



Greater Toronto Area

New Homes Monthly Market Report
Data as of December 2021

Official Source of New Home Information for:



Altus Group

December 2021 GTA New Home Market Results

Official Source of New Home Information for:



		December Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
Single Family		569	13,732	776	\$1,829,693
		<i>Down -51% from Prior Year*</i>	<i>Down -20% from Prior Year</i>		<i>Up +38% from Prior Year</i>
Condominium Apartment		2,170	32,919	8,146	\$1,163,924
		<i>Up +128% from Prior Year*</i>	<i>Up +61% from Prior Year</i>		<i>Up +13% from Prior Year</i>
TOTAL		2,739	46,651	8,922	

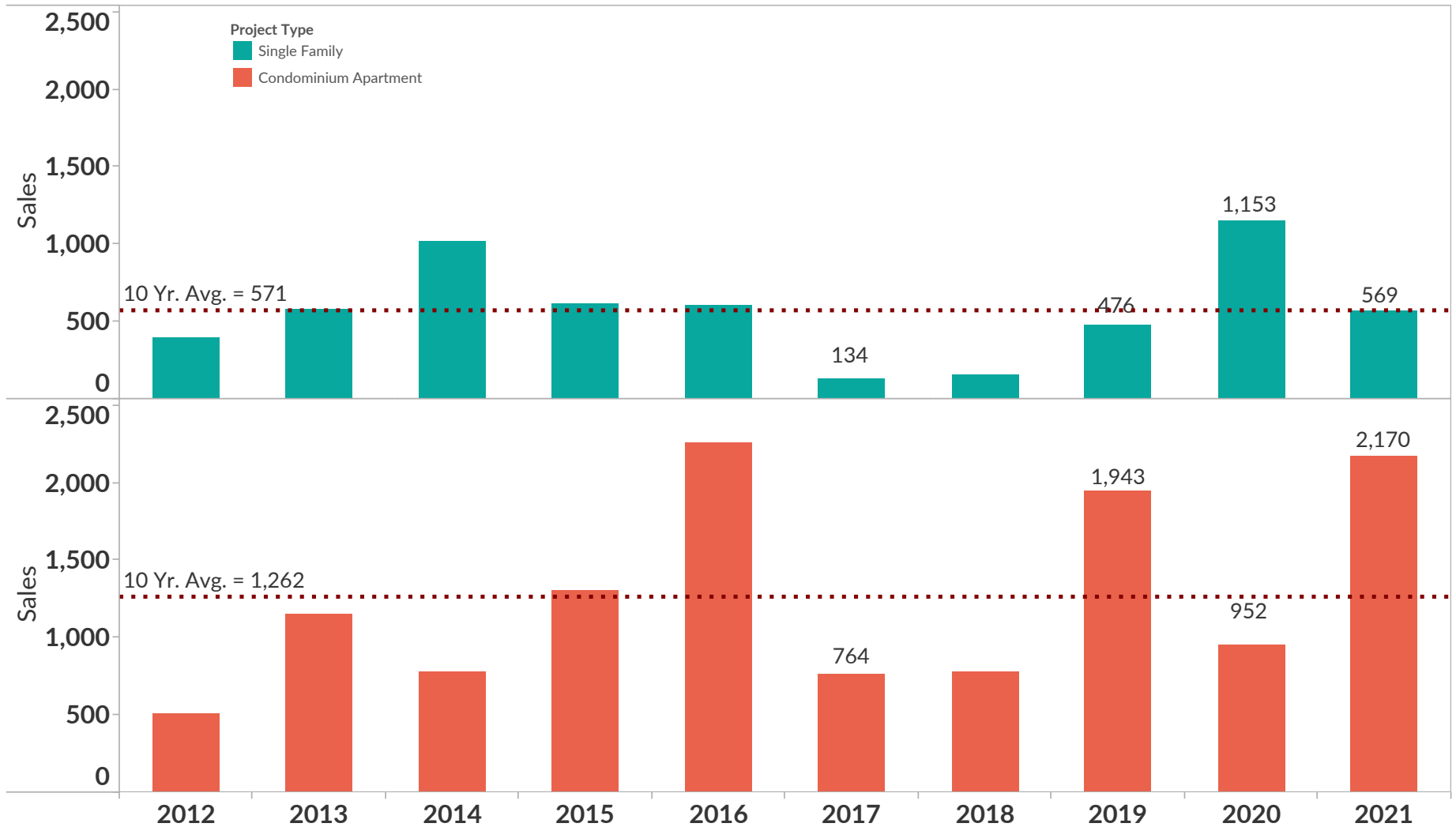
*The Summer of 2020 marked the release of pent up demand from the original COVID-19 lockdown

Current Month Sales

There were 2,739 total new home sales in December 2021, with 569 Single Family sales, down -51% from last December (+0% from 10yr avg) and 2,170 Condominium Apartment sales, up +128% from December 2020 (+72% from 10yr avg).

December New Home Sales by Year & Project Type

Greater Toronto Area - December (2012 to 2021)



Year to Date Sales

Through the twelve months of 2021 total sales were 46,651 with Single Family sales of 13,732 decreasing -20% (+4% from 10yr avg) and Condominium Apartment sales of 32,919, +61% from the previous year (+40% from 10yr avg).

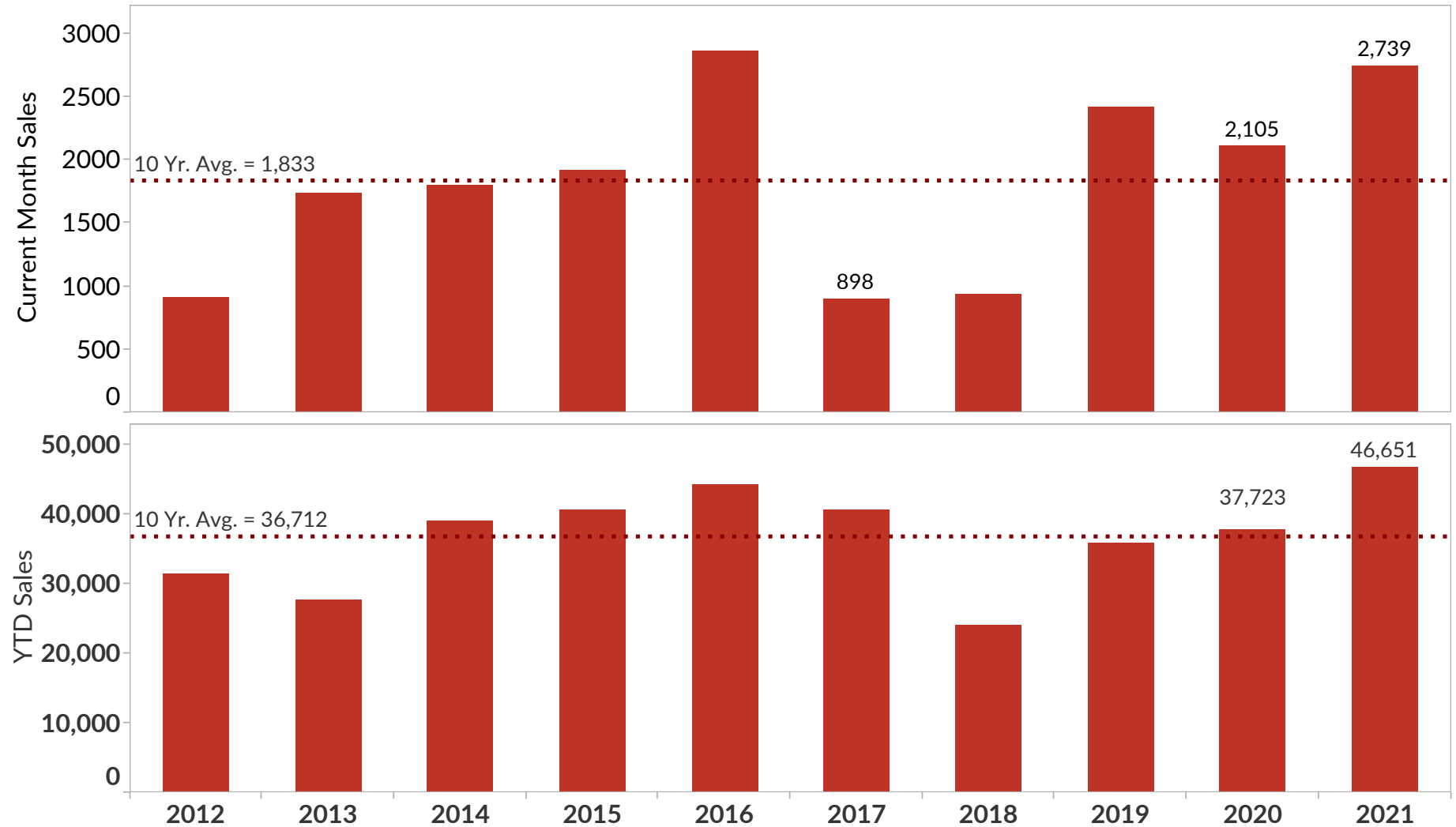


Total New Home Sales

December 2021 Total NH sales of 2,739 were up +30% from December 2020 (+49% from 10yr avg) and Total NH sales in 2021 of 46,651 were up +24% from the same period in 2020 (+27% from 10yr avg).

Total New Home Sales - Current Month & YTD

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



Sales Data by Region

New Home Sales by Region

Greater Toronto Area - Dec. (2019 to 2021)

Year of Peri..	Condominium Apartment						Single Family						Total
	Durham	Halton	Peel	Toronto	York	Total	Durham	Halton	Peel	Toronto	York	Total	
2021	157	377	330	704	602	2,170	203	107	43	19	197	569	2,739
2020	19	164	109	458	202	952	406	216	91	27	413	1,153	2,105
2019	64	61	185	1,303	330	1,943	118	49	116	8	185	476	2,419

Year to Date New Home Sales by Region

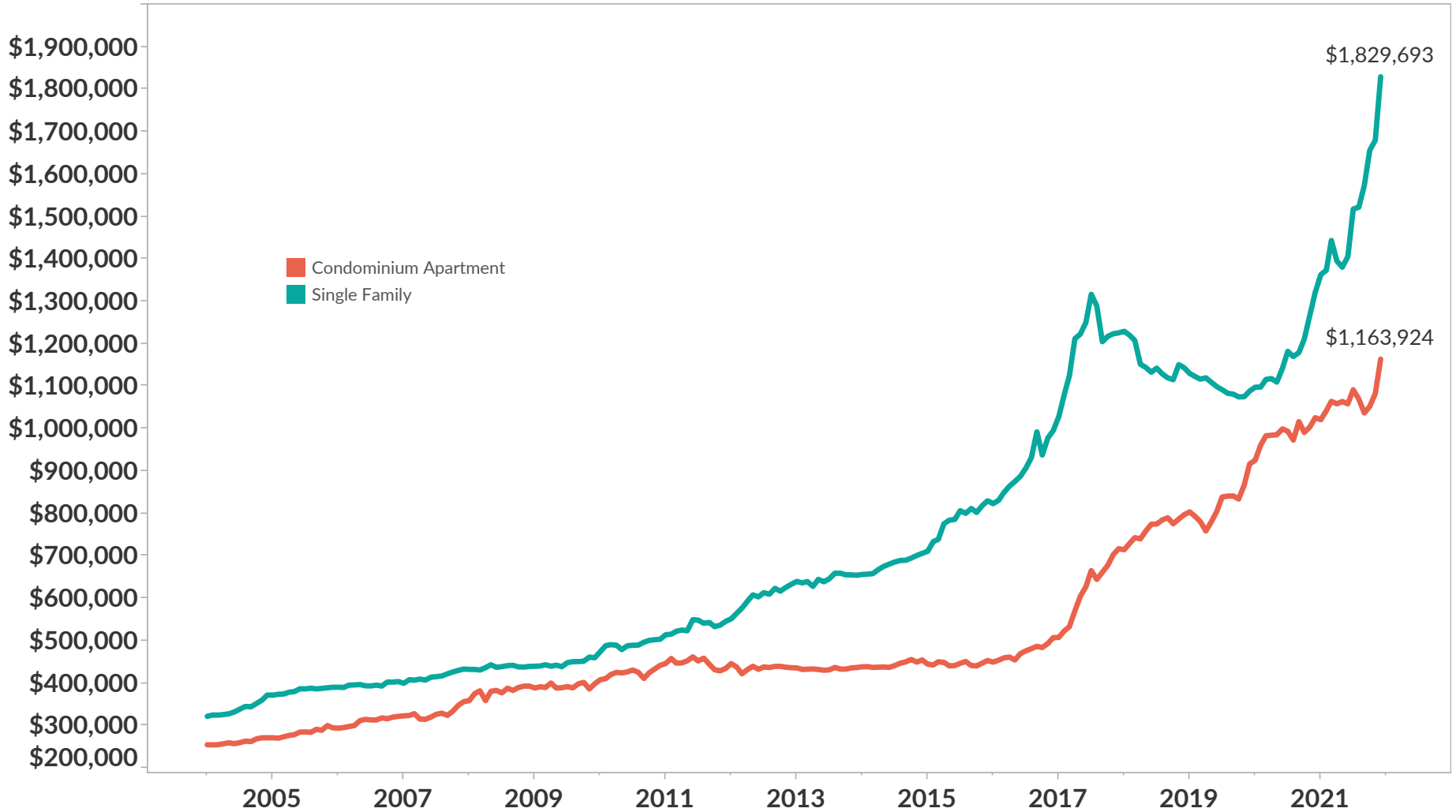
Greater Toronto Area - Jan. to Dec. (2019 to 2021)

Year of Peri..	Condominium Apartment						Single Family						Total
	Durham	Halton	Peel	Toronto	York	Total	Durham	Halton	Peel	Toronto	York	Total	
2021	2,541	3,720	5,145	15,715	5,798	32,919	4,327	1,517	2,452	356	5,080	13,732	46,651
2020	554	2,231	3,839	9,856	4,008	20,488	4,910	2,764	2,871	288	6,402	17,235	37,723
2019	717	1,704	4,074	14,371	5,469	26,335	1,789	1,903	2,595	326	2,744	9,357	35,692

New Home Benchmark Price

The benchmark price was \$1,829,693 for Single Family new homes and \$1,163,924 for Condominium Apartment new homes at December 31, 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 December 2021



New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price was 955 sf at an average of \$1,219/sf at December 31, 2021.

Monthly Condominium Apartment Price/SF Benchmark & Unit Size Benchmark

Greater Toronto Area - January 2004 to December 2021

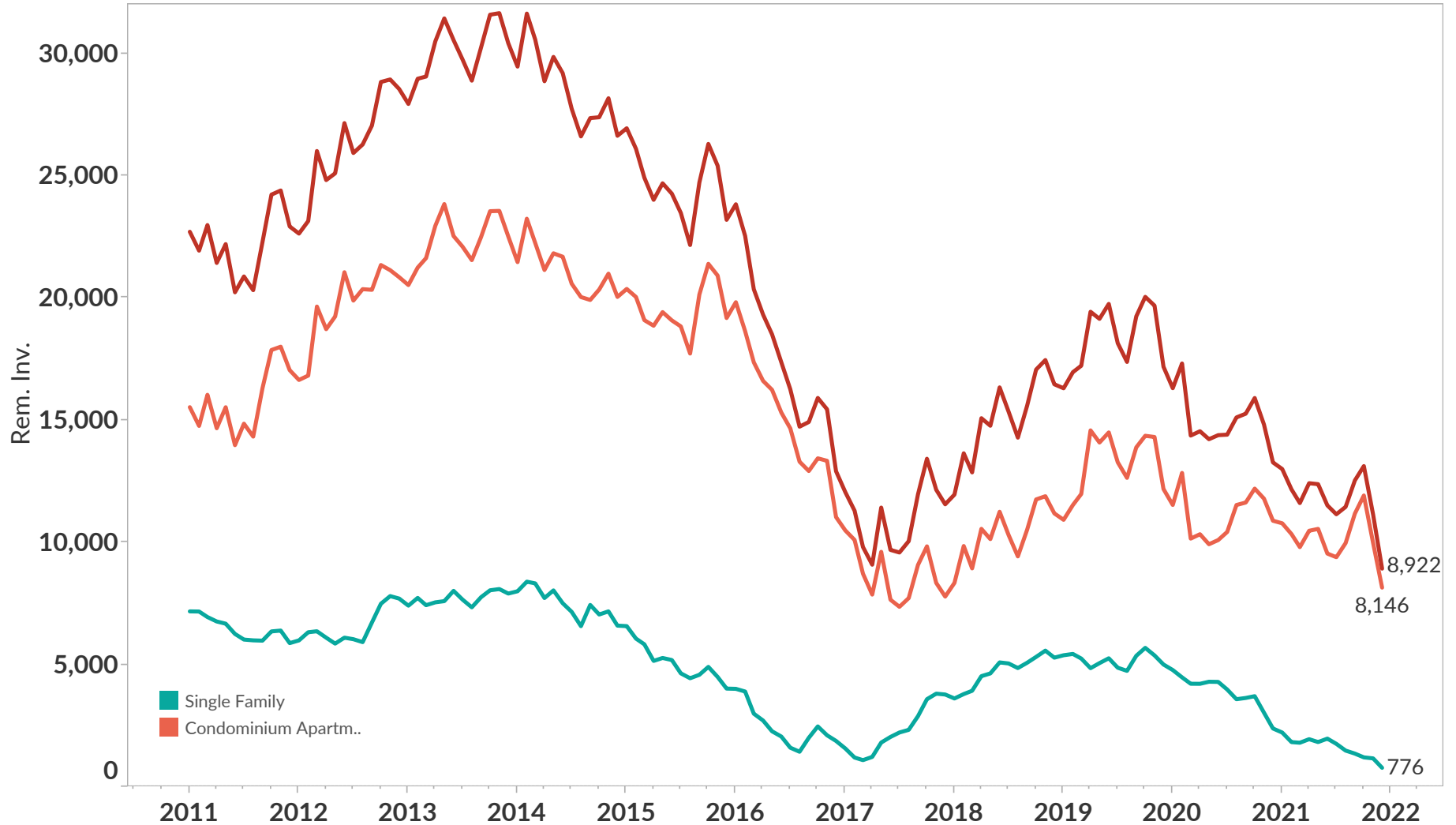


Remaining Inventory

Current total new home remaining inventory is 8,922 units comprised of 8,146 condominium apartment units and 776 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 December 2021

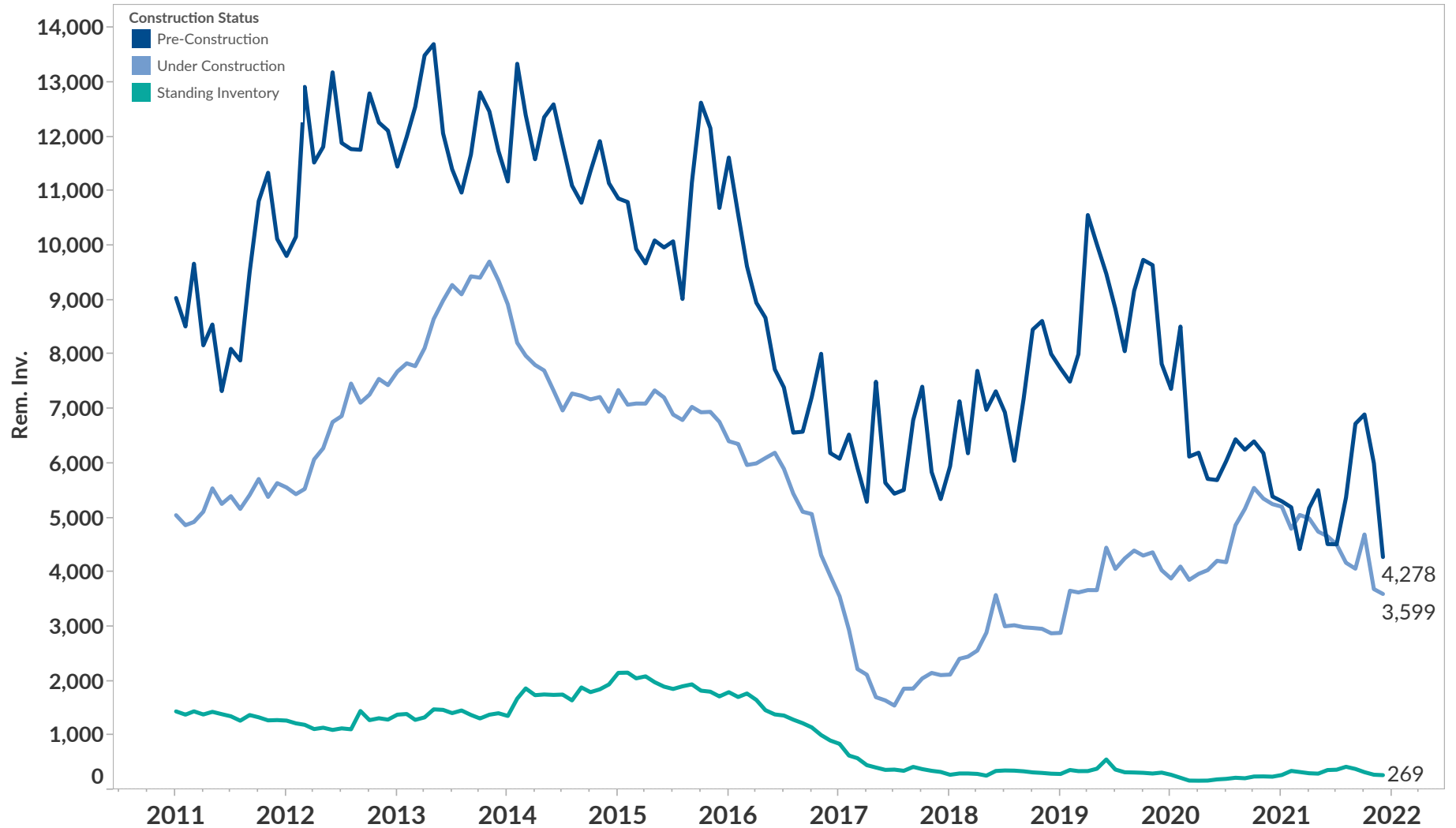


Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 8,146 units comprised of 4,278 units in pre-construction projects, 3,599 units in projects currently under construction and 269 units in completed buildings.

Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - January 2011 to December 2021



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