



Greater Toronto Area

New Homes Monthly Market Report
Data as of May 2025

Official Source of New Home Information for:





AltusGroup

May 2025 GTA New Home Market Results

Official Source of New Home Information for:





	May Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
 Single Family	208	1,158	5,187	\$1,505,539
	Down -53% from Prior Year	Down -51% from Prior Year		Down -6.6% from Prior Year
 Condominium Apartment	137	807	16,384	\$1,021,339
	Down -74% from Prior Year	Down -65% from Prior Year		Down -2.2% from Prior Year
TOTAL	345	1,965	21,571	

May 2025 Simcoe County New Home Market Results

Official Source of New Home Information for:



	May Sales	Year-to-Date Sales	Remaining Inventory	Average Price
 Single Family	26	192	1,294	\$1,140,131
	Down -74% from Prior Year	Down -61% from Prior Year		Up +1%from Prior Year
 Condominium Apartment	1	19	417	\$835,678
		Down -63% from Prior Year		Up +17% from Prior Year
TOTAL	27	211	1,711	

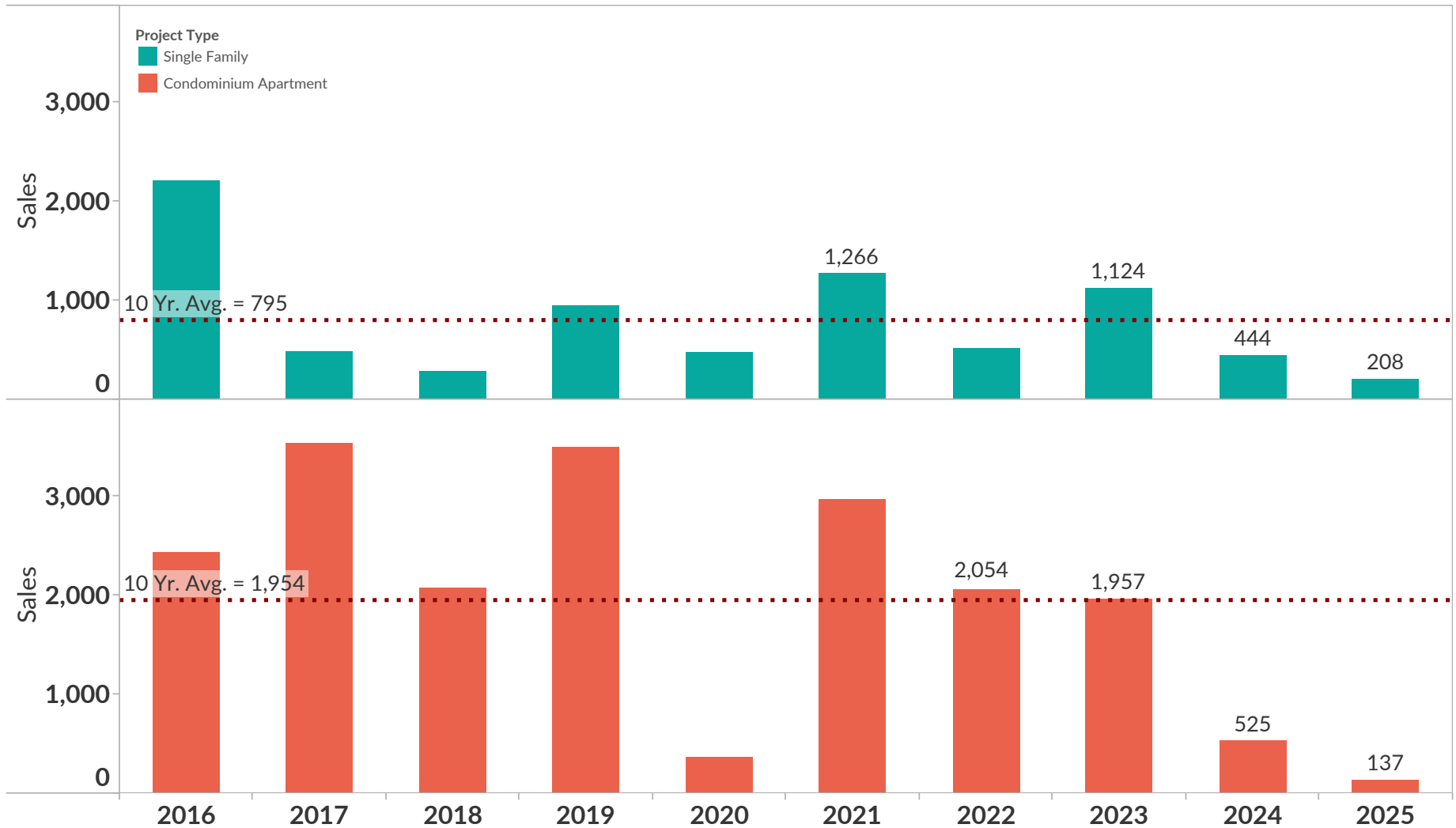


Current Month Sales

There were 345 total new home sales in May 2025, with 208 Single Family sales, down -53% from May 2024 (-74% from 10yr avg) and 137 Condominium Apartment sales, down -74% from May 2024 (-93% from 10yr avg).

May New Home Sales by Year & Project Type

Greater Toronto Area - May (2016 to 2025)



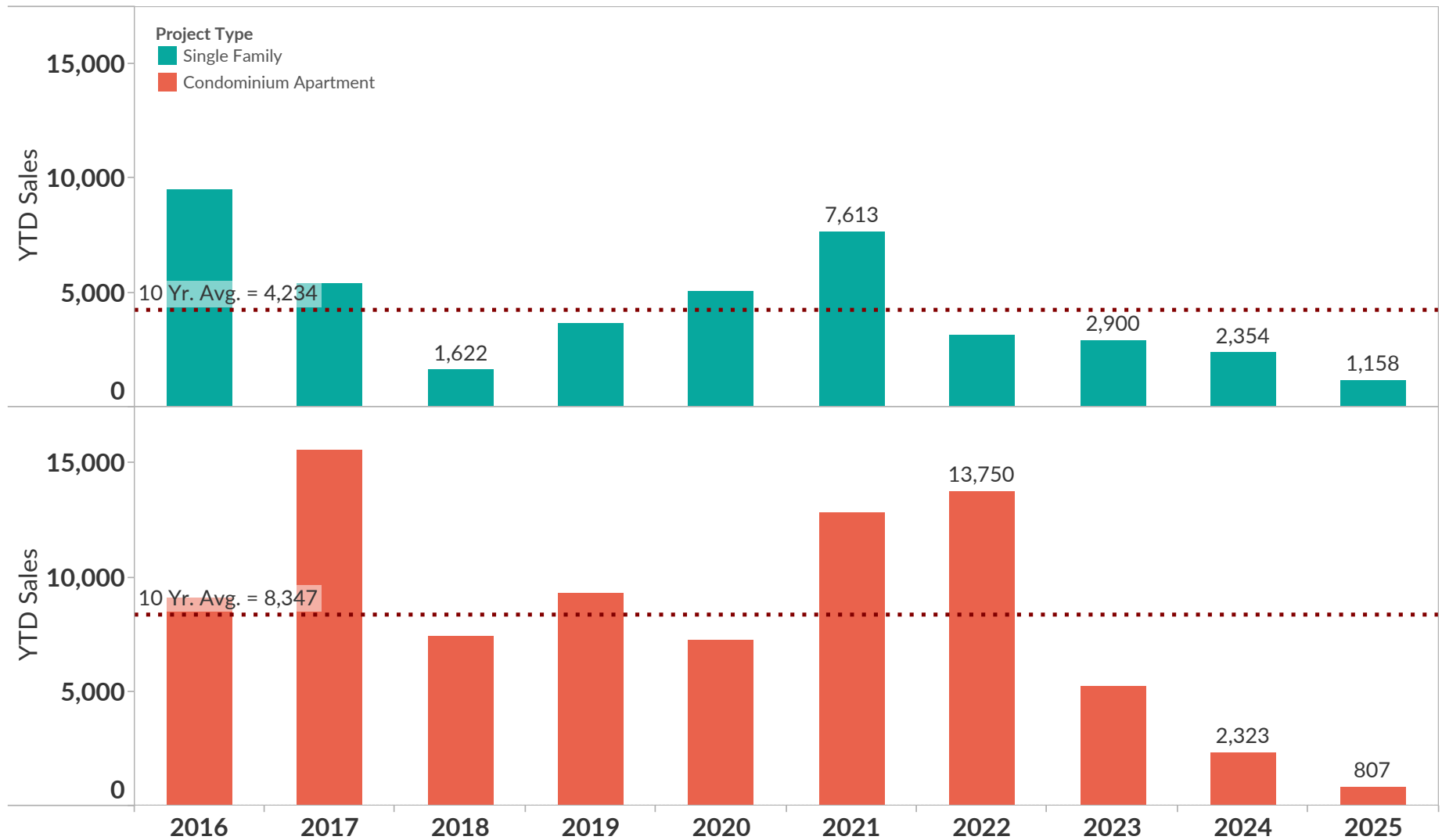


Year-to-Date Sales

Through the first five months of 2025, total sales were 1,965 with Single Family sales of 1,158, down -51% (-73% from 10yr avg) and Condominium Apartment sales of 807, down -65% from the previous year (-90% from 10yr avg).

Year-to-Date New Home Sales

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



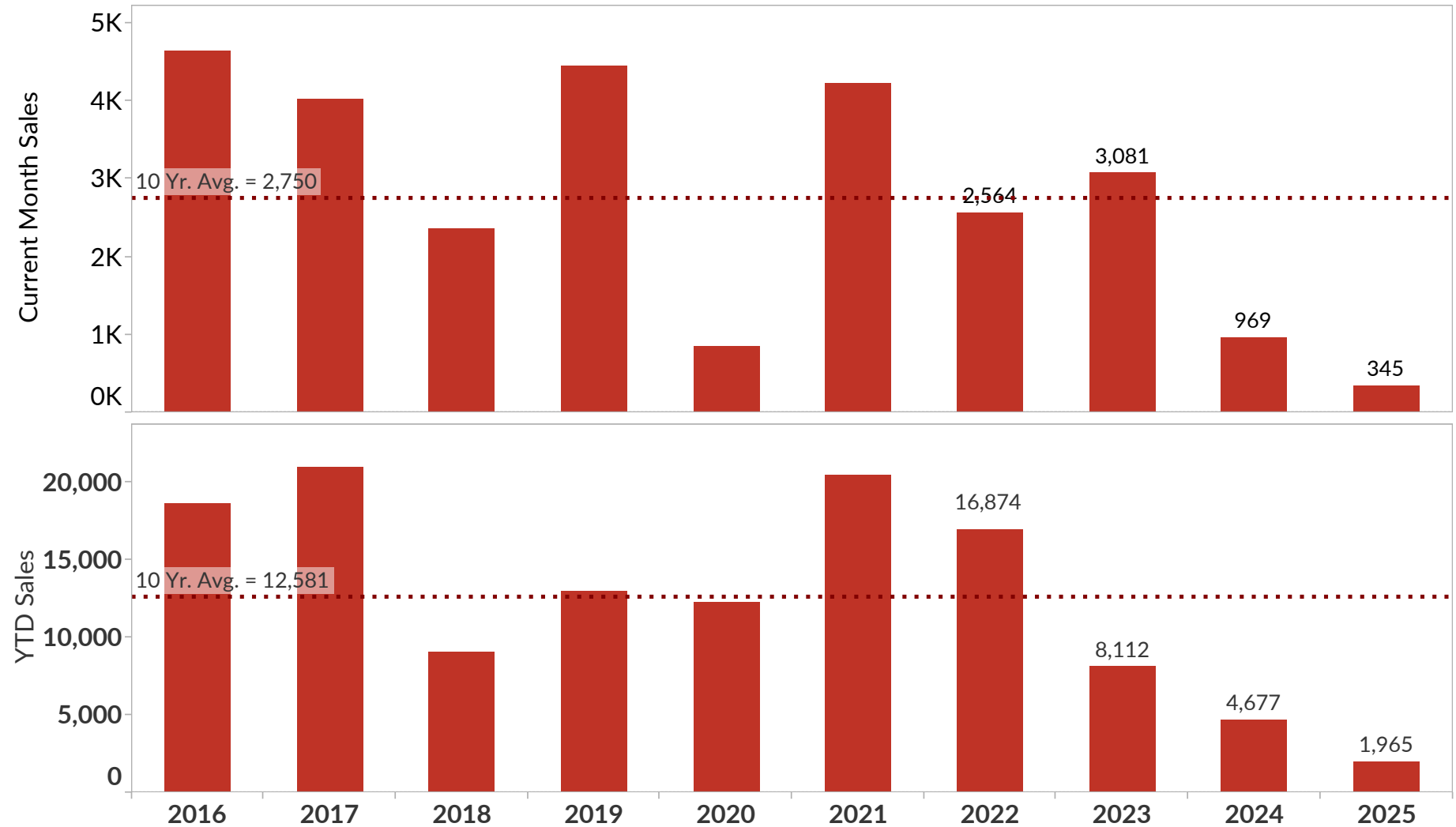


Total New Home Sales

May 2025 Total NH sales of 345 were down -64% from May 2024 (-87% from 10yr avg) and Total NH sales so far in 2025 of 1,965 were down -58% from the same period in 2024 (-84% from 10yr avg).

Total New Home Sales - Current Month & YTD

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



Sales Data by Region

New Home Sales by Region

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

Year of Peri..	Condominium Apartment					Single Family					Total
	Durham	Halton	Peel	Toronto	York	Durham	Halton	Peel	Toronto	York	
2025	33	33	15	42	14	40	40	69	6	53	345
2024	12	127	78	153	155	111	106	89	20	118	969
2023	25	302	112	942	576	325	438	209	11	141	3,081

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	116	237	56	342	56	321	183	209	20	425	1,965
2024	104	439	189	1,037	554	612	755	444	64	479	4,677
2023	206	495	363	3,046	1,102	949	888	493	44	526	8,112

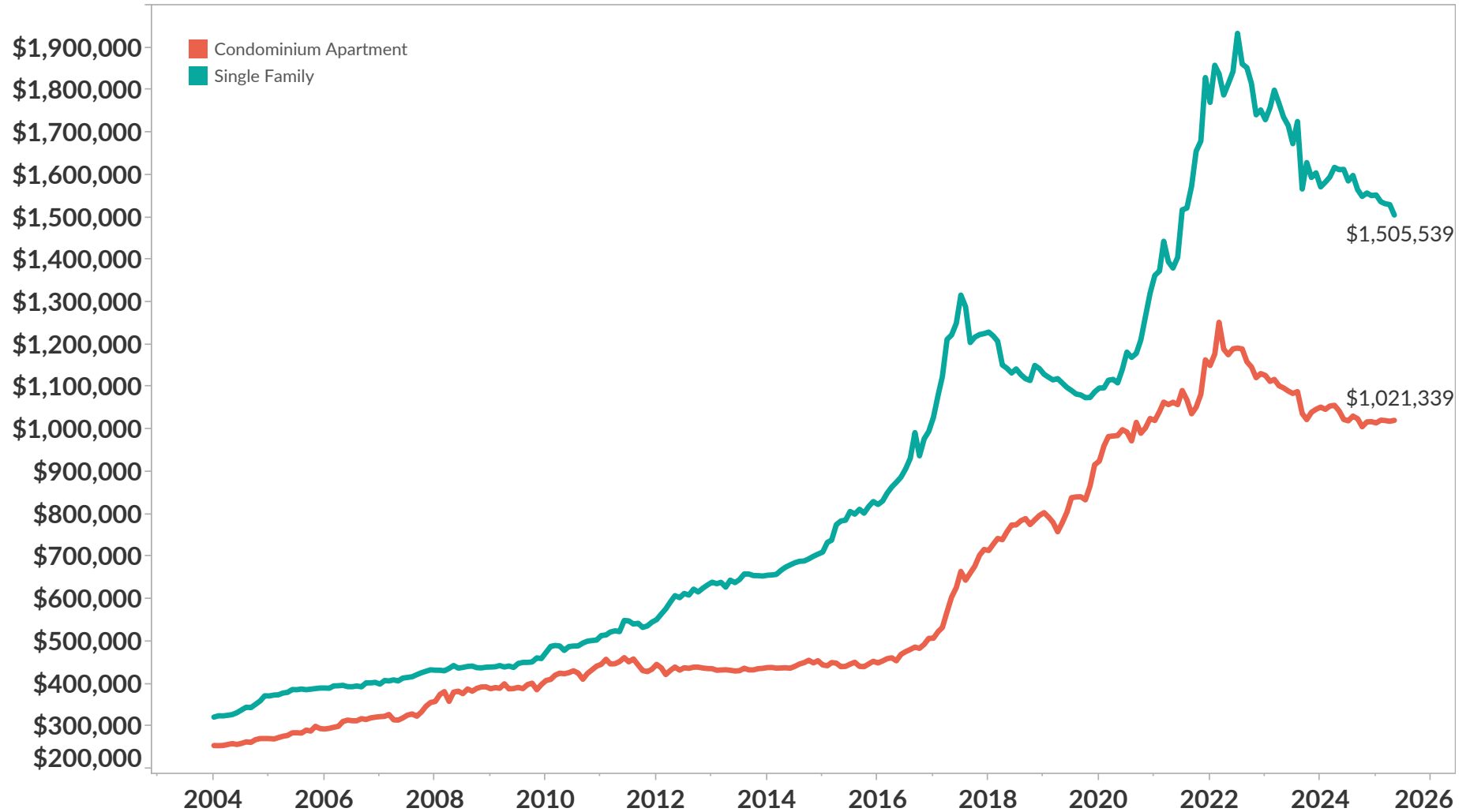


New Home Benchmark Price

The benchmark price was \$1,505,539 for Single Family new homes and \$1,021,339 for Condominium Apartment new homes at May 31, 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



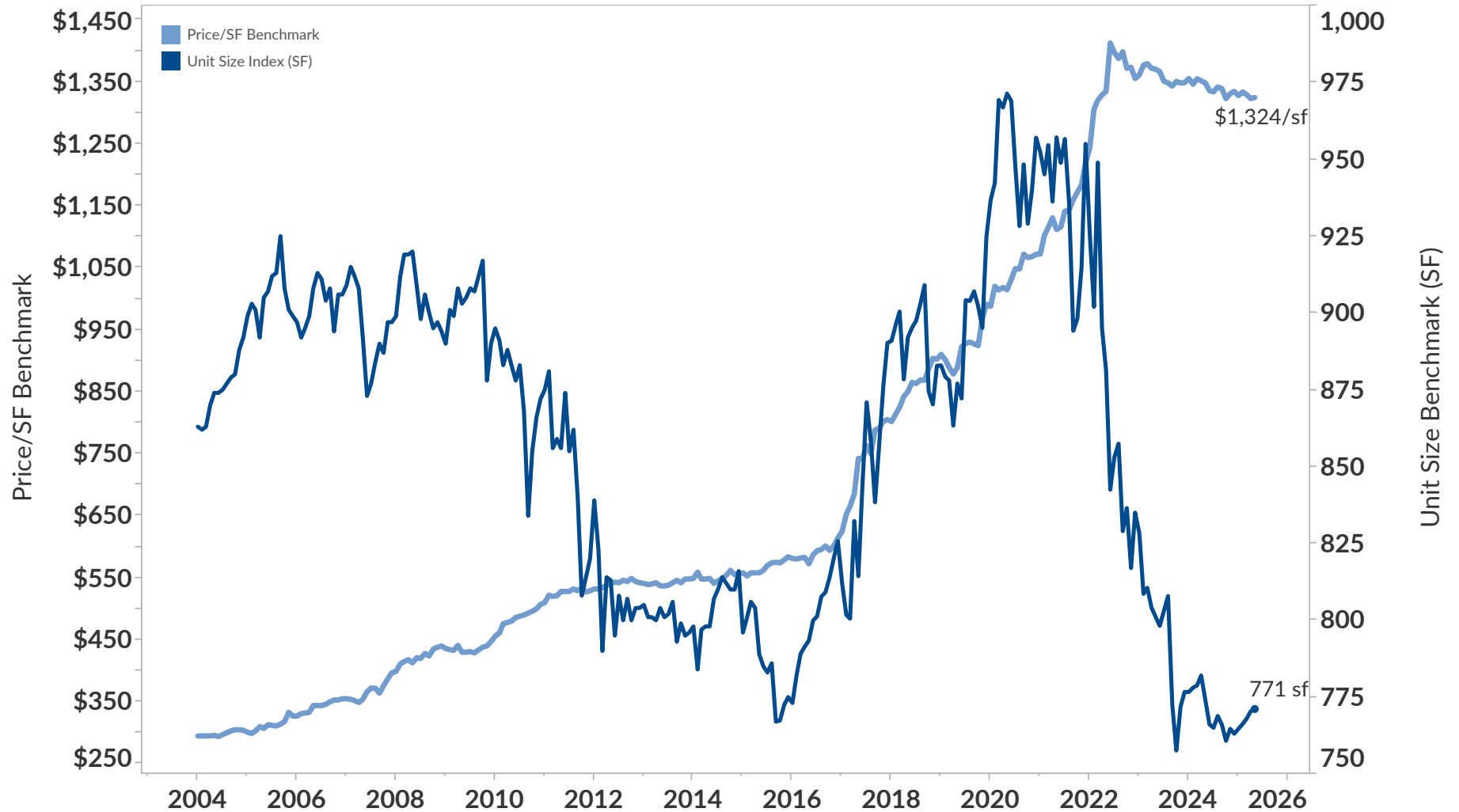


New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price were 771 sf at an average of \$1,324/sf at May 31, 2025.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - 2004 to 2025



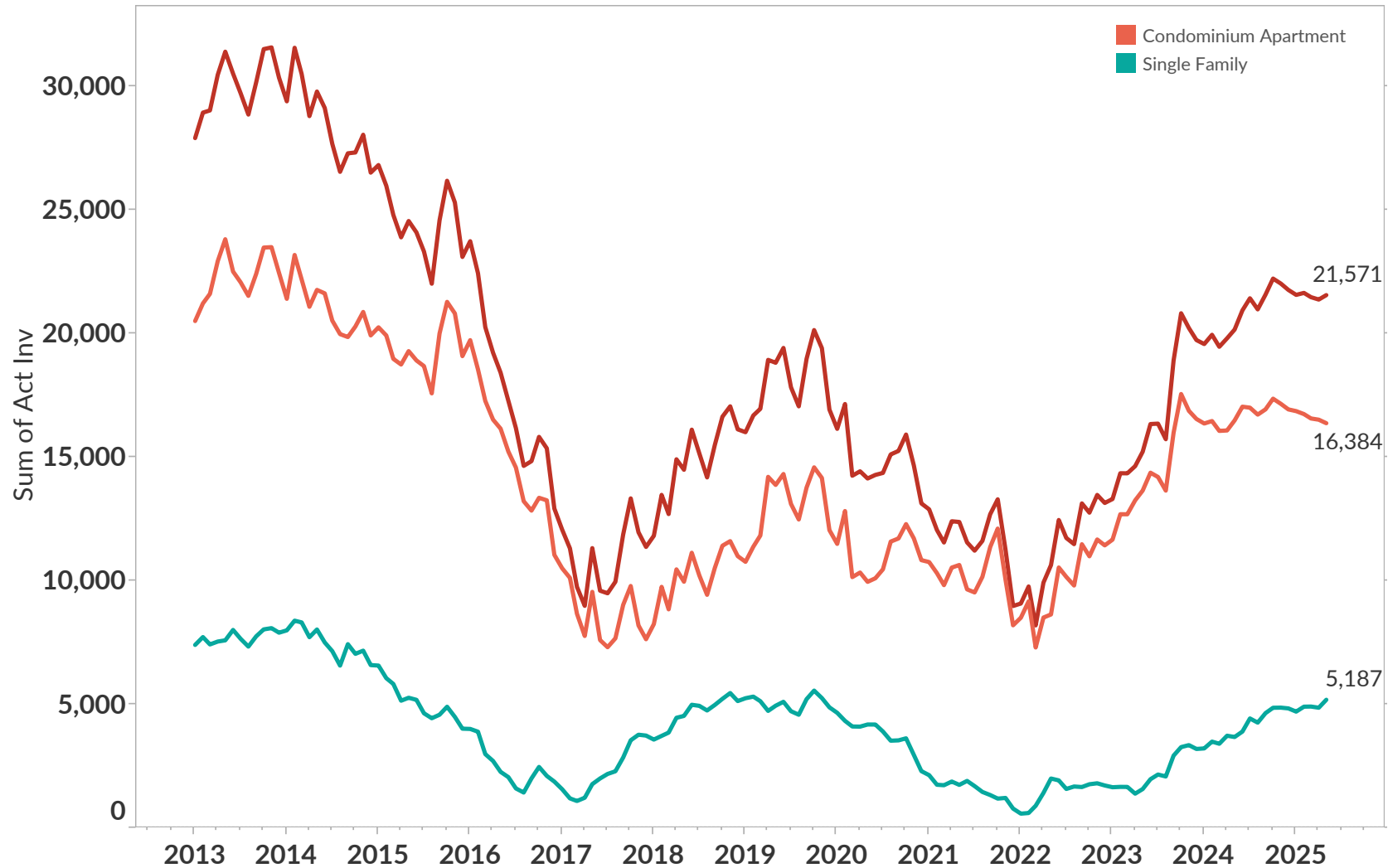


Remaining Inventory

Current total new home remaining inventory is 21,571 units comprised of 16,384 condominium apartment units and 5,187 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



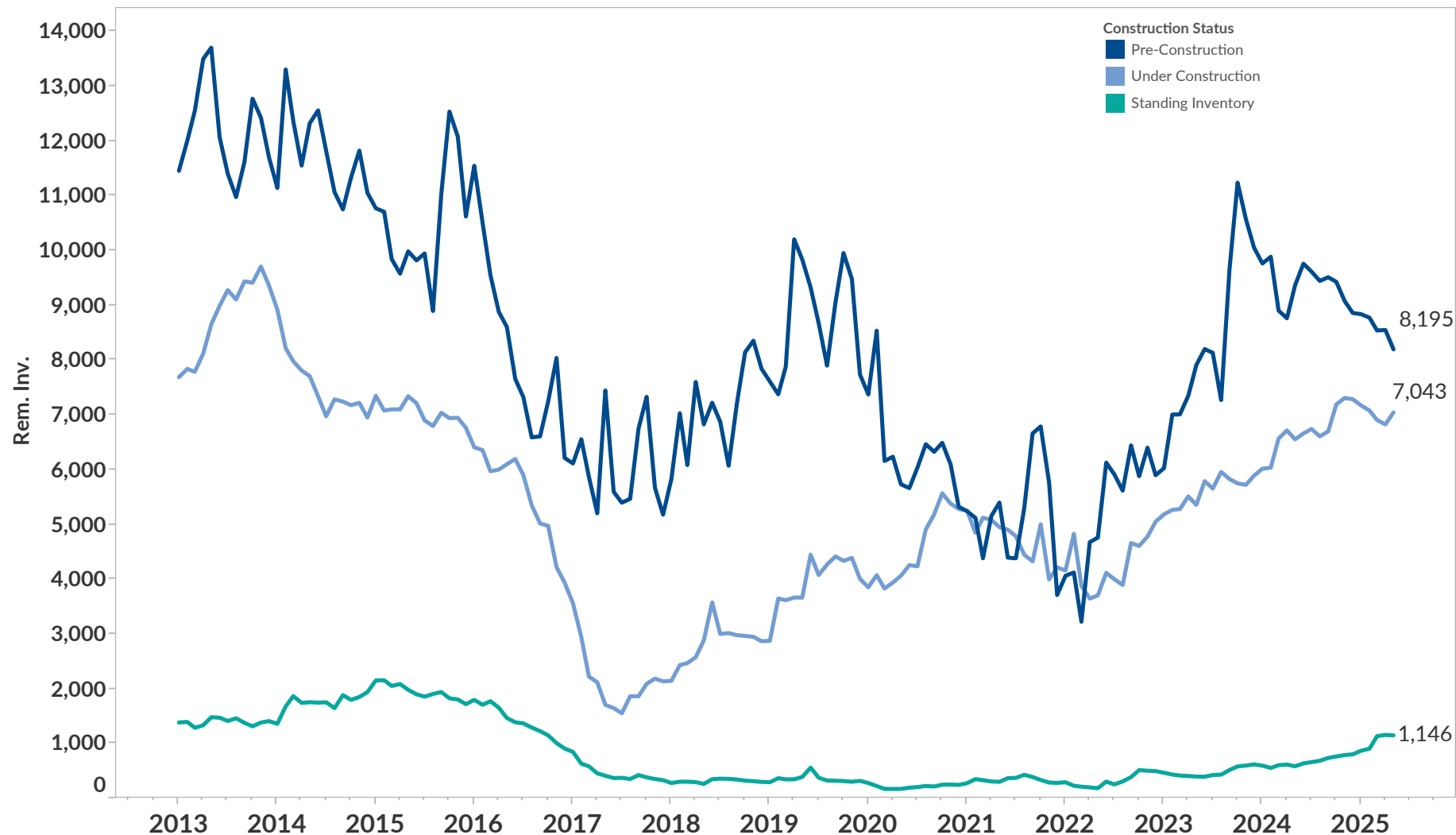


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 16,384 units comprised of 8,195 units in pre-construction projects, 7,043 units in projects currently under construction and 1,146 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - 2013 to 2025





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