

New Homes Monthly Market Report
Data as of April 2023

Official Source of New Home Information for:



April 2023 GTA New Home Market Results

Official Source of New Home Information for:



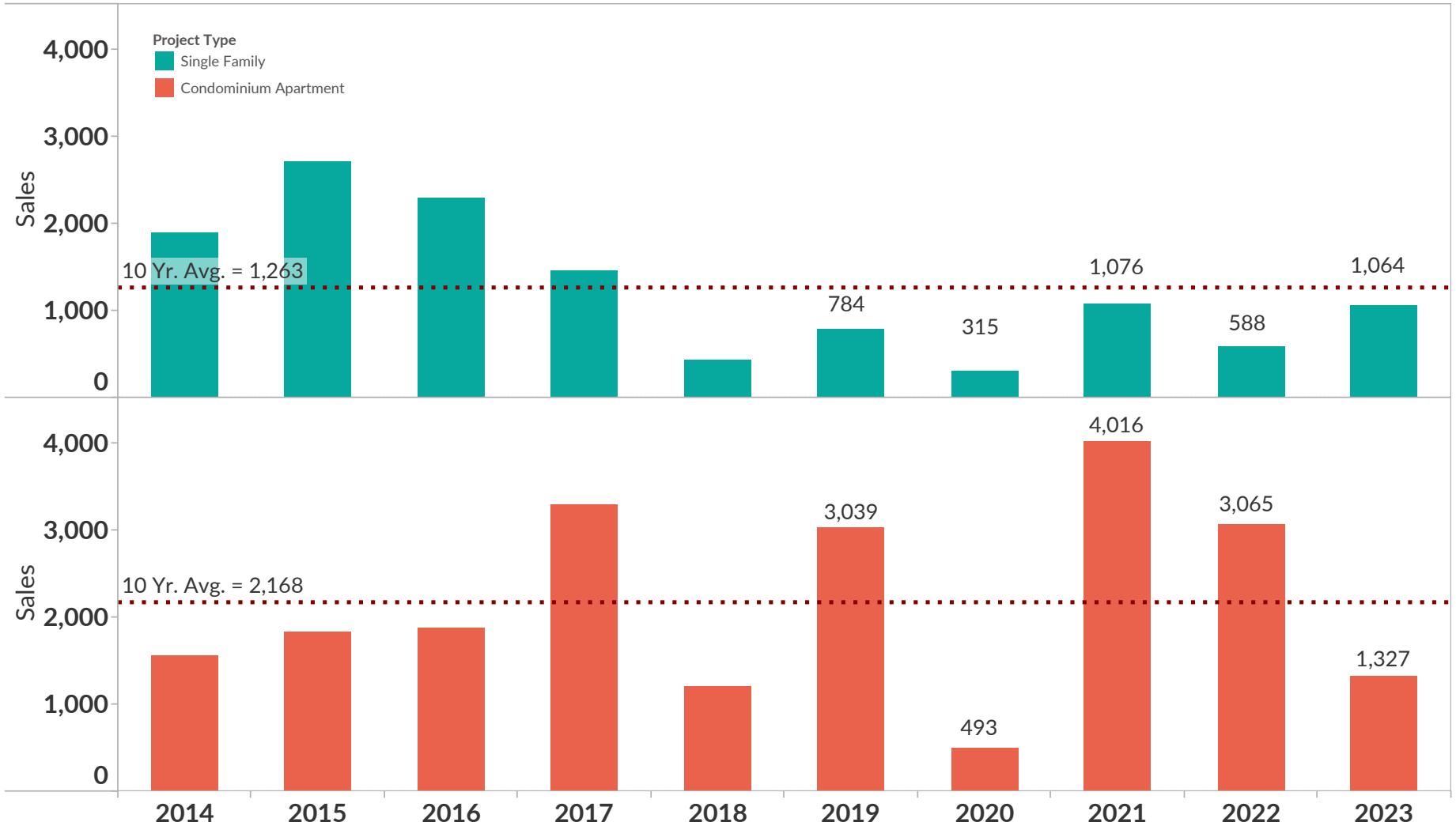
		March Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
Single Family		1,064	1,858	1,340	\$1,768,456
		<i>Up +81% from Prior Year</i>	<i>Down -32% from Prior Year</i>		<i>Down -1.1% from Prior Year</i>
Condominium Apartment		1,327	3,456	13,558	\$1,102,904
		<i>Down -57% from Prior Year</i>	<i>Down -71% from Prior Year</i>		<i>Down -7.3% from Prior Year</i>
TOTAL		2,391	5,314	14,928	

Current Month Sales

There were 2,391 total new home sales in April 2023, with 1,064 Single Family sales, up +81% from April 2022 (-16% from 10yr avg) and 1,327 Condominium Apartment sales, down -57% from April 2022 (-39% from 10yr avg).

April New Home Sales by Year & Project Type

Greater Toronto Area - April (2014 to 2023)

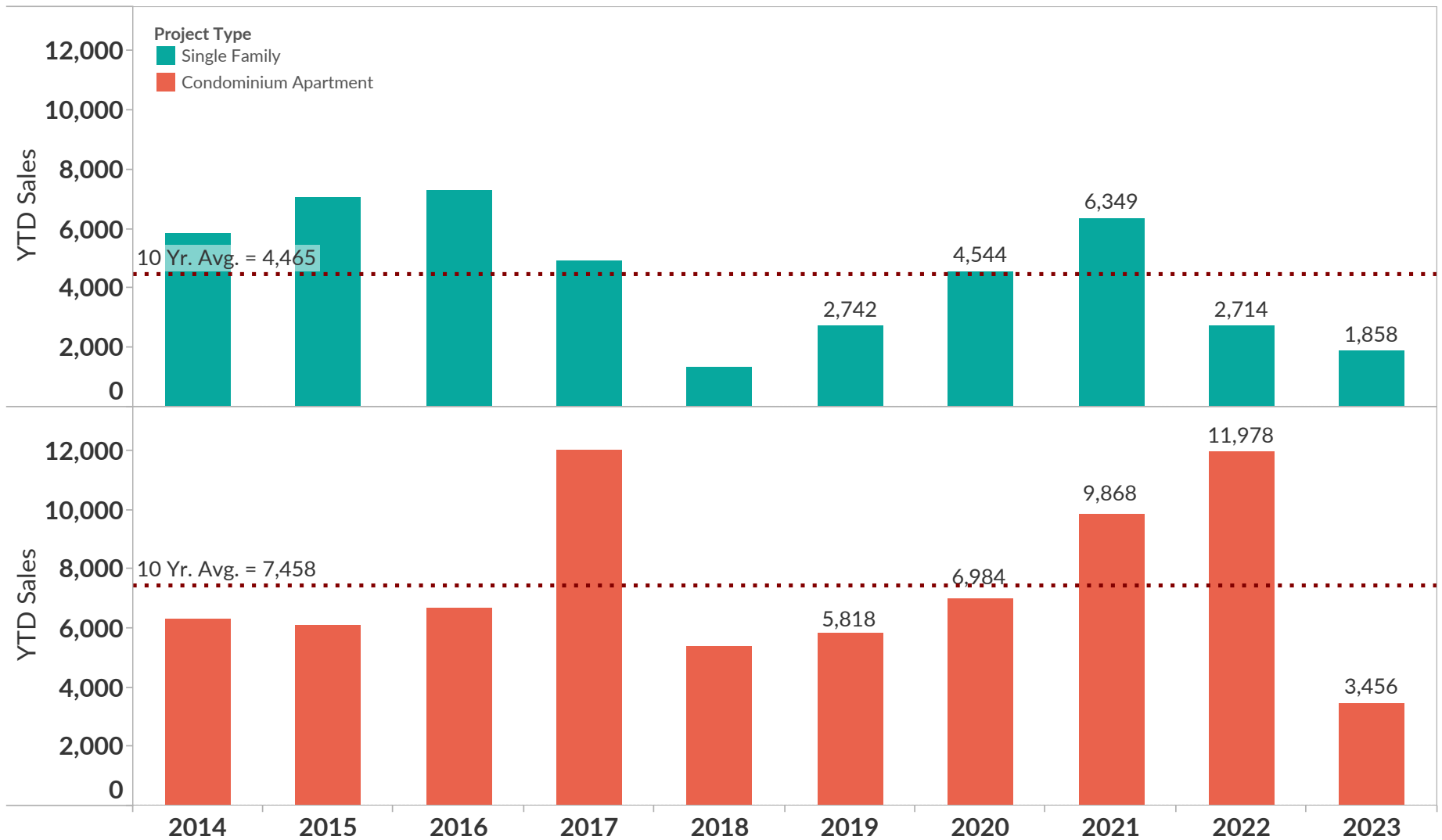


Year-to-Date Sales

Through the first four months of 2023, total sales were 5,314 with Single Family sales of 1,858 decreasing -32% (-58% from 10yr avg) and Condominium Apartment sales of 3,456, down -71% from the previous year (-60% from 10yr avg).

Year-to-Date New Home Sales

Greater Toronto Area - January to April (2013 to 2023)

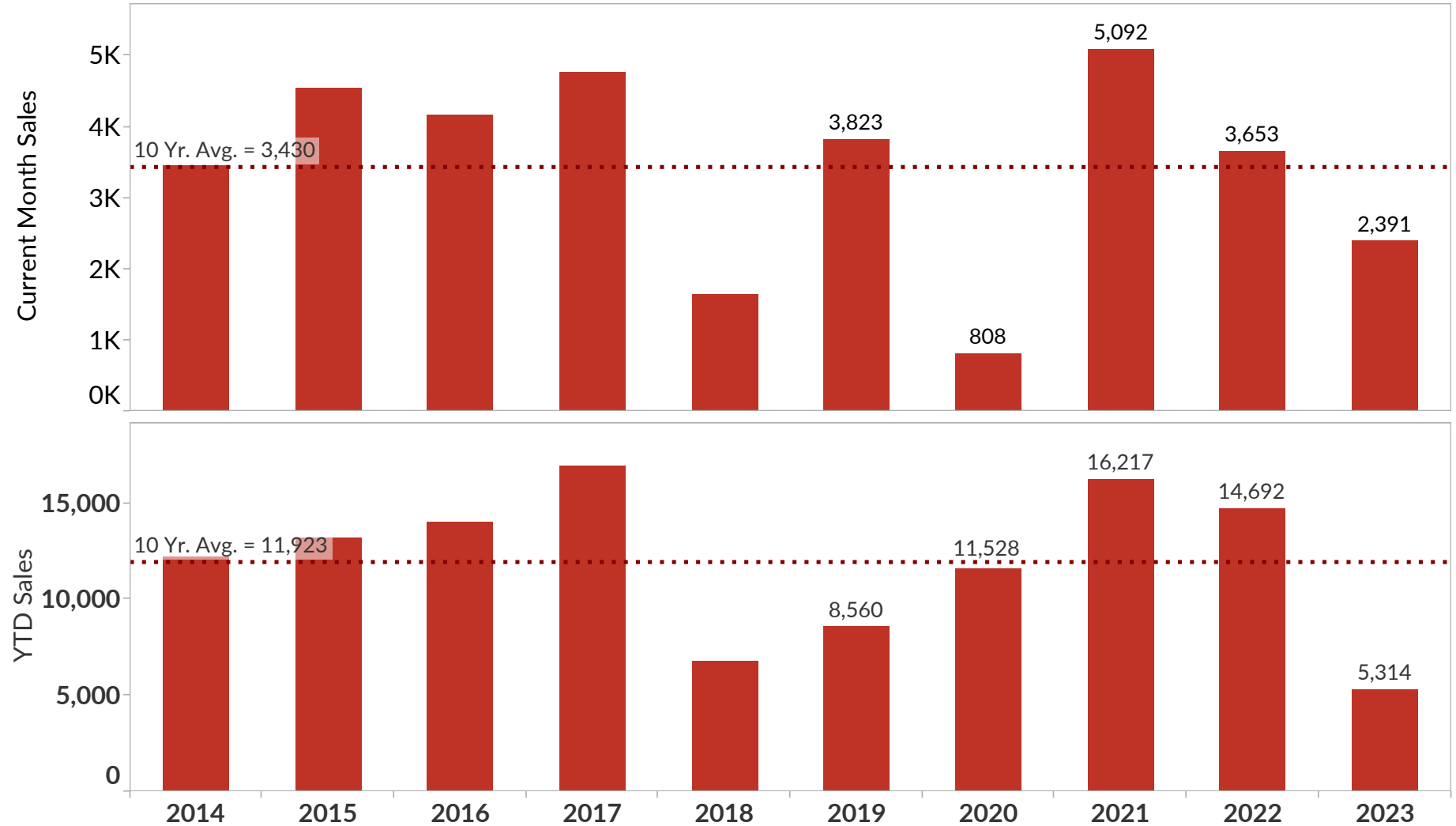


Total New Home Sales

April 2023 Total NH sales of 2,391 were down -35% from April 2022 (-30% from 10yr avg) and Total NH sales so far in 2023 of 5,314 were down -64% from the same period in 2022 (-55% from 10yr avg).

Total New Home Sales - Current Month & YTD

Greater Toronto Area - April (top chart) & January to April (lower chart) 2014 to 2023



Sales Data by Region

New Home Sales by Region

Greater Toronto Area - April 2021, April 2022, April 2023

Year of Peri..	Condominium Apartment						Single Family						Total
	Durham	Halton	Peel	Toronto	York	Total	Durham	Halton	Peel	Toronto	York	Total	
2023	29	55	117	645	481	1,327	362	252	158	12	280	1,064	2,391
2022	237	695	255	1,645	233	3,065	115	43	188	2	240	588	3,653
2021	141	330	733	1,763	1,049	4,016	286	103	261	15	411	1,076	5,092

Year-to-Date New Home Sales by Region

Greater Toronto Area - January to April (2021 to 2023)

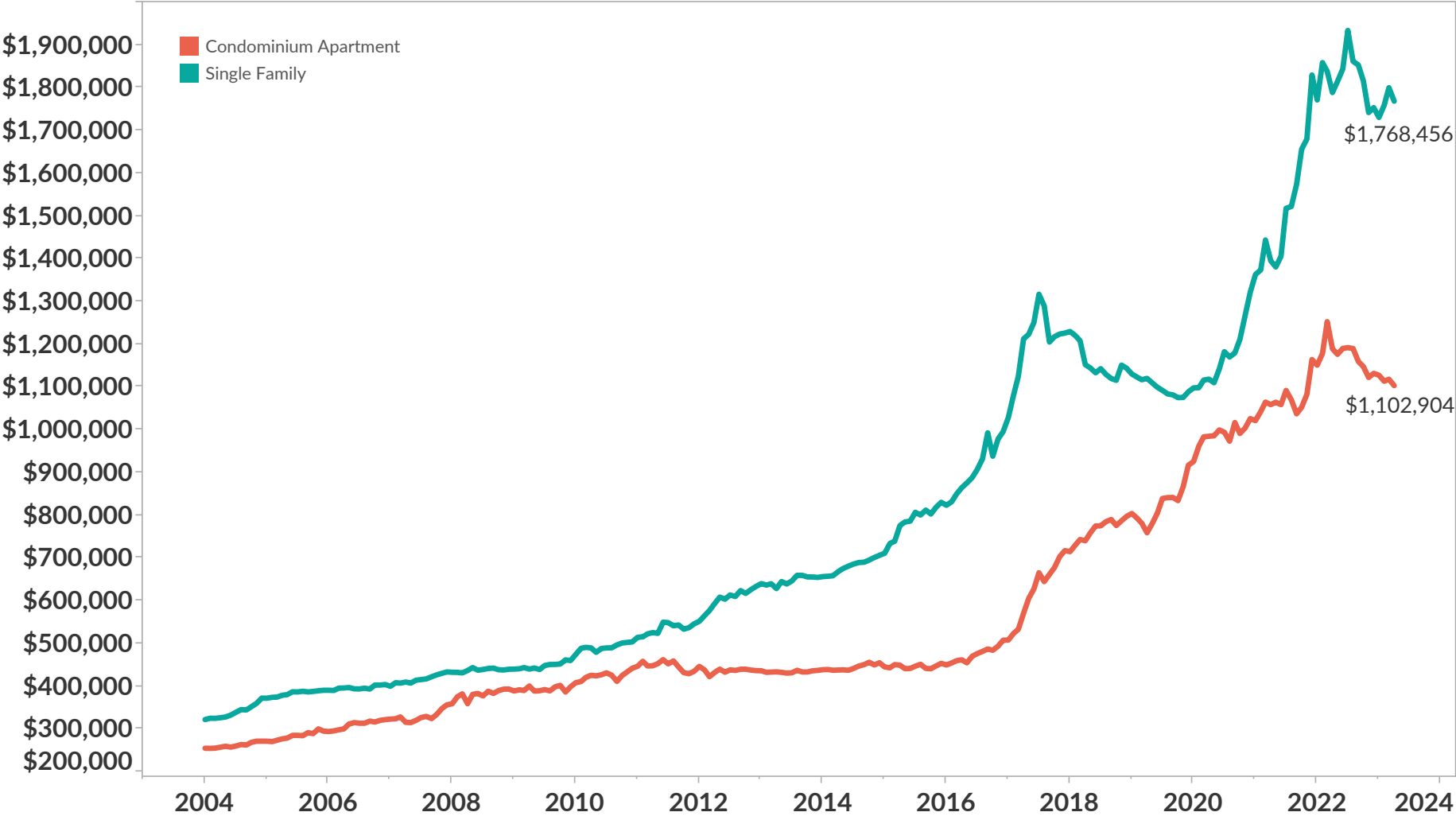
Year of Peri..	Condominium Apartment						Single Family						Total
	Durham	Halton	Peel	Toronto	York	Total	Durham	Halton	Peel	Toronto	York	Total	
2023	185	139	236	2,351	545	3,456	629	450	304	34	441	1,858	5,314
2022	806	1,291	1,546	7,215	1,120	11,978	588	507	465	168	986	2,714	14,692
2021	454	966	1,093	5,405	1,950	9,868	1,956	586	1,050	177	2,580	6,349	16,217

New Home Benchmark Price

The benchmark price was \$1,786,456 for Single Family new homes and \$1,102,904 for Condominium Apartment new homes at April 30, 2023. The benchmark measures the average asking price of available new homes excluding the extremes.

Monthly New Home Benchmark Price

Greater Toronto Area - 2004 to 2023

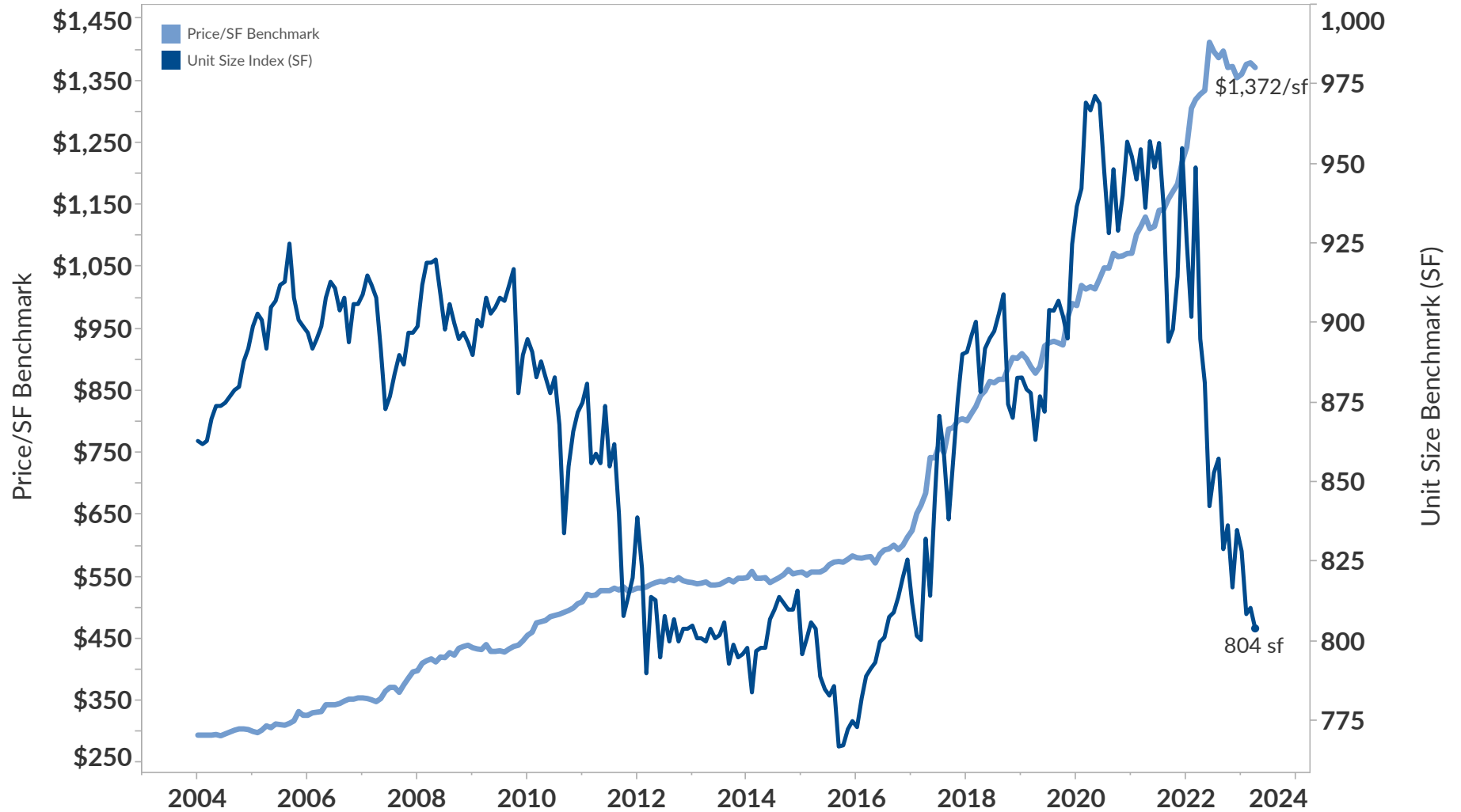


New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price were 804 sf at an average of \$1,372/sf at April 30, 2023.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2023

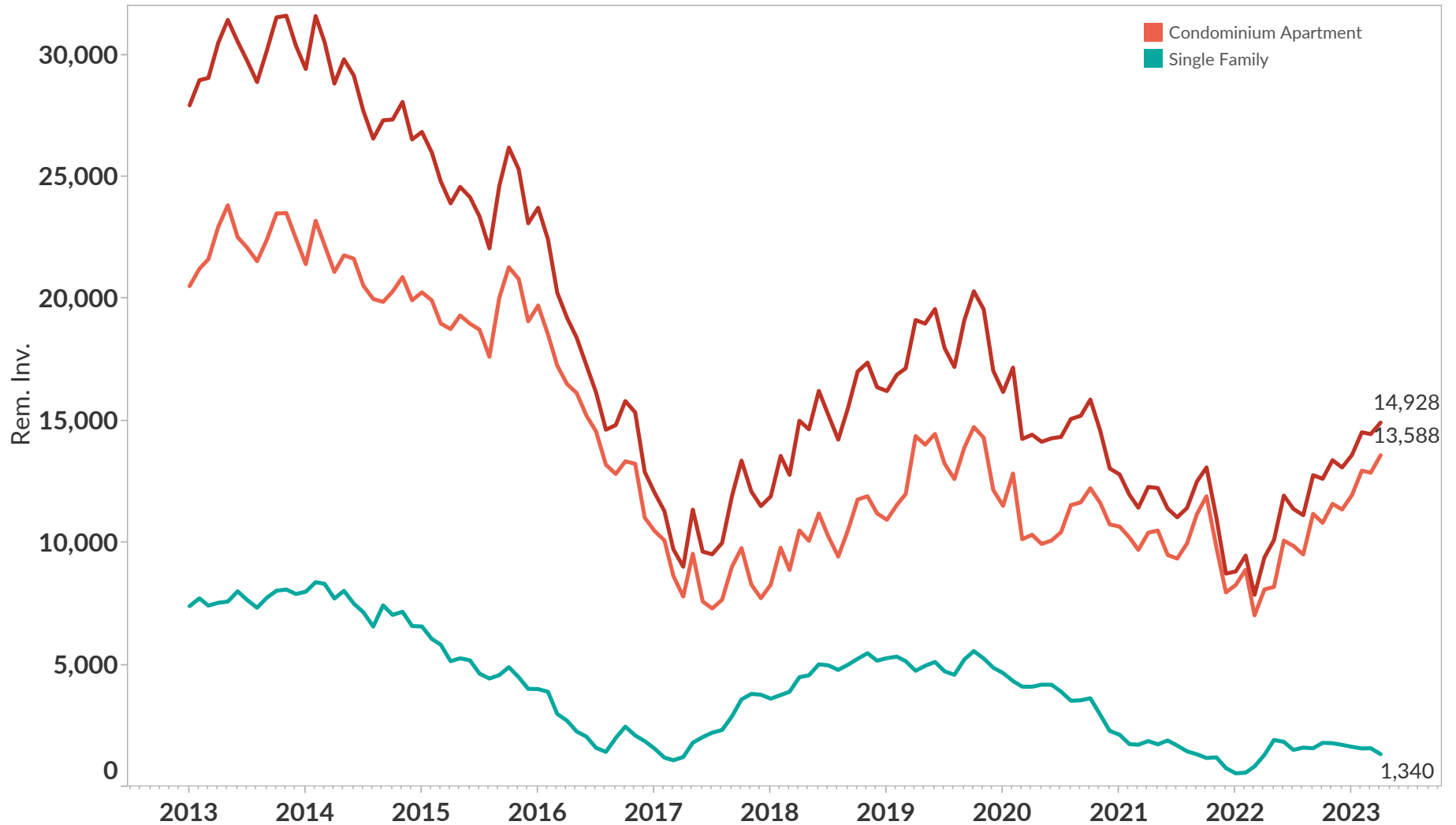


Remaining Inventory

Current total new home remaining inventory is 14,928 units comprised of 13,588 condominium apartment units and 1,340 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 2023

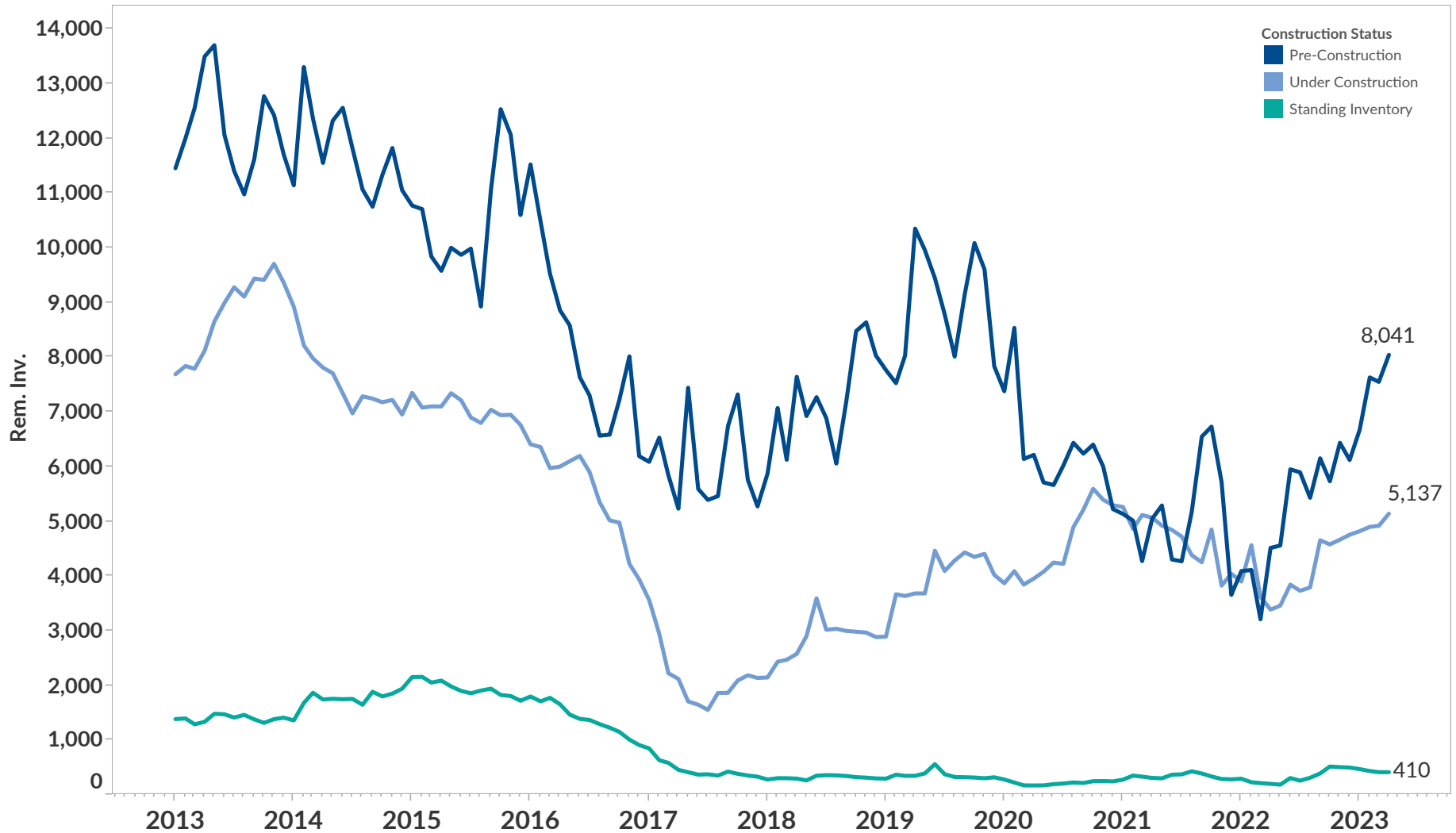


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 13,588 units comprised of 8,041 units in pre-construction projects, 5,137 units in projects currently under construction and 410 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2023



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.