



Greater Toronto Area

New Homes Monthly Market Report  
Data as of May 2020

Official Source of New Home Information for:



**Altus Group**

# May 2020 GTA New Home Market Results

Official Source of New Home Information for:



		May Sales	Year-to-Date Sales	Remaining Inventory	Benchmark Price
Single Family		<b>438</b>	<b>5,053</b>	<b>4,121</b>	<b>\$1,109,643</b>
		<i>Down -55% from Prior Year</i>	<i>Up +34% from Prior Year</i>		<i>Even with Prior Year</i>
Condominium Apartment		<b>428</b>	<b>7,655</b>	<b>9,526</b>	<b>\$985,436</b>
		<i>Down -88% from Prior Year</i>	<i>Down -20% from Prior Year</i>		<i>Up +26% from Prior Year</i>
<b>TOTAL</b>		<b>866</b>	<b>12,708</b>	<b>13,647</b>	

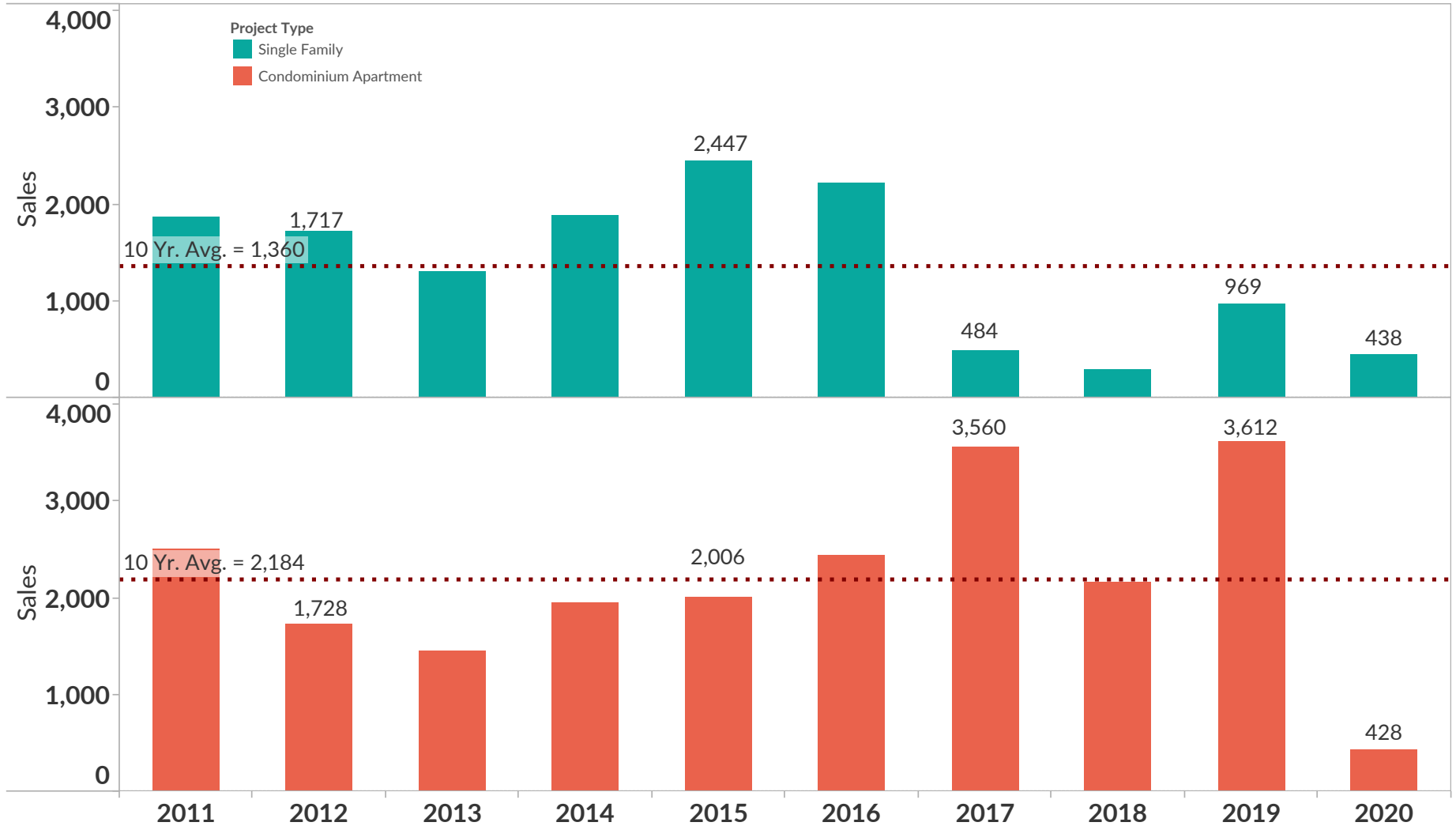
# Current Month Sales

There were 866 total new home sales in May 2020, with 438 Single Family sales, down -55% from last May (-68% from 10yr) and 428 Condominium Apartment sales, down -88% from May 2019 (-80% from 10yr avg).



## May New Home Sales by Year & Project Type

Greater Toronto Area - May (2011 to 2020)



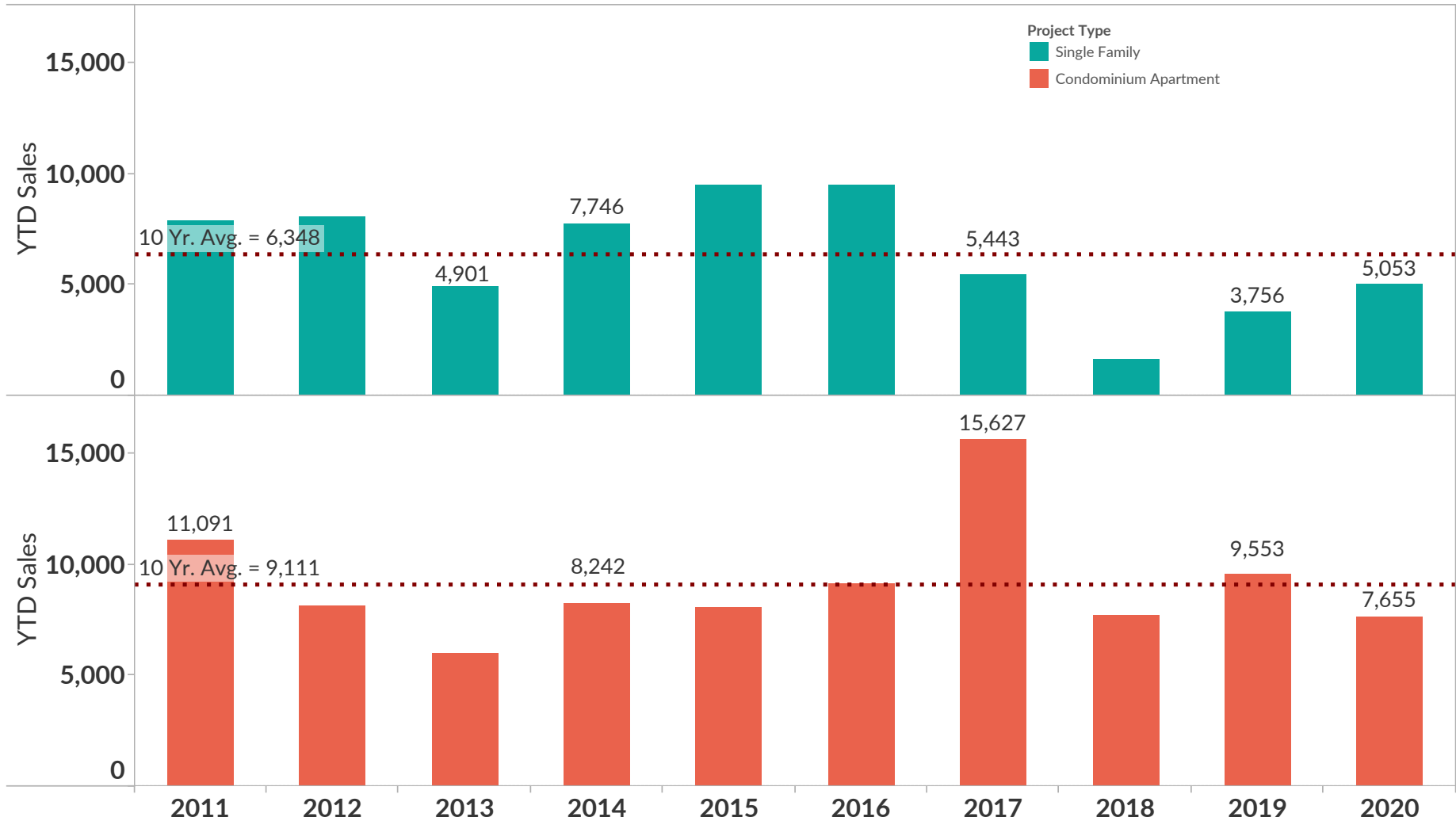
# Year to Date Sales

Through the first five months of 2020 total sales were 12,708 with Single Family sales of 5,053 increasing +34% (-20% from 10yr avg) and Condominium Apartment sales of 7,655, -20% from the previous year (-16% from 10yr avg).



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

Greater Toronto Area - Jan. to May. 2011 to 2020



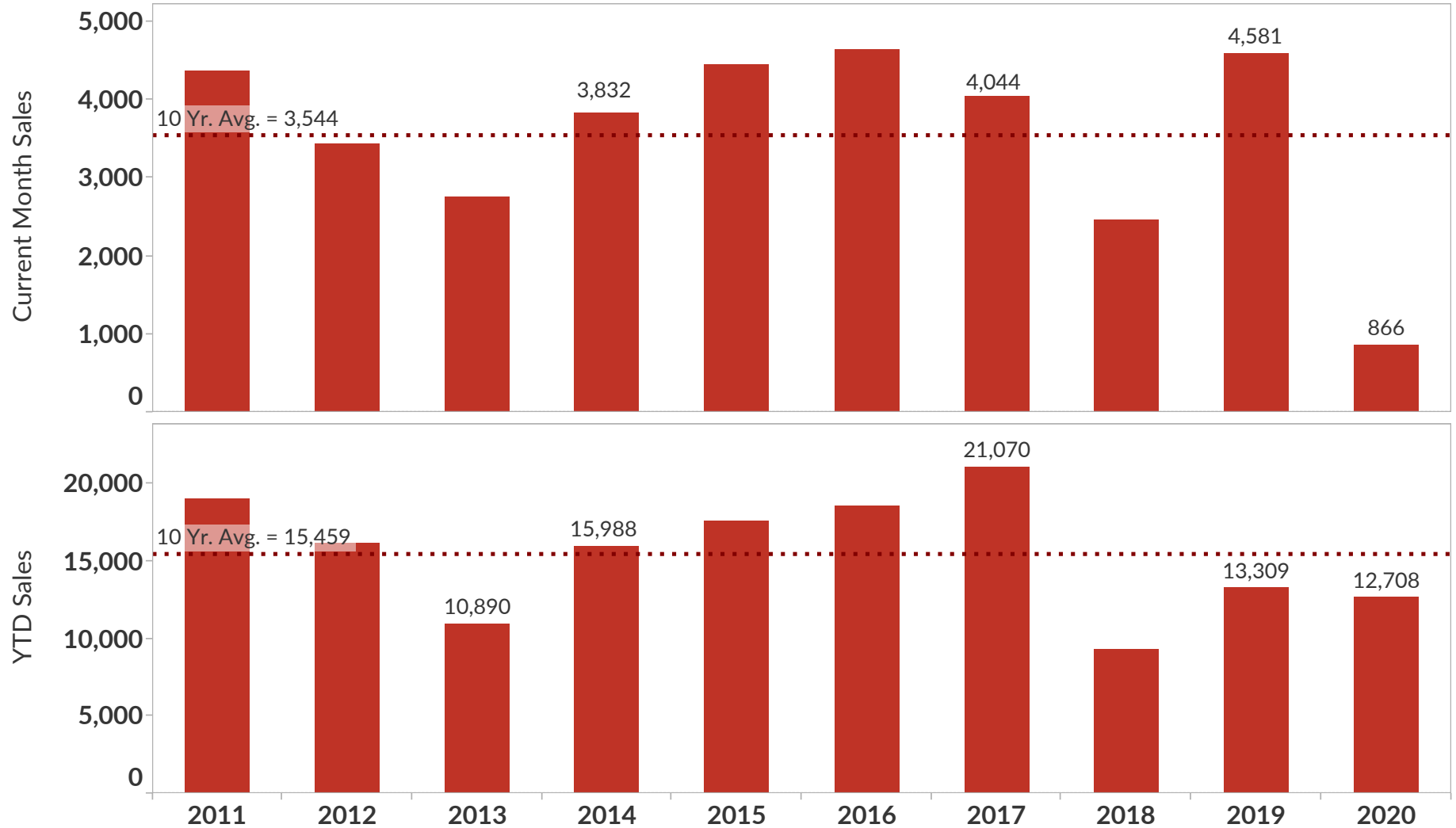
# Total New Home Sales

May 2020 Total NH sales of 866 were down -81% from May 2019 (-76% from 10yr avg) and Total NH sales so far in 2020 of 12,708 were down -5% from the same period in 2019 (-18% from 10yr avg).



## Total New Home Sales - Current Month & YTD

Greater Toronto Area - May. (top chart) & Jan. to May. (lower chart) 2011 to 2020

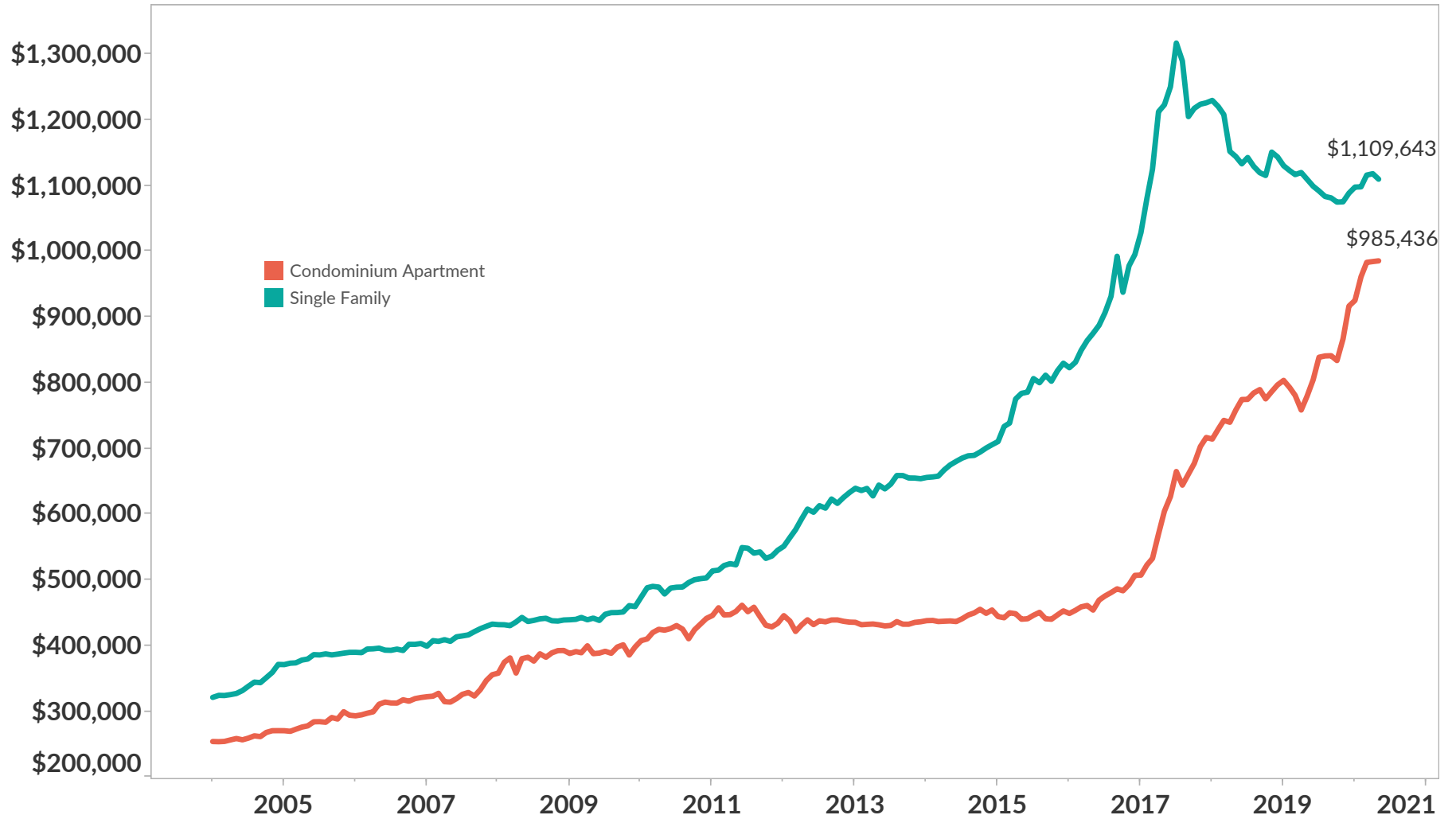


# New Home Benchmark Price

The benchmark price was \$1,109,643 for Single Family new homes and \$985,436 for Condominium Apartment new homes at May 31, 2020. 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 May 2020



# New Home Price/SF & Unit Size Benchmark

The Condominium Apartment unit size and price/sf components of the new home benchmark price was 971 sf at an average of \$1,014/sf at May 31, 2020.



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

Greater Toronto Area - May 31, 2020



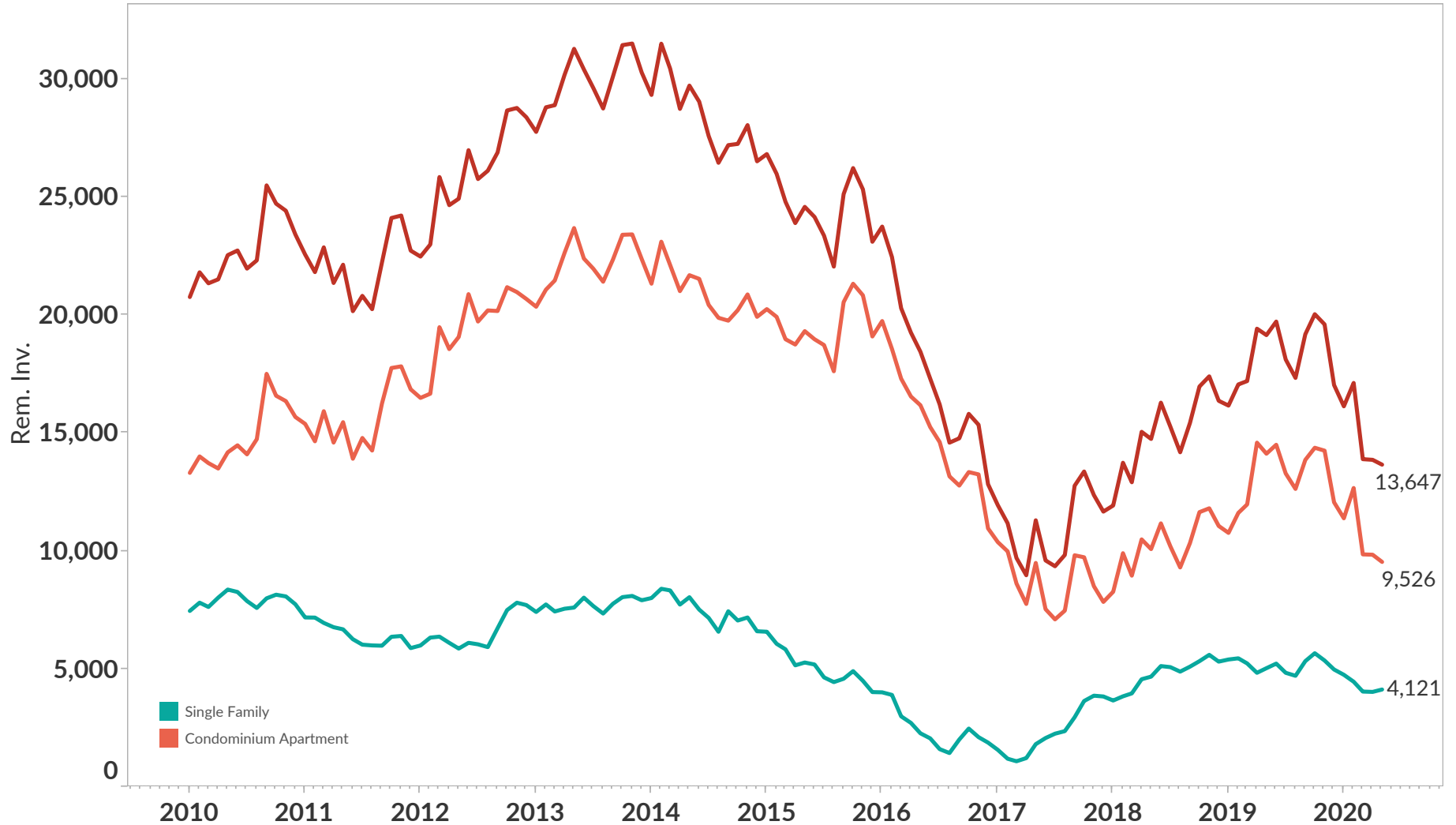
# Remaining Inventory

Current total new home remaining inventory is 13,647 units comprised of 9,526 condominium apartment units and 4,121 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 2010 to May 2020





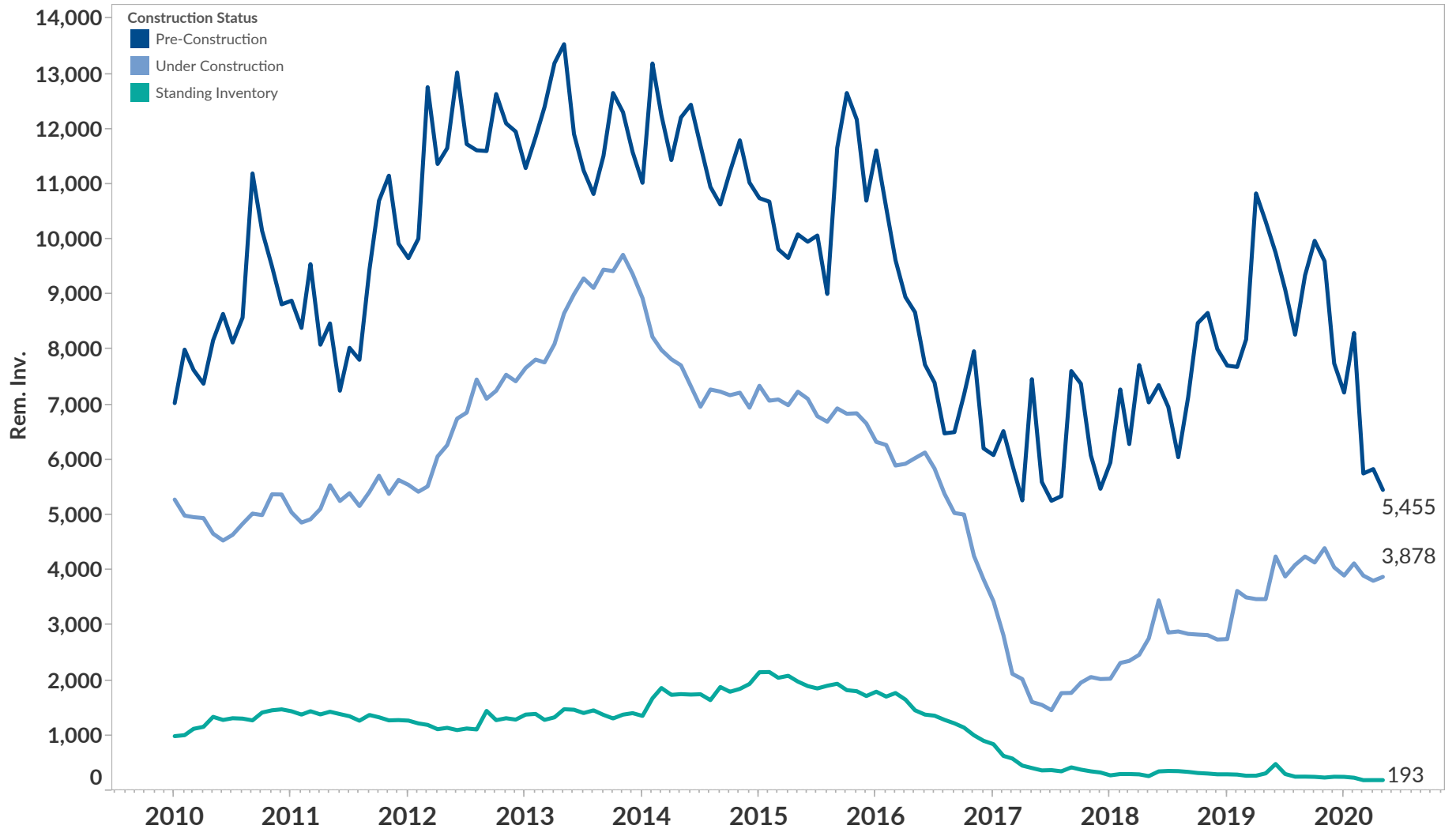
# Condominium Apartment Remaining Inventory

Current total new home condominium apartment remaining inventory is 9,526 units comprised of 5,455 units in pre-construction projects, 3,878 units in projects currently under construction and 193 units in completed buildings.



## Monthly Condominium Apartment Remaining Inventory by Construction Status

Greater Toronto Area - January 2010 to May 2020



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