

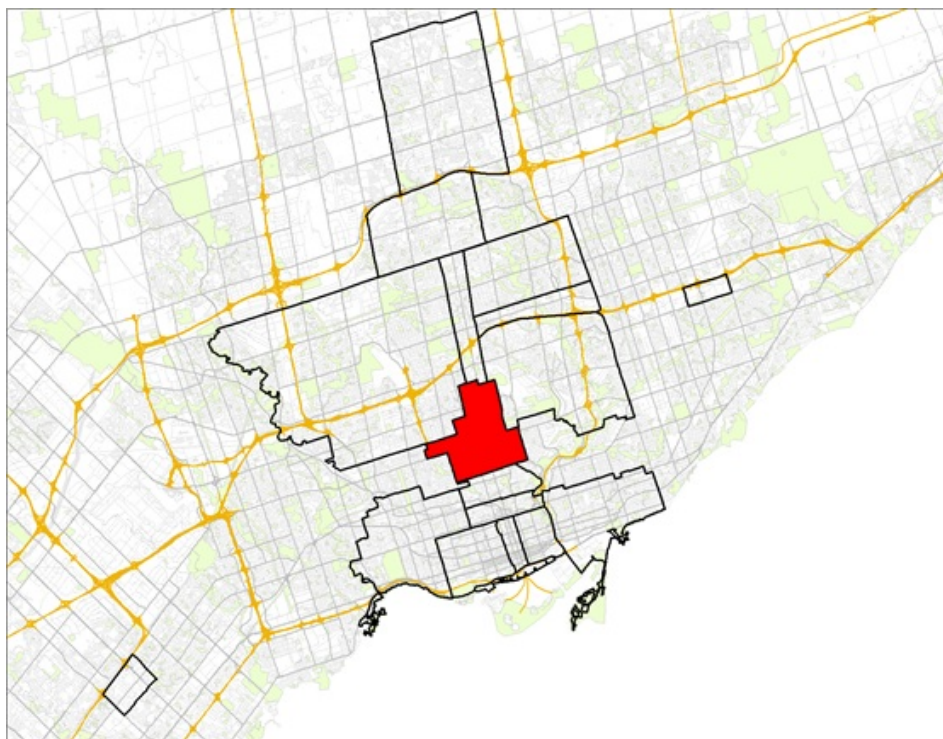


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of November 2023



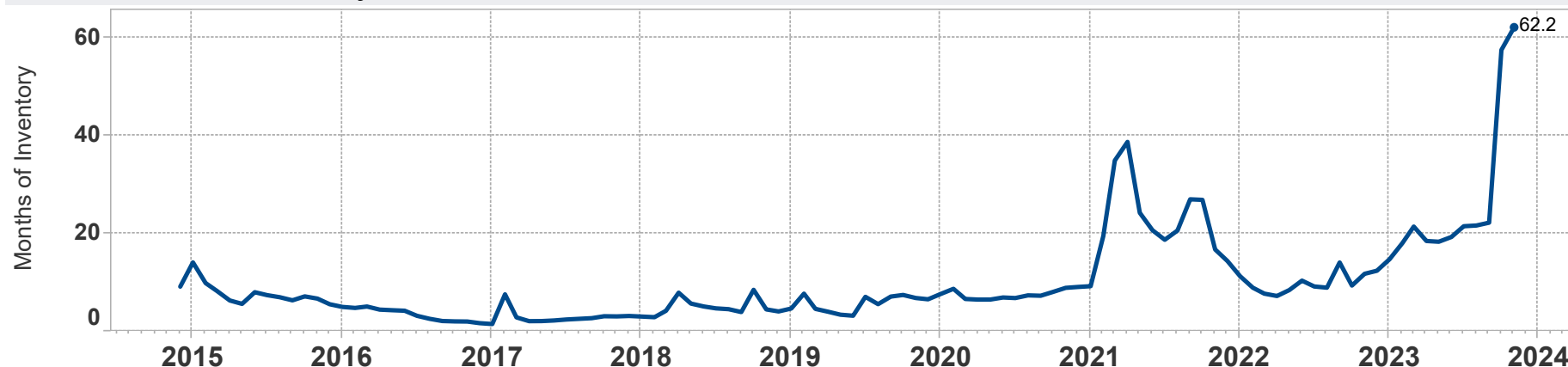
North Toronto Submarket Report - November 2023



North Toronto		GTA
Distinct count of Site Name	18	396
No. of Units	3,887	100,264
Total Sales	3,514	82,981
Act Inv	373	17,283
Avg. wt. \$/sf	\$1,578	\$1,404
Avg. Project \$/SF	\$1,605	\$1,296
Avg. SF	937	785
Avg. \$	\$1,478,881	\$1,102,213
Current Month Sales (incl. active & sold out)	1	1,310

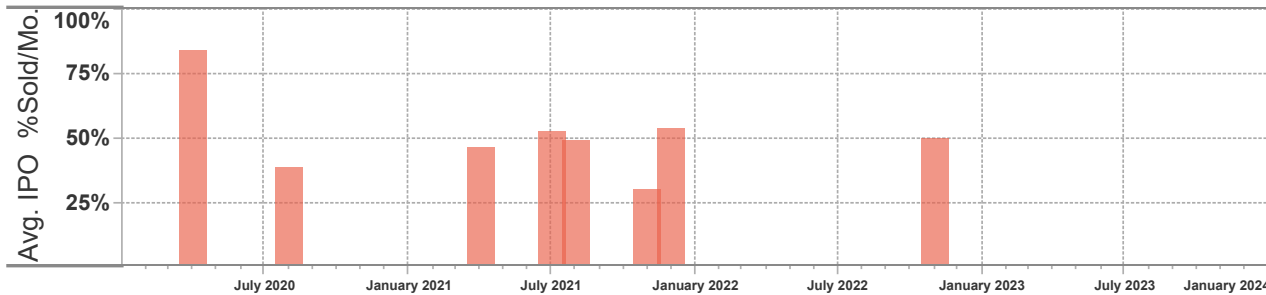
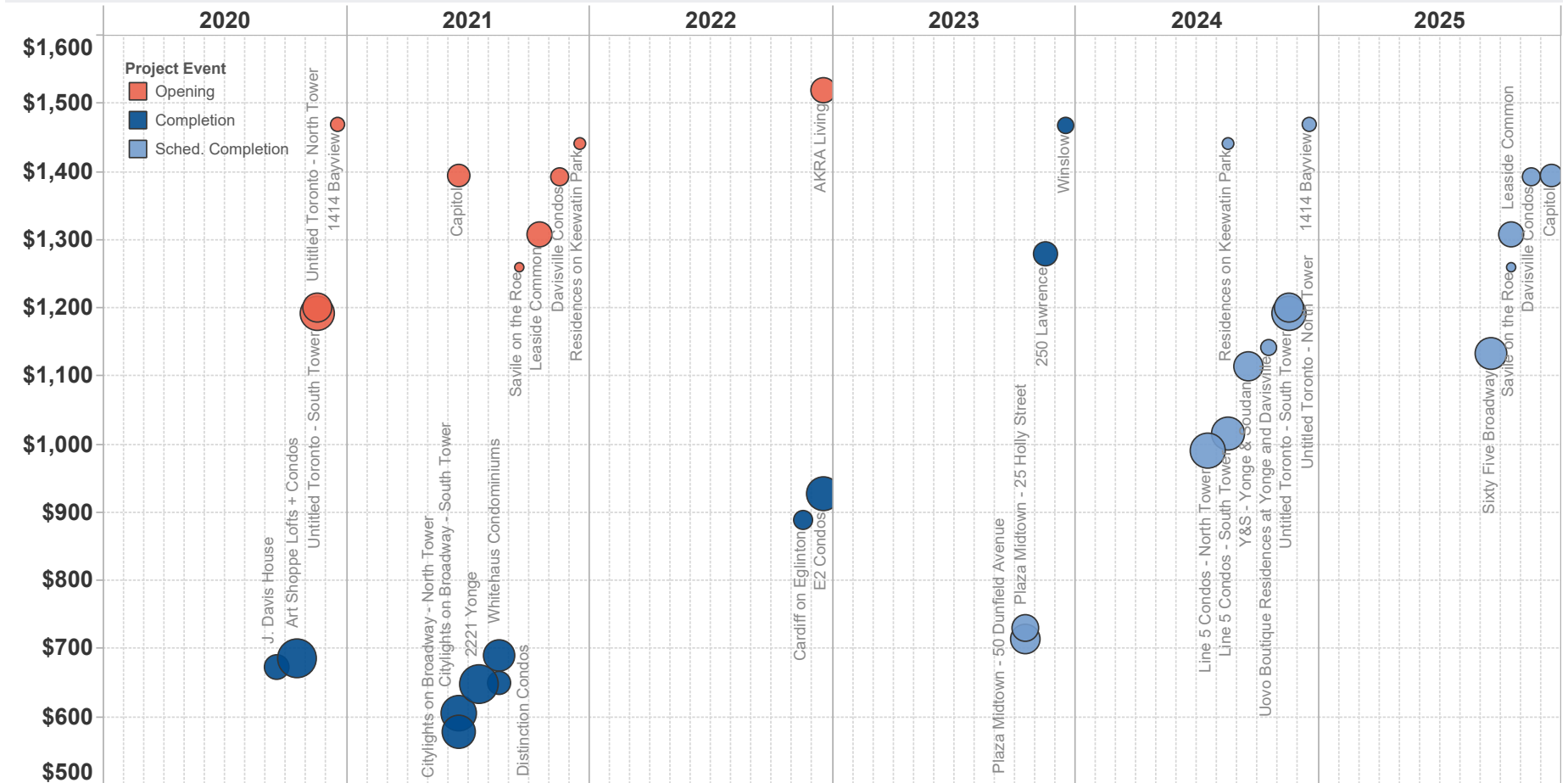
Development Applications		
North Toronto		City of Toronto
Count of Address	60	806
Total Units	26,334	466,957
Min. Density	0.3	0.0
Max. Density	39.8	61.7
Avg. Density	9.9	8.0

Submarket - Months of Inventory (calculated using current rem. inv. and last 12 month sales)

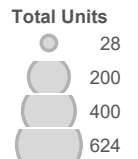


North Toronto Submarket Report - November 2023

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



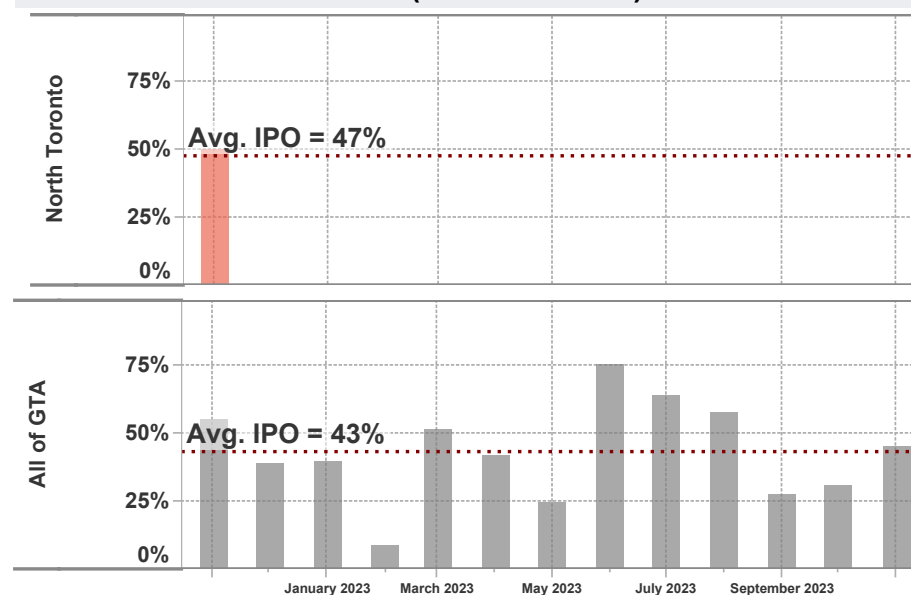
North Toronto Submarket Report - November 2023

Project Data by Unit Type

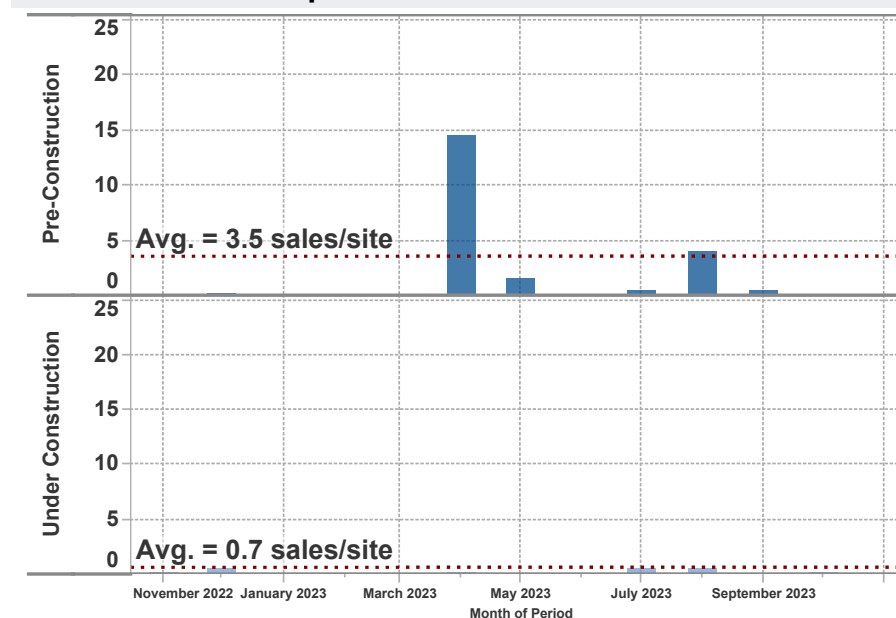
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	306	0	291	15
1 Bedroom	814	0	768	46
1 Bedroom + Den	983	1	929	54
2 Bedroom	1,030	0	920	110
2 Bedroom + Den	233	0	200	33
3 Bedroom & Up	429	0	340	89
Penthouse	40	0	29	11
Other	35	0	24	11

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,761	302	452	\$588,900	\$749,900
\$1,594	321	680	\$633,900	\$1,008,900
\$1,522	476	782	\$759,900	\$1,359,900
\$1,640	622	2,674	\$973,900	\$6,645,000
\$1,475	777	1,730	\$1,179,900	\$2,999,900
\$1,532	815	2,405	\$1,107,000	\$4,980,000
\$1,948	347	1,846	\$679,900	\$4,199,900
\$1,453	1,111	2,370	\$1,696,900	\$3,660,000

IPO Launch Performance (first 2 months)

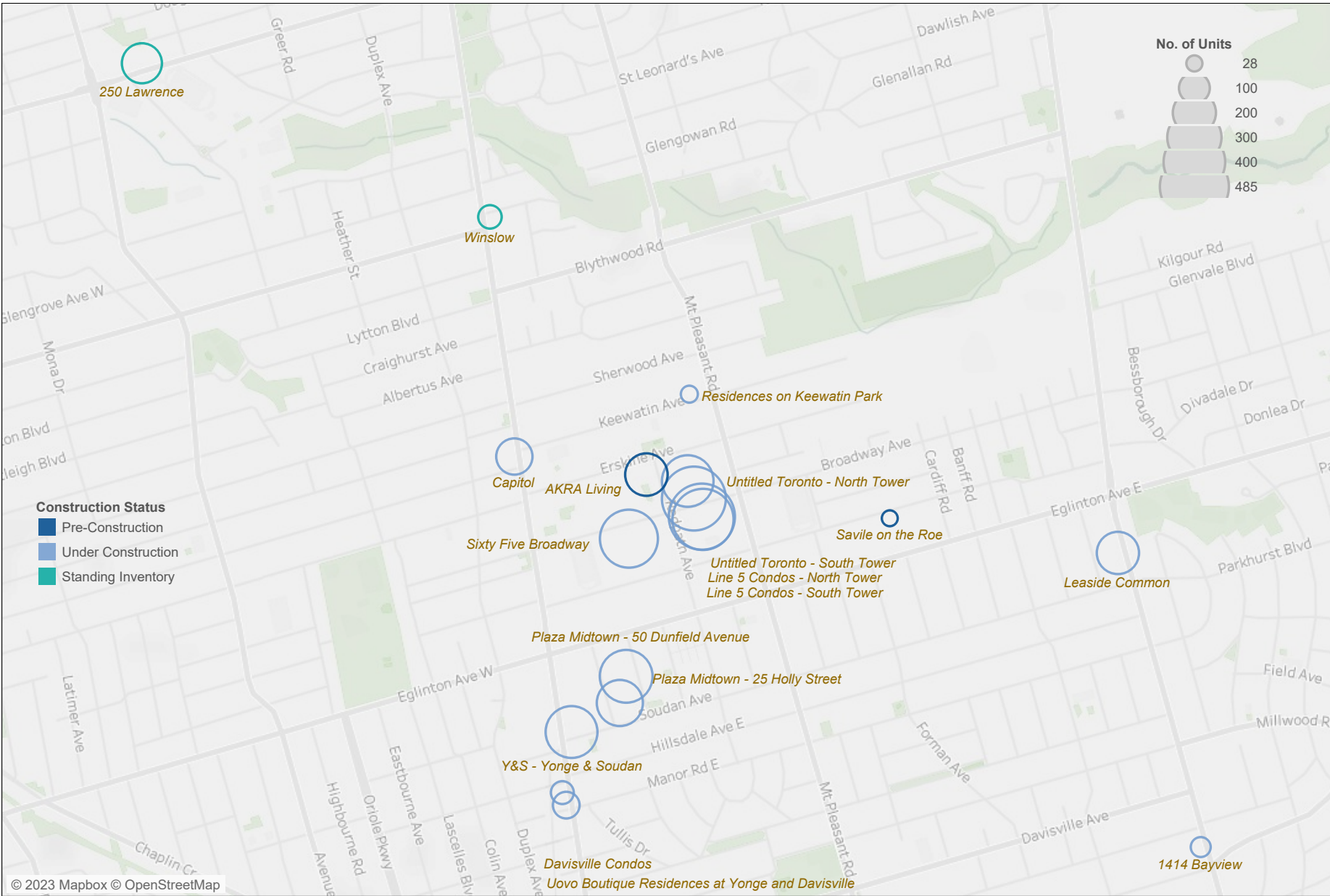


Post Launch Absorption: North Toronto



North Toronto Submarket Report - November 2023

Current Active Projects



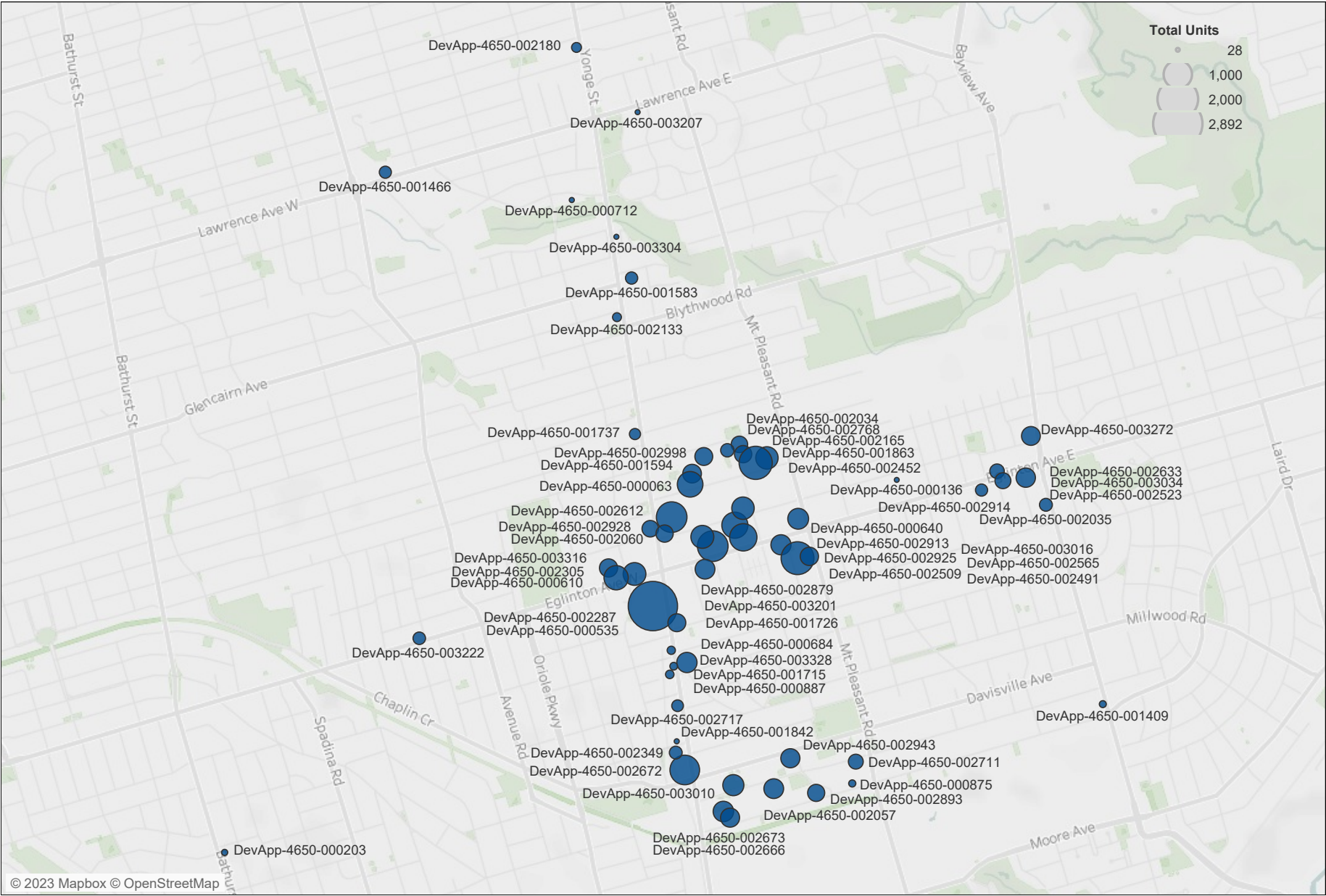
North Toronto Submarket Report - November 2023

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Fo..
250 Lawrence - Graywood Developments	Apartment	October 2023	0	1	10	178	\$1,280	\$1,544
1414 Bayview - Gairloch	Apartment	June 2024	0	1	10	44	\$1,470	\$1,755
AKRA Living - Curated Properties	Apartment	January 2026	0	42	57	200	\$1,520	\$1,533
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	0	1	40	146	\$1,395	\$1,502
Davisville Condos - Rockport Group	Apartment	June 2025	0	10	9	79	\$1,393	\$1,719
Leaside Common - Gairloch and Harlo Capital	Apartment	November 2025	0	0	20	198	\$1,309	\$1,707
Line 5 Condos - North Tower - Reserve Properties and Westd..	Apartment	March 2024	0	2	10	485	\$991	\$1,624
Line 5 Condos - South Tower - Reserve Properties and West..	Apartment	April 2024	0	4	11	414	\$1,017	\$1,641
Plaza Midtown - 25 Holly Street - Plaza	Apartment	December 2023	0	0	10	236	\$731	\$1,402
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	December 2023	0	0	18	309	\$715	\$1,484
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	April 2024	0	0	0	32	\$1,442	\$1,623
Savile on the Roe - Tiffany Park Homes and Block Developm..	Stacked	November 2025	0	0	4	28	\$1,260	\$1,489
Sixty Five Broadway - Times Group Corporation	Apartment	October 2025	0	1	88	373	\$1,134	\$1,463
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	September 2024	0	2	17	295	\$1,201	\$1,608
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	September 2024	0	0	19	453	\$1,193	\$1,563
Uovo Boutique Residences at Yonge and Davisville - 2114 Y..	Apartment	August 2024	1	1	19	58	\$1,143	\$1,671
Winslow - Devron	Apartment	July 2023	0	0	11	61	\$1,469	\$2,027
Y&S - Yonge & Soudan - Tribute Communities and TENBlock..	Apartment	December 2024	0	0	20	298	\$1,115	\$1,536

North Toronto Submarket Report - November 2023

Current Development Applications



North Toronto Submarket Report - November 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000063	55 - 65 Broadway Avenue	2.0	778
DevApp-4650-000136	413 - 435 Roehampton Avenue	0.6	28
DevApp-4650-000203	1677-1679 Bathurst Street; 73-75 Elderwood Drive	1.0	45
DevApp-4650-000535	2161 Yonge Street	5.0	380
DevApp-4650-000610	50-90 Eglinton Avenue West, 17-19 Henning Avenue	2.0	702
DevApp-4650-000640	808 Mount Pleasant	5.0	514
DevApp-4650-000684	2128 Yonge Street	3.0	80
DevApp-4650-000712	41 Chatsworth Drive	0.3	30
DevApp-4650-000875	276 Merton Street	3.0	60
DevApp-4650-000887	2100 Yonge Street	3.0	85
DevApp-4650-001409	1410 Bayview Avenue	4.0	57
DevApp-4650-001466	250 Lawrence Avenue West	2.3	173
DevApp-4650-001583	2779 Yonge Street	5.1	177
DevApp-4650-001594	44 Broadway Avenue	6.8	412
DevApp-4650-001715	2112 Yonge Street	7.6	70
DevApp-4650-001726	55 Eglinton Avenue East	26.8	461
DevApp-4650-001737	2500 Yonge Street	6.4	146
DevApp-4650-001842	24 Imperial Street	4.7	30
DevApp-4650-001863	100 Broadway Avenue	10.0	1,306
DevApp-4650-002034	241 Redpath Avenue	15.2	353
DevApp-4650-002035	1718 Bayview Avenue	4.1	196
DevApp-4650-002057	155 Balliol Street	5.4	461
DevApp-4650-002060	2323 Yonge Street	15.6	352
DevApp-4650-002133	2674 Yonge Street	4.4	93
DevApp-4650-002165	109 Erskine Avenue	8.1	211
DevApp-4650-002180	3180-3182 Yonge Street	5.7	115
DevApp-4650-002287	2180 Yonge Street	7.5	2,892
DevApp-4650-002305	36 Eglinton Avenue West	30.5	614
DevApp-4650-002349	25 Imperial Street	11.8	194
DevApp-4650-002452	124 Broadway Avenue	9.8	594
DevApp-4650-002491	758 Mount Pleasant Road	12.4	398
DevApp-4650-002509	150 Eglinton Avenue East	14.9	889
DevApp-4650-002523	537 Eglinton Avenue East	13.6	300
DevApp-4650-002565	61 Brownlow Avenue	15.4	1,283
DevApp-4650-002612	2345 Yonge Street	19.8	1,112
DevApp-4650-002633	586 Eglinton Avenue East	13.1	249
DevApp-4650-002666	50 Merton Street	11.7	430
DevApp-4650-002672	1910 Yonge Street		1,041
DevApp-4650-002673	45 Balliol Street	5.3	496
DevApp-4650-002711	289 Balliol Street	14.1	261
DevApp-4650-002717	2010 Yonge Street	7.8	161
DevApp-4650-002768	133 Erskine Avenue	15.3	322
DevApp-4650-002879	77 Roehampton Avenue	14.0	624
DevApp-4650-002893	214 Merton Street	15.5	346
DevApp-4650-002913	170 Roehampton Avenue	14.6	597
DevApp-4650-002914	503 Eglinton Avenue East	6.6	174
DevApp-4650-002925	141 Roehampton Avenue	16.6	809
DevApp-4650-002928	2350 Yonge Street	39.8	323
DevApp-4650-002943	141 Davisville Avenue	8.8	432
DevApp-4650-002998	77 Erskine Avenue	13.8	377
DevApp-4650-003010	33 Davisville Avenue	8.3	526
DevApp-4650-003016	191 Eglinton Avenue East	13.4	479
DevApp-4650-003034	589 Eglinton Avenue East	13.5	442
DevApp-4650-003201	110 Eglinton Avenue East	17.4	1,116
DevApp-4650-003207	49 Lawrence Avenue East	3.7	29
DevApp-4650-003222	444 Eglinton Avenue West	10.3	185
DevApp-4650-003272	1802 Bayview Avenue	20.5	419
DevApp-4650-003304	2851 Yonge Street	3.8	29
DevApp-4650-003316	21-35 Henning Avenue	15.1	390
DevApp-4650-003328	2079 - 2111 Yonge Street; 9 - 11, 23, 31 Hillsdale Avenue East & 12 - 18 Manor Road East	7.1	486

North Toronto Submarket Report - November 2023

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	5	17	4,392	601	\$2,404	1,042	\$2,505,147	16,205
Central Waterfront	364	7	2,908	966	\$1,704	864	\$1,471,594	17,168
Don Mills - York Mills	7	13	3,228	312	\$1,179	852	\$1,003,895	27,949
Downtown Core	5	7	4,169	475	\$1,877	773	\$1,451,417	30,040
Downtown East	33	21	6,385	1,605	\$1,498	684	\$1,024,665	25,732
Downtown West	116	26	8,024	871	\$1,690	977	\$1,651,666	17,335
Etobicoke Waterfront	0	1	547	18	\$1,644	828	\$1,361,206	3,135
Highway7 - Yonge	0	4	898	35	\$1,090	1,137	\$1,239,200	26,334
Mississauga City Centre	42	9	4,223	643	\$1,240	628	\$778,770	28,180
North Toronto	1	18	3,514	373	\$1,578	937	\$1,478,881	305
North Yonge Corridor	65	9	2,710	777	\$1,551	709	\$1,098,765	37,631
North York East								144,225
North York West	13	10	1,118	447	\$1,371	827	\$1,133,902	26,693
Not Applicable	357	200	31,882	8,204	\$1,173	770	\$902,770	15,600
Scarborough City Centre								13,225
Sheppard Corridor	104	13	2,518	561	\$1,361	766	\$1,043,205	31,263
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,937
Toronto East	1	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	52	22	3,726	469	\$1,276	910	\$1,161,564	
Yonge - St. Clair	145	8	1,012	689	\$1,789	623	\$1,114,910	



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