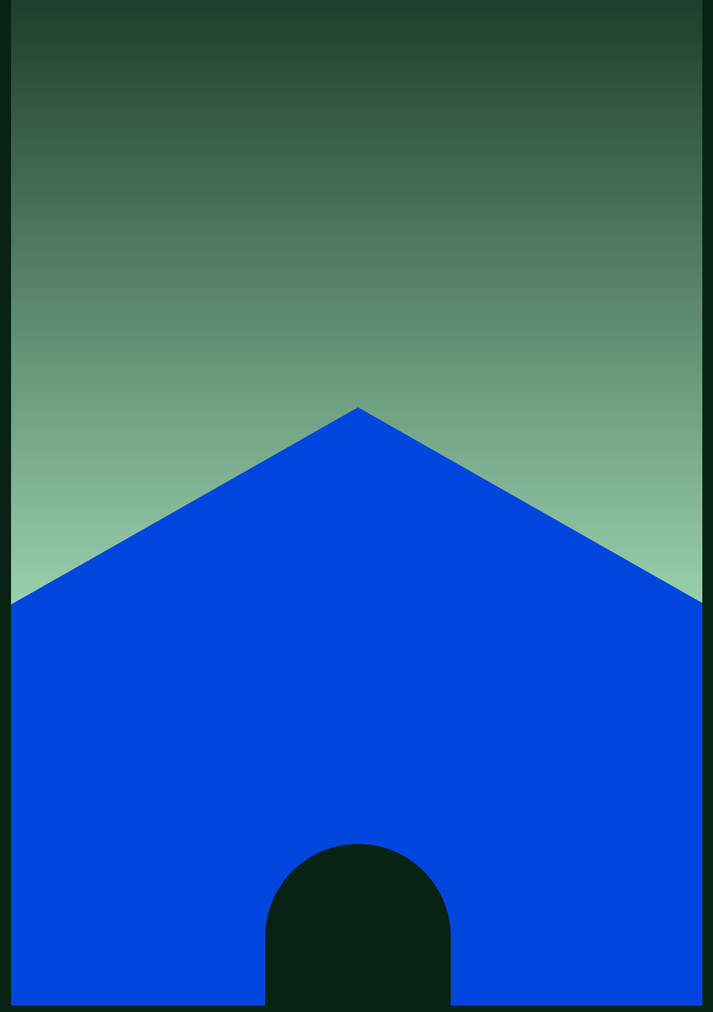


2025 Assessment Roll

A snapshot of property-related activity in 2025

mpac Municipal Property Assessment Corporation™

Key Facts

mpac Municipal Property Assessment Corporation™

MPAC delivers an assessment roll annually to municipalities and the Province of Ontario to support the calculation of property and education taxes. These assessed values are used by municipalities to distribute taxes, not determine them.

To keep Ontario's property inventory accurate and up to date, this year MPAC:

Conducted
310K+
property inspections

Processed
176K
building permits

Processed
430K
sales transactions

MPAC assessed almost **81,000 new residential homes** with an assessed value of almost

$34 billion.

In 2025, MPAC added more than

$41.45 billion

in **new assessment,** helping generate additional property tax revenue to support municipal services.

MPAC's work underpins a property tax system that generates approximately

$30 billion

each year to support essential municipal and education services across Ontario.

2025 property count

Total Properties

2025 | 5.7M

5.2M Residential

221K Farm

168K Commercial

81.9K Industrial

48.8K Special Exempt

18K Multi-residential

Total Assessment Value*

2025 | $3.2T

$2.3T Residential

$146.9B Farm

$330B Commercial

$126.6B Industrial

$159.4B Special Exempt

$138.4B Multi-residential

*Based on the January 1, 2016 assessed values.

mpac Municipal Property Assessment Corporation™

New assessment by property type

In 2025, MPAC captured more than **$41.45 billion** in new assessment. New assessment refers to new construction and/or additions to existing property that have been recently completed and assessed during the year.

$17.1B
Residential

$12.4B
Residential Condominiums

$3.2B
Commercial

$2.7B
Industrial

$4.4B
Multi-residential

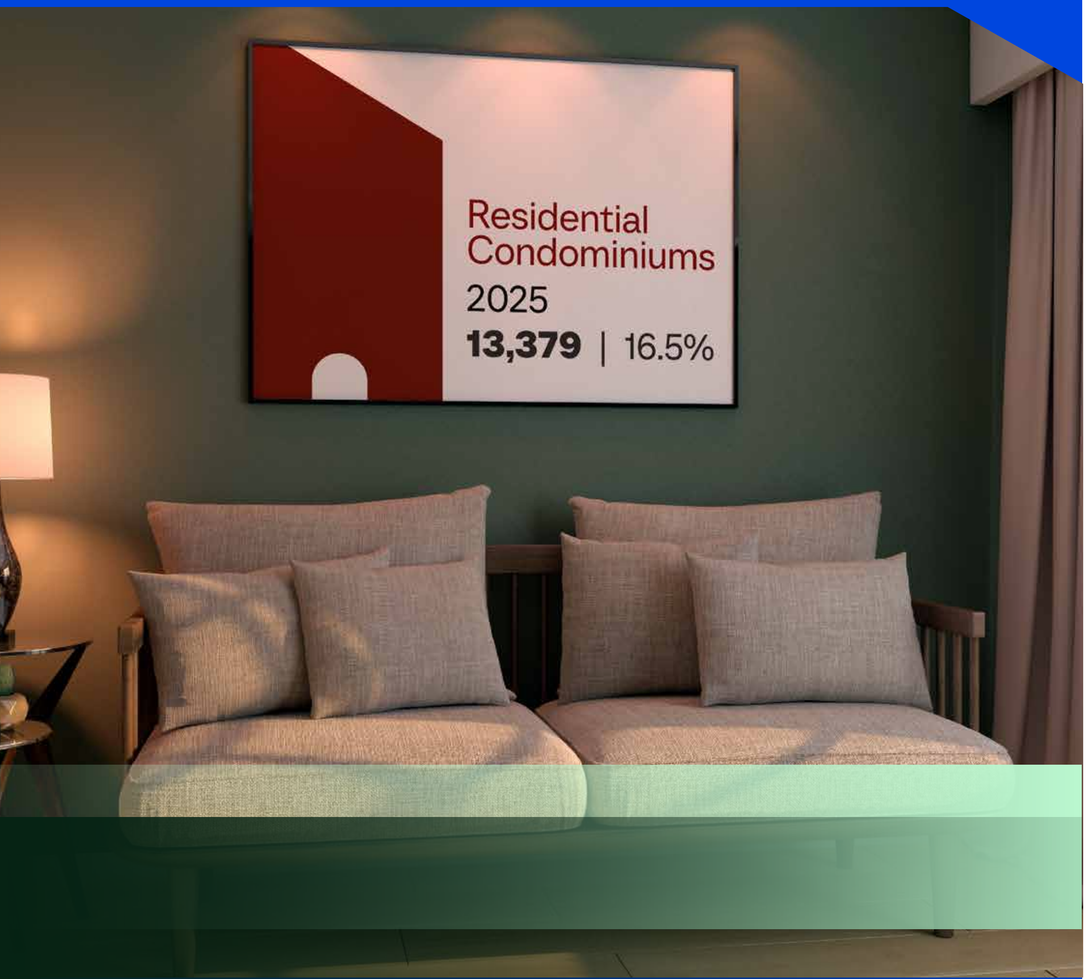
$1.0B
Farm

$260.9M
Special Exempt

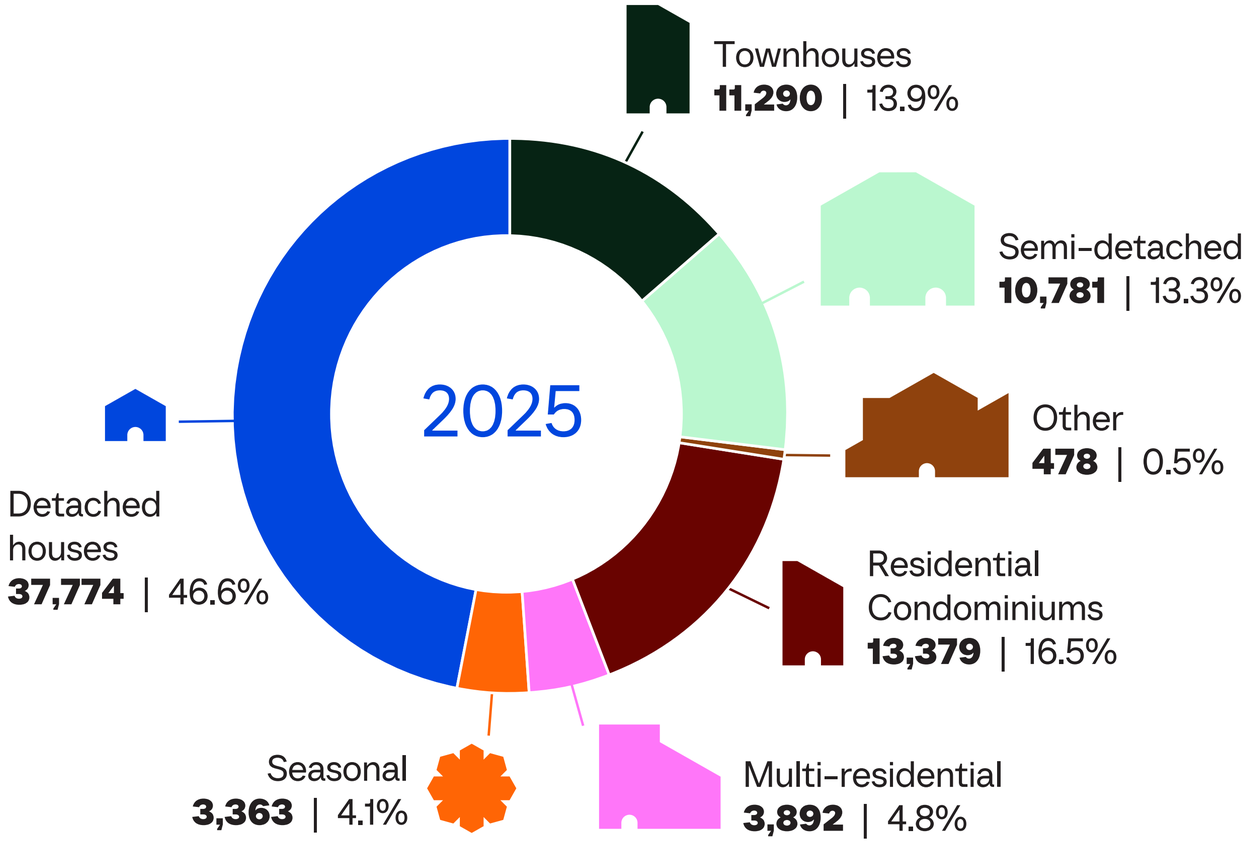
$65.0M
Managed Forest/Conservation

mpac Municipal Property Assessment Corporation™

New residential homes



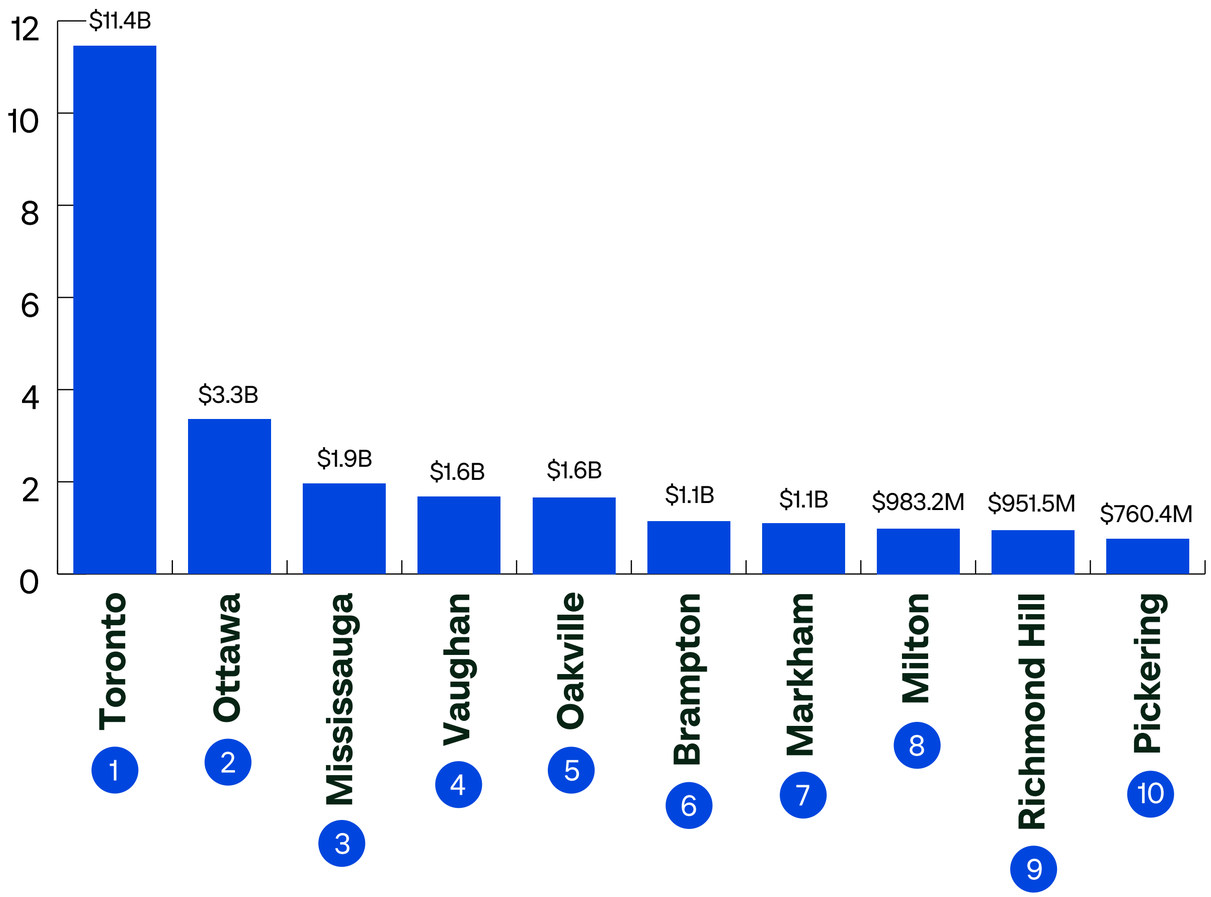
In 2025, Ontario saw almost **81,000** new residential homes constructed. Here's the breakdown by type.



mpac Municipal Property Assessment Corporation™

Top 10 municipalities

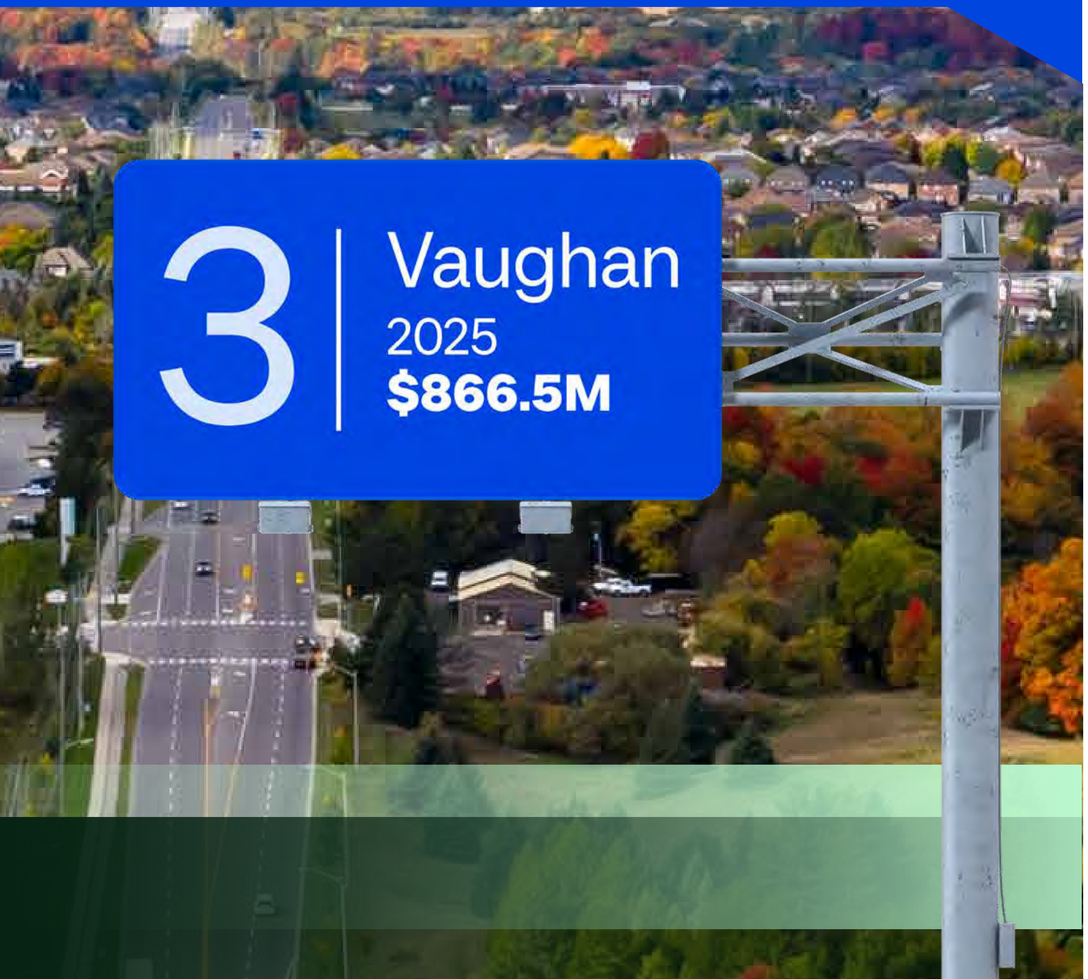
Total New Assessment



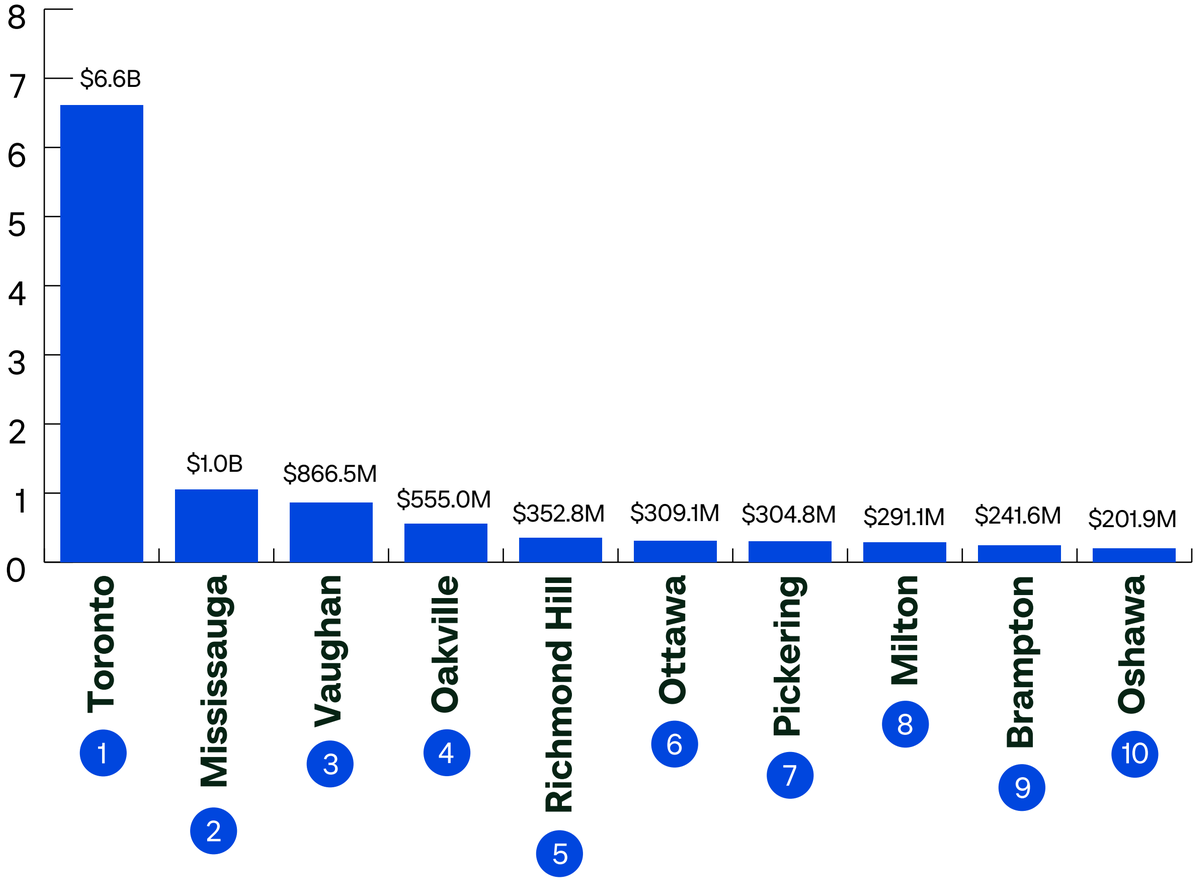
All Amounts are in Millions (M) or Billions (B)

mpac Municipal Property Assessment Corporation™

Top 10 municipalities



New Assessment in Residential Condominiums

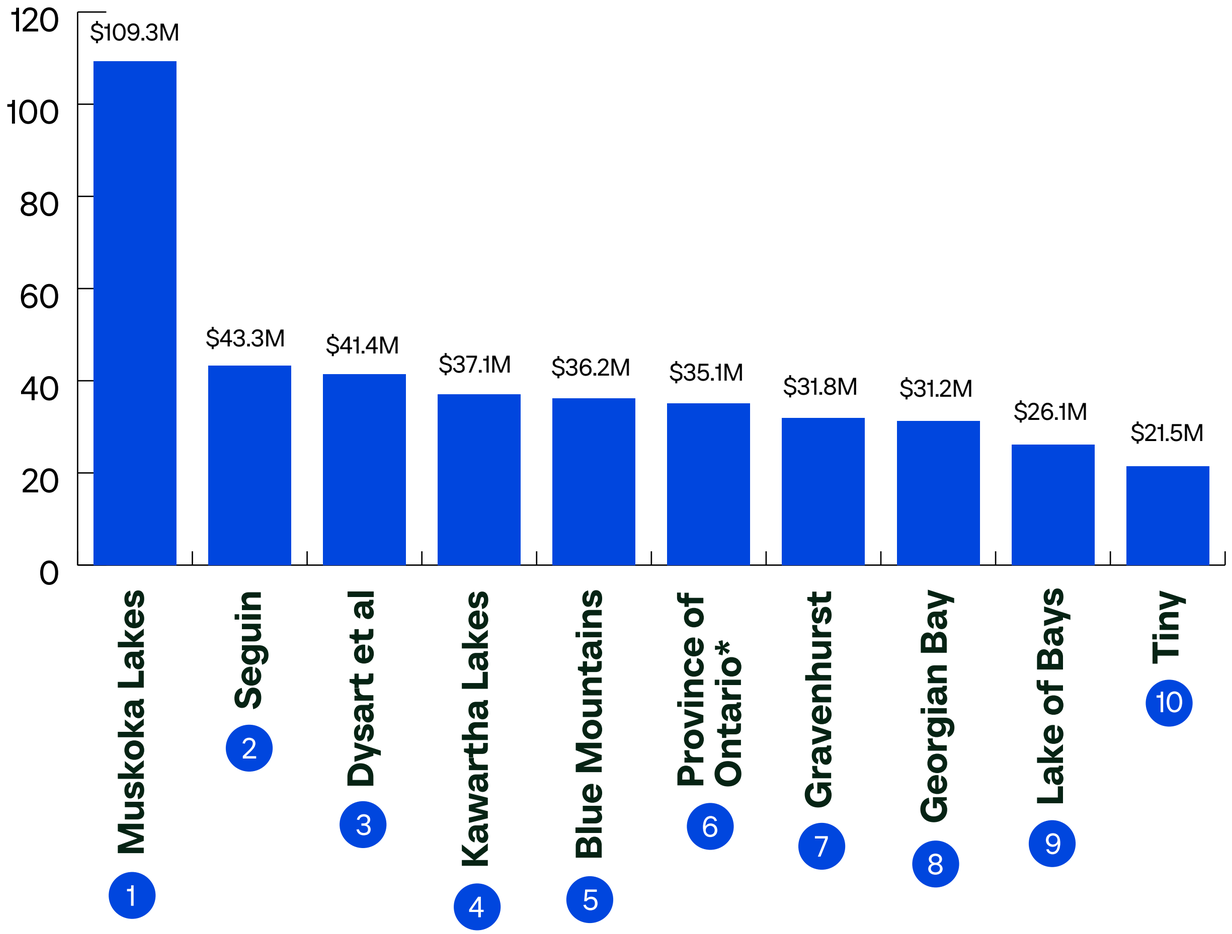


All Amounts are in Millions (M) or Billions (B)

mpac Municipal Property Assessment Corporation™

Top 10 municipalities

New Assessment in Seasonal Properties

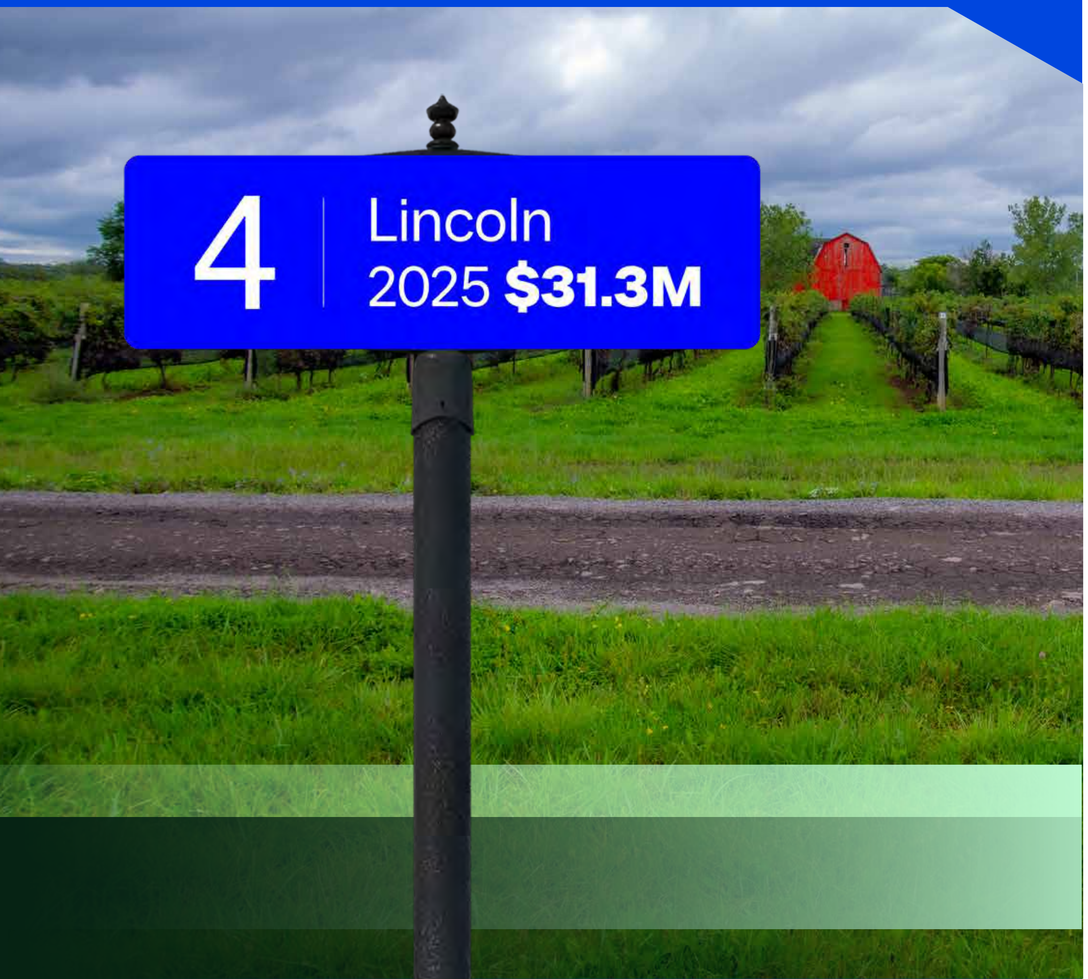


All Amounts are in Millions (M)

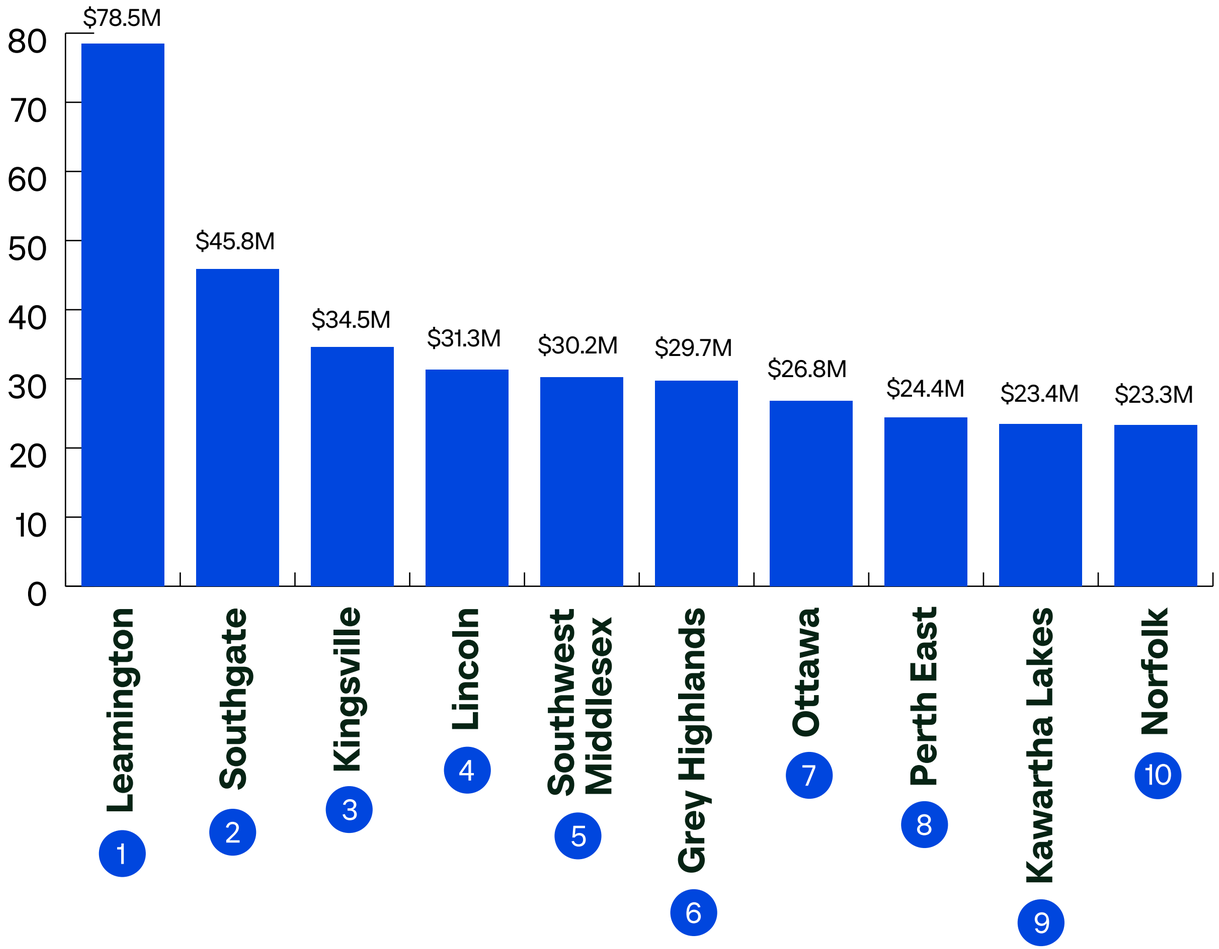
*"Province of Ontario" represents small northern communities that are uunincorporated.

mpac Municipal Property Assessment Corporation™

Top 10 municipalities



New Assessment in Farms

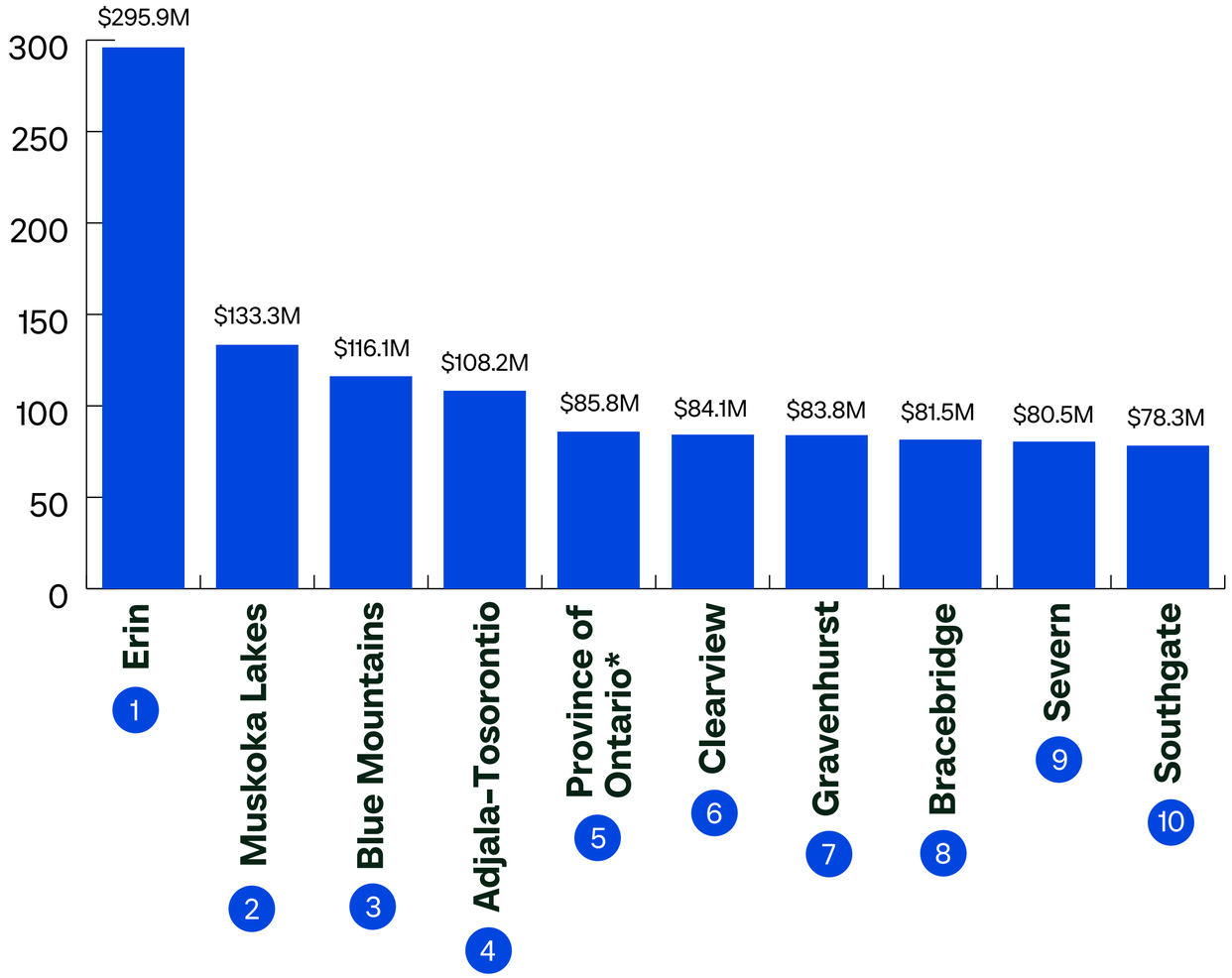


All Amounts are in Millions (M)

mpac Municipal Property Assessment Corporation™

Top 10 municipalities

New Assessment (Population under 15,000)



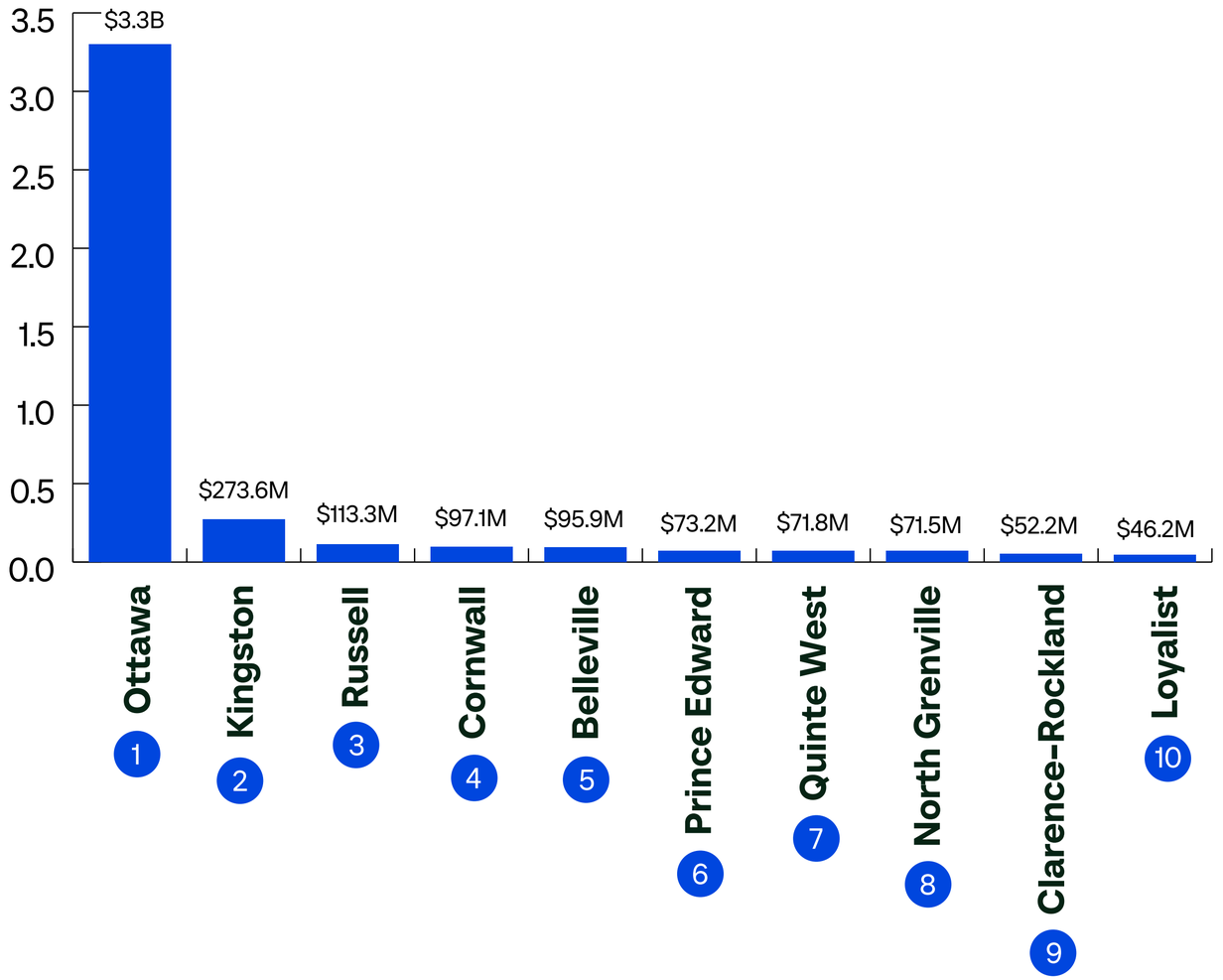
All Amounts are in Millions (M)

*"Province of Ontario" represents small northern communities that are unincorporated.

mpac Municipal Property Assessment Corporation™

Top 10 municipalities

New Assessment in Eastern Ontario

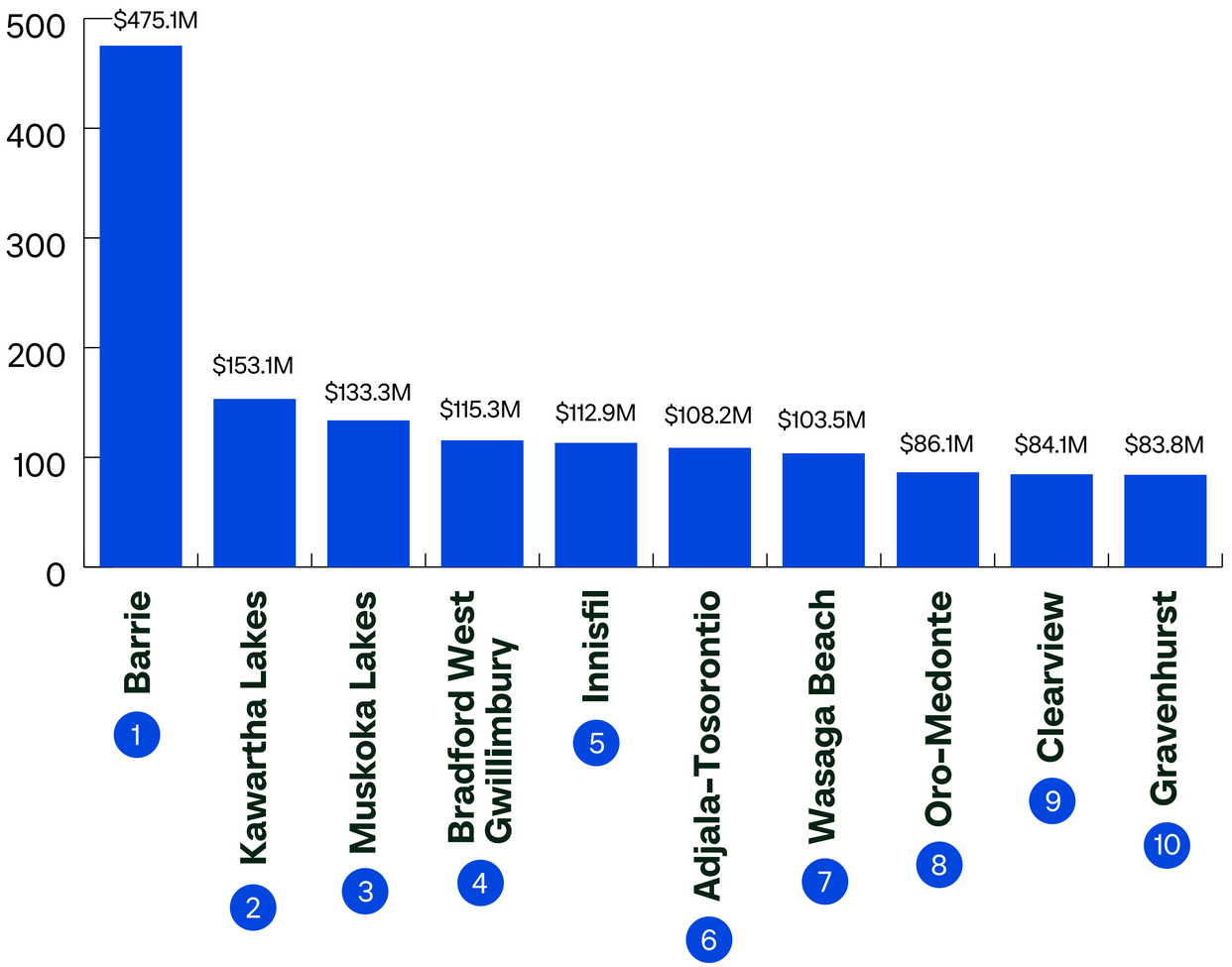


All Amounts are in Millions (M) or Billions (B)

mpac Municipal Property Assessment Corporation™

Top 10 municipalities

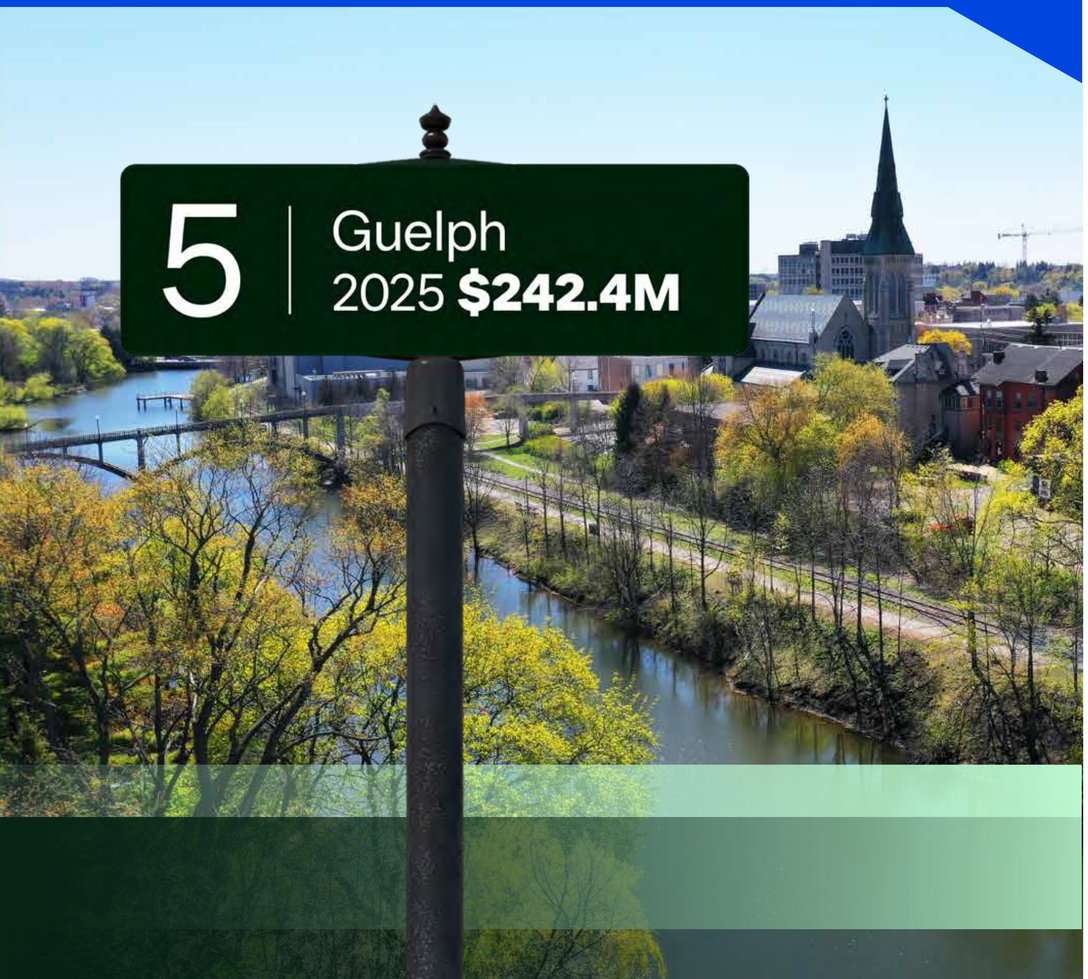
New Assessment in Central Ontario



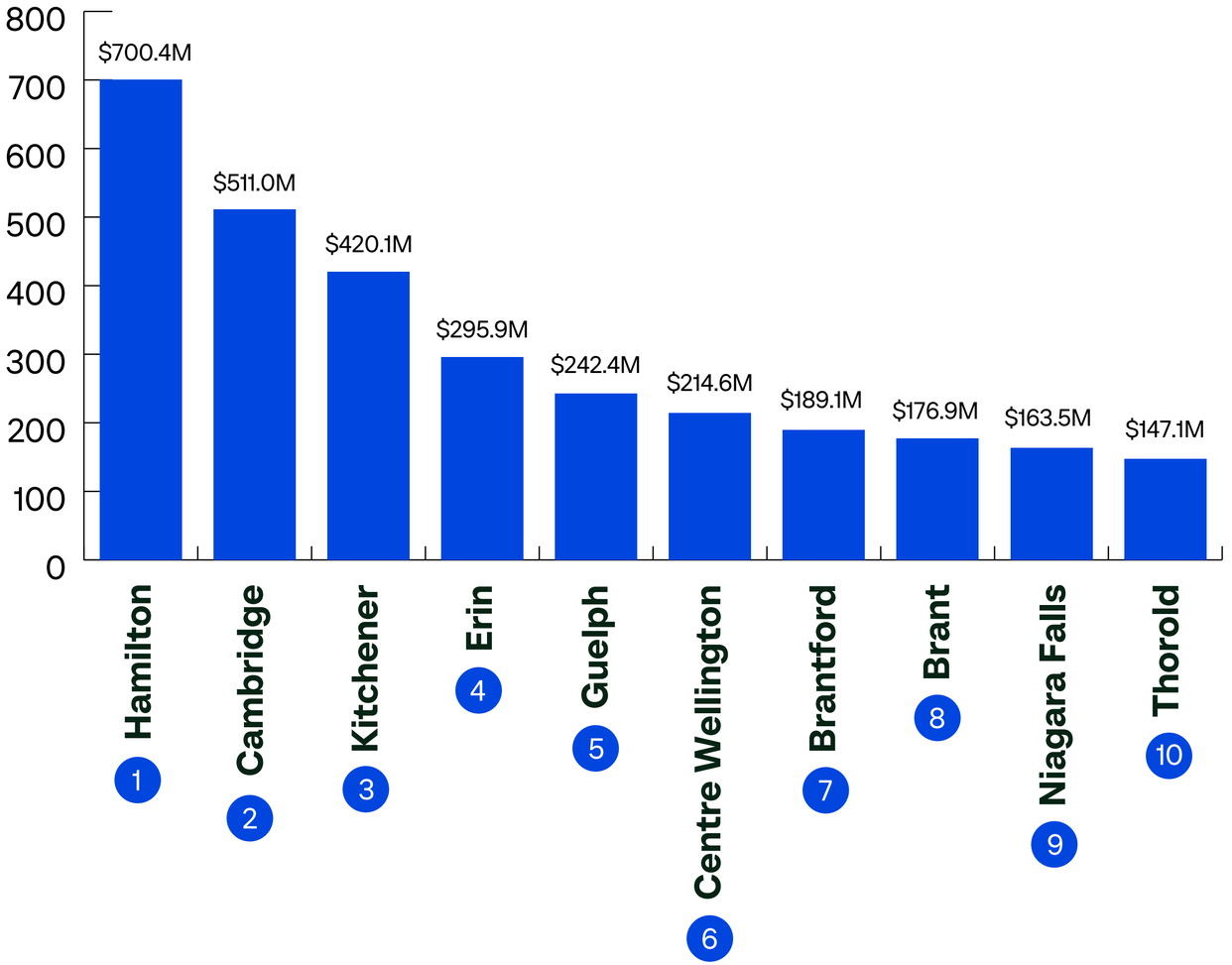
All Amounts are in Millions (M)

mpac Municipal Property Assessment Corporation™

Top 10 municipalities



New Assessment in Greater Golden Horseshoe

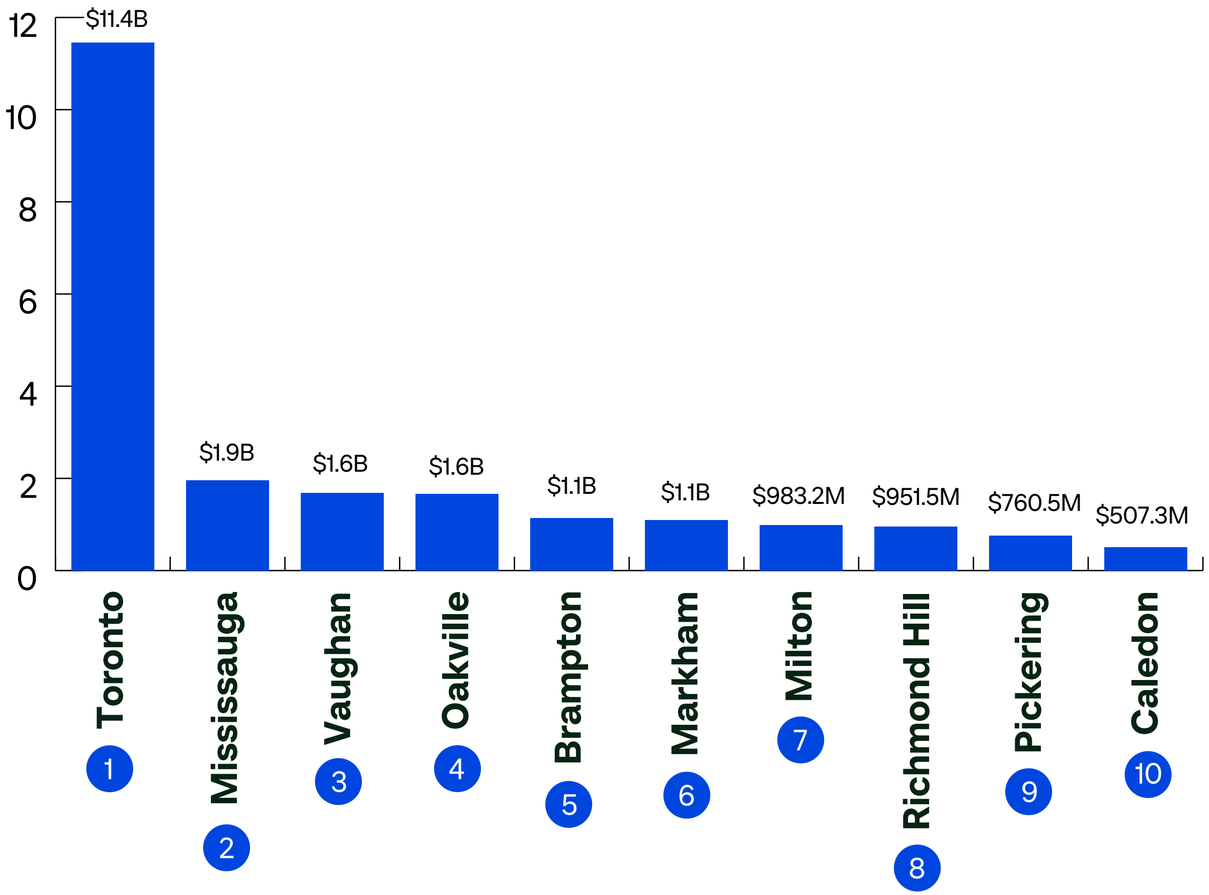


All Amounts are in Millions (M)

mpac Municipal Property Assessment Corporation™

Top 10 municipalities

New Assessment in Greater Toronto Area

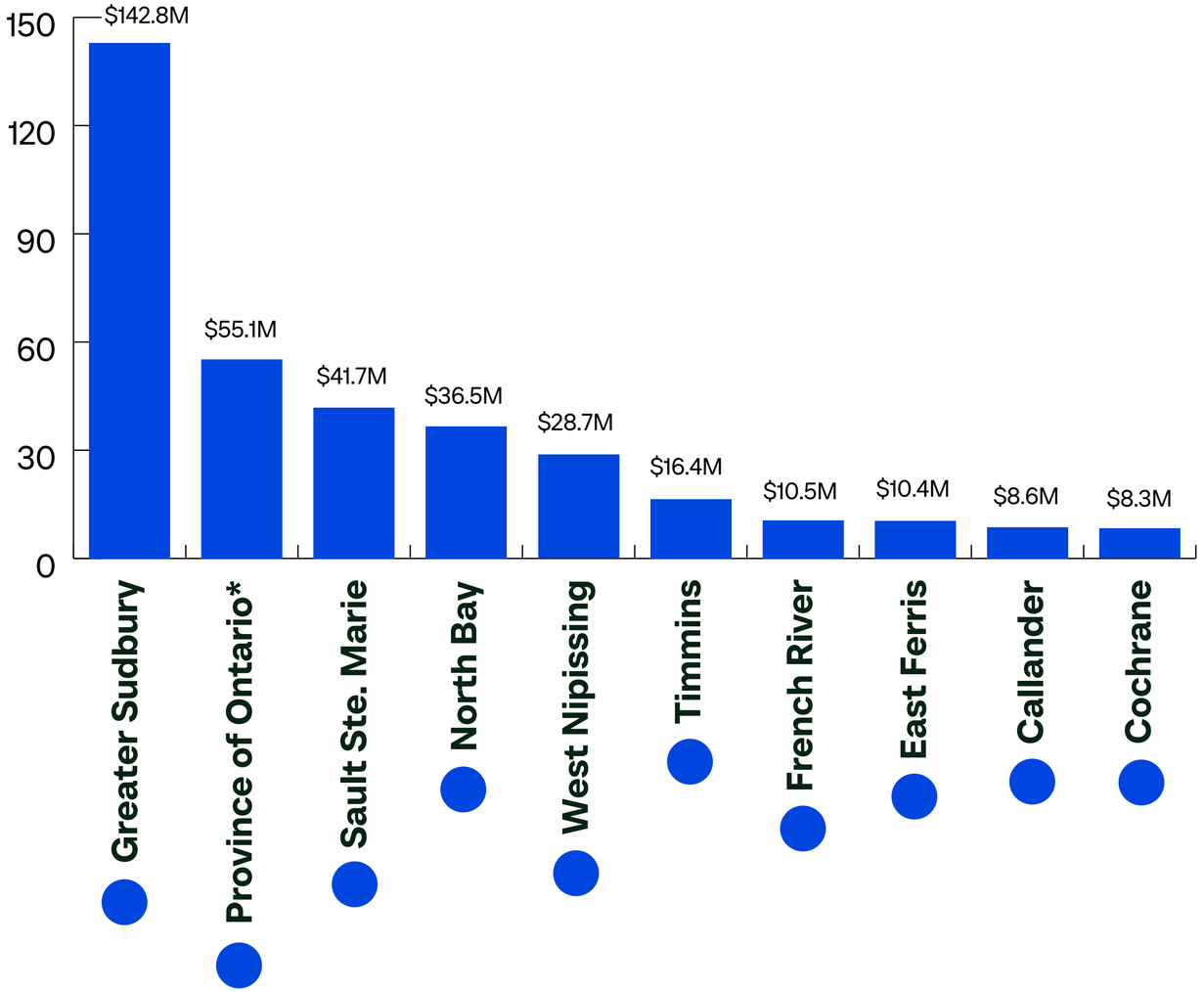


All Amounts are in Millions (M) or Billions (B)

mpac Municipal Property Assessment Corporation™

Top 10 municipalities

New Assessment in Northeast Ontario



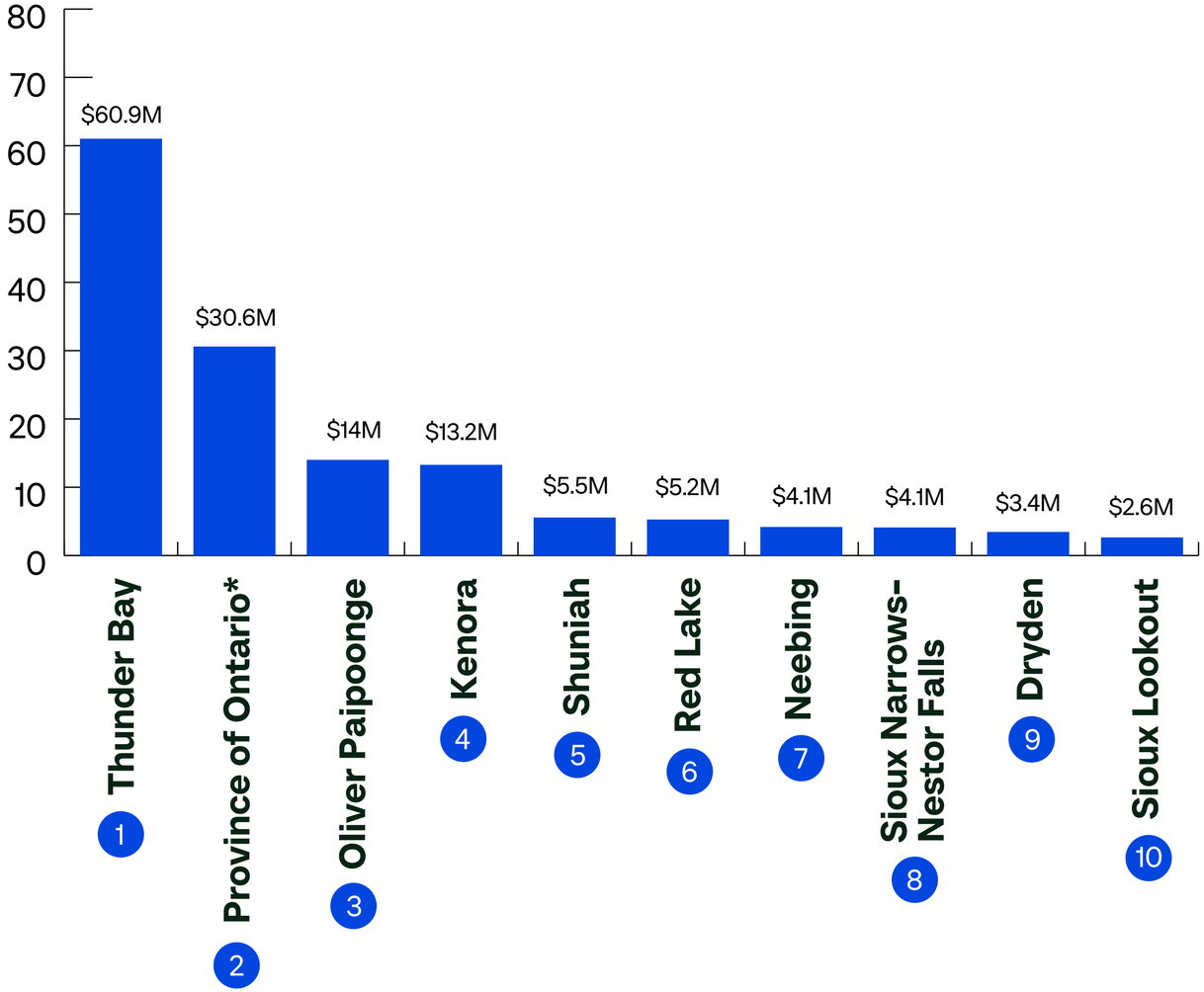
All Amounts are in Millions (M)

*"Province of Ontario" represents small northern communities that are unincorporated.

mpac Municipal Property Assessment Corporation™

Top 10 municipalities

New Assessment in Northwest Ontario

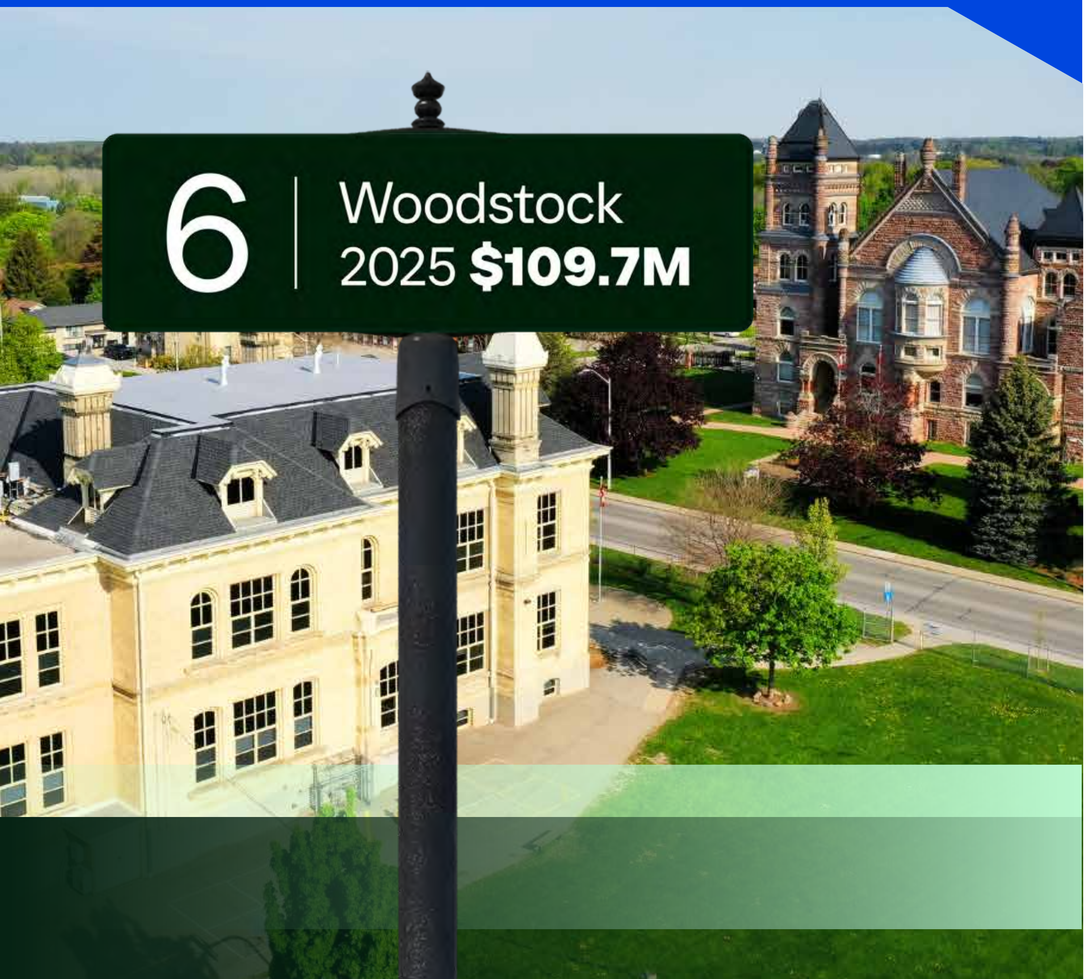


All Amounts are in Millions (M)

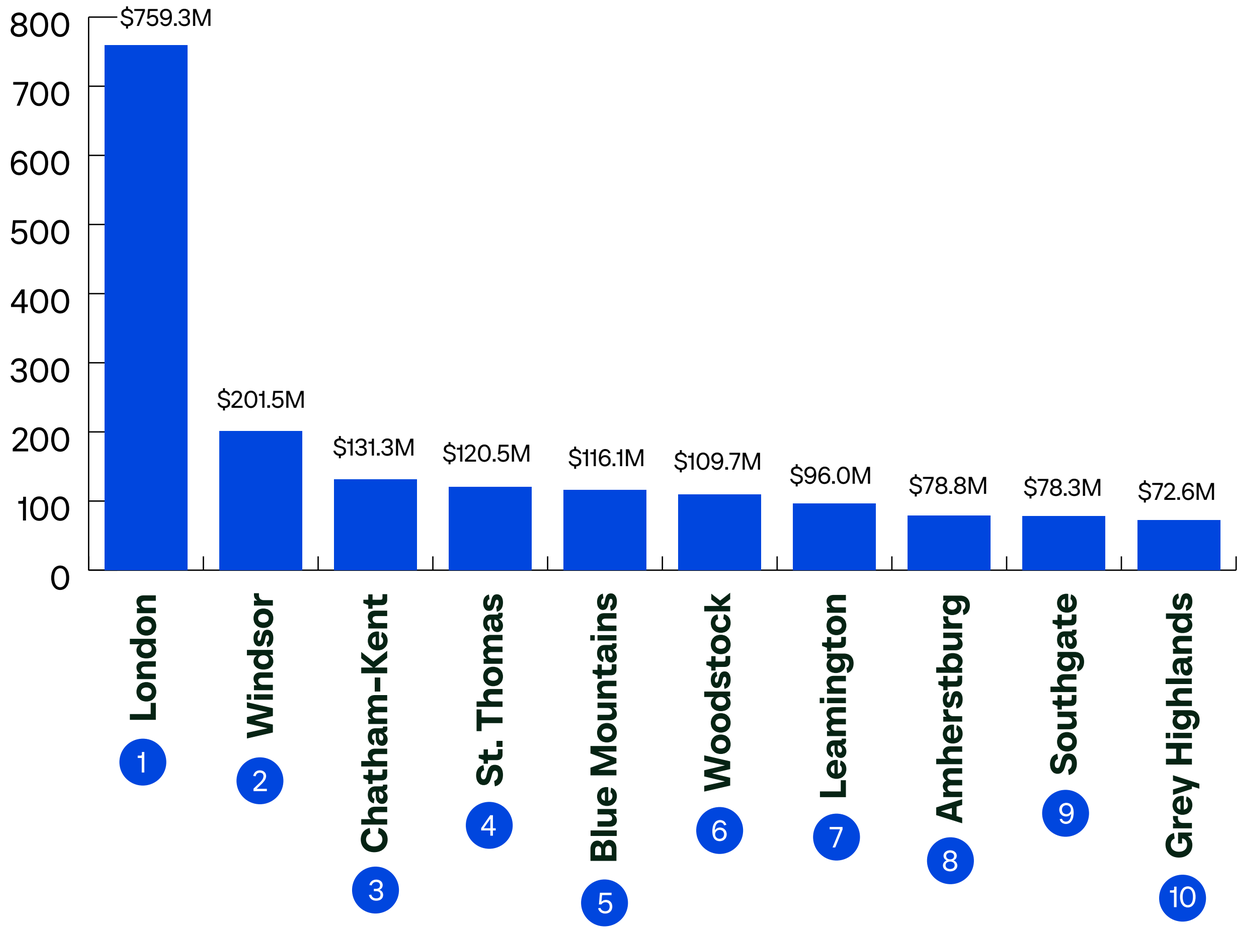
*"Province of Ontario" represents small northern communities that are unincorporated.

mpac Municipal Property Assessment Corporation™

Top 10 municipalities



New Assessment in Southwest Ontario



All Amounts are in Millions (M)

mpac Municipal Property Assessment Corporation™

mpac Municipal Property Assessment Corporation™

mpac.ca