



Greater Toronto Area

New Homes Monthly Market Report
Data as of July 2024

Official Source of New Home Information for:



July 2024 GTA New Home Market Results

Official Source of New Home Information for:



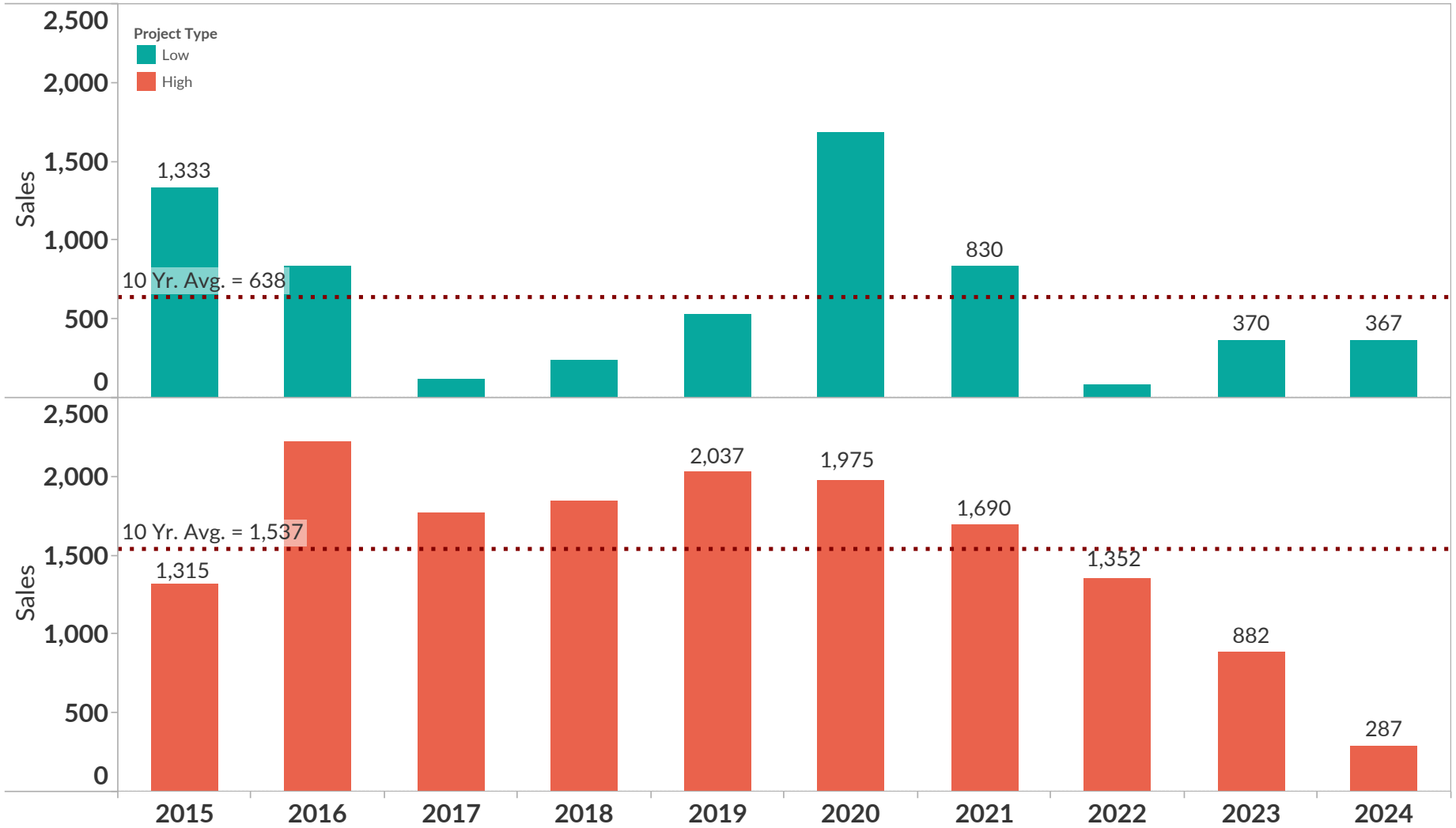
		July Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
Single Family		367	3,326	4,215	\$1,585,881
		<i>Down -1% from Prior Year</i>	<i>Down -15% from Prior Year</i>		<i>Down -5% from Prior Year</i>
Condominium Apartment		287	3,379	17,445	\$1,020,179
		<i>Down -67% from Prior Year</i>	<i>Down -60% from Prior Year</i>		<i>Down -6% from Prior Year</i>
TOTAL		654	6,705	21,660	

Current Month Sales

There were 654 total new home sales in July 2024, with 367 Single Family sales, down -1% from July 2023 (-42% from 10yr avg) and 287 Condominium Apartment sales, down -67% from July 2023 (-81% from 10yr avg).

July New Home Sales by Year & Project Type

Greater Toronto Area - July (2015 to 2024)

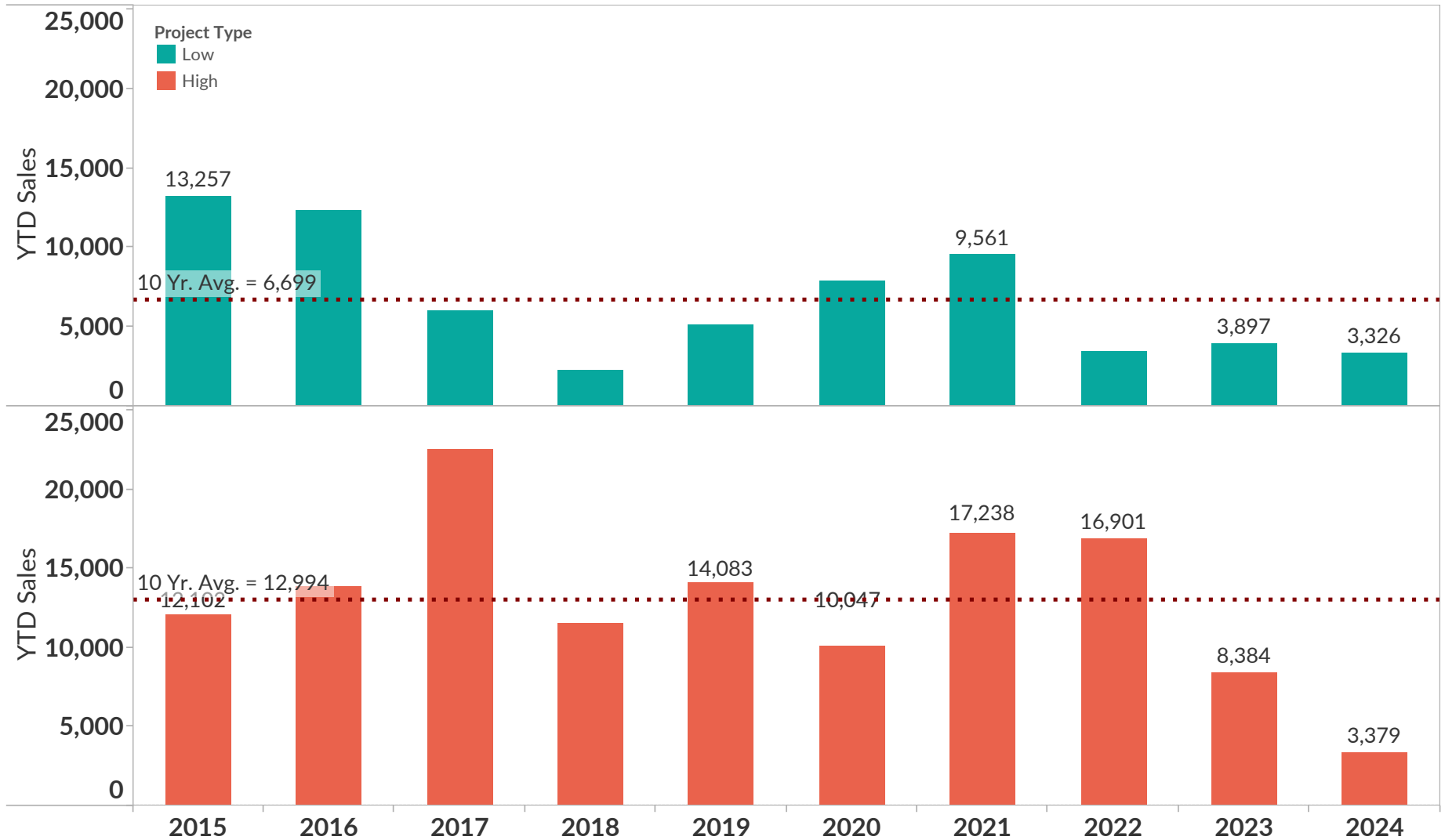


Year-to-Date Sales

Through the first seven months of 2024, total sales were 6,705 with Single Family sales of 3,326 down -15% (-50% from 10yr avg) and Condominium Apartment sales of 3,379, down -60% from the previous year (-74% from 10yr avg).

Year-to-Date New Home Sales

Greater Toronto Area - January-July (2015 to 2024)

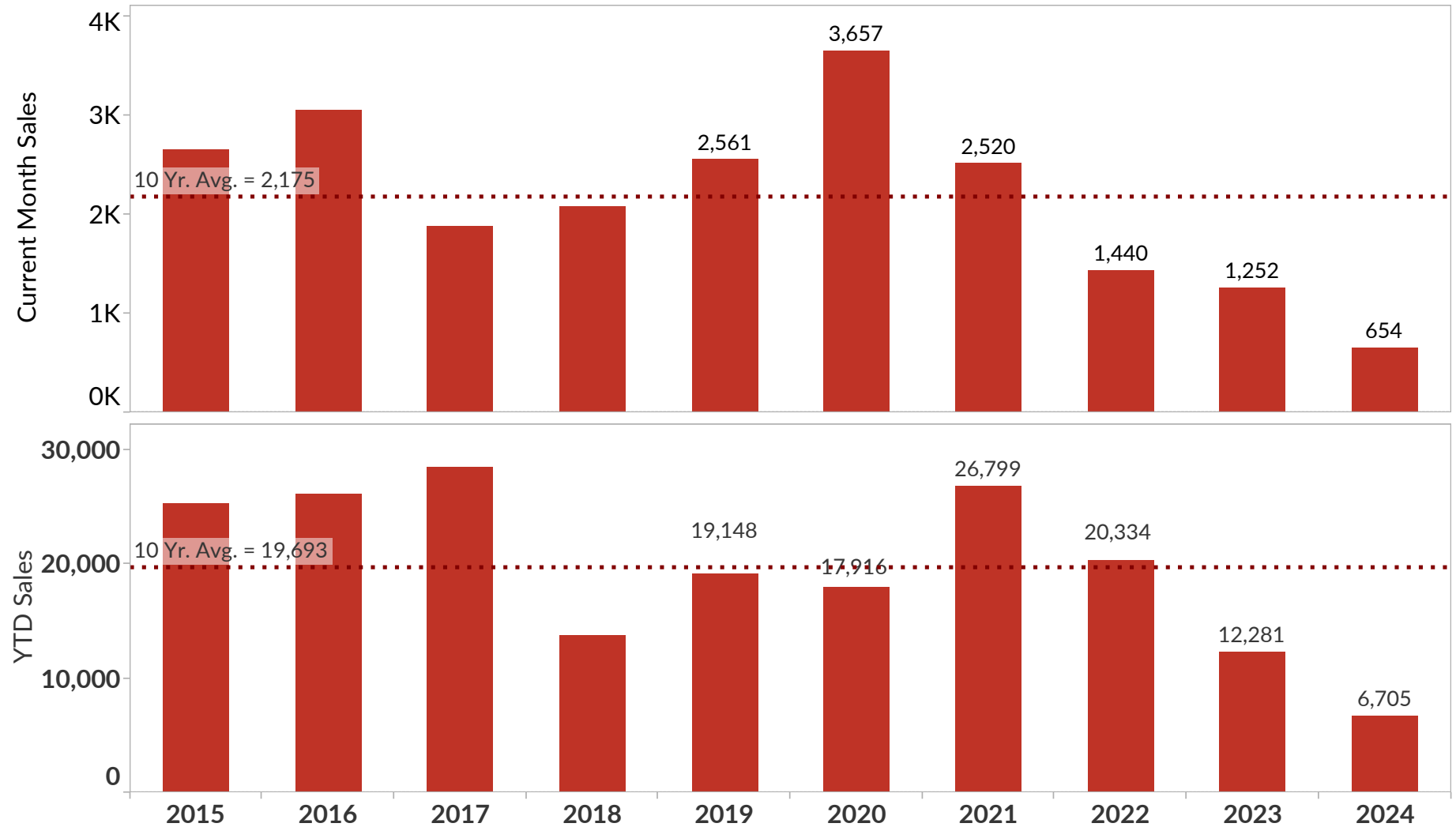


Total New Home Sales

July 2024 Total NH sales of 654 were down -48% from July 2023 (-70% from 10yr avg) and Total NH sales so far in 2024 of 6,705 were down -45% from the same period in 2023 (-66% from 10yr avg)

Total New Home Sales - Current Month & YTD

Greater Toronto Area - July (top chart) & January to July (lower chart) 2015 to 2024



Sales Data by Region

New Home Sales by Region

Greater Toronto Area - July 2022, July 2023, July 2024

Year of Peri..	High					Low					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2024	46	20	42	101	78	53	61	62	10	181	654
2023	28	137	159	281	277	47	62	67	2	192	1,252
2022	34	48	127	1,006	137	62	9	2	1	14	1,440

Year-to-Date New Home Sales by Region

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

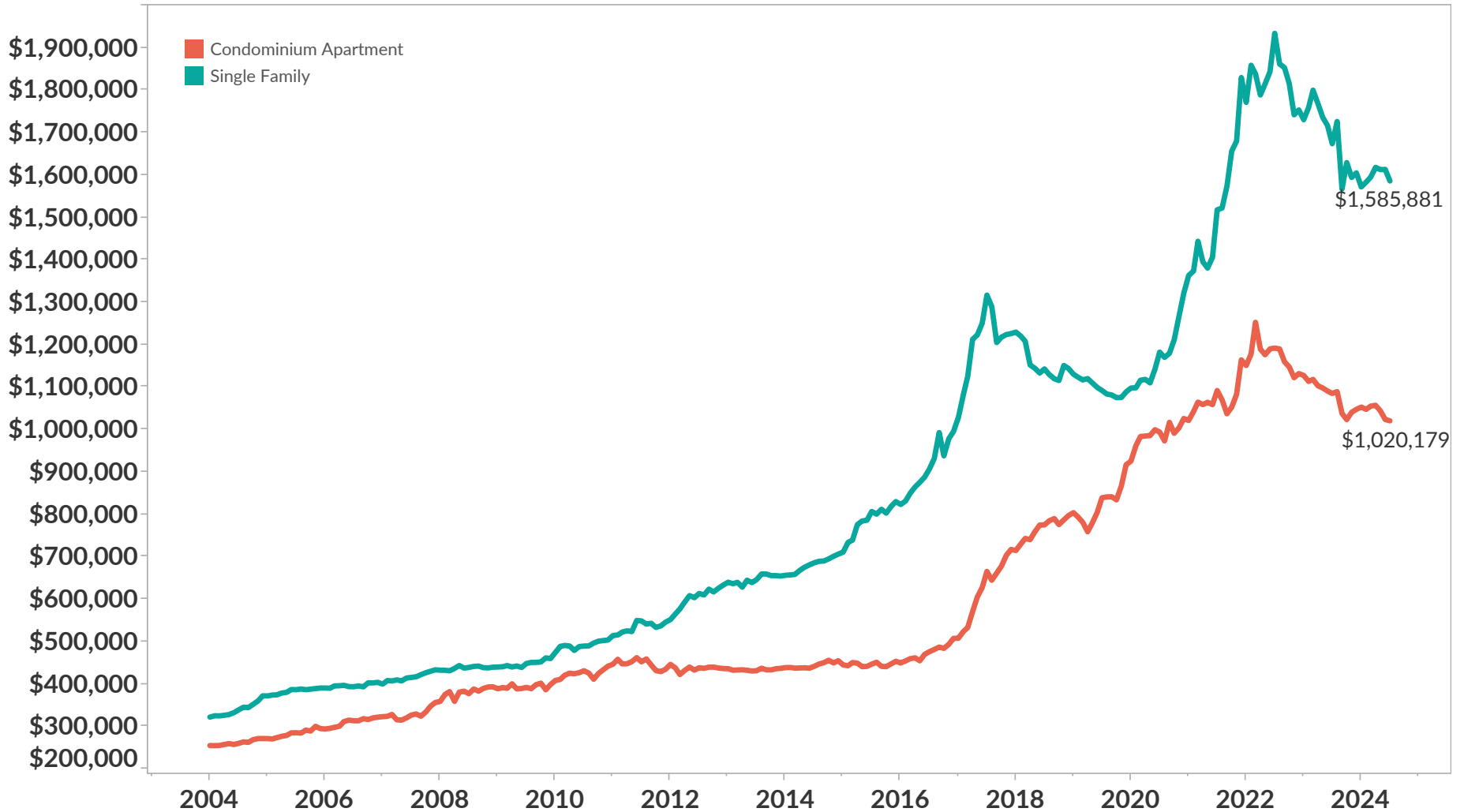
Year of Peri..	High					Low					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2024	296	530	249	1,336	968	818	921	615	78	894	6,705
2023	414	835	835	4,282	2,018	1,262	1,033	703	47	852	12,281
2022	765	1,547	3,123	9,983	1,483	828	655	590	171	1,189	20,334

New Home Benchmark Price

The benchmark price was \$1,585,881 for Single Family new homes and \$1,020,179 for Condominium Apartment new homes at July 31, 2024. The benchmark measures the average asking price of available new homes excluding the extremes.

Monthly New Home Benchmark Price

Greater Toronto Area - 2004 to 2024

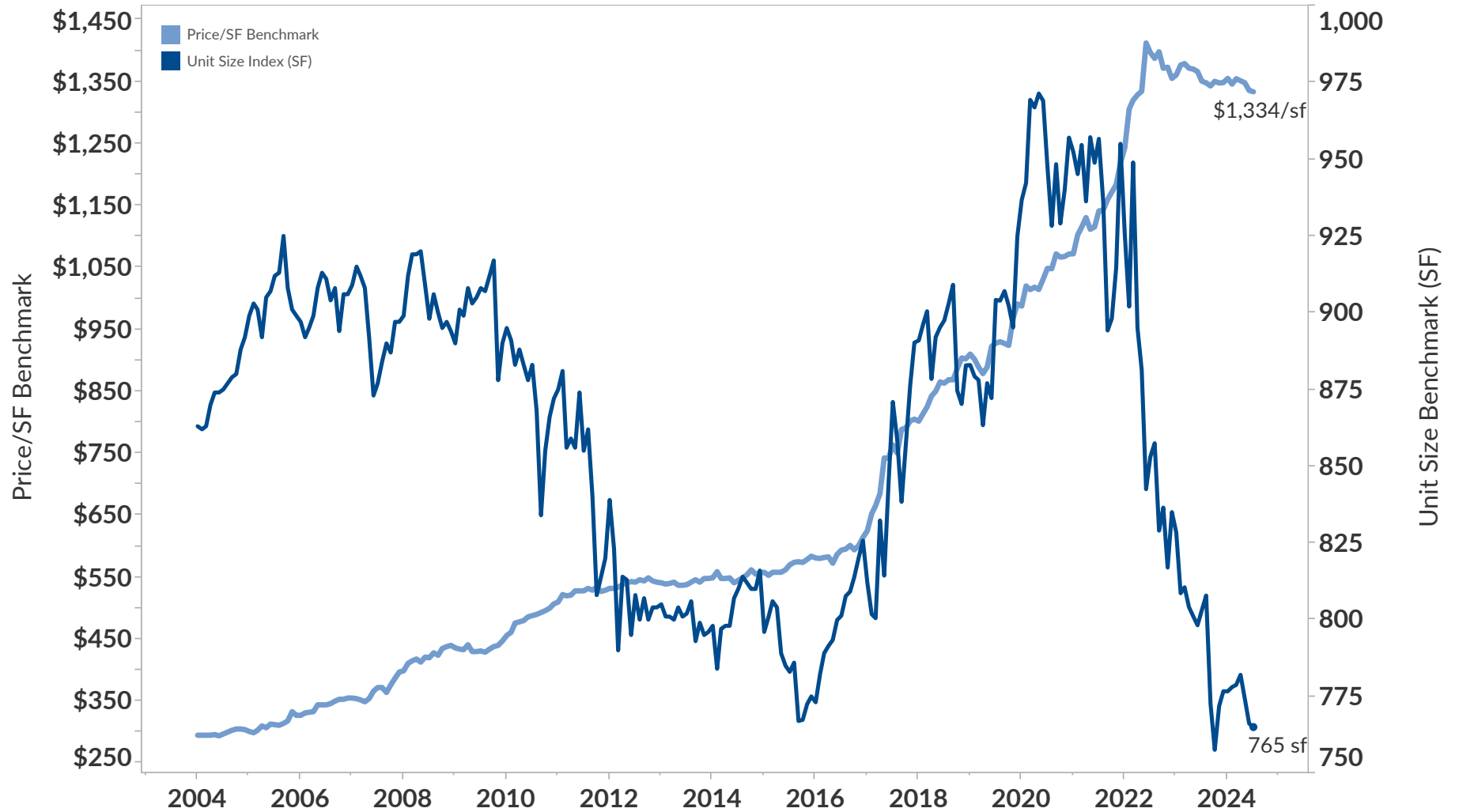


New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price were 765 sf at an average of \$1,334/sf at July 31, 2024.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2024

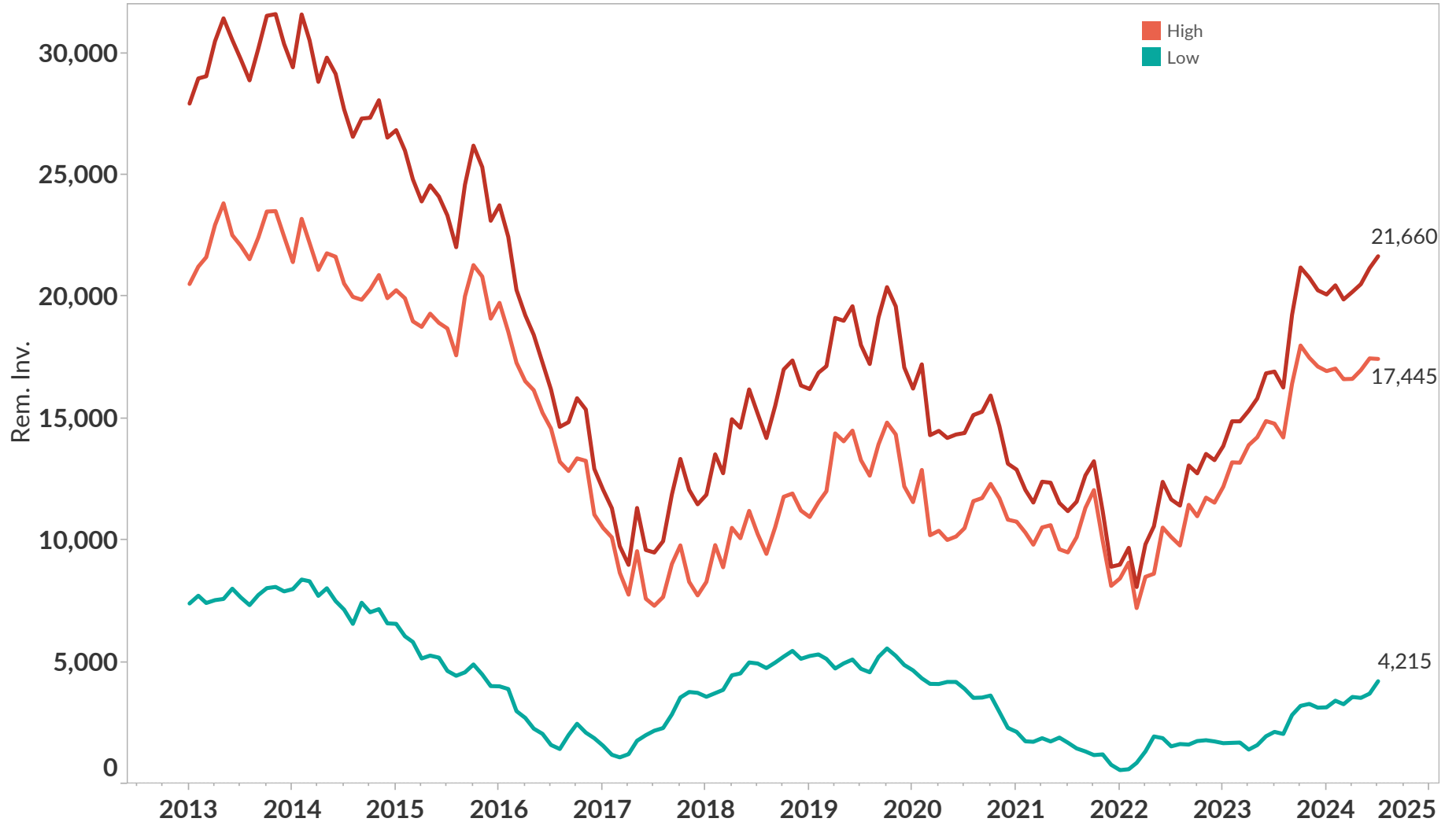


Remaining Inventory

Current total new home remaining inventory is 21,660 units comprised of 17,445 condominium apartment units and 4,215 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 2024

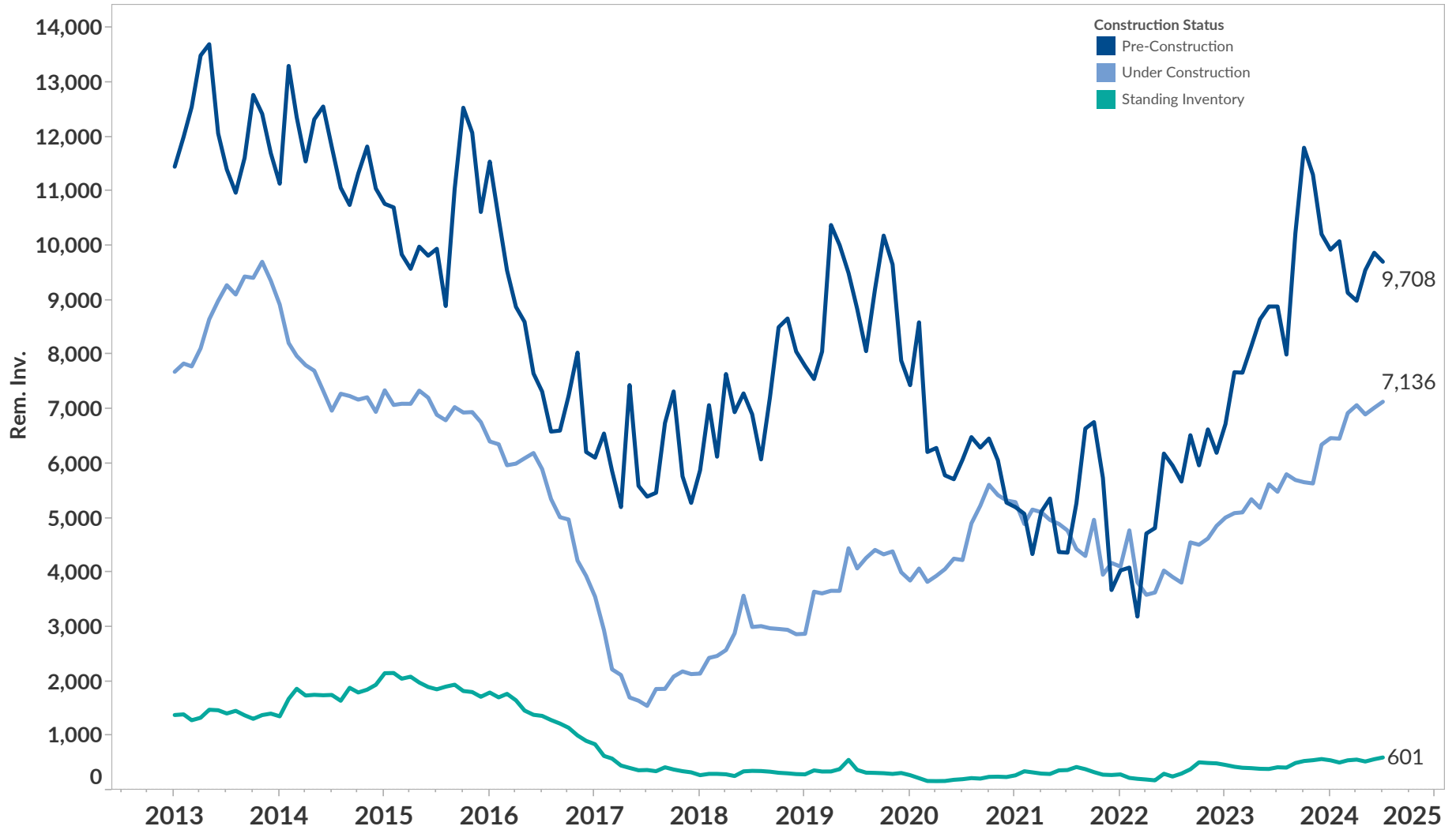


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 17,445 units comprised of 9,708 units in pre-construction projects, 7,136 units in projects currently under construction and 601 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2024





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