



Greater Toronto Area

New Homes Monthly Market Report  
Data as of August 2019

Official Source of New Home Information for:



Toronto  
Real Estate Board



AltusGroup

# August 2019 GTA New Home Market Results

Official Source of New Home Information for:



**August  
Sales**

**Year-to-Date  
Sales**

**Remaining  
Inventory**

**Benchmark  
Price**

Single Family

**439**

**5,751**

**4,450**

**\$1,083,358**

*Up +143% from  
Prior Year*

*Up +130% from  
Prior Year*

*Down -4% from  
Prior Year*

Condominium  
Apartment

**961**

**15,864**

**12,079**

**\$840,799**

*Down -4% from  
Prior Year*

*Up +25% from  
Prior Year*

*Up +7% from  
Prior Year*

**TOTAL**

**1,400**

**21,615**

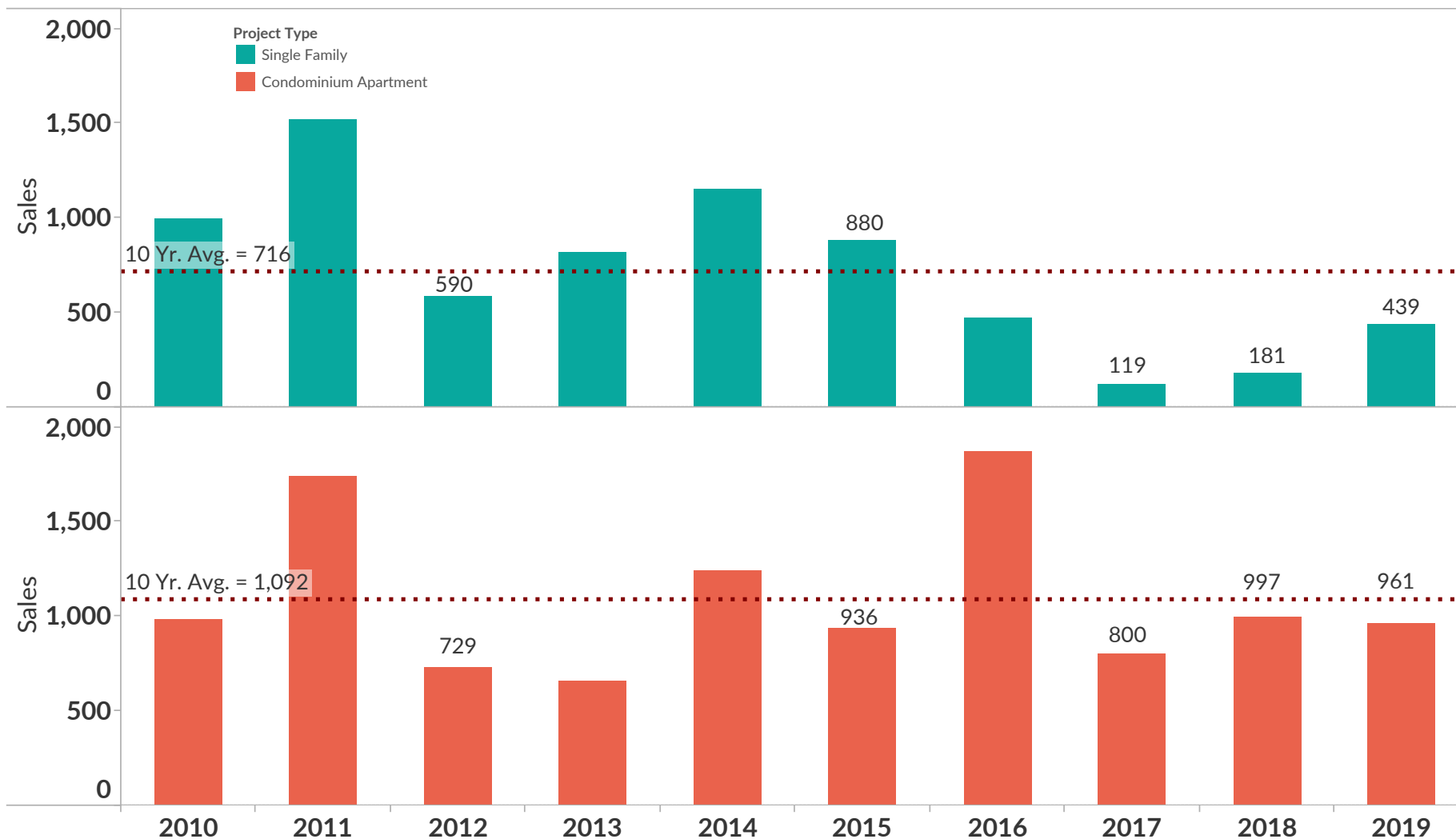
**16,529**

# Current Month Sales

There were 1,400 total new home sales in August 2019, with 439 Single Family sales, up +143% from last August (-39% from 10yr) and 961 Condominium Apartment sales, down -4% from August 2018 (-12% from 10yr avg).

## August New Home Sales by Year & Project Type

Greater Toronto Area - August (2010 to 2019)

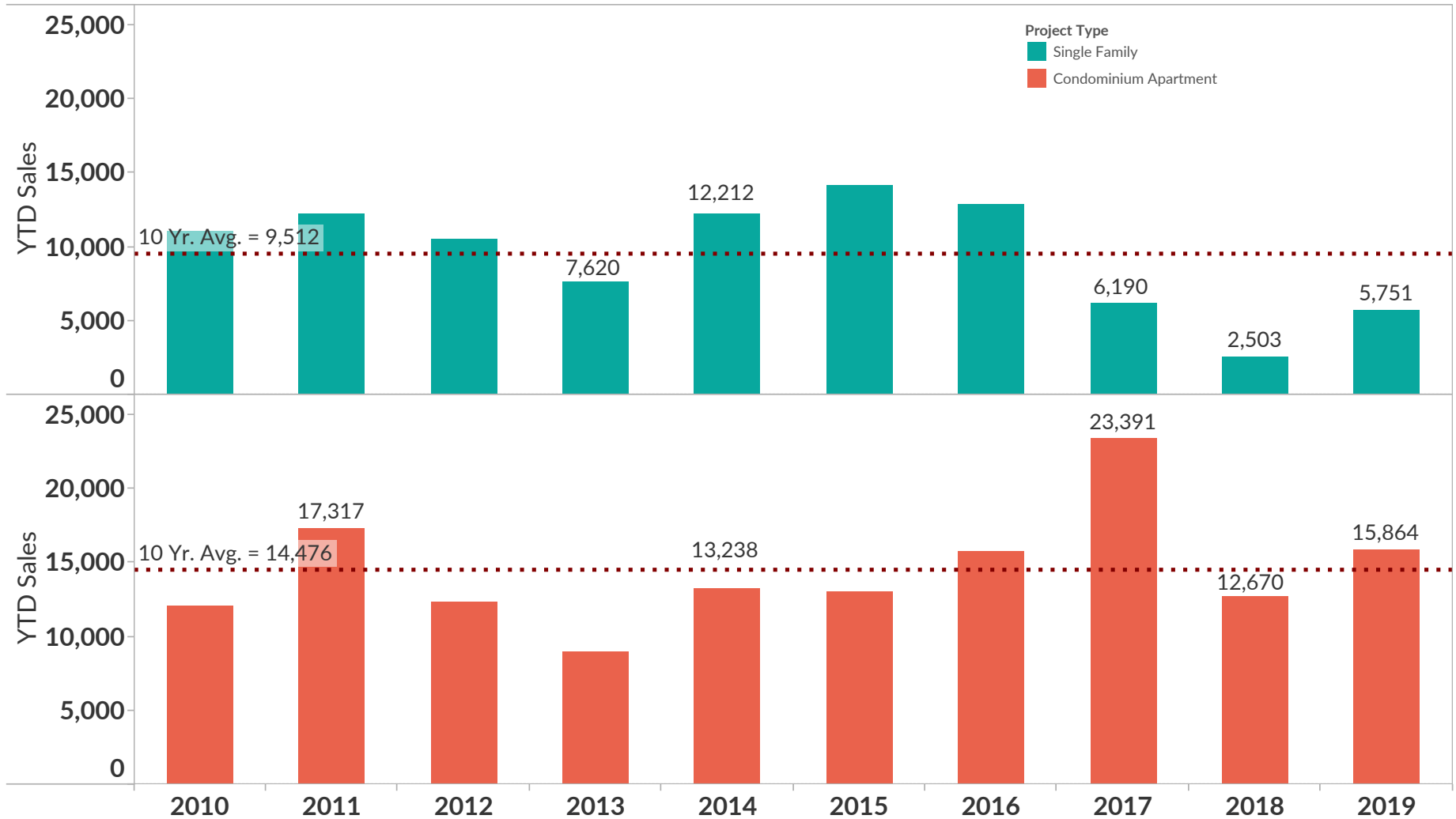


# Year to Date Sales

Through the first eight months of 2019 total sales were 21,615 with Single Family sales of 5,751 increasing +130% (-40% from 10yr avg) and Condominium Apartment sales of 15,864, +25% from the previous year (+10% from 10yr avg).

## Year to Date (Jan. to Aug.) New Home Sales

Greater Toronto Area - Jan. to Aug. 2010 to 2019

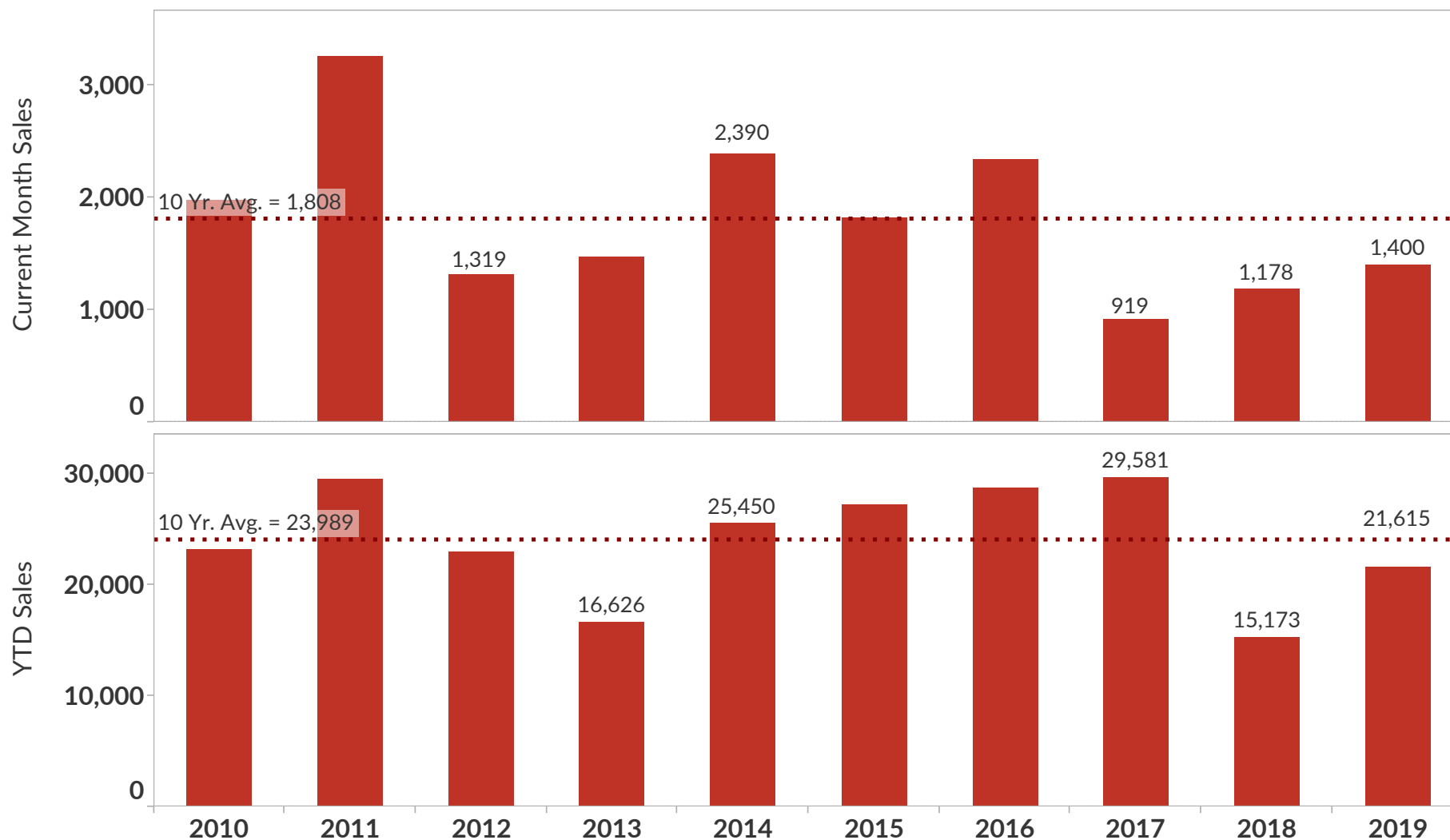


# Total New Home Sales

August 2019 Total NH sales of 1,400 were up +19% from August 2018 (-23% from 10yr avg) and Total NH sales so far in 2019 of 21,615 were up +42% from the same period in 2018 (-9% from 10yr avg).

## Total New Home Sales - Current Month & YTD

Greater Toronto Area - Aug. (top chart) & Jan. to Aug. (lower chart) 2010 to 2019



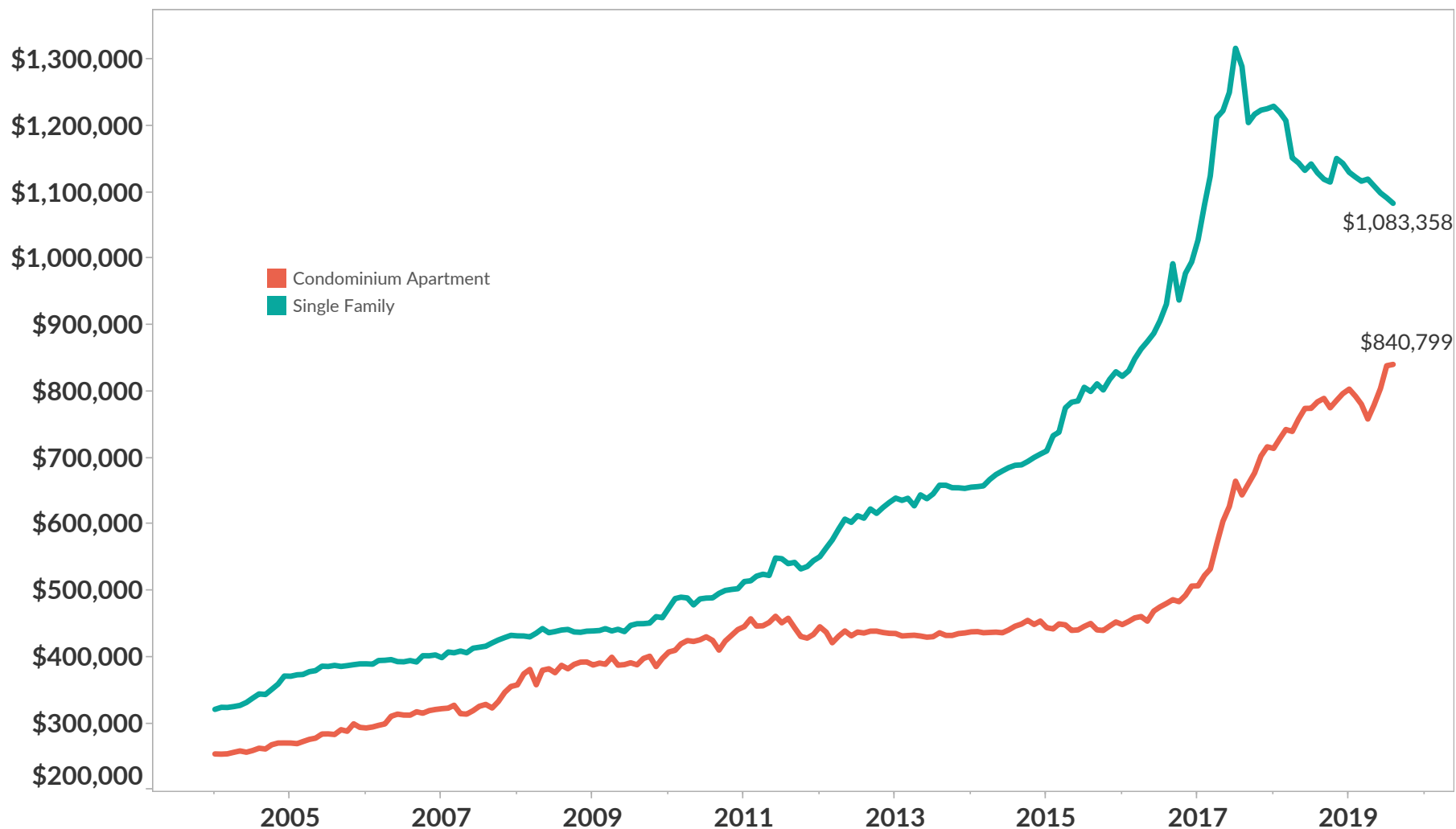
# New Home Benchmark Price

The benchmark price was \$1,083,358 for Single Family new homes and \$840,799 for Condominium Apartment new homes at August 31, 2019. 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 August 2019



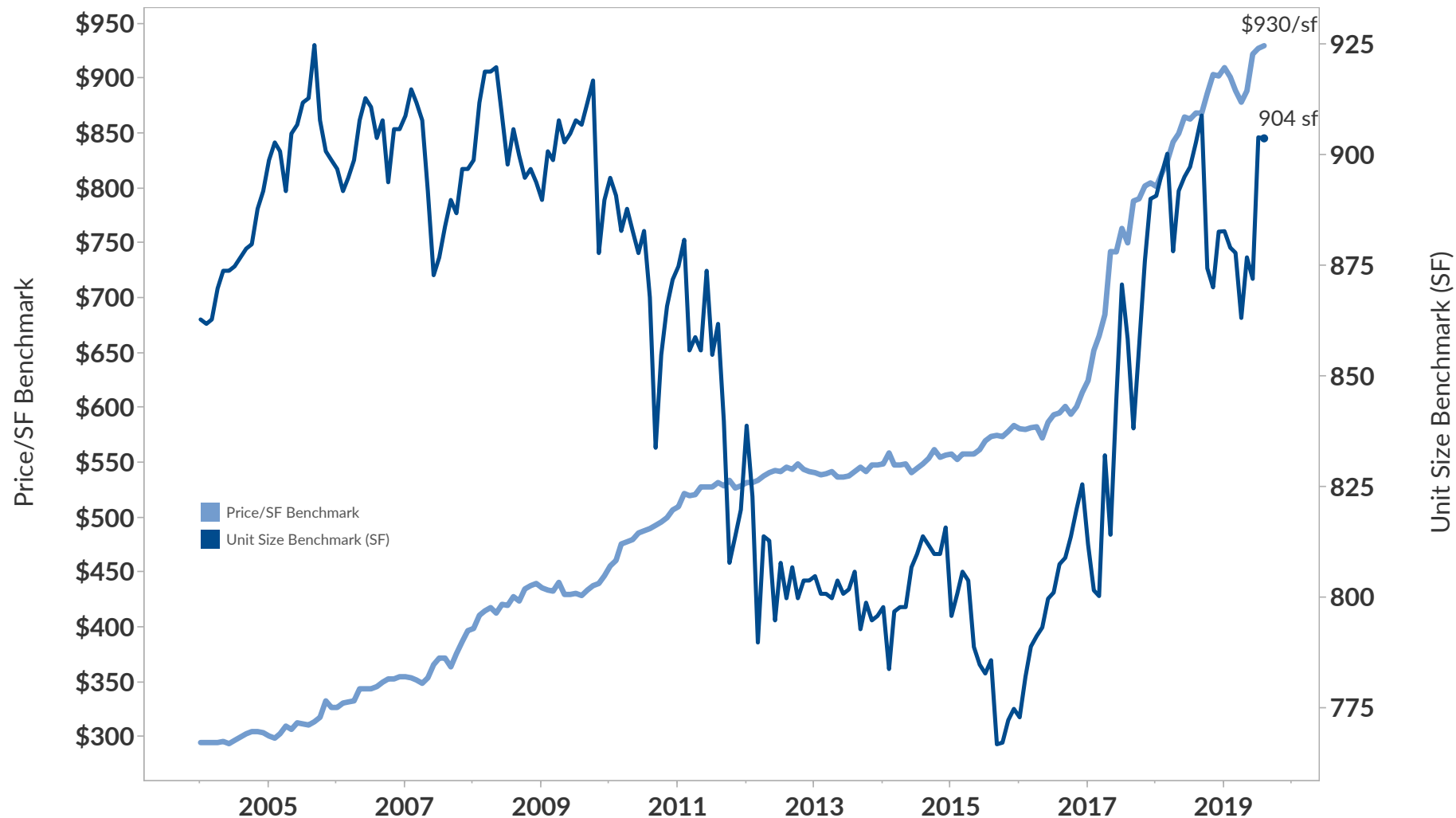
# New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price was 904 sf at an average of \$930/sf at August 31, 2019.



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

Greater Toronto Area - August 31, 2019



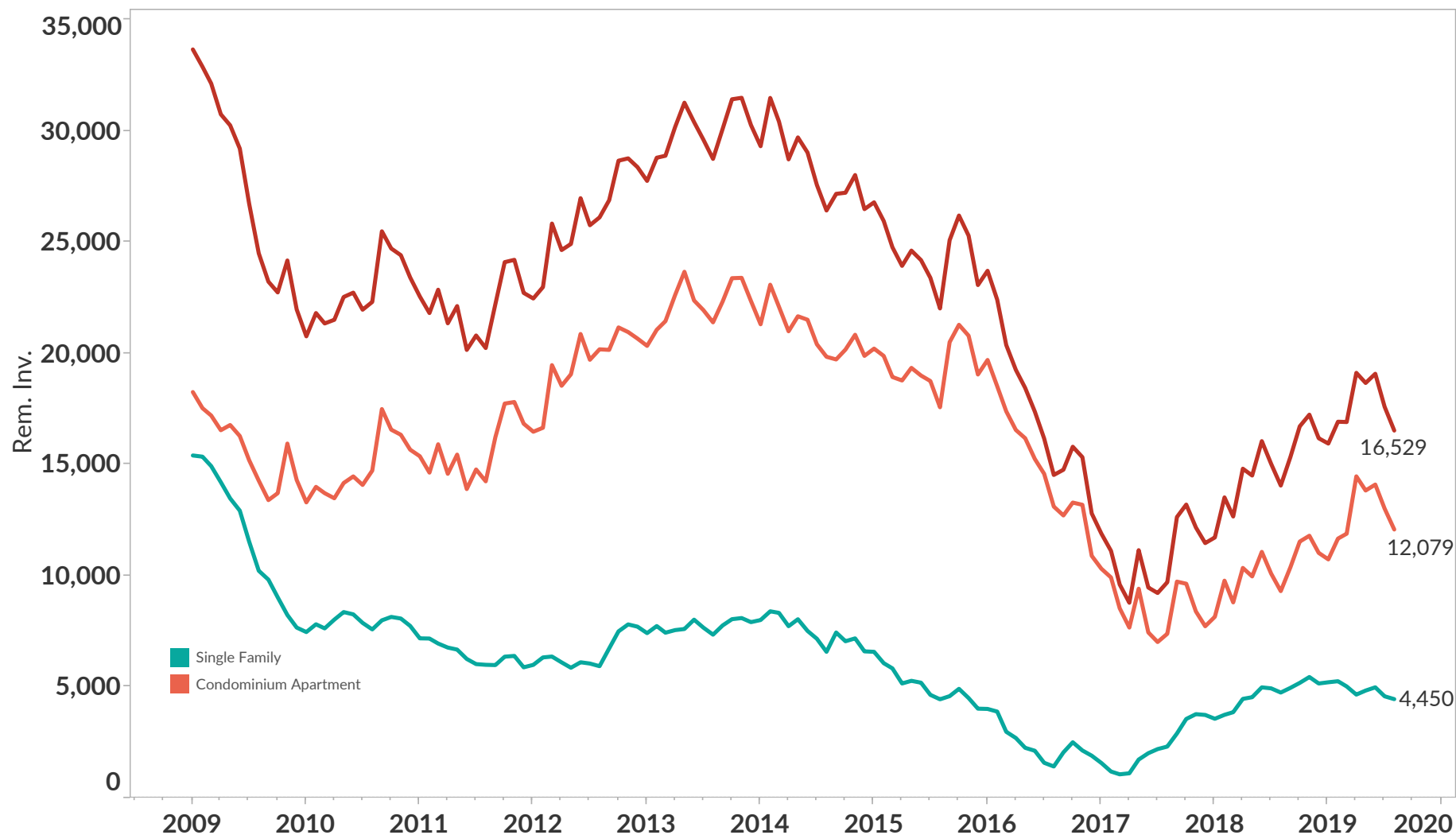
# Remaining Inventory

Current total new home remaining inventory is 16,529 units comprised of 12,079 condominium apartment units and 4,450 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 2009 to August 2019





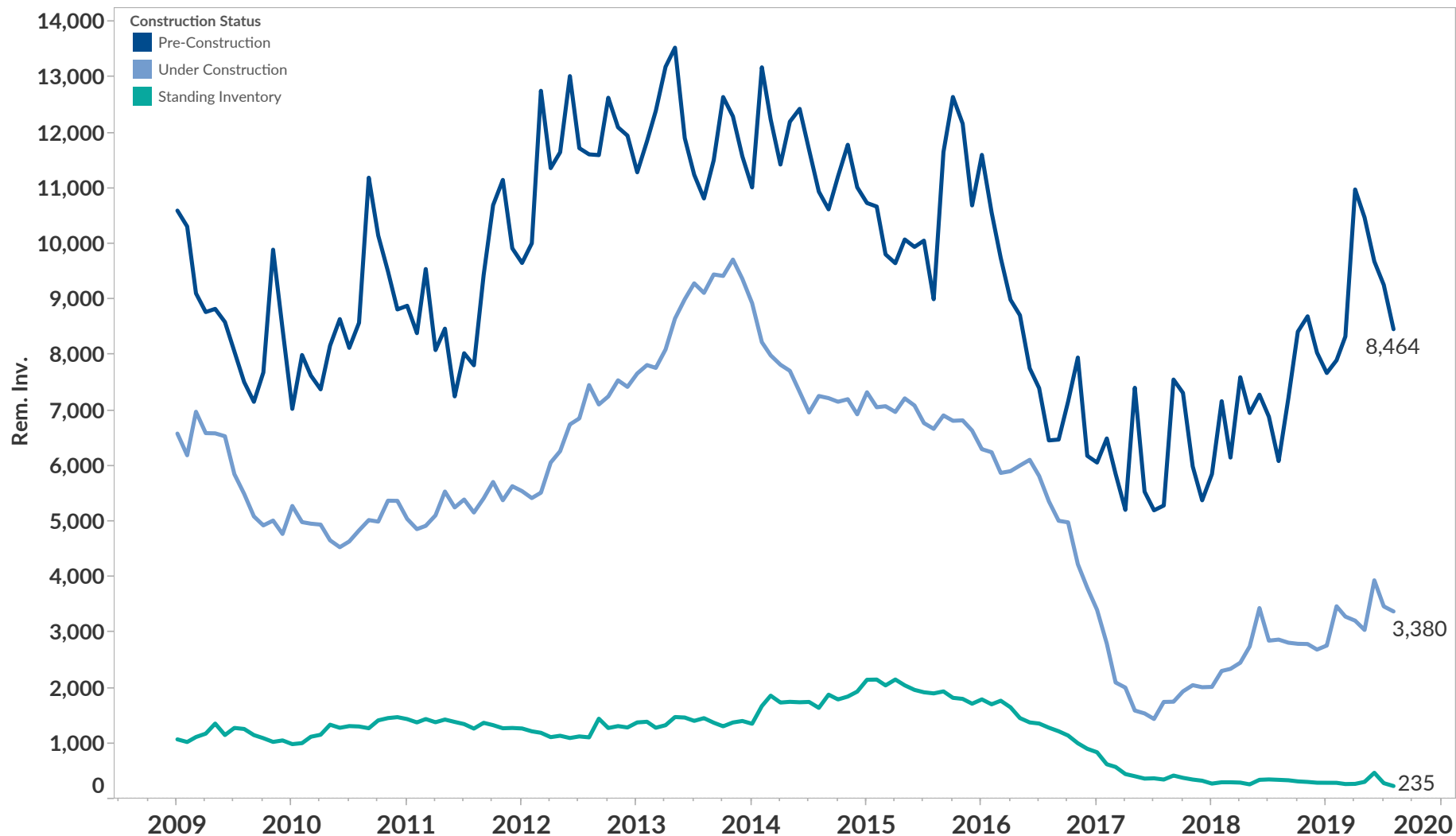
# Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 12,079 units comprised of 8,464 units in pre-construction projects, 3,380 units in projects currently under construction and 235 units in completed buildings.



## Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - January 2009 to August 2019



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