



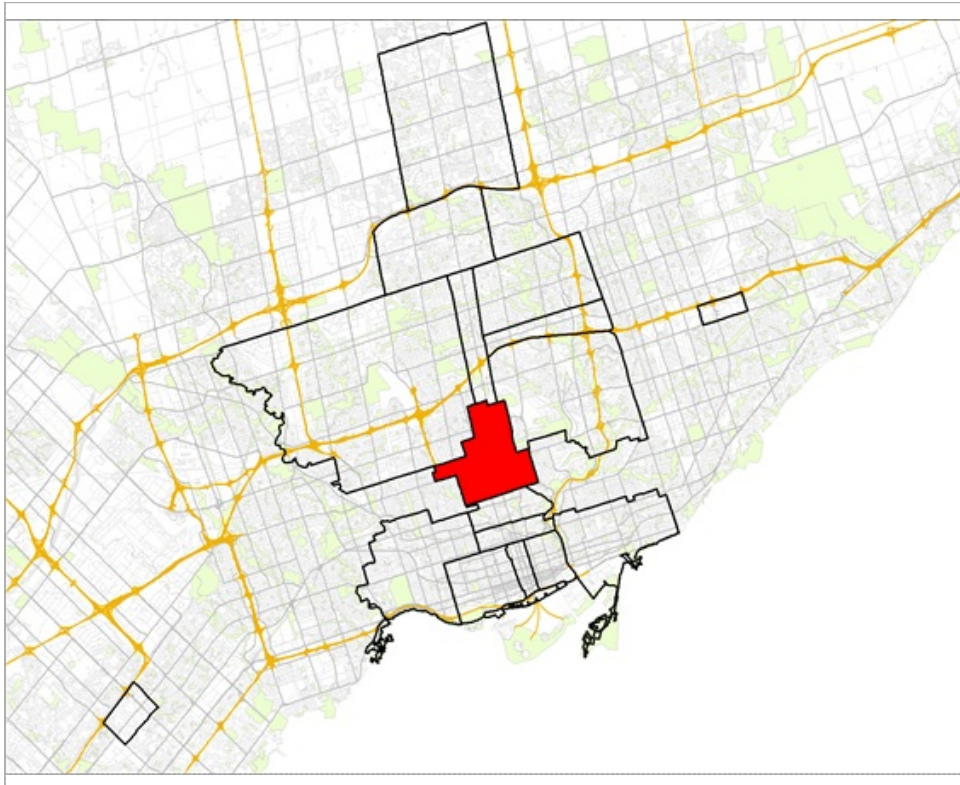
Greater Toronto Area | North Toronto

New Homes High Rise Submarket Report

Data as of March 2024

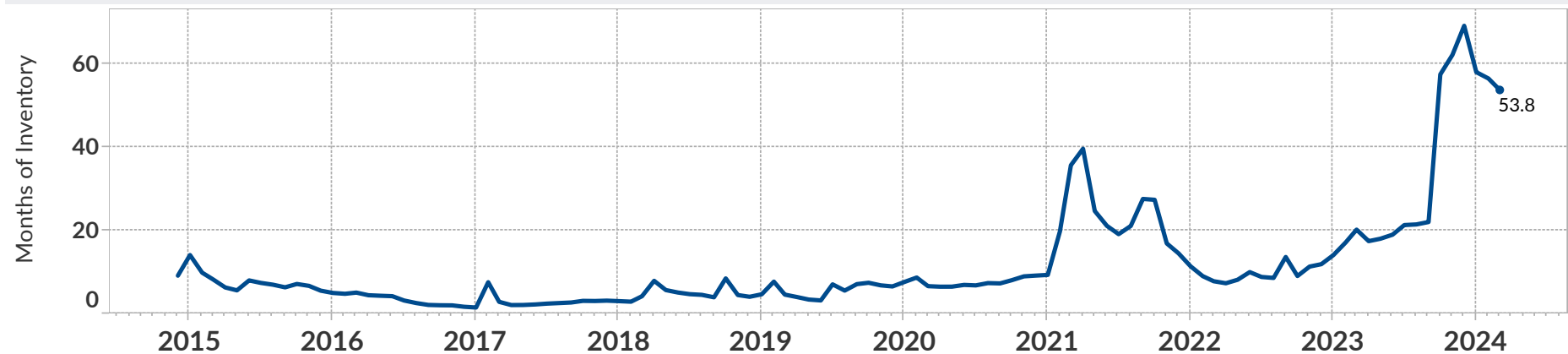


North Toronto Submarket Report - March 2024



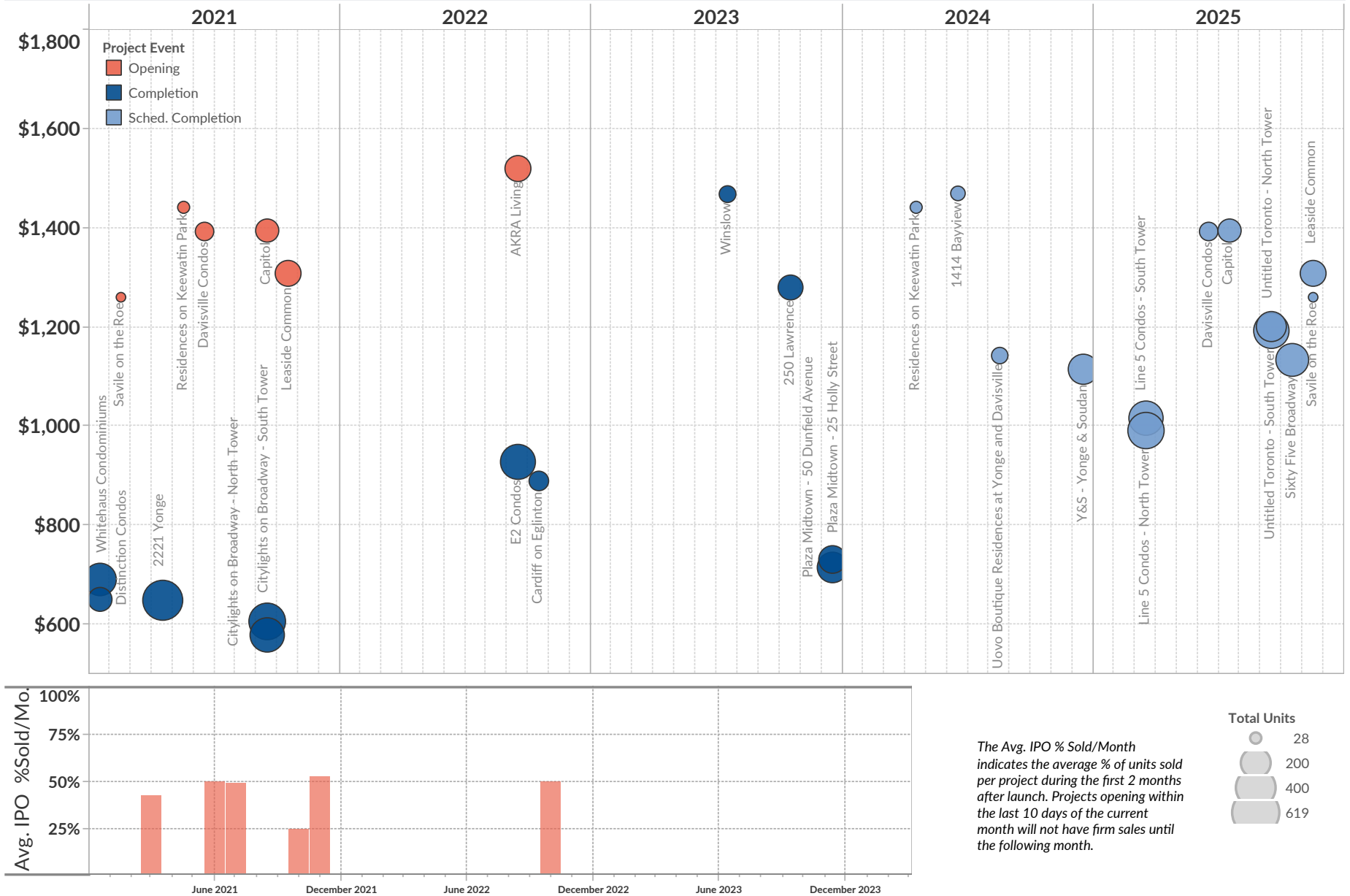
North Toronto		GTA
Distinct count of Site Name	17	352
No. of Units	3,654	90,798
Total Sales	3,300	74,480
Act Inv	354	16,318
Avg. \$/sf	\$1,577	\$1,409
Avg. Project \$/SF	\$1,612	\$1,315
Avg. SF	937	793
Avg. \$	\$1,477,042	\$1,117,379
Current Month Sales	4	601

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



North Toronto Submarket Report - March 2024

Recent Project Openings, Completions & Scheduled Completions



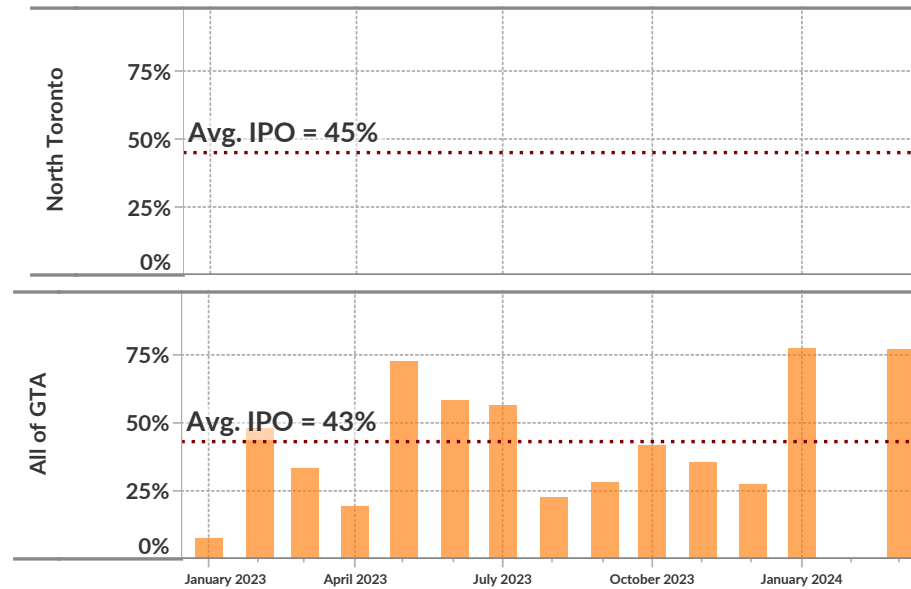
North Toronto Submarket Report - March 2024

Project Data by Unit Type

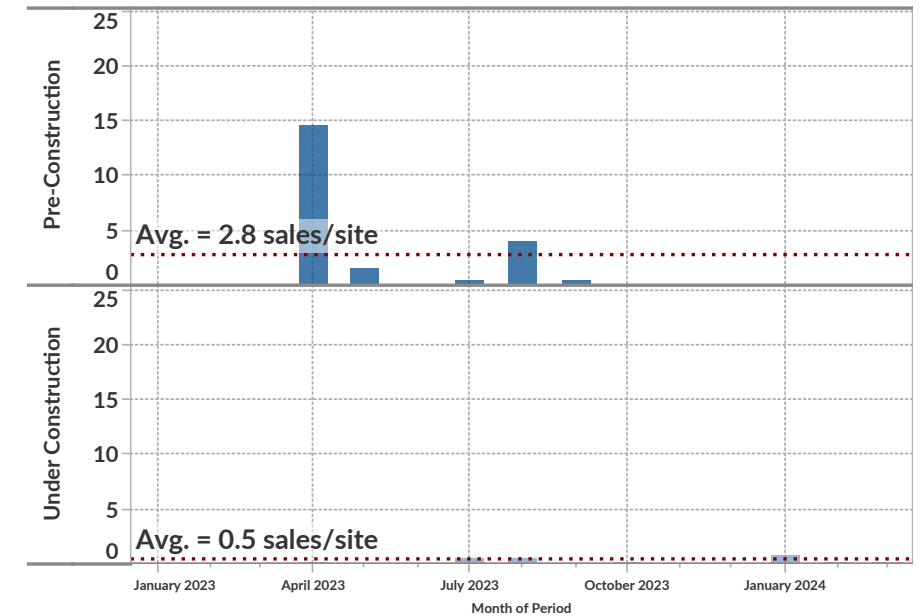
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	306	1	290	16
1 Bedroom	810	1	763	47
1 Bedroom + Den	900	1	850	50
2 Bedroom	935	0	828	107
2 Bedroom + Den	233	0	206	27
3 Bedroom & Up	384	1	301	83
Penthouse	40	0	29	11
Other	29	0	20	9

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,717	302	452	\$588,900	\$749,900
\$1,603	321	680	\$633,900	\$1,008,900
\$1,528	476	782	\$759,900	\$1,359,900
\$1,639	622	2,674	\$973,900	\$6,645,000
\$1,477	777	1,730	\$1,179,900	\$2,999,900
\$1,513	815	2,405	\$1,107,000	\$4,980,000
\$1,934	347	1,846	\$599,900	\$4,199,900
\$1,484	1,111	2,370	\$1,696,900	\$3,660,000

IPO Launch Performance (first 2 months)

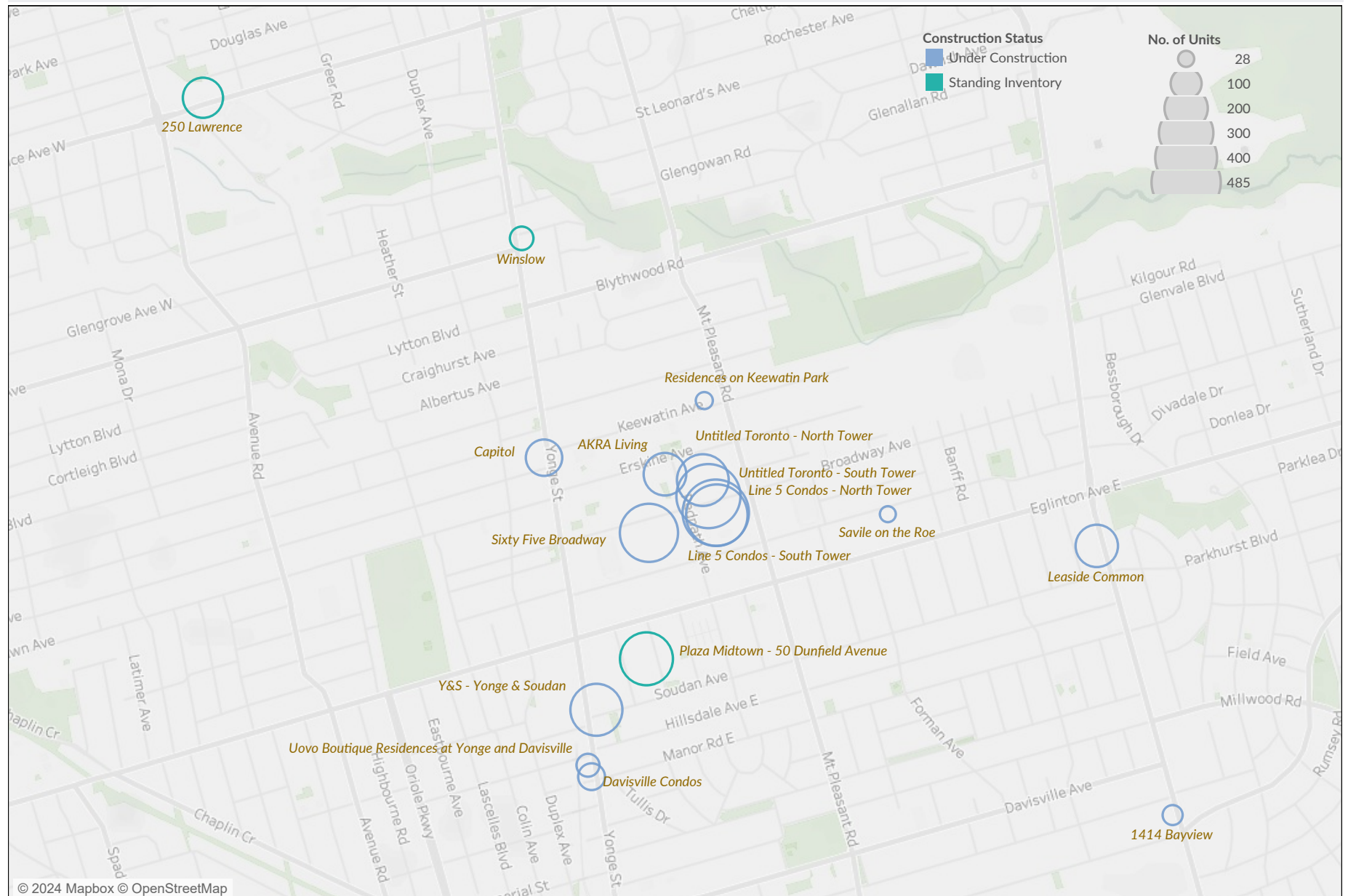


Post Launch Absorption: North Toronto



North Toronto Submarket Report - March 2024

Current Active Projects



North Toronto Submarket Report - March 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	1	1	9	178	\$1,280	\$1,543
1414 Bayview - Gairloch	Apartment	June 2024	0	1	9	44	\$1,470	\$1,767
AKRA Living - Curated Properties	Apartment	May 2026	2	2	55	200	\$1,520	\$1,473
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	0	1	39	146	\$1,395	\$1,506
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 2025	0	0	15	485	\$991	\$1,623
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	March 2025	0	0	14	417	\$1,017	\$1,593
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	1	1	87	373	\$1,134	\$1,463
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	September 2025	0	0	17	295	\$1,201	\$1,608
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	September 2025	0	0	19	453	\$1,193	\$1,563
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	August 2024	0	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	0	10	10	298	\$1,115	\$1,538

North Toronto Submarket Report - March 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	17
Central Waterfront	2	6
Don Mills - York Mills	0	10
Downtown Core	3	6
Downtown East	18	20
Downtown West	10	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	259	5
Mississauga City Centre	5	9
North Toronto	4	17
North Yonge Corridor	4	9
North York East		
North York West	0	9
Not Applicable	261	176
Scarborough City Centre		
Sheppard Corridor	8	9
Thornhill	0	2
Toronto East	3	6
Toronto West	18	19
Yonge - St. Clair	0	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,059	592	\$2,398	1,082	\$2,594,363
2,745	889	\$1,654	956	\$1,581,428
2,384	277	\$1,196	826	\$988,143
3,661	460	\$1,878	781	\$1,467,515
5,944	1,542	\$1,457	694	\$1,011,230
7,230	798	\$1,700	978	\$1,662,182
551	14	\$1,644	860	\$1,414,329
1,172	32	\$1,073	767	\$822,416
4,252	640	\$1,234	657	\$810,778
3,300	354	\$1,577	937	\$1,477,042
2,746	743	\$1,656	696	\$1,153,080
1,072	445	\$1,375	818	\$1,124,927
27,975	7,747	\$1,176	774	\$909,521
1,835	490	\$1,414	806	\$1,139,593
411	28	\$1,361	1,690	\$2,301,250
890	178	\$1,264	647	\$817,465
3,212	429	\$1,259	903	\$1,137,113
1,041	660	\$1,806	623	\$1,124,676



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