

# 2025 Assessment Roll

A snapshot of property-related activity in 2025

**mpac** Municipal Property  
Assessment Corporation™

# Key Facts

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	Processed	Processed
<b>310K+</b>	<b>176K</b>	<b>430K</b>
property inspections	building permits	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.




# 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

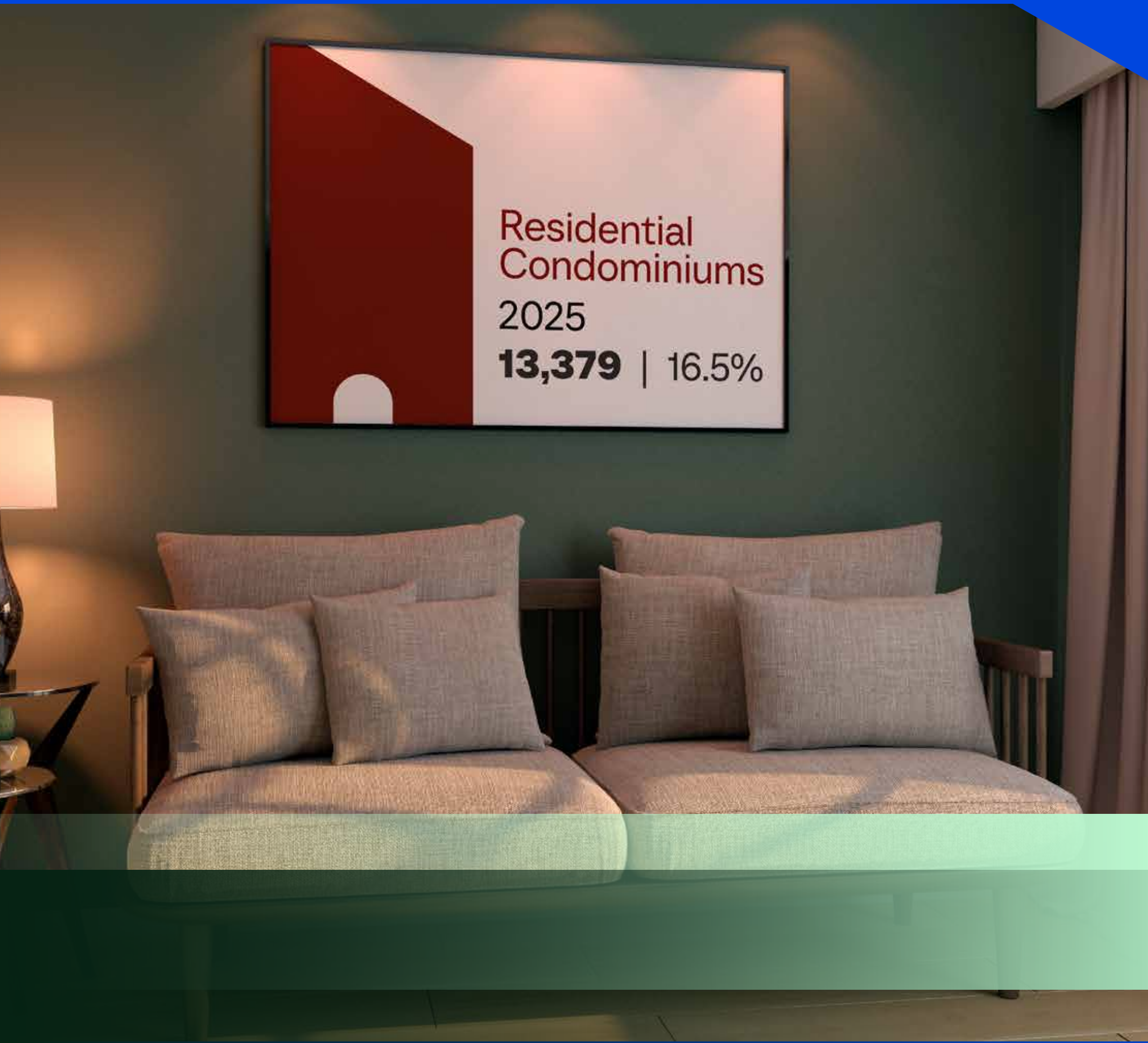


**\$65.0M**  
Managed Forest/Conservation

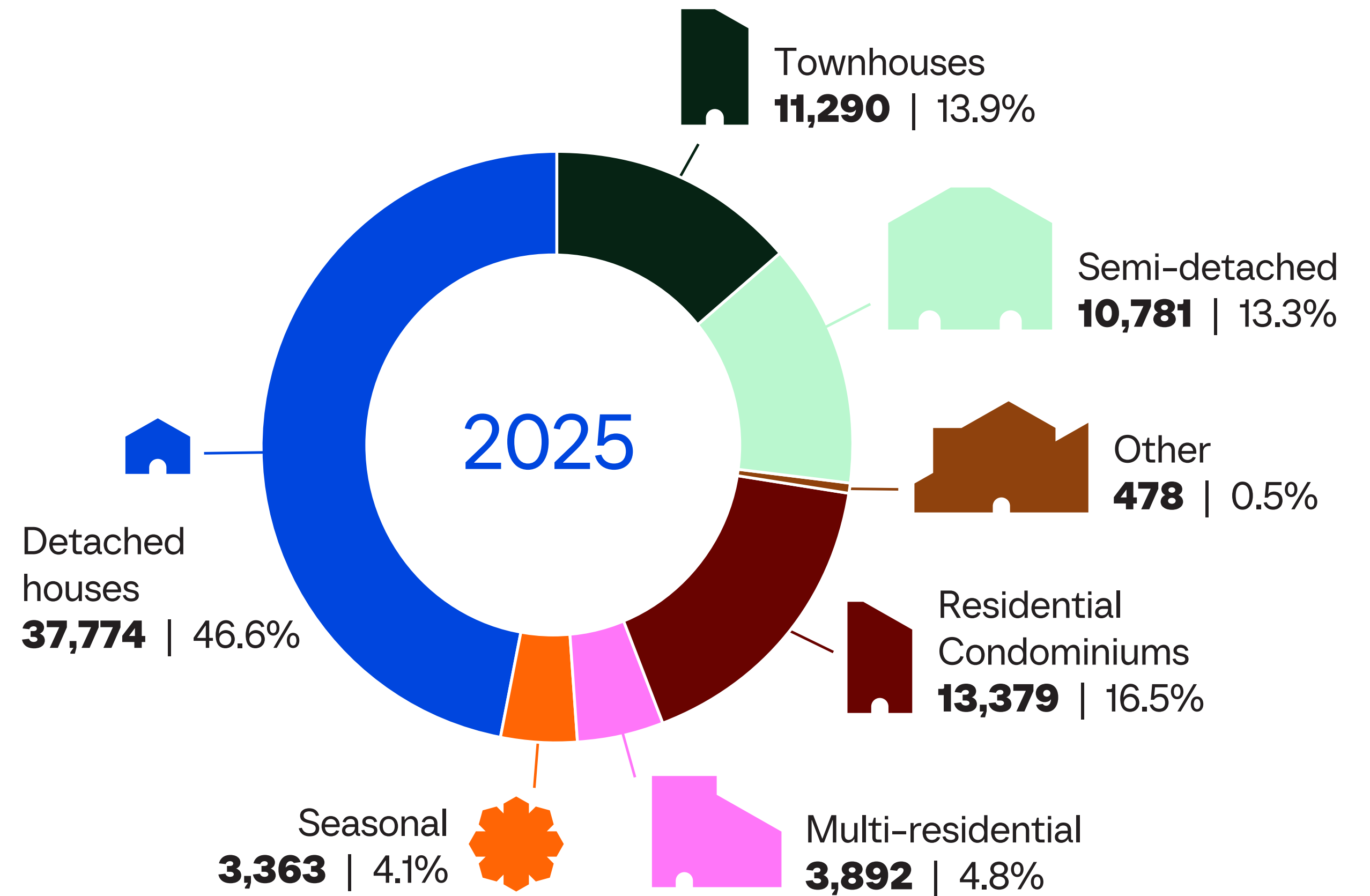


Industrial  
2025 **\$2.73B**

# New residential homes



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

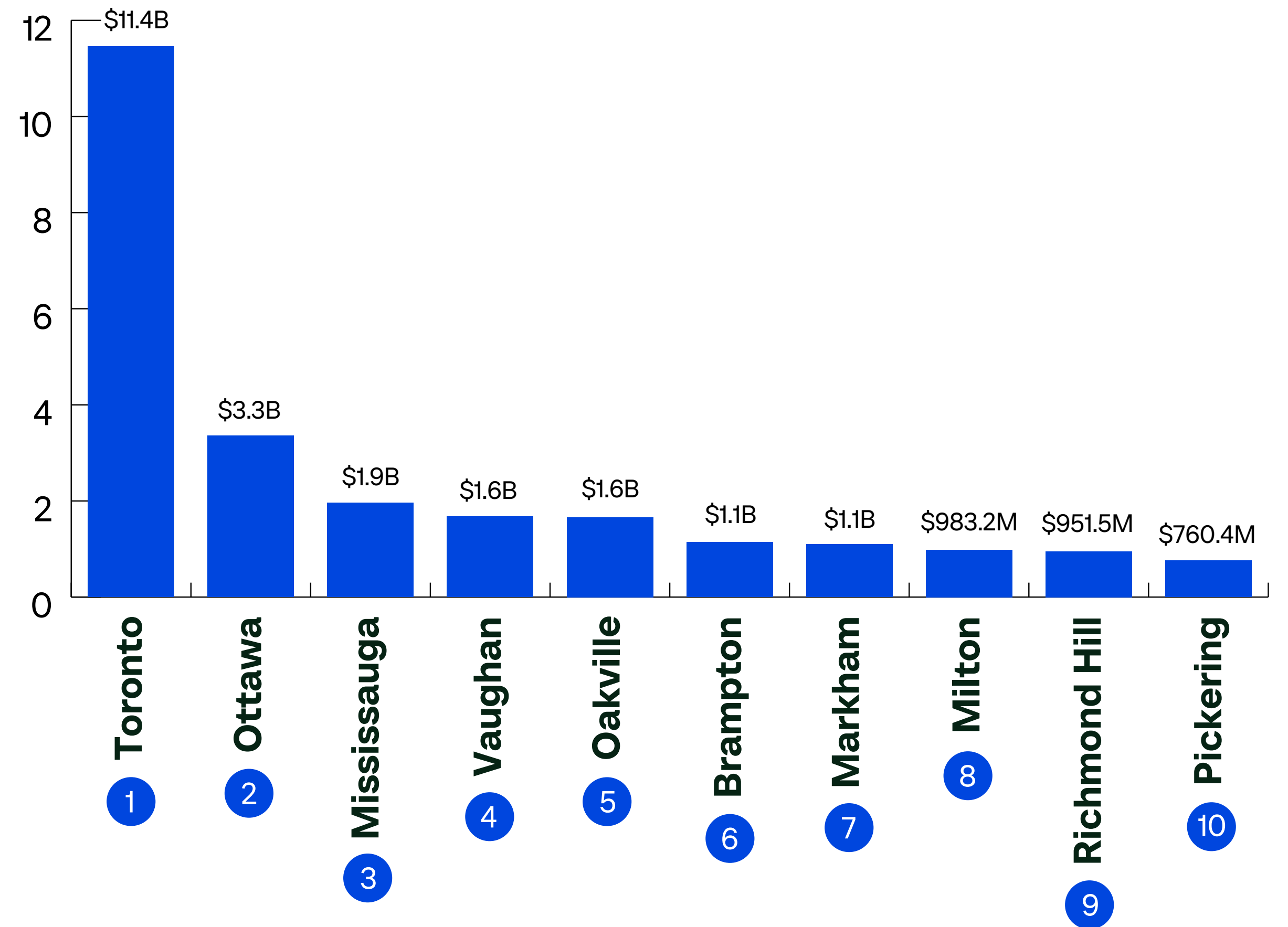




# Top 10 municipalities



## Total New Assessment



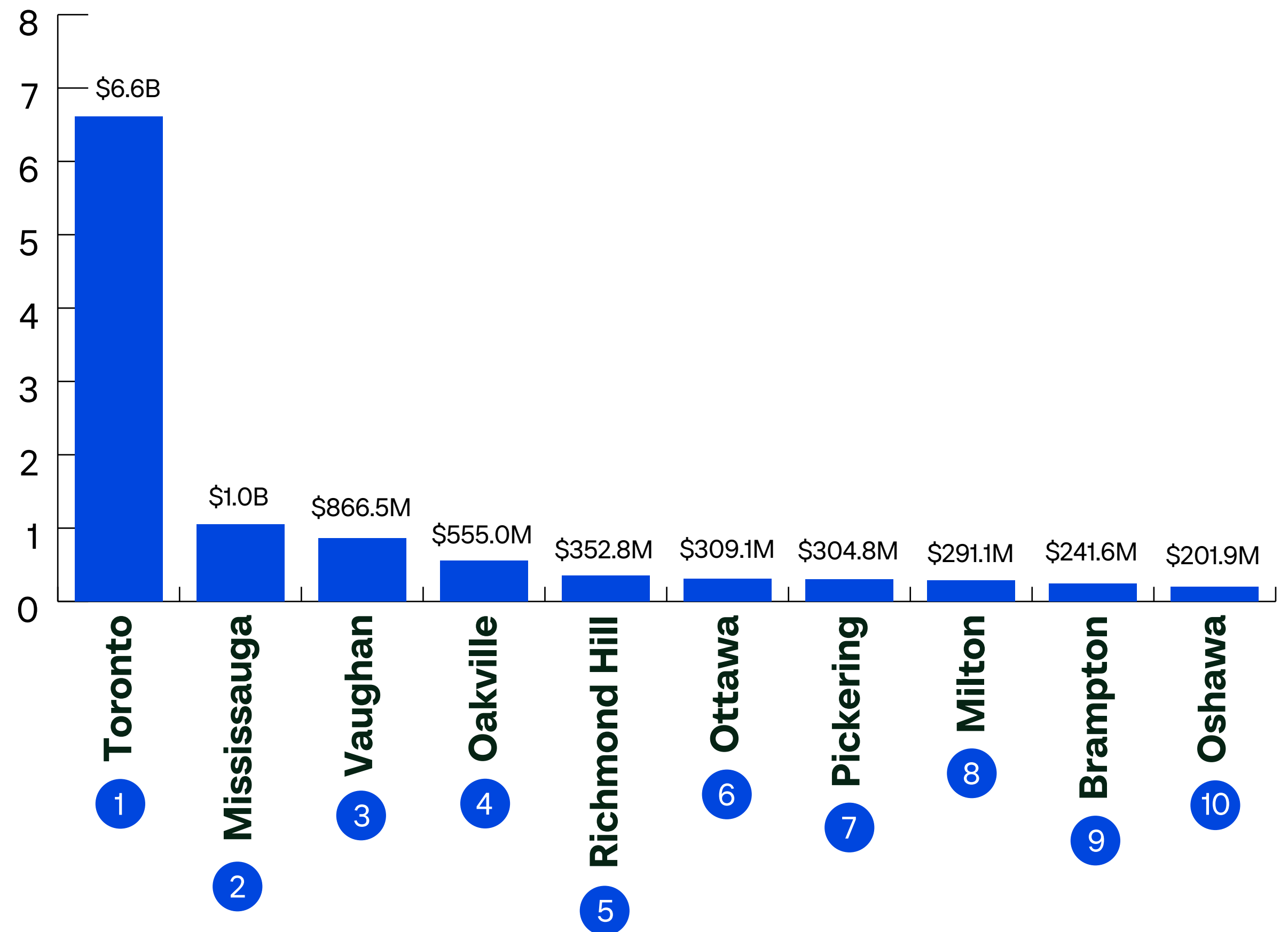
All Amounts are in Millions (M) or Billions (B)



# Top 10 municipalities

**3** | Vaughan  
2025  
**\$866.5M**

## New Assessment in Residential Condominiums



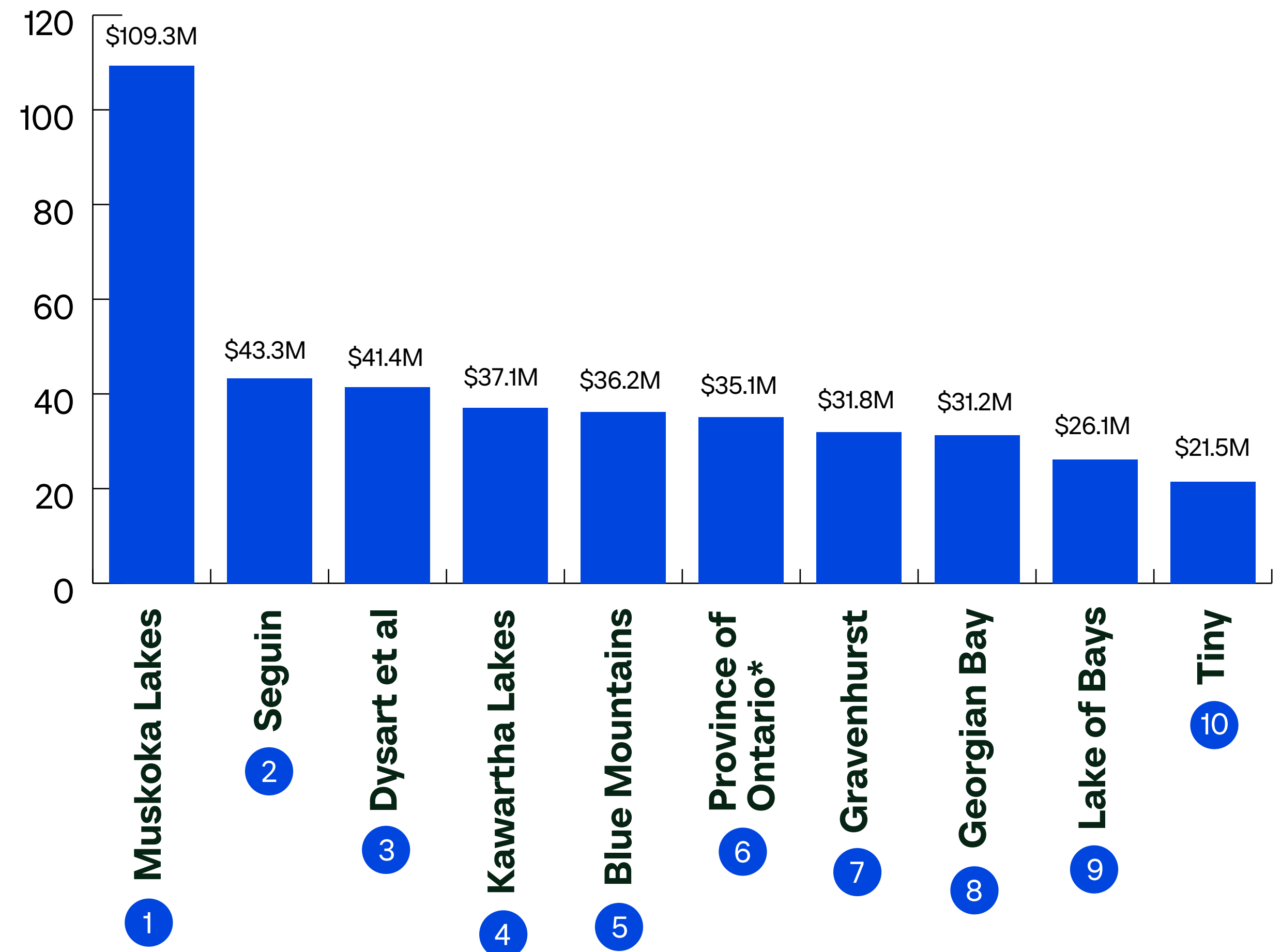
All Amounts are in Millions (M) or Billions (B)



# Top 10 municipalities



## New Assessment in Seasonal Properties



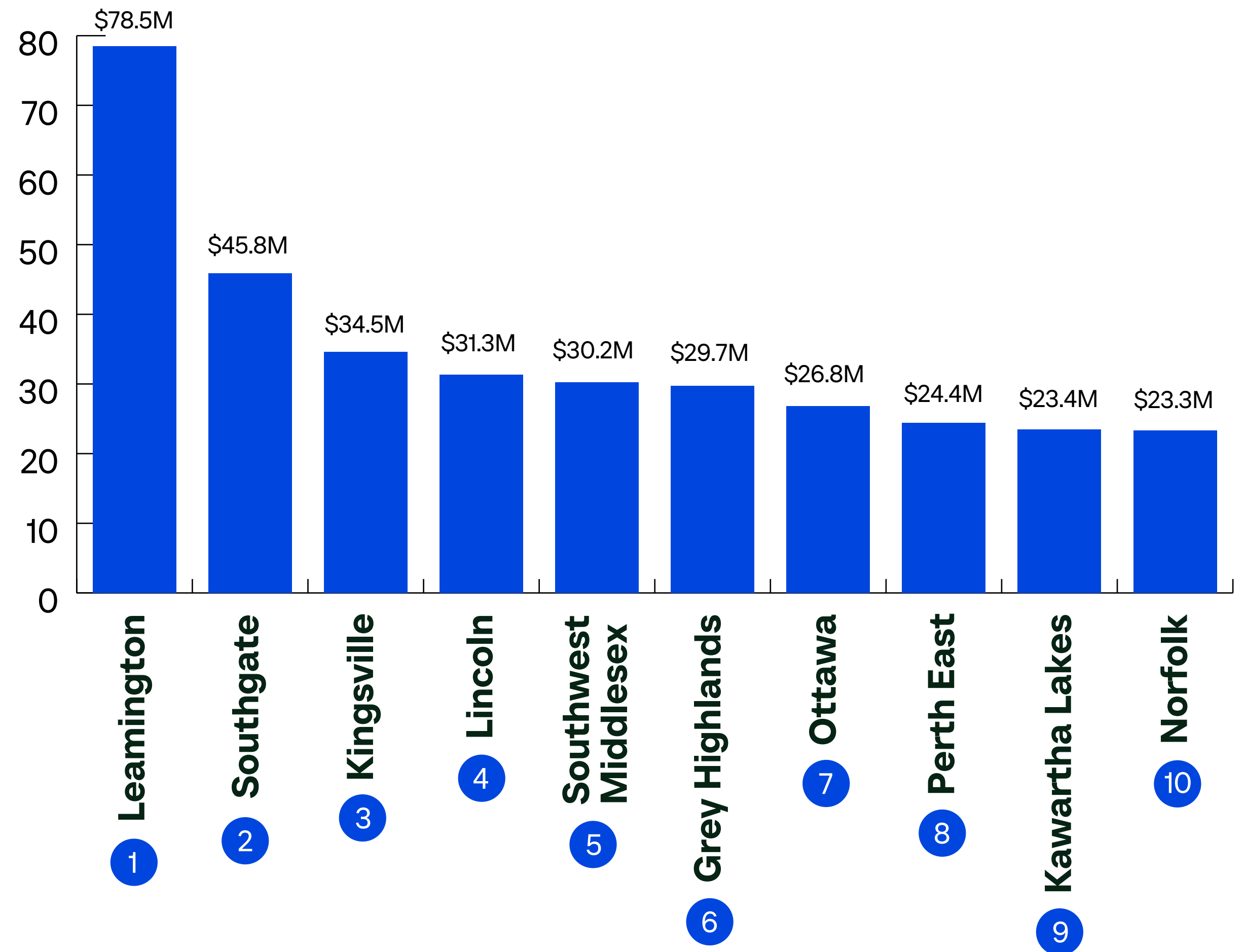
All Amounts are in Millions (M) or Billions (B)

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



# Top 10 municipalities

## New Assessment in Farms



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

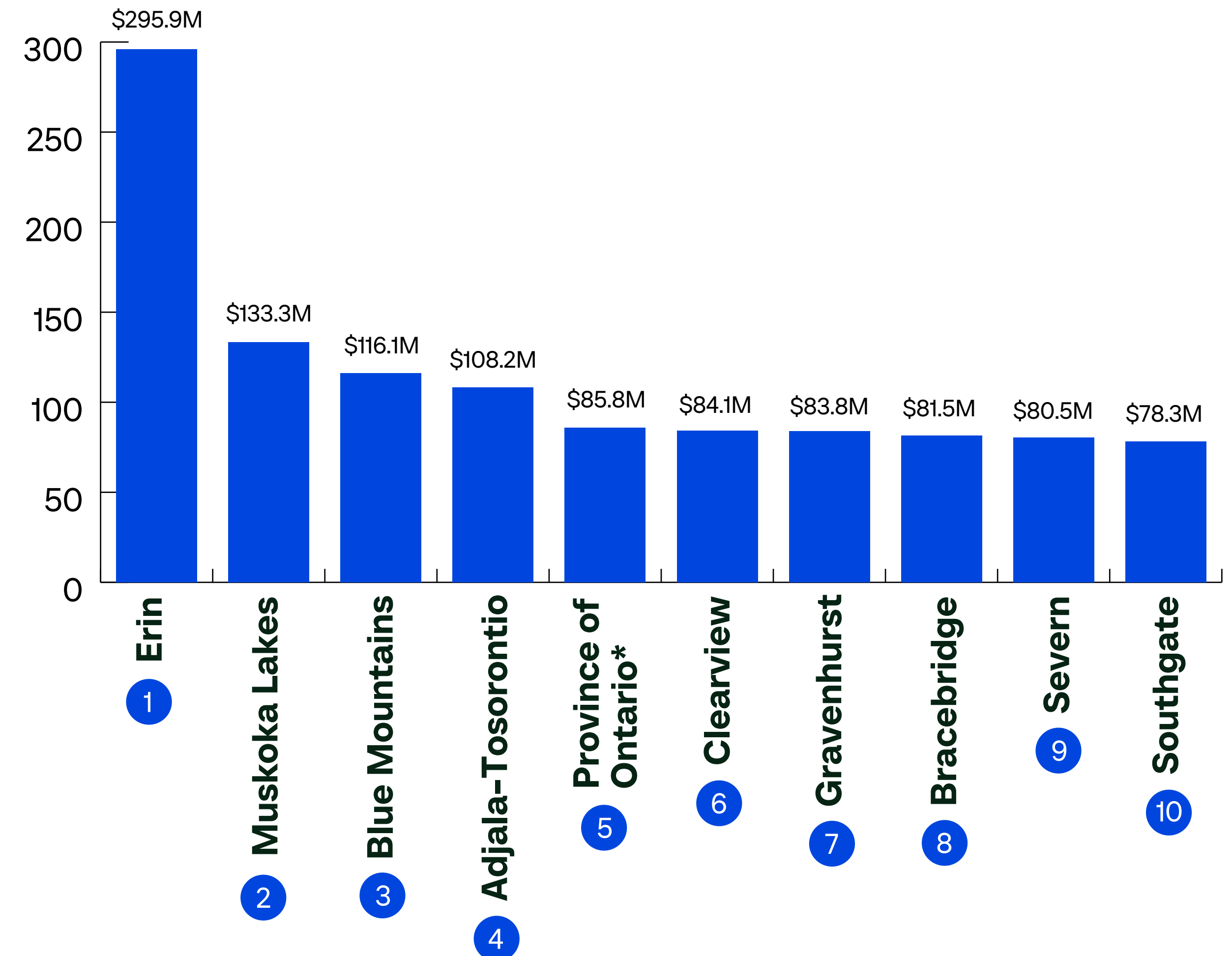


# Top 10 municipalities

6 | Clearview

2025 \$309.1M

## New Assessment (Population under 15,000)



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

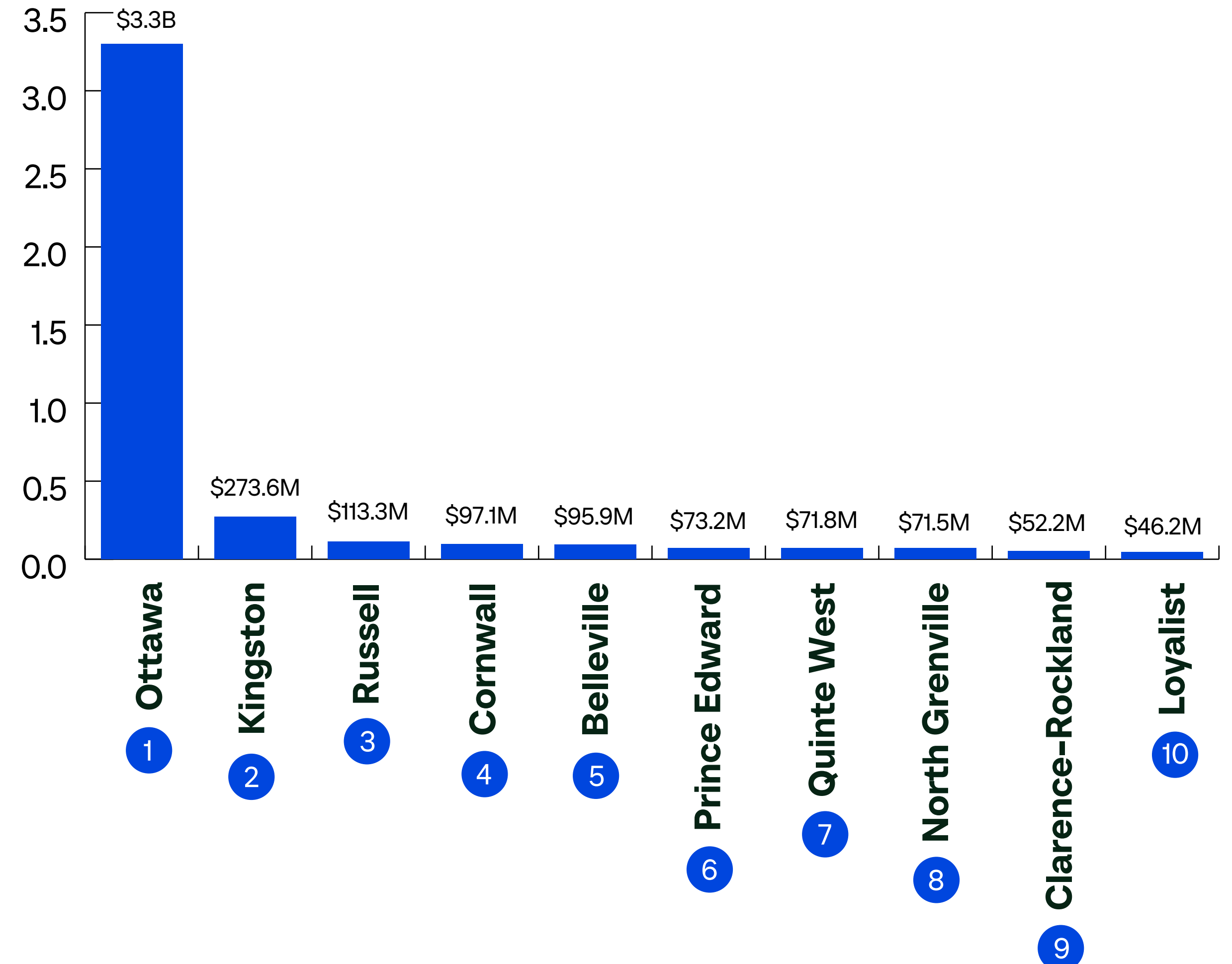
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# Top 10 municipalities

**2** | Kingston  
2025 **\$273.6M**

## New Assessment in Eastern Ontario



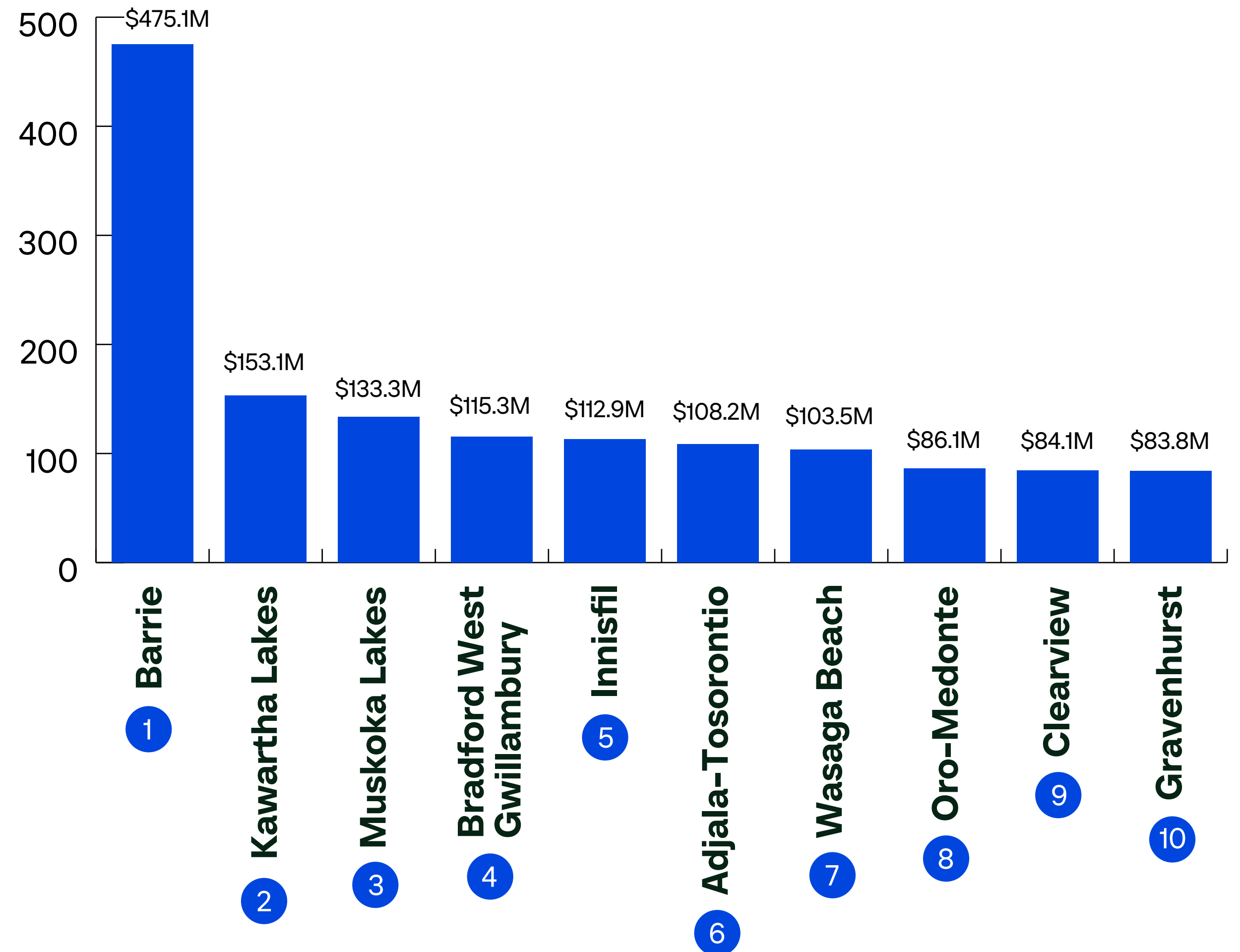
All Amounts are in Millions (M) or Billions (B)



# Top 10 municipalities



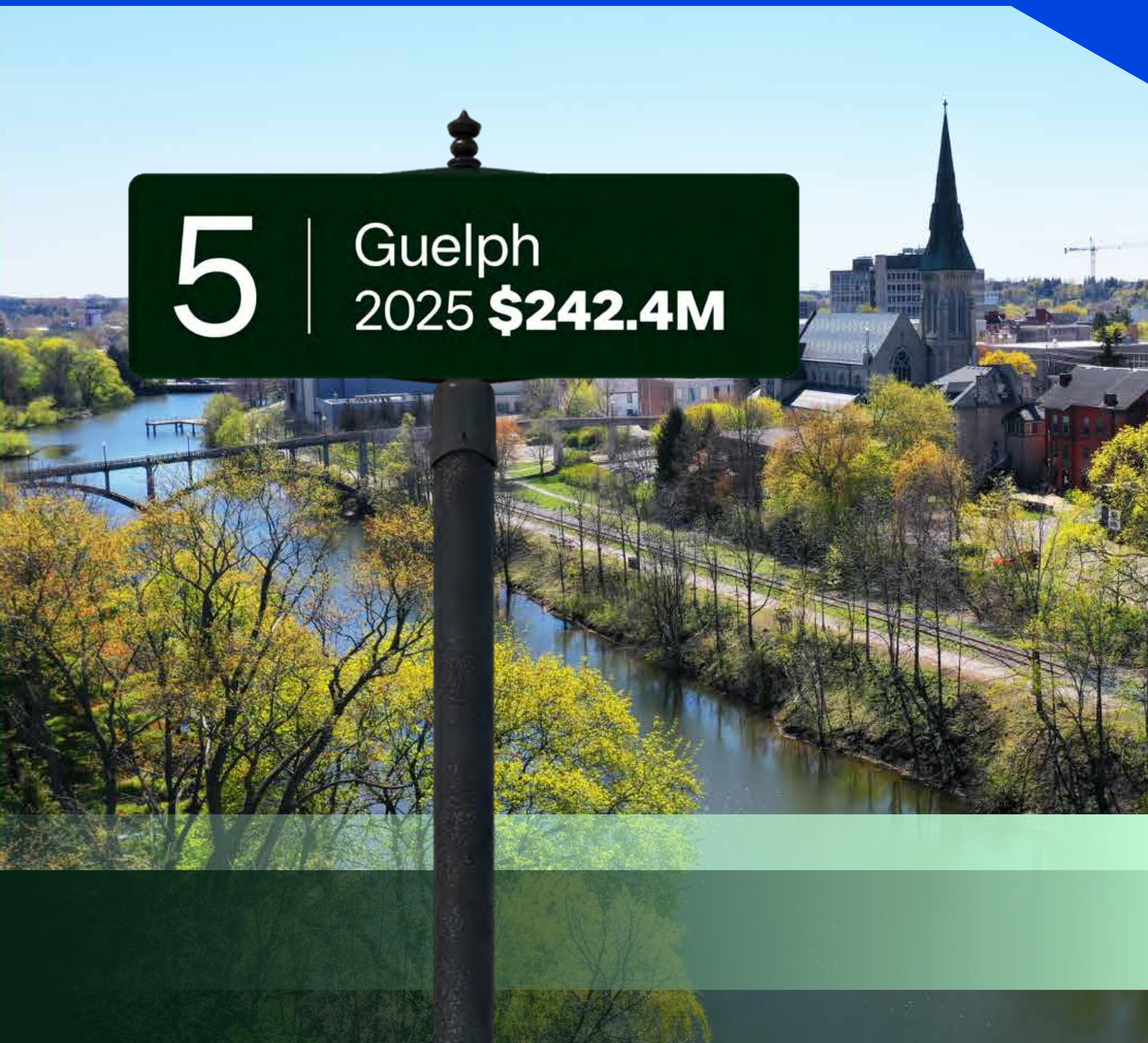
## New Assessment in Central Ontario



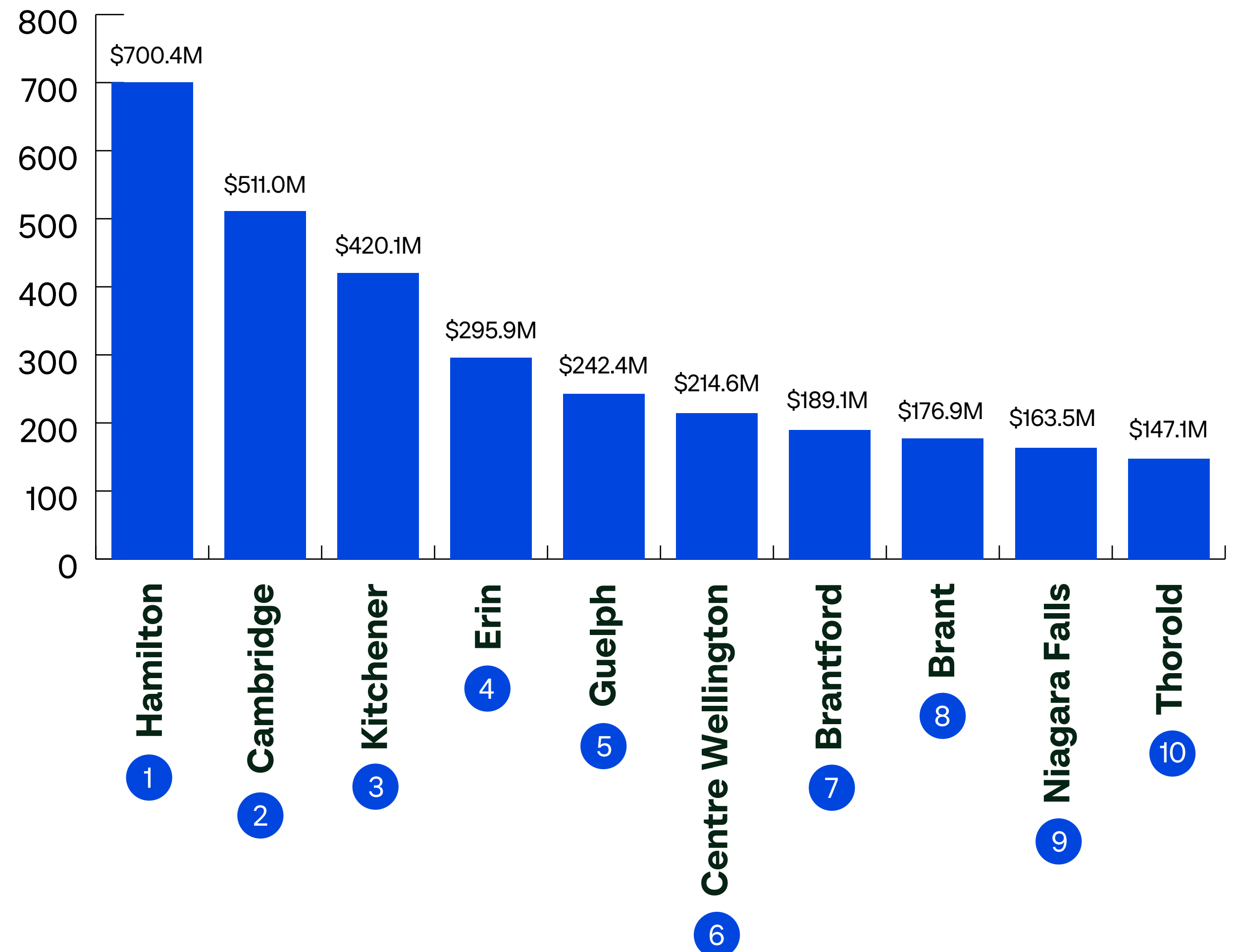
All Amounts are in Millions (M) or Billions (B)



# Top 10 municipalities



## New Assessment in Greater Golden Horseshoe



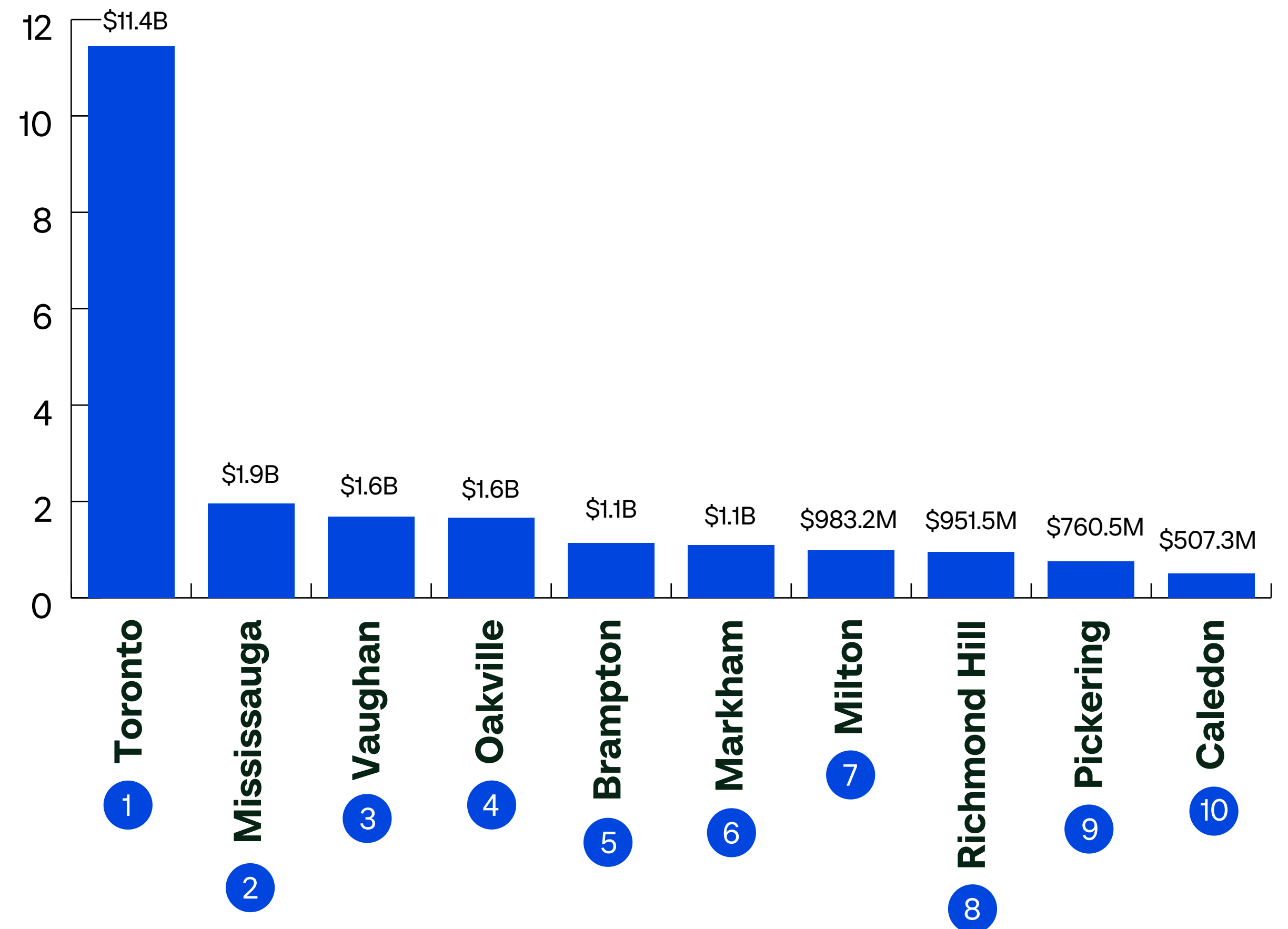
All Amounts are in Millions (M) or Billions (B)



# Top 10 municipalities



## New Assessment in Greater Toronto Area

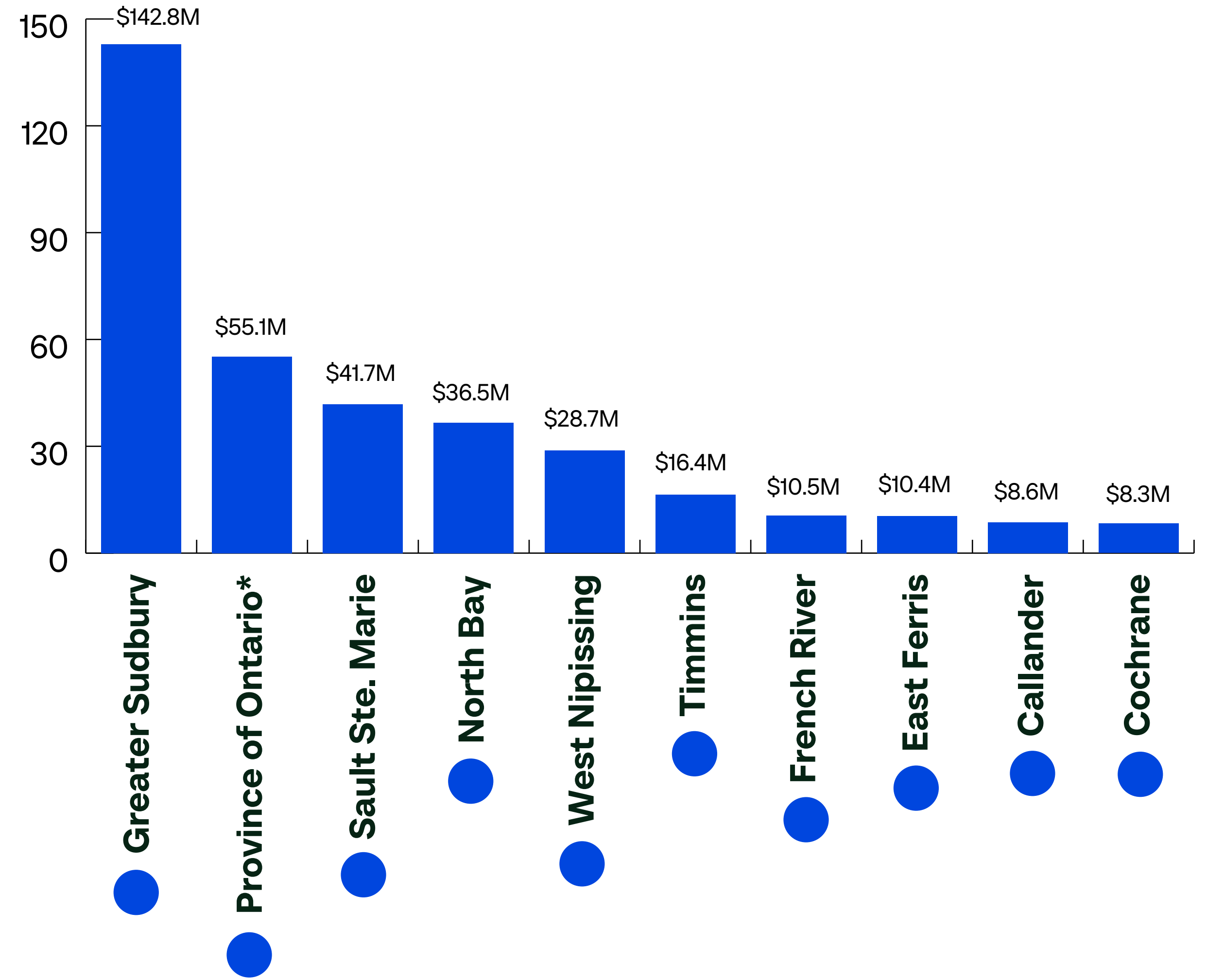


All Amounts are in Millions (M) or Billions (B)



# Top 10 municipalities

## New Assessment in Northeast Ontario



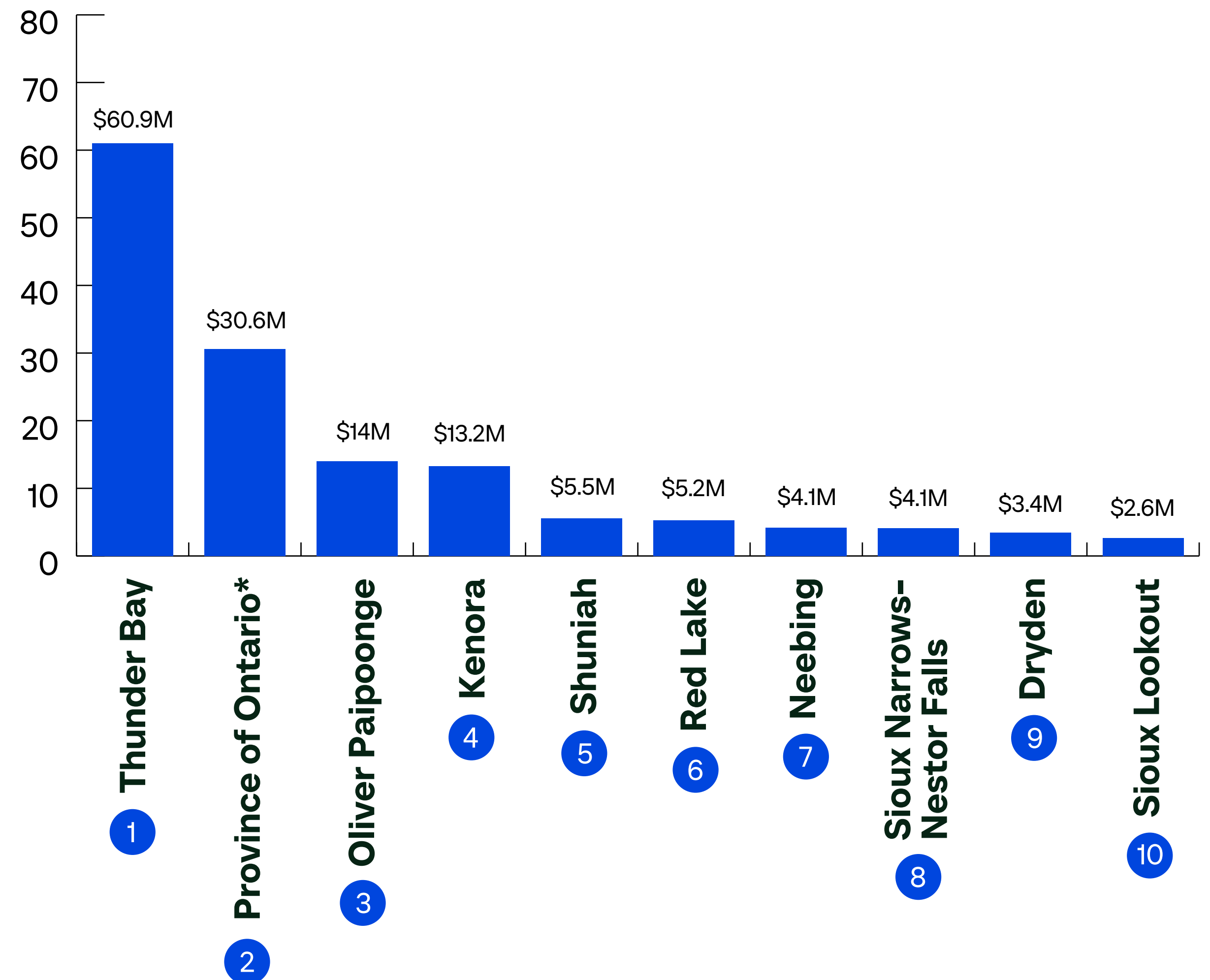
All Amounts are in Millions (M) or Billions (B)

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# Top 10 municipalities



## New Assessment in Northwest Ontario



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

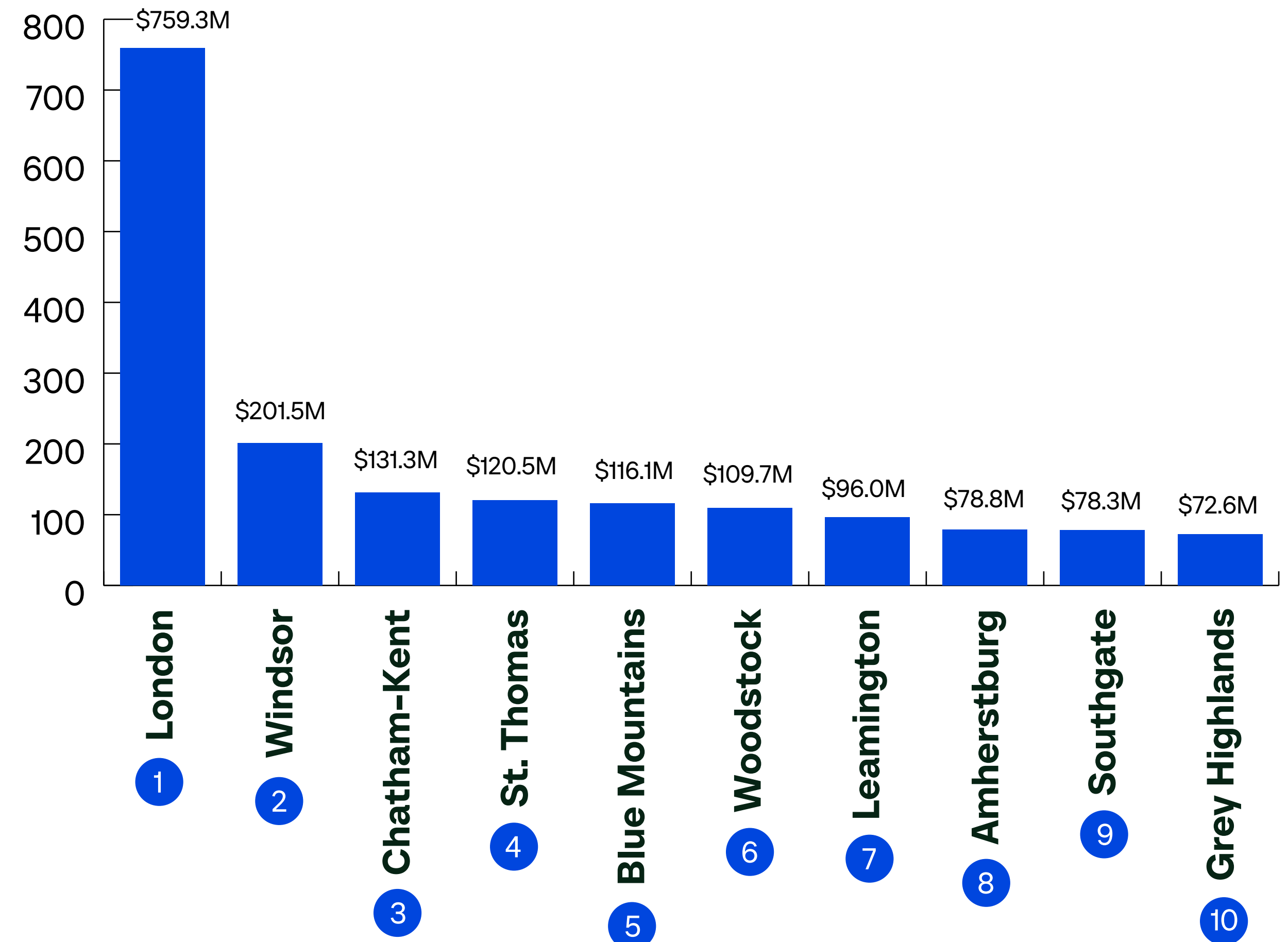
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# Top 10 municipalities

**6** | Woodstock  
2025 **\$109.7M**

## New Assessment in Southwest Ontario



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