

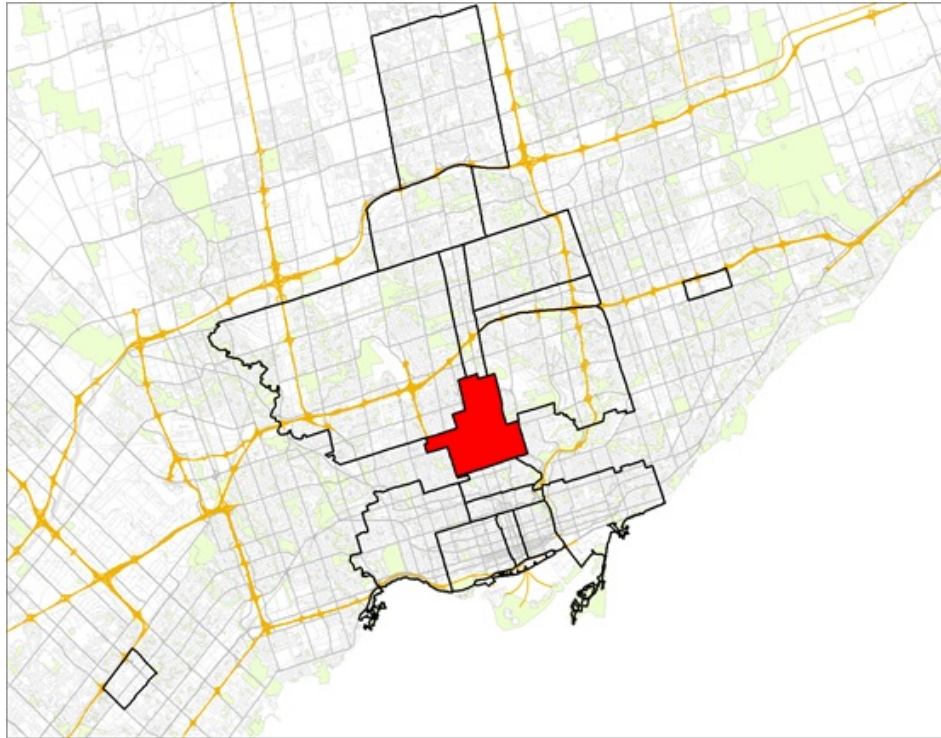


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of January 2024

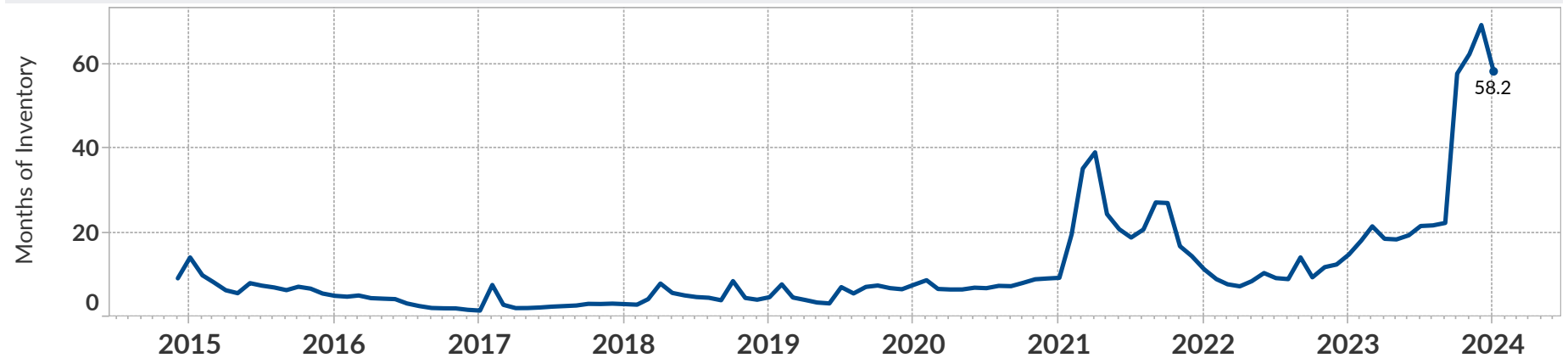


North Toronto Submarket Report - January 2024



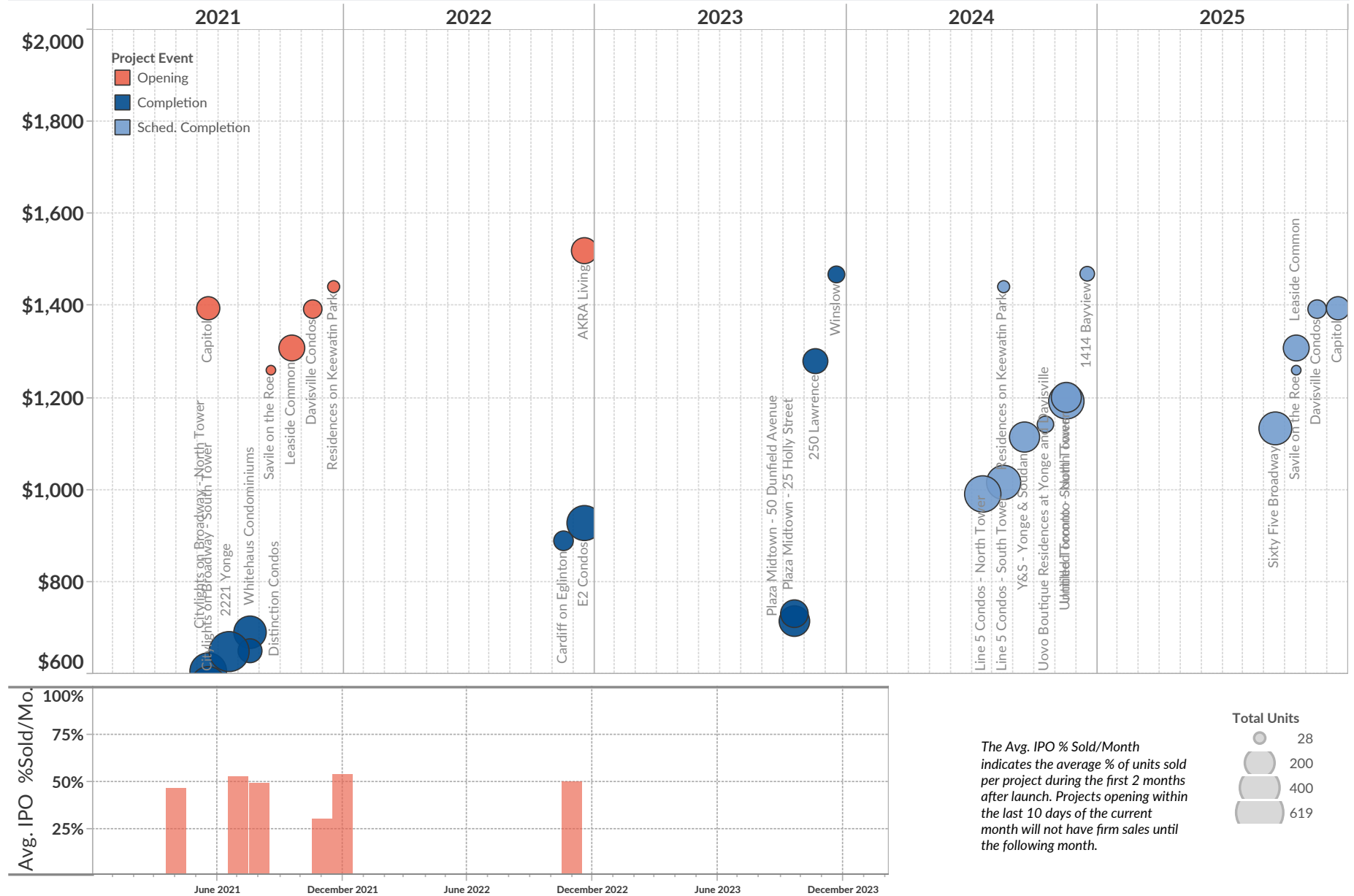
North Toronto		GTA
Distinct count of Site Name	18	387
No. of Units	3,888	97,879
Total Sales	3,524	81,202
Act Inv	364	16,677
Avg. wt. \$/sf	\$1,579	\$1,412
Avg. Project \$/SF	\$1,605	\$1,301
Avg. SF	937	790
Avg. \$	\$1,479,273	\$1,115,800
Current Month Sales (incl. active & sold out)	11	233

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



North Toronto Submarket Report - January 2024

Recent Project Openings, Completions & Scheduled Completions



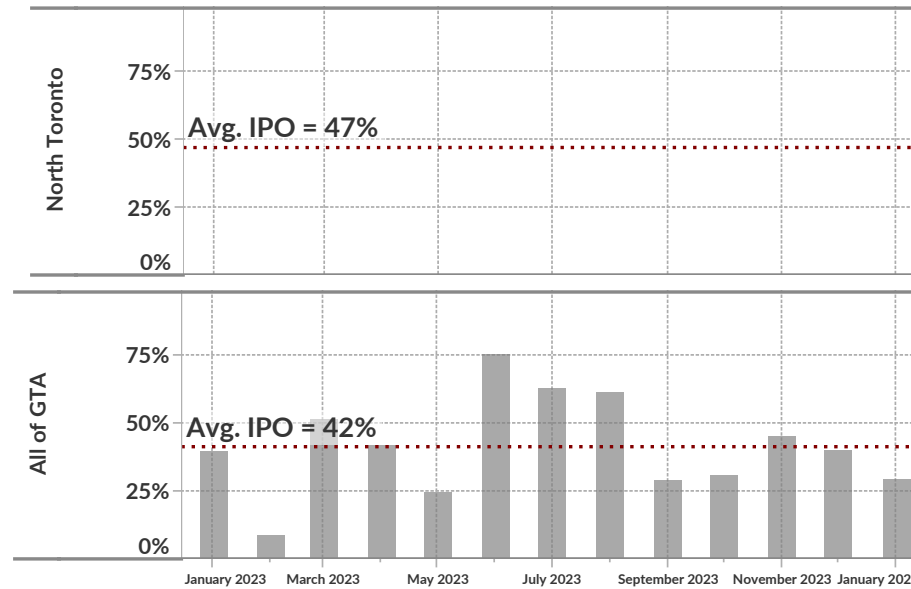
North Toronto Submarket Report - January 2024

Project Data by Unit Type

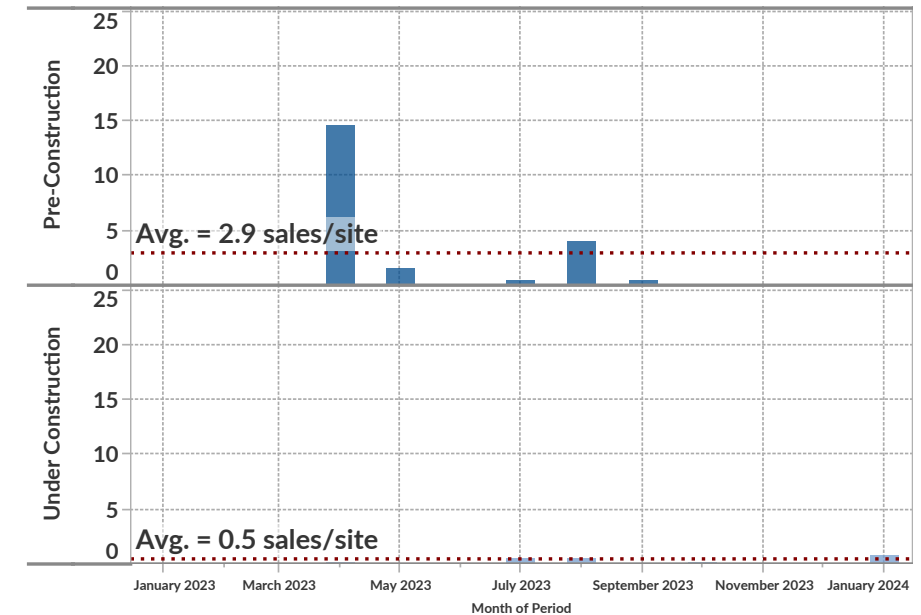
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	306	0	291	15
1 Bedroom	814	0	767	47
1 Bedroom + Den	983	3	932	51
2 Bedroom	1,031	0	917	114
2 Bedroom + Den	233	2	205	28
3 Bedroom & Up	429	6	346	83
Penthouse	40	0	29	11
Other	35	0	24	11

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
\$1,528	476	782	\$759,900	\$1,359,900
\$1,636	622	2,674	\$973,900	\$6,645,000
\$1,472	777	1,730	\$1,179,900	\$2,999,900
\$1,529	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)

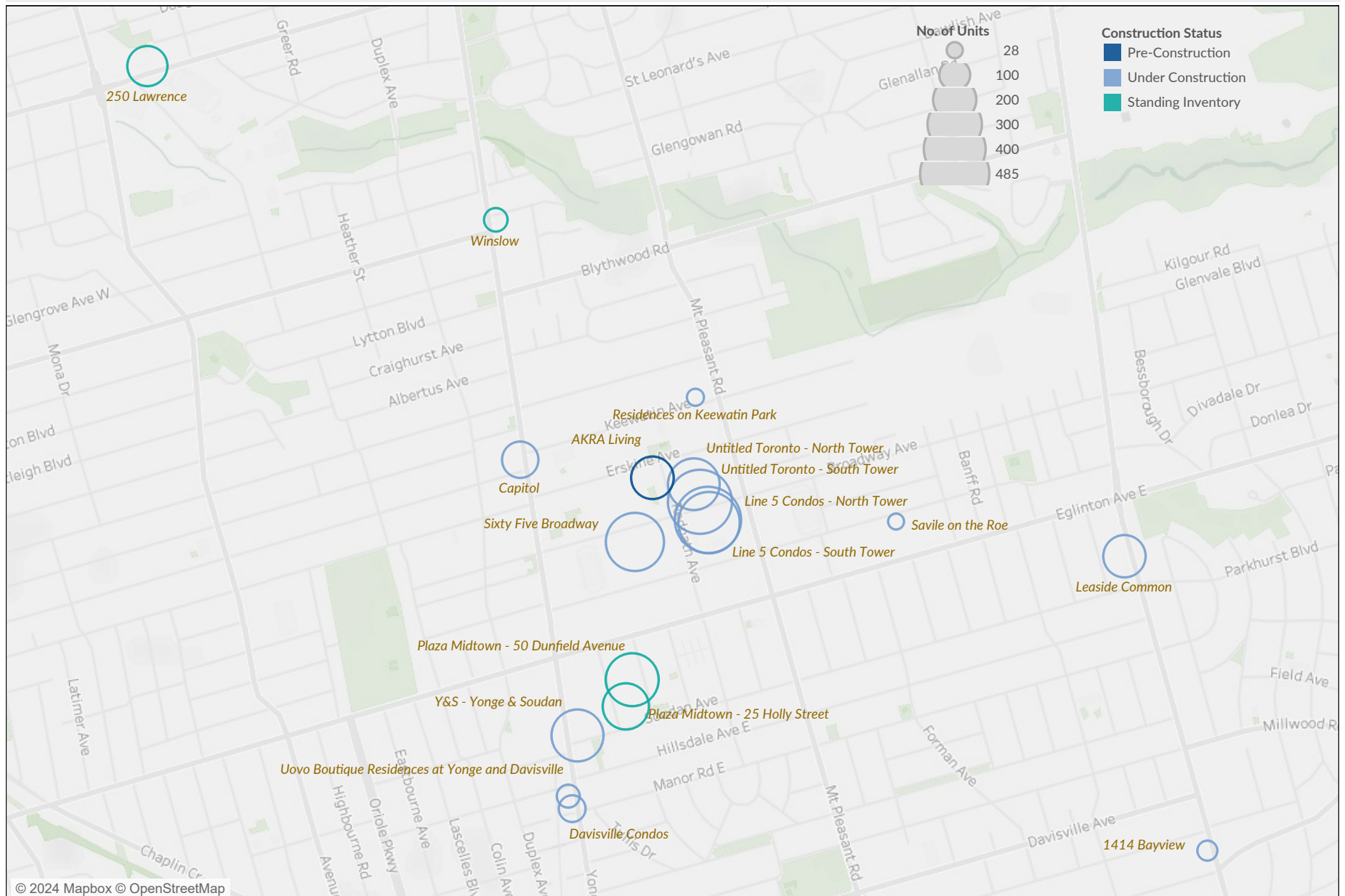


Post Launch Absorption: North Toronto



North Toronto Submarket Report - January 2024

Current Active Projects



North Toronto Submarket Report - January 2024

Current Active Project List

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 Foot
250 Lawrence - Graywood Developments	Apartment	October 2023	0	0	10	178	\$1,280	\$1,544
1414 Bayview - Gairloch	Apartment	June 2024	0	0	10	44	\$1,470	\$1,755
AKRA Living - Curated Properties	Apartment	March 2026	0	0	57	200	\$1,520	\$1,533
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	0	0	40	146	\$1,395	\$1,502
Davisville Condos - Rockport Group	Apartment	June 2025	0	0	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	0	11	485	\$991	\$1,623
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	April 2024	0	0	12	415	\$1,017	\$1,632
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 Developme..	Stacked	November 2025	0	0	4	28	\$1,260	\$1,489
Sixty Five Broadway - Times Group Corporation	Apartment	October 2025	0	0	88	373	\$1,134	\$1,463
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	September 2024	0	0	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 Yo..	Apartment	August 2024	1	1	18	58	\$1,143	\$1,678
Winslow - Devron	Apartment	July 2023	0	0	11	61	\$1,469	\$2,027
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	December 2024	10	10	10	298	\$1,115	\$1,538

North Toronto Submarket Report - January 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	17
Central Waterfront	6	7
Don Mills - York Mills	2	13
Downtown Core	2	6
Downtown East	20	20
Downtown West	12	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	7	9
North Toronto	11	18
North Yonge Corridor	12	9
North York East		
North York West	0	10
Not Applicable	119	196
Scarborough City Centre		
Sheppard Corridor	17	13
Thornhill	0	2
Toronto East	7	9
Toronto West	10	20
Yonge - St. Clair	5	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$
4,411	582	\$2,387	1,067	\$2,547,183
2,976	898	\$1,700	892	\$1,516,226
3,234	306	\$1,179	855	\$1,007,688
3,655	466	\$1,878	778	\$1,462,157
5,920	1,566	\$1,483	696	\$1,031,248
7,938	836	\$1,692	985	\$1,667,384
548	17	\$1,643	849	\$1,395,518
918	15	\$1,110	849	\$942,000
4,237	629	\$1,241	629	\$780,886
3,524	364	\$1,579	937	\$1,479,273
2,733	756	\$1,652	697	\$1,151,473
1,118	447	\$1,375	827	\$1,137,476
31,371	7,913	\$1,177	772	\$908,981
2,589	534	\$1,402	796	\$1,115,799
411	28	\$1,367	1,690	\$2,310,536
1,323	204	\$1,258	708	\$891,022
3,259	452	\$1,286	912	\$1,172,522
1,037	664	\$1,800	632	\$1,137,687



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