



Greater Toronto Area

New Homes Monthly Market Report  
Data as of June 2025

Official Source of New Home Information for:



Toronto  
Real Estate Board





AltusGroup

# June 2025 GTA New Home Market Results

Official Source of New Home Information for:





	June Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
 Single Family	293	1,455	5,558	\$1,510,079
	Down -53% from Prior Year	Down -51% from Prior Year		Down -6.4% from Prior Year
 Condominium Apartment	217	1,057	16,696	\$1,028,527
	Down -67% from Prior Year	Down -65% from Prior Year		Up +0.5% from Prior Year
TOTAL	510	2,512	22,254	

# June 2025 Simcoe County New Home Market Results

Official Source of New Home Information for:



<div>Single Family</div> 	45	250	1,323	\$1,106,054
	Down -27% from Prior Year	Down -55% from Prior Year		Down -2% from Prior Year
<div>Condominium Apartment</div> 	8	31	405	\$836,495
		Down -42% from Prior Year		Up +17% from Prior Year
TOTAL	53	281	1,728	

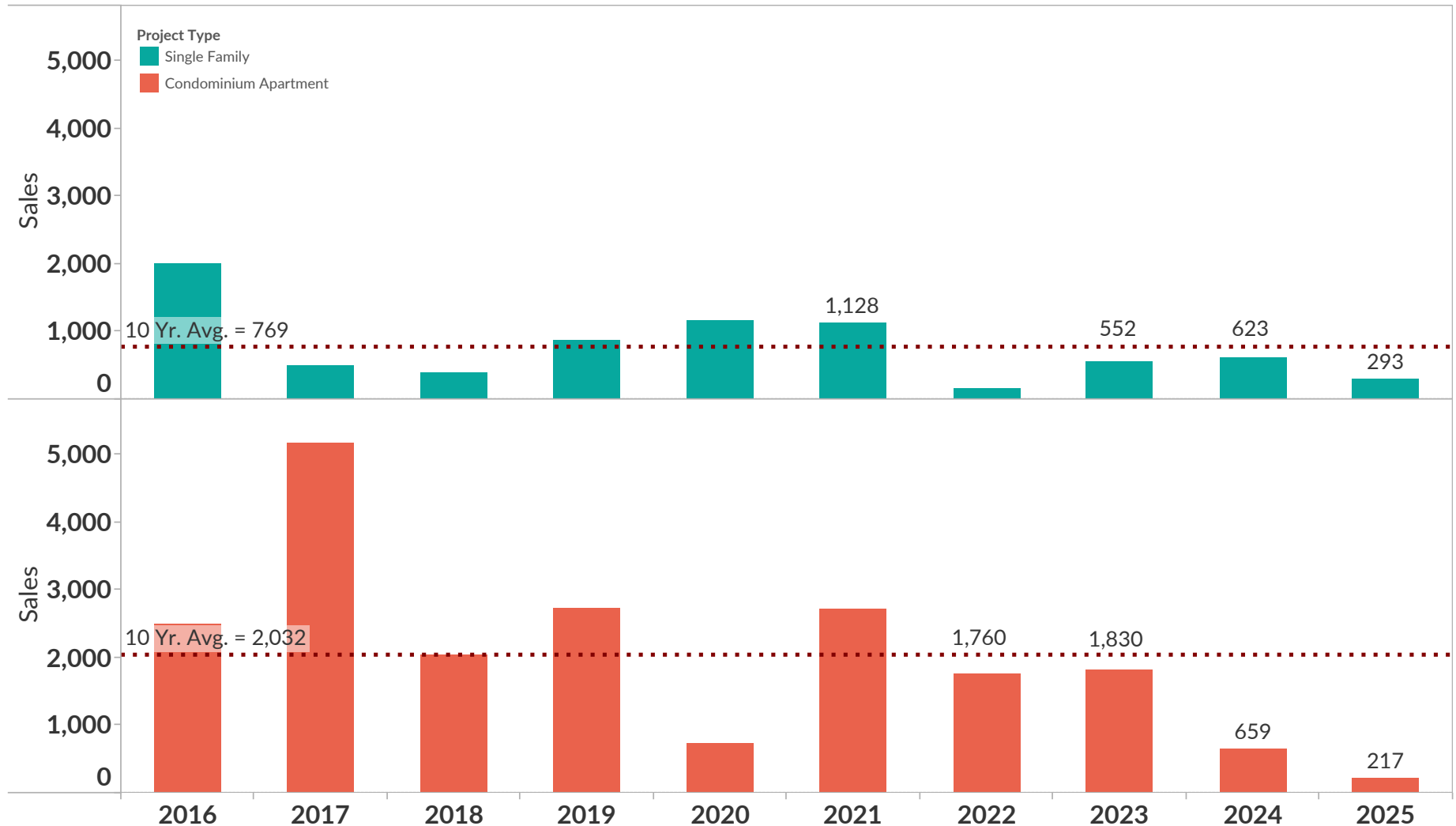


## Current Month Sales

There were 510 total new home sales in June 2025, with 293 Single Family sales, down -53% from June 2024 (-62% from 10yr avg) and 217 Condominium Apartment sales, down -67% from June 2024 (-89% from 10yr avg).

### June New Home Sales by Year & Project Type

Greater Toronto Area - June (2016 to 2025)



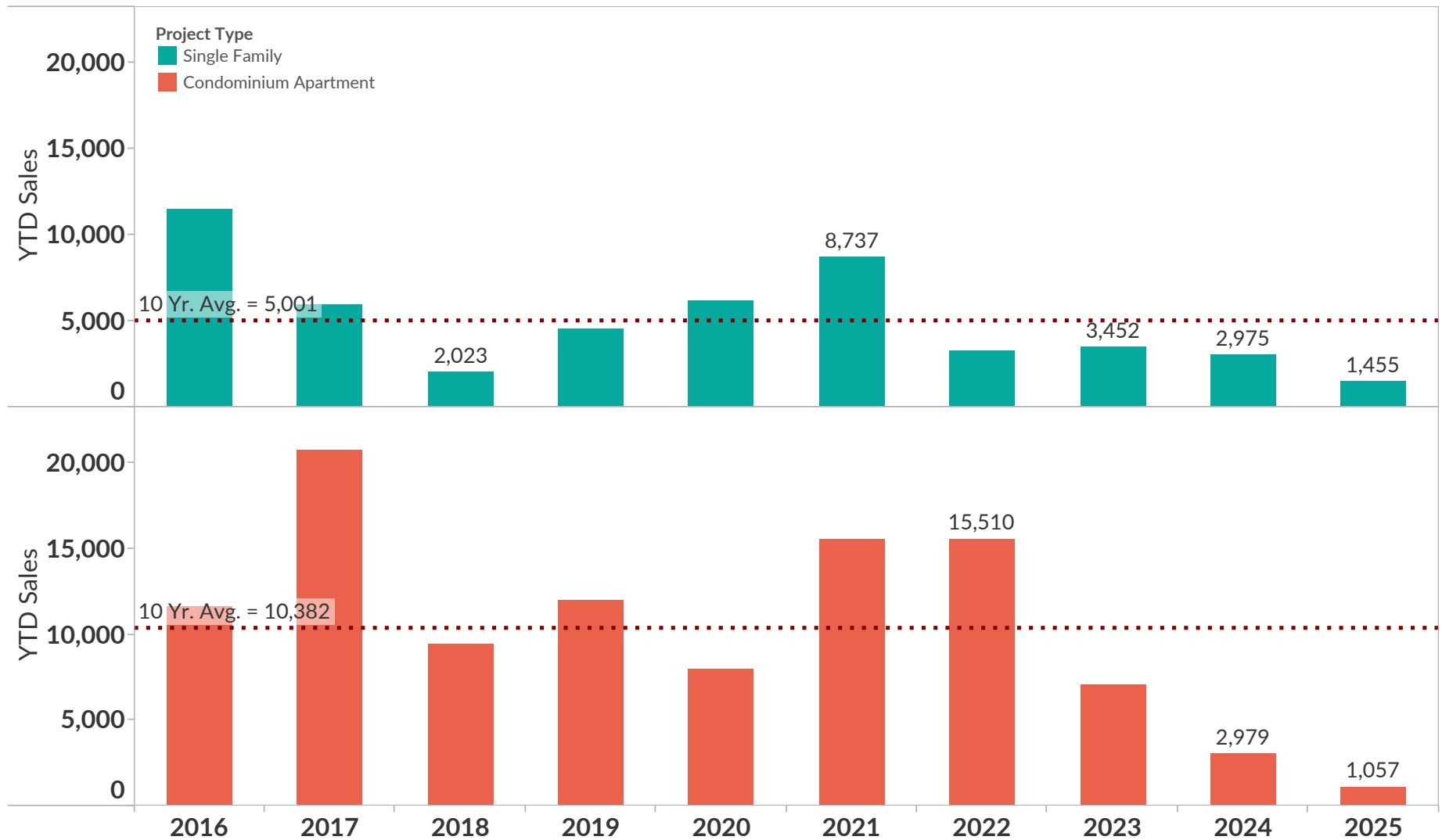


## Year-to-Date Sales

Through the first half of 2025, total sales were 2,512 with Single Family sales of 1,455, down -51% (-71% from 10yr avg) and Condominium Apartment sales of 1,057, down -65% from the previous year (-90% from 10yr avg).

### Year-to-Date New Home Sales

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



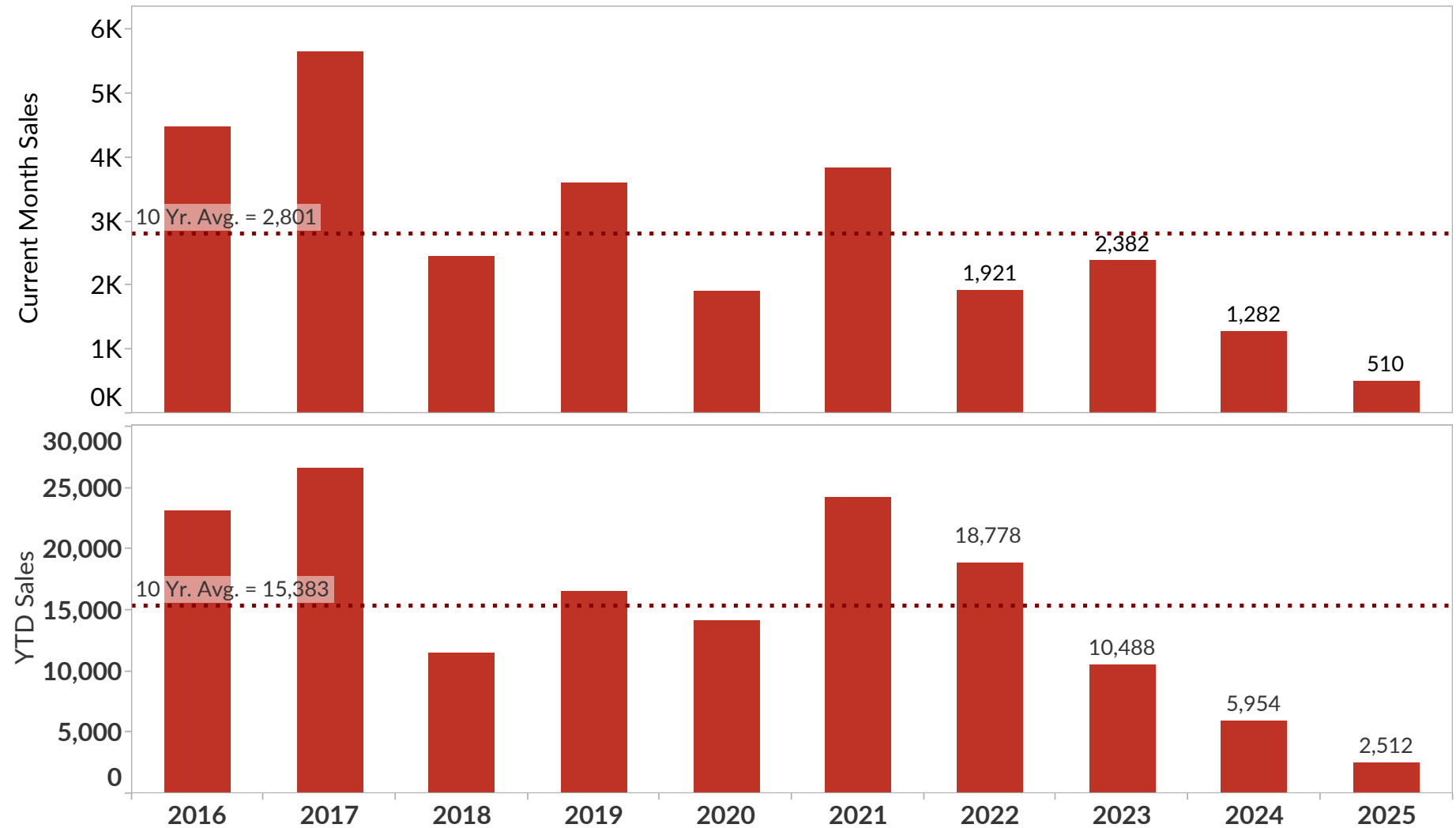


# Total New Home Sales

June 2025 Total NH sales of 510 were down -60% from June 2024 (-82% from 10yr avg) and Total NH sales year-to-date in 2025 of 2,512 were down -58% from the same period in 2024 (-84% from 10yr avg).

## Total New Home Sales - Current Month & YTD

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



## Sales Data by Region

### New Home Sales by Region

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

Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	22	23	85	67	20	58	124	55	2	54	510
2024	114	78	33	181	253	141	101	84	8	289	1,282
2023	177	208	252	570	623	262	83	76	1	130	2,382

### Year-to-Date New Home Sales by Region

Greater Toronto Area - Year-to-Date (2023 to 2025)

Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	137	260	141	443	76	377	312	264	24	478	2,512
2024	217	515	222	1,218	807	753	859	528	72	763	5,954
2023	377	703	615	3,616	1,725	1,211	971	569	45	656	10,488

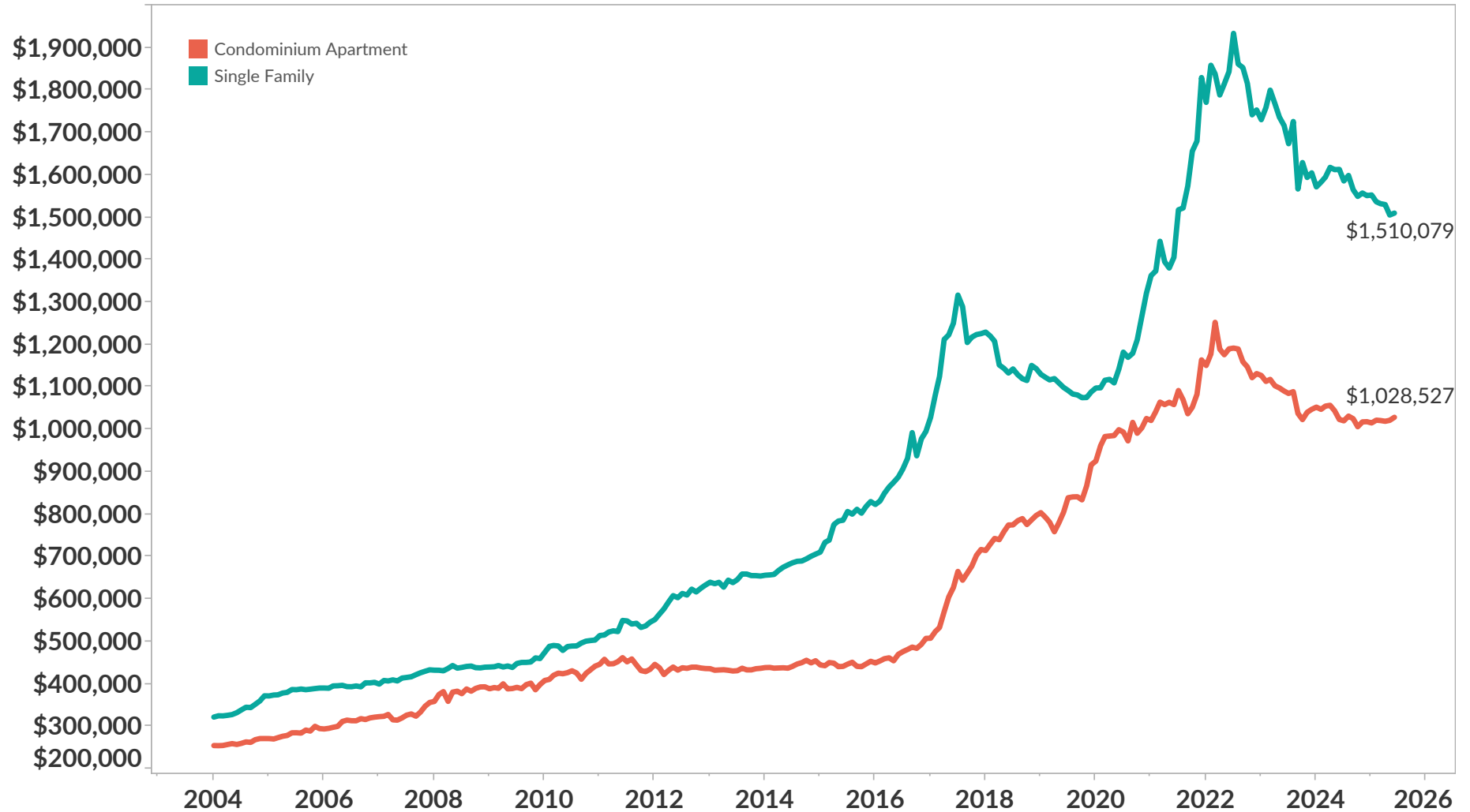


## New Home Benchmark Price

The benchmark price was \$1,510,079 for Single Family new homes and \$1,028,527 for Condominium Apartment new homes at June 30, 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 776 sf at an average of \$1,326/sf at June 30, 2025.

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

Greater Toronto Area - 2004 to 2025



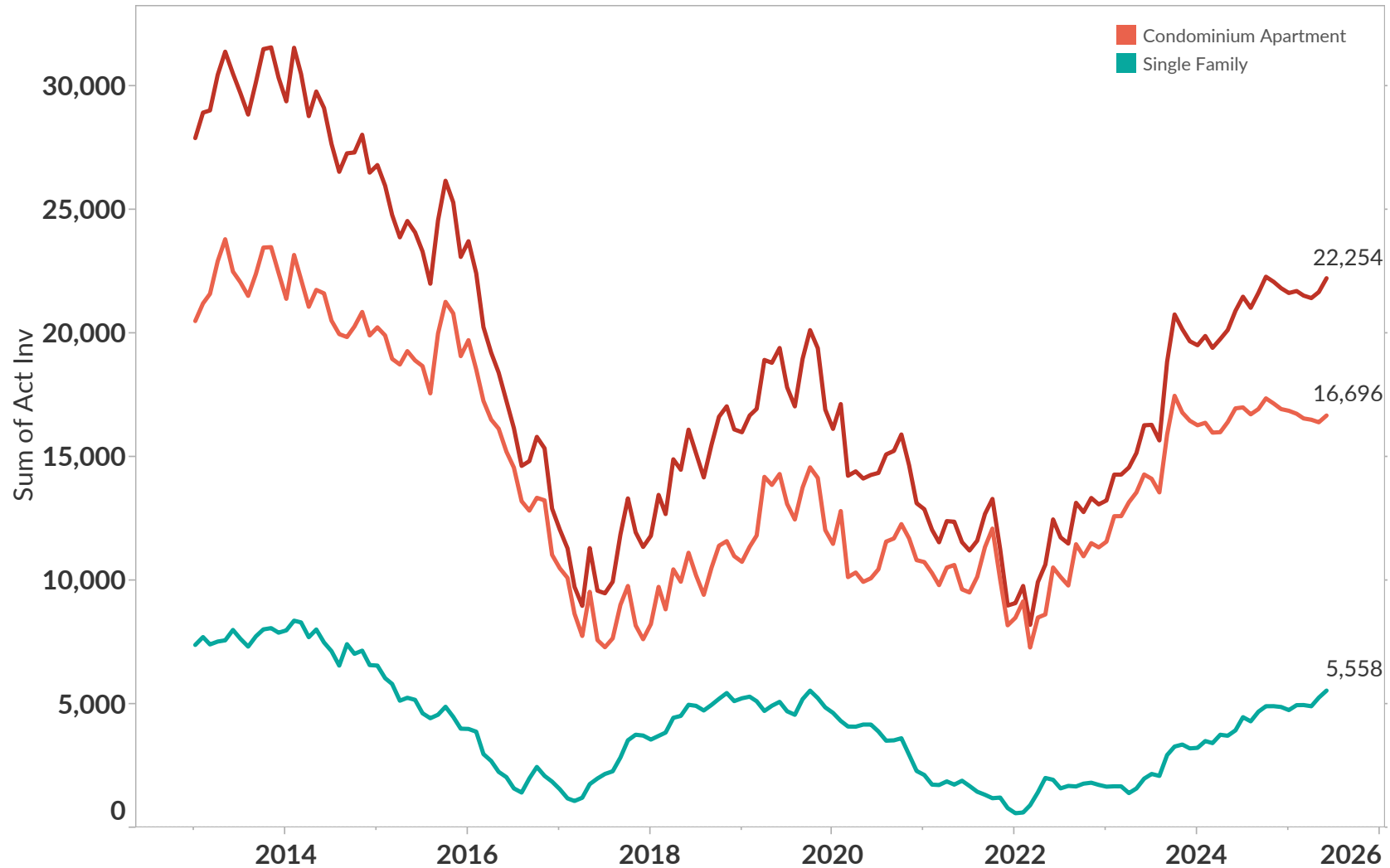


## Remaining Inventory

Current total new home remaining inventory is 22,254 units comprised of 16,696 condominium apartment units and 5,558 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



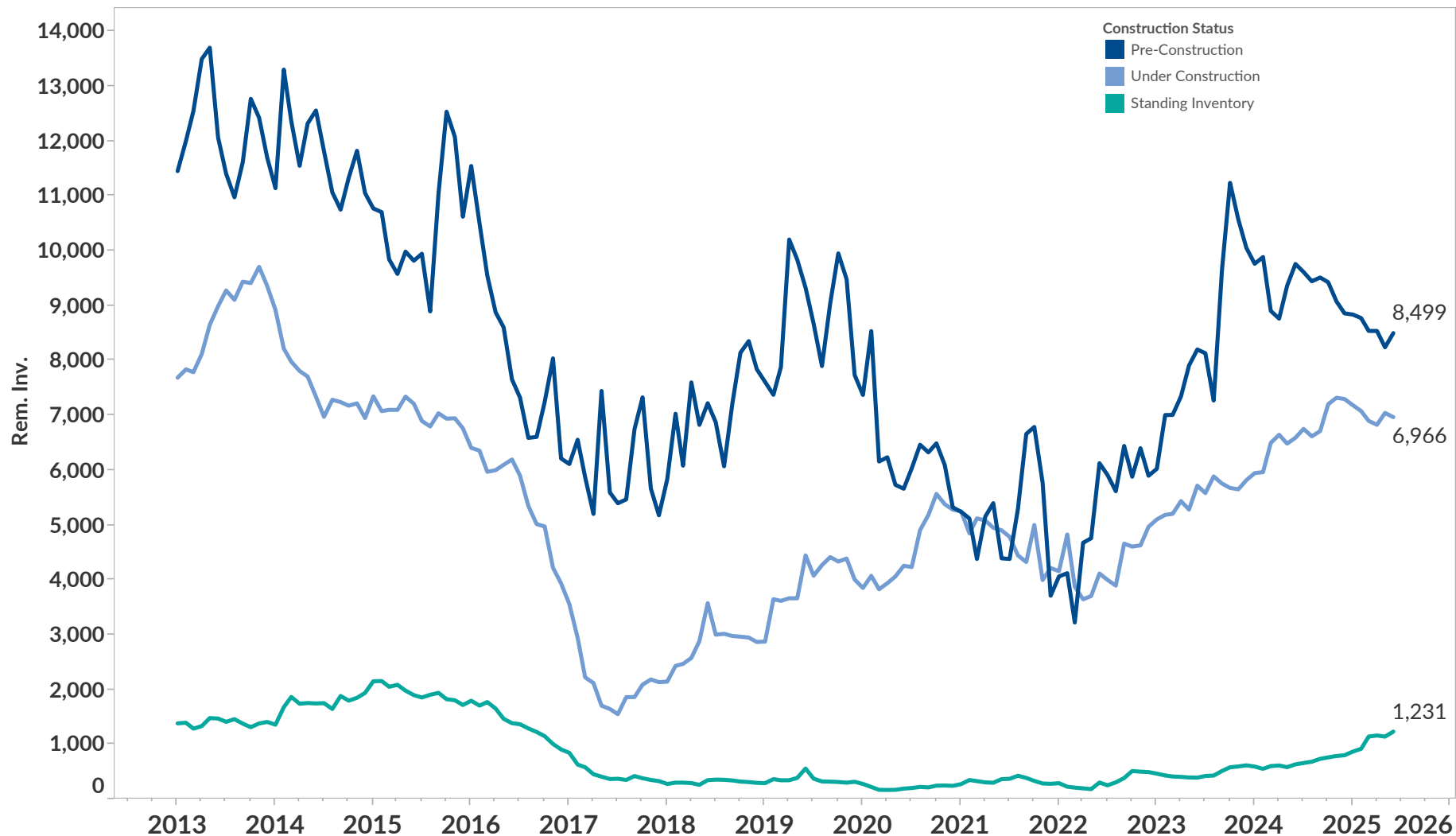


## Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 16,696 units comprised of 8,499 units in pre-construction projects, 6,966 units in projects currently under construction and 1,231 units in completed buildings.

### Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2025





Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

[altusgroup.com](https://altusgroup.com)

#### DISCLAIMER

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, 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 information contained in the material represented. E&O.E.