



Greater Toronto Area

New Homes Monthly Market Report  
Data as of November 2021

Official Source of New Home Information for:



**Altus Group**

# November 2021 GTA New Home Market Results

Official Source of New Home Information for:



		November Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
Single Family		768	13,157	1,188	\$1,679,941
		<i>Down -63% from Prior Year*</i>	<i>Down -18% from Prior Year</i>		<i>Up +33% from Prior Year</i>
Condominium Apartment		4,274	30,611	10,213	\$1,082,713
		<i>Up +137% from Prior Year*</i>	<i>Up +57% from Prior Year</i>		<i>Up +8% from Prior Year</i>
<b>TOTAL</b>		<b>5,042</b>	<b>43,768</b>	<b>11,401</b>	

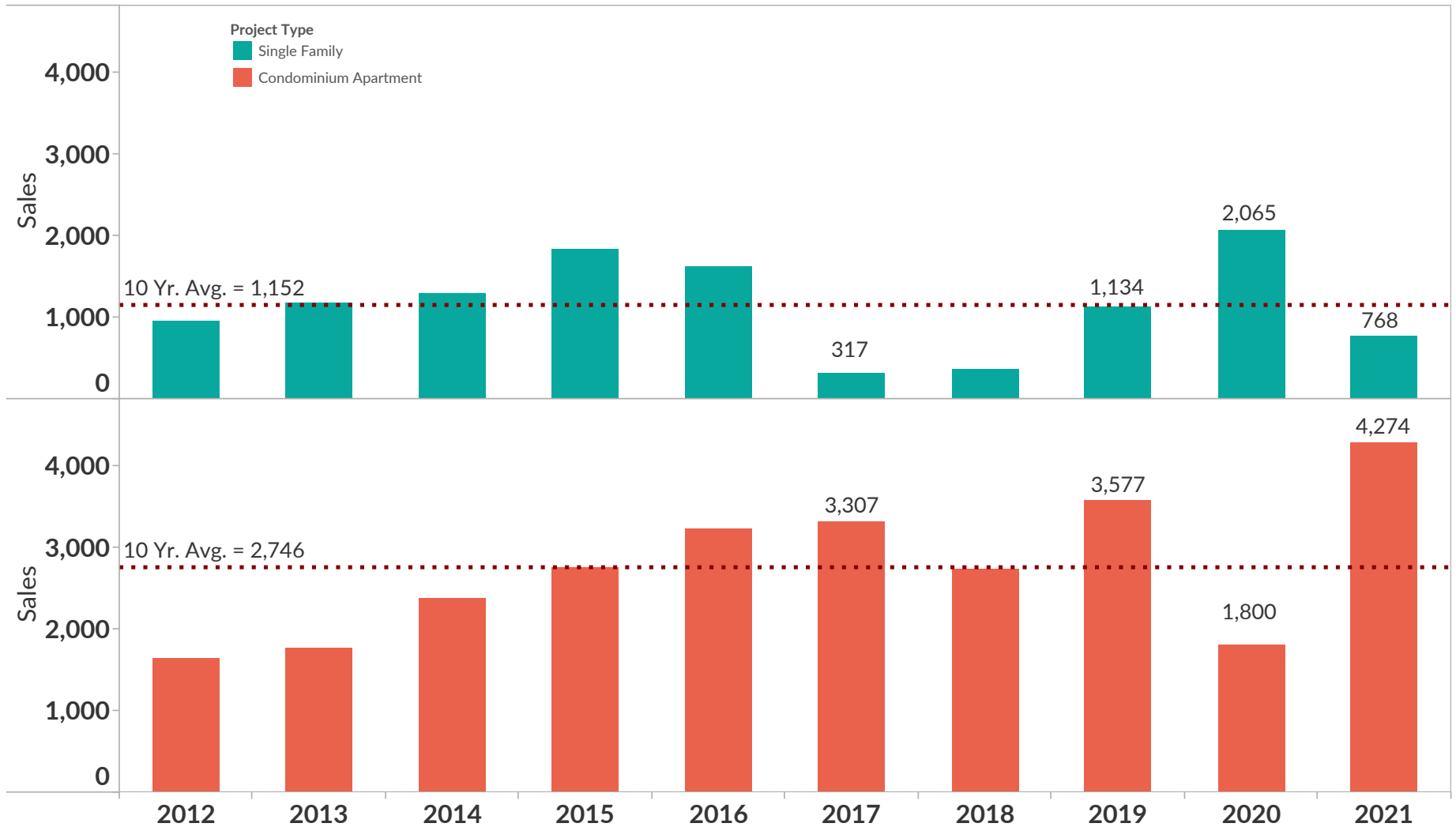
\*The Summer of 2020 marked the release of pent up demand from the original COVID-19 lockdown

# Current Month Sales

There were 5,042 total new home sales in November 2021, with 768 Single Family sales, down -63% from last November (-33% from 10yr avg) and 4,274 Condominium Apartment sales, up +137% from November 2020 (+56% from 10yr avg).

## November New Home Sales by Year & Project Type

Greater Toronto Area - November (2012 to 2021)



# Year to Date Sales

Through the first eleven months of 2021 total sales were 43,768 with Single Family sales of 13,157 decreasing -18% (+4% from 10yr avg) and Condominium Apartment sales of 30,611, +57% from the previous year (+38% from 10yr avg).

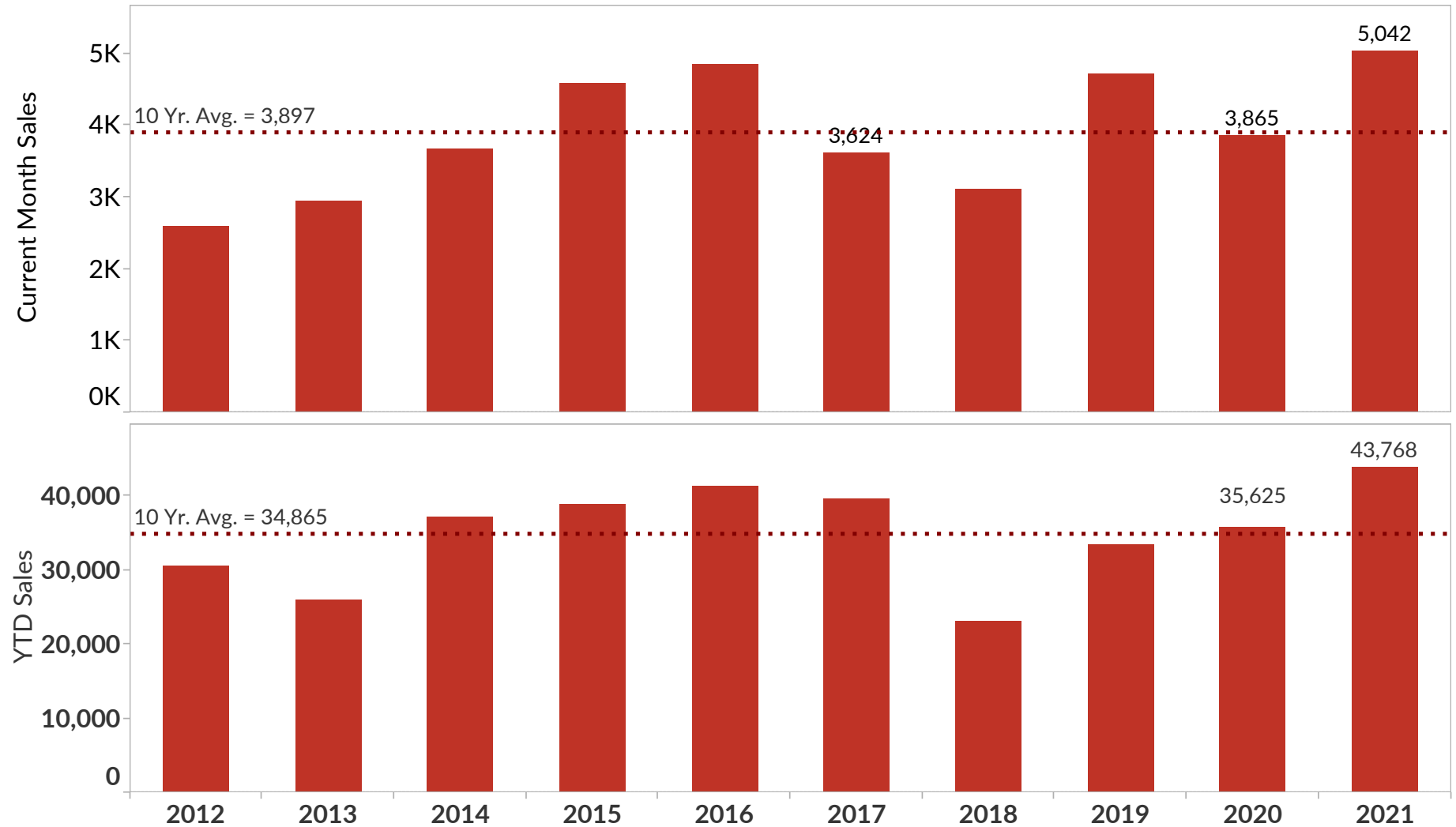


# Total New Home Sales

November 2021 Total NH sales of 5,042 were up +30% from November 2020 (+29% from 10yr avg) and Total NH sales so far in 2021 of 43,768 were up +23% from the same period in 2020 (+26% from 10yr avg).

## Total New Home Sales - Current Month & YTD

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



# Sales Data by Region

## New Home Sales by Region

Greater Toronto Area - Nov. (2019 to 2021)

Year of Peri..	Condominium Apartment						Single Family						Total
	Durham	Halton	Peel	Toronto	York	Total	Durham	Halton	Peel	Toronto	York	Total	
2021	149	559	577	2,438	551	4,274	260	135	100	1	272	768	5,042
2020	35	474	90	716	485	1,800	742	322	249	33	719	2,065	3,865
2019	290	91	385	2,190	621	3,577	216	117	251	34	516	1,134	4,711

## Year to Date New Home Sales by Region

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

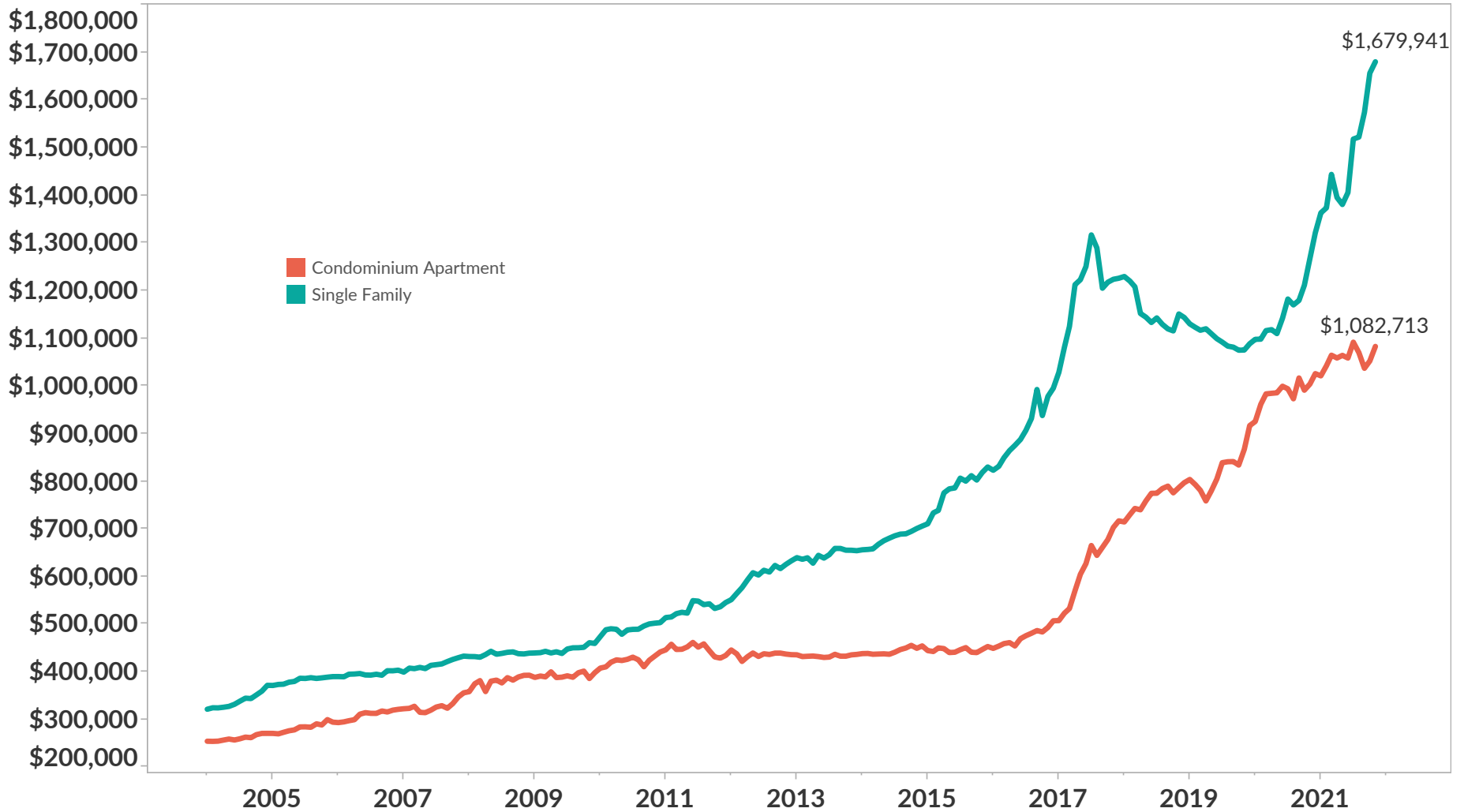
Year of Peri..	Condominium Apartment						Single Family						Total
	Durham	Halton	Peel	Toronto	York	Total	Durham	Halton	Peel	Toronto	York	Total	
2021	2,379	3,339	4,798	14,909	5,186	30,611	4,137	1,400	2,408	338	4,874	13,157	43,768
2020	535	2,067	3,730	9,400	3,806	19,538	4,504	2,548	2,780	261	5,994	16,087	35,625
2019	653	1,643	3,889	13,068	5,139	24,392	1,671	1,854	2,479	318	2,559	8,881	33,273

# New Home Benchmark Price

The benchmark price was \$1,679,941 for Single Family new homes and \$1,082,713 for Condominium Apartment new homes at November 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 November 2021



# New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price was 915 sf at an average of \$1,184/sf at November 30, 2021.

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

Greater Toronto Area - January 2004 to November 2021



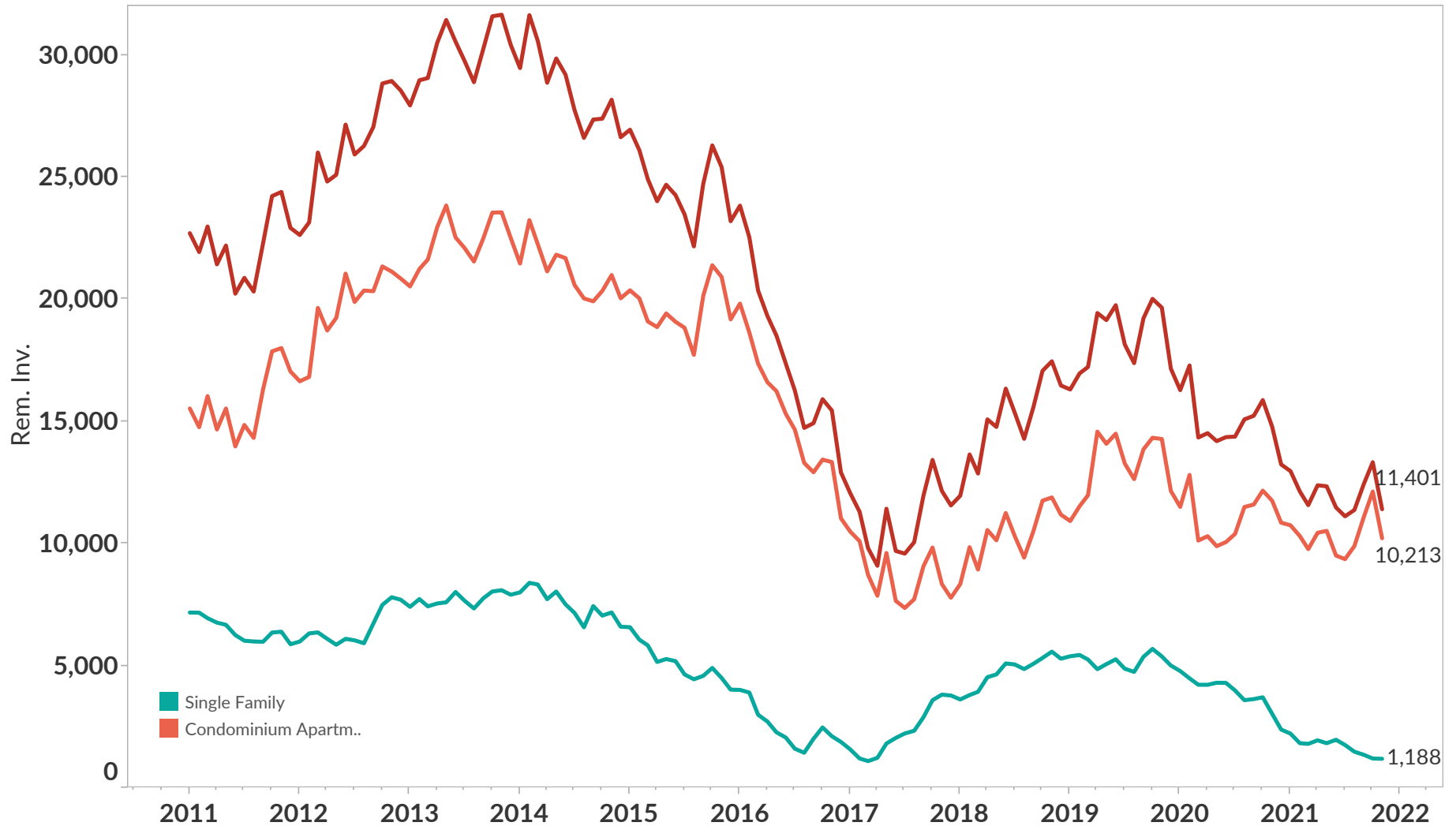


# Remaining Inventory

Current total new home remaining inventory is 11,401 units comprised of 10,213 condominium apartment units and 1,188 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 November 2021

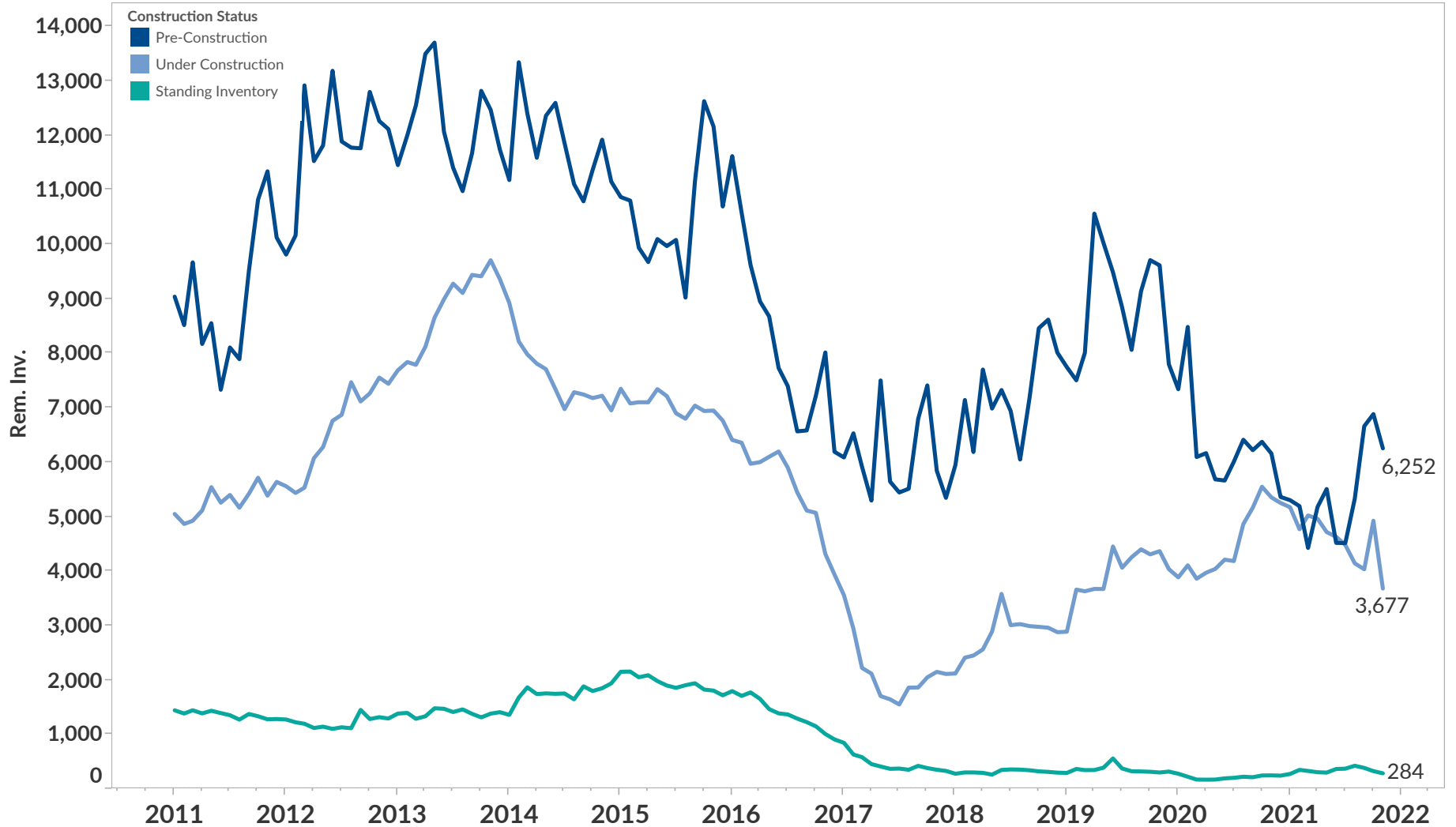


# Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 10,213 units comprised of 6,252 units in pre-construction projects, 3,677 units in projects currently under construction and 284 units in completed buildings.

## Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - January 2011 to November 2021



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