

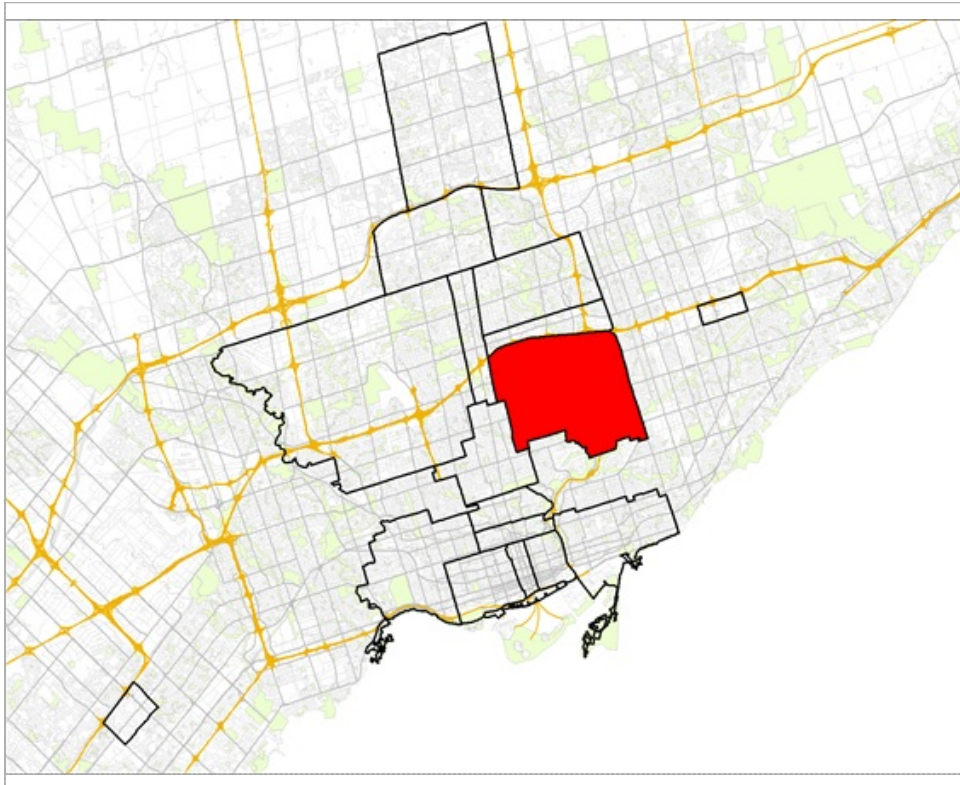


Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of April 2024

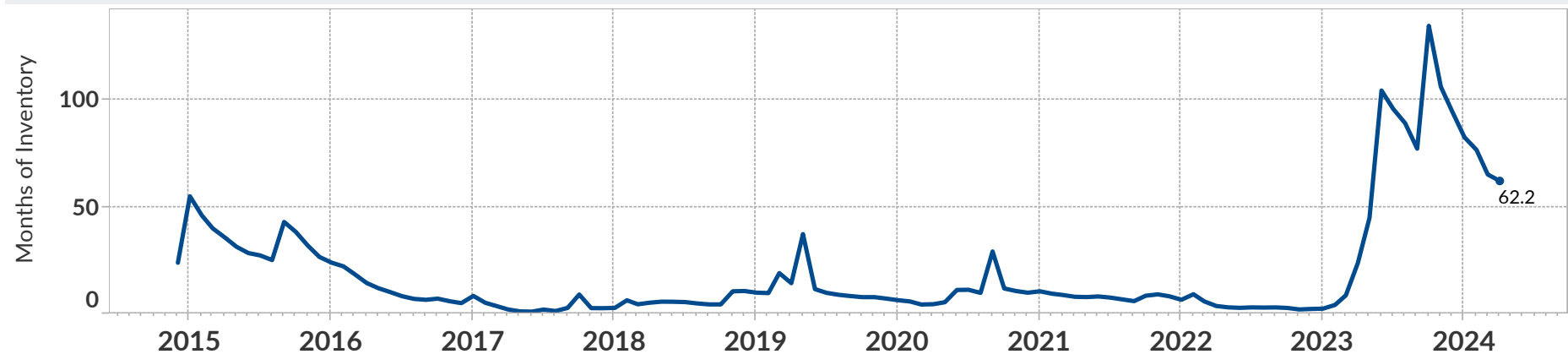


Don Mills - York Mills Submarket Report - April 2024



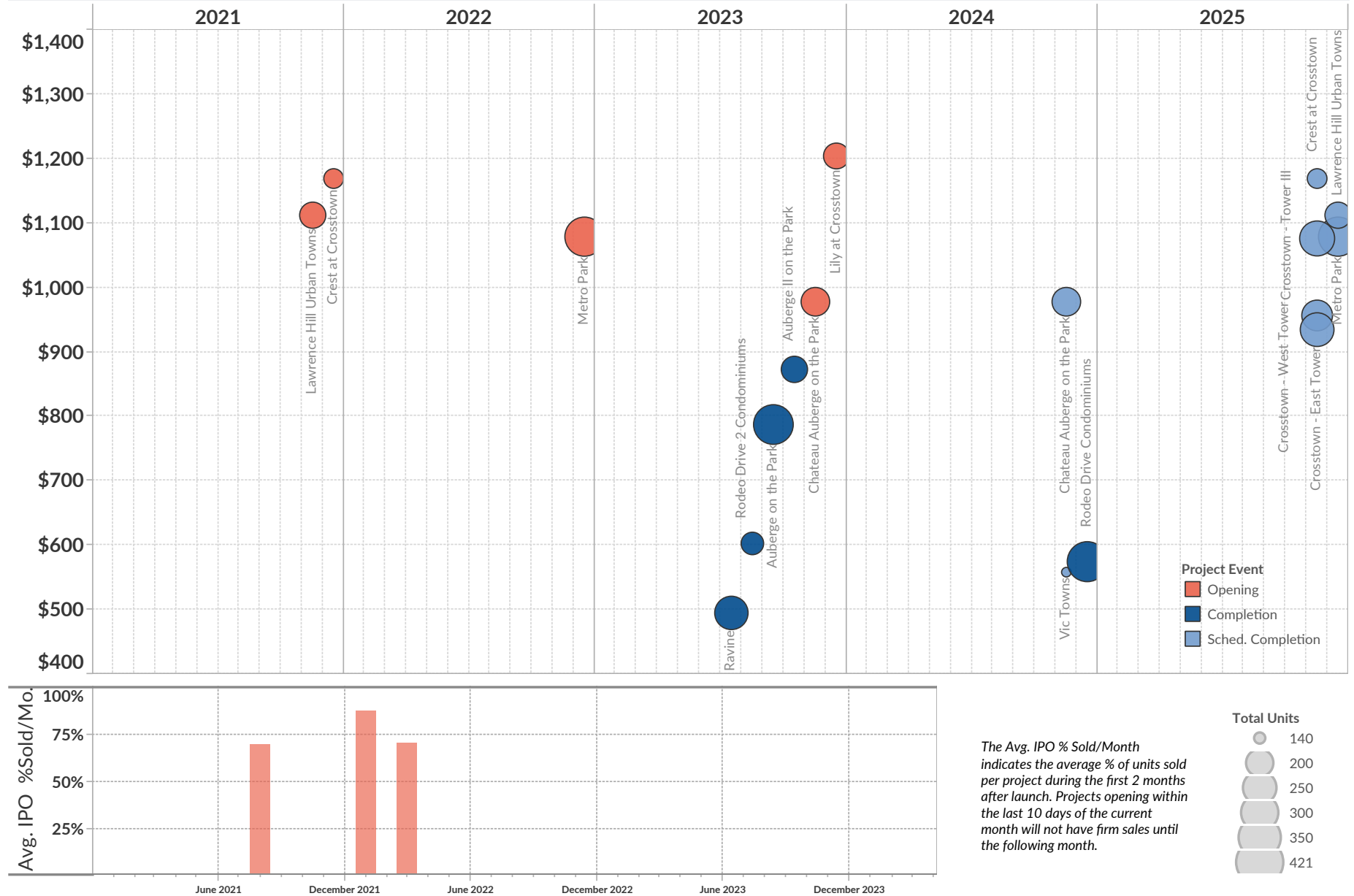
Don Mills - York Mills		GTA
Distinct count of Site Name	10	353
No. of Units	2,712	90,746
Total Sales	2,401	74,268
Act Inv	311	16,478
Avg. \$/sf	\$1,192	\$1,420
Avg. Project \$/SF	\$1,151	\$1,318
Avg. SF	838	794
Avg. \$	\$999,002	\$1,127,454
Current Month Sales	9	518

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



Don Mills - York Mills Submarket Report - April 2024

Recent Project Openings, Completions & Scheduled Completions



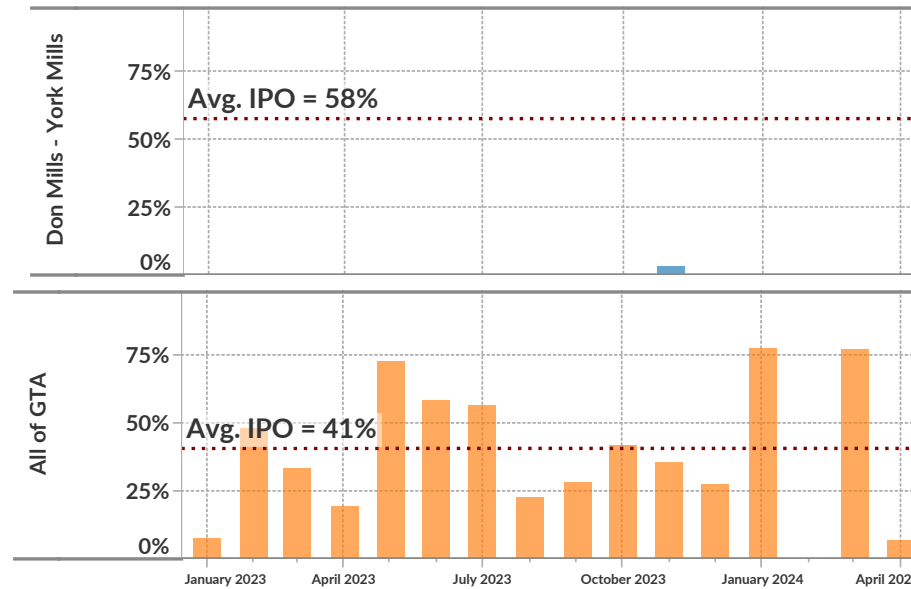
Don Mills - York Mills Submarket Report - April 2024

Project Data by Unit Type

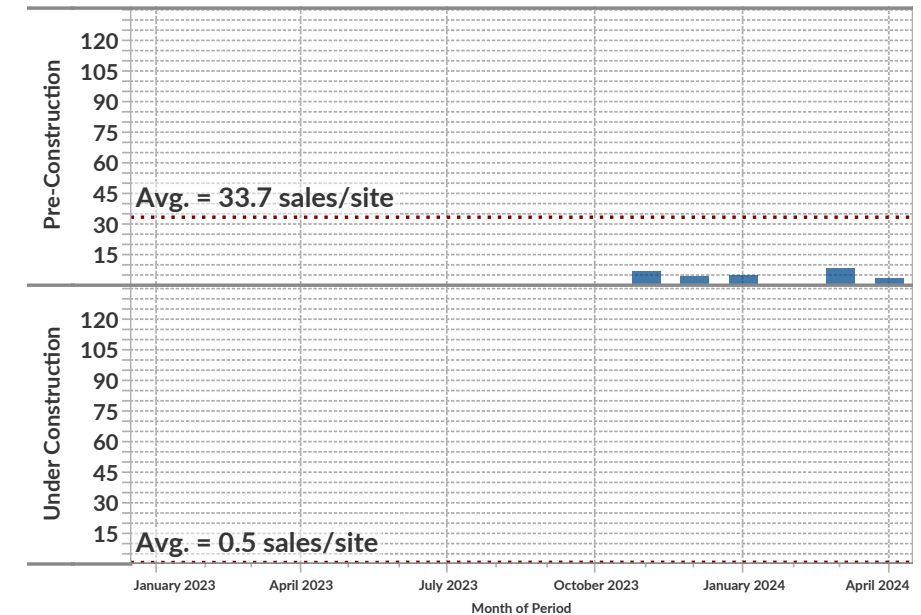
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	746	1	704	42
1 Bedroom + Den	565	1	509	56
2 Bedroom	771	6	673	98
2 Bedroom + Den	455	0	413	42
3 Bedroom & Up	140	1	72	68
Penthouse	13	0	12	1
Other	12	0	8	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,202	459	648	\$551,990	\$691,990
\$1,225	529	1,035	\$659,990	\$1,132,000
\$1,162	601	1,026	\$747,990	\$1,206,990
\$1,199	785	1,417	\$967,990	\$1,699,990
\$1,220	870	2,028	\$1,160,990	\$2,150,000
\$1,082	1,756	1,756	\$1,900,000	\$1,900,000
\$1,005	1,569	1,953	\$1,605,000	\$1,908,000

IPO Launch Performance (first 2 months)

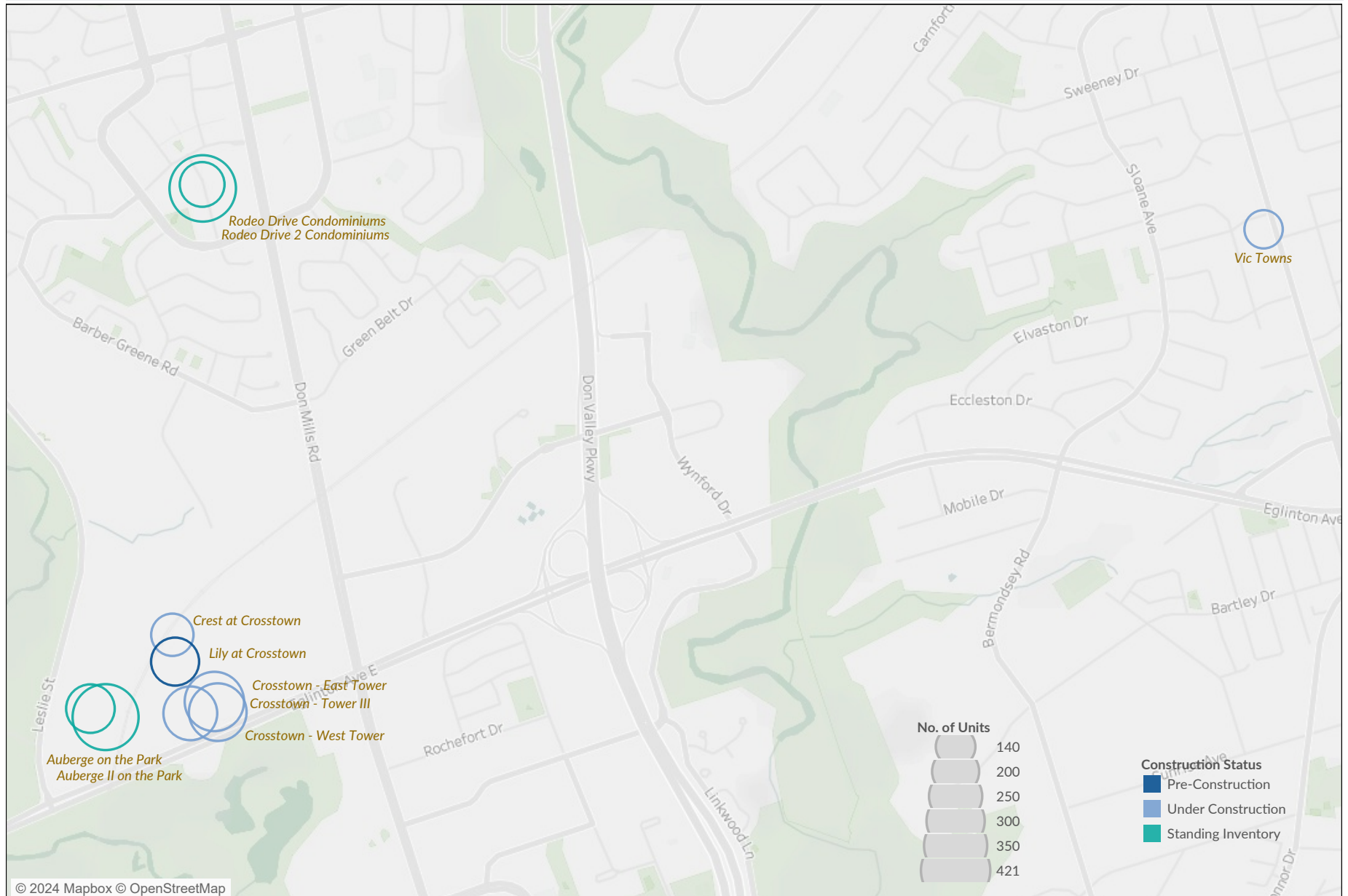


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - April 2024

Current Active Projects



Don Mills - York Mills Submarket Report - April 2024

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 \$/SF
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	September 2023	0	0	15	225	\$873	\$1,042
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	July 2023	1	4	10	415	\$787	\$1,053
Crest at Crosstown - Aspen Ridge Homes	Apartment	January 2025	0	0	34	171	\$1,169	\$1,362
Crosstown - East Tower - Aspen Ridge Homes	Apartment	January 2025	0	0	0	317	\$935	\$1,230
Crosstown - Tower III - Aspen Ridge Homes	Apartment	January 2025	0	0	30	336	\$1,076	\$1,157
Crosstown - West Tower - Aspen Ridge Homes	Apartment	January 2025	0	0	19	276	\$957	\$1,107
Lily at Crosstown - Aspen Ridge Homes	Apartment	March 2027	3	16	193	220	\$1,204	\$1,209
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	June 2023	0	0	0	191	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	April 2024	0	0	0	421	\$575	\$987
Vic Towns - Solotex Corporation	Stacked	September 2024	5	5	10	140	\$558	\$1,121

Don Mills - York Mills Submarket Report - April 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	7	17
Central Waterfront	24	6
Don Mills - York Mills	9	10
Downtown Core	5	6
Downtown East	8	20
Downtown West	162	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	13	5
Mississauga City Centre	4	9
North Toronto	3	17
North Yonge Corridor	2	9
North York East		
North York West	2	9
Not Applicable	227	175
Scarborough City Centre		
Sheppard Corridor	13	9
Thornhill	0	2
Toronto East	0	6
Toronto West	13	19
Yonge - St. Clair	26	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,066	585	\$2,400	1,085	\$2,602,961
2,766	868	\$1,678	881	\$1,478,693
2,401	311	\$1,192	838	\$999,002
3,666	455	\$1,869	782	\$1,462,632
5,951	1,535	\$1,456	690	\$1,004,278
7,391	1,421	\$1,817	868	\$1,578,028
551	14	\$1,644	860	\$1,414,329
1,165	39	\$1,100	1,012	\$1,113,310
4,256	636	\$1,234	658	\$811,624
3,304	354	\$1,578	937	\$1,477,917
2,748	741	\$1,656	697	\$1,154,309
1,074	443	\$1,377	821	\$1,130,591
27,481	7,762	\$1,162	770	\$894,594
1,850	475	\$1,420	812	\$1,153,054
411	28	\$1,361	1,690	\$2,301,250
890	178	\$1,264	647	\$817,465
3,225	416	\$1,267	903	\$1,144,027
1,072	217	\$2,059	912	\$1,876,784



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