

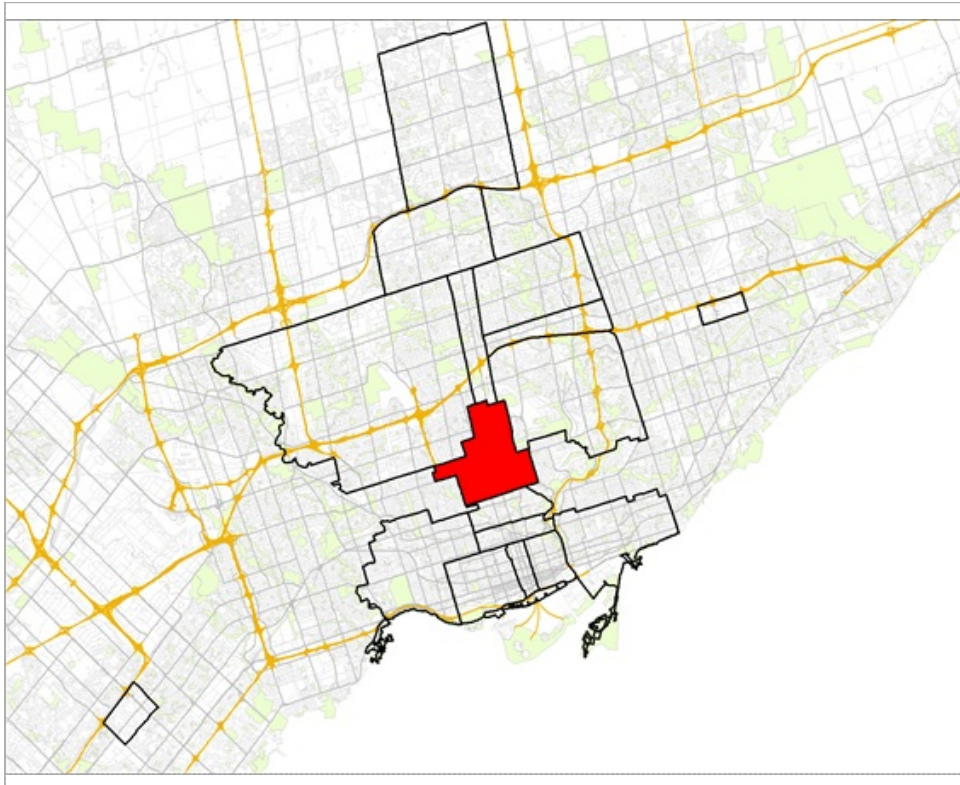


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of April 2024

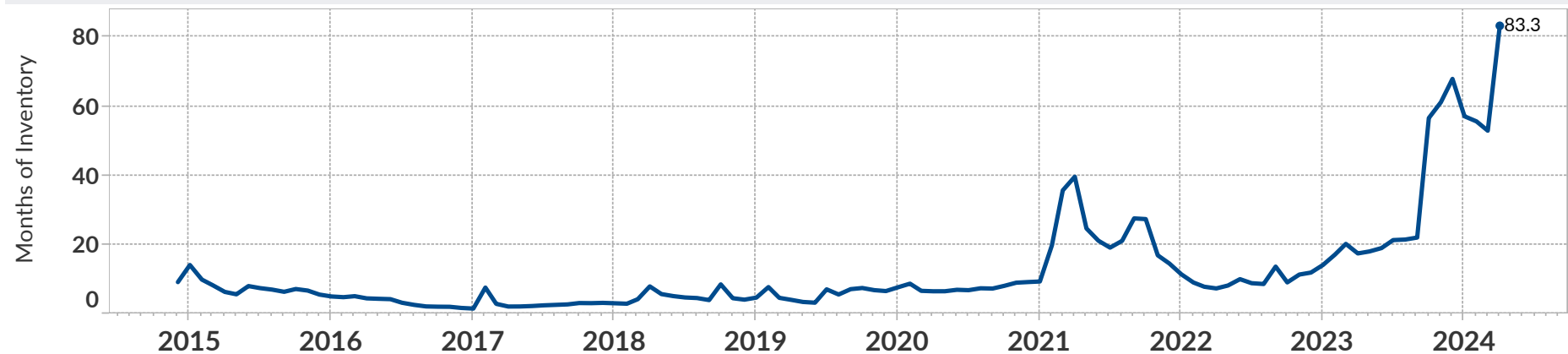


North Toronto Submarket Report - April 2024



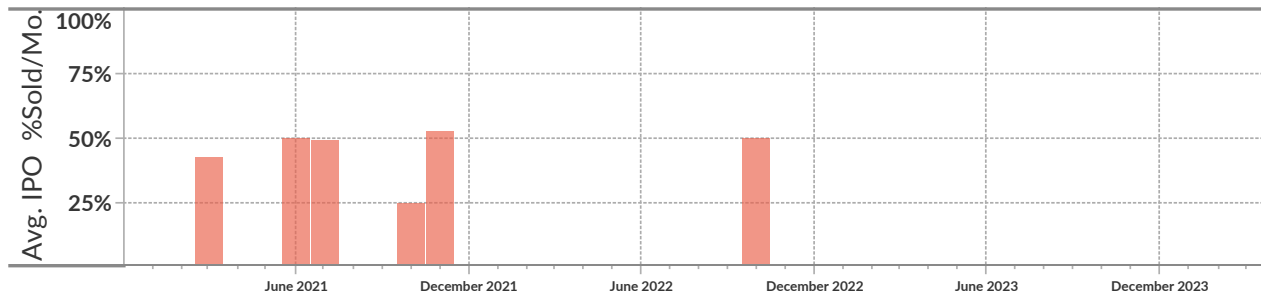
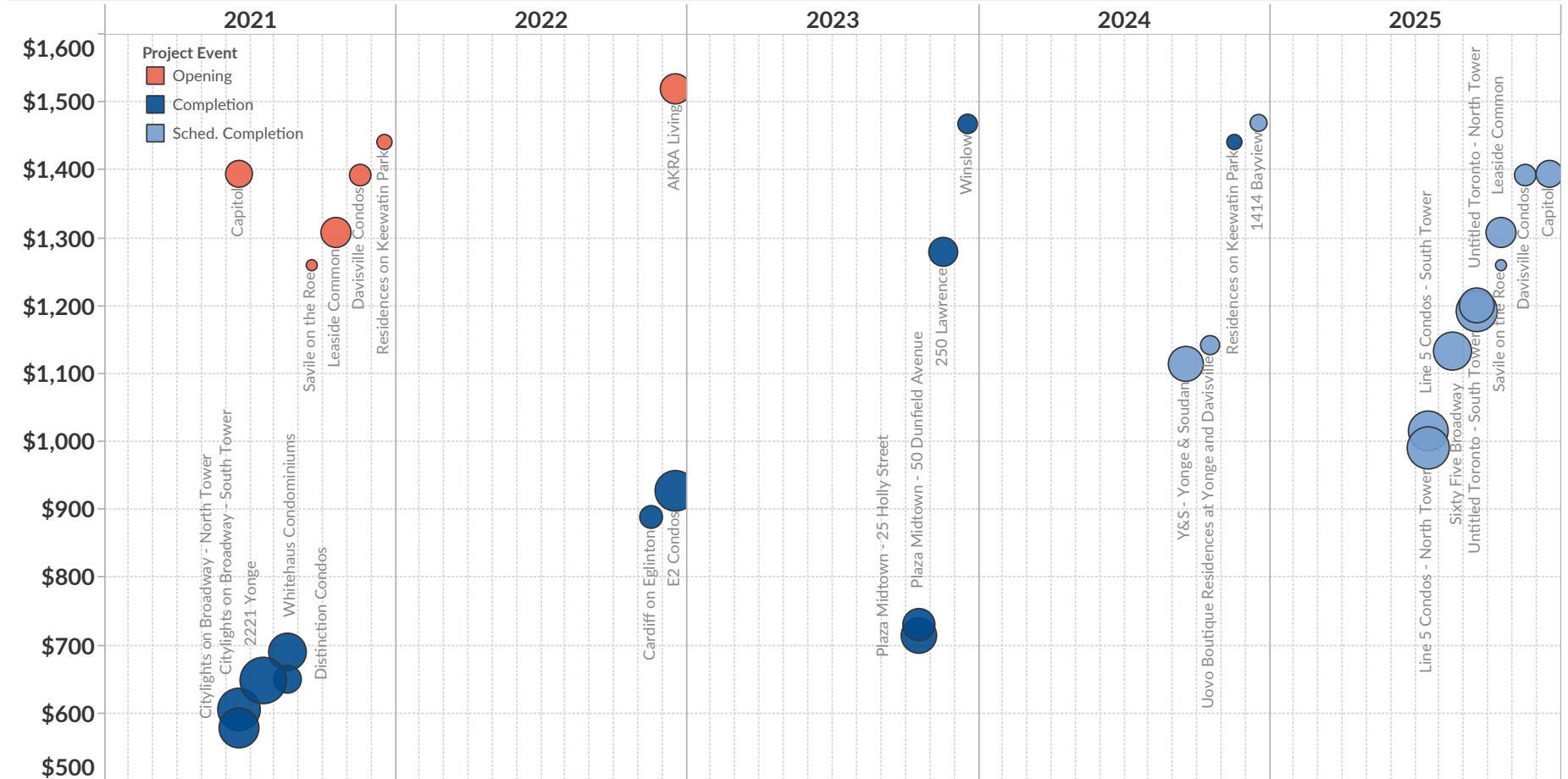
North Toronto		GTA
Distinct count of Site Name	17	353
No. of Units	3,658	90,746
Total Sales	3,304	74,268
Act Inv	354	16,478
Avg. \$/sf	\$1,578	\$1,420
Avg. Project \$/SF	\$1,613	\$1,318
Avg. SF	937	794
Avg. \$	\$1,477,917	\$1,127,454
Current Month Sales	3	518

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

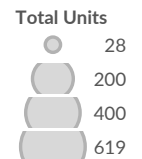


North Toronto Submarket Report - April 2024

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



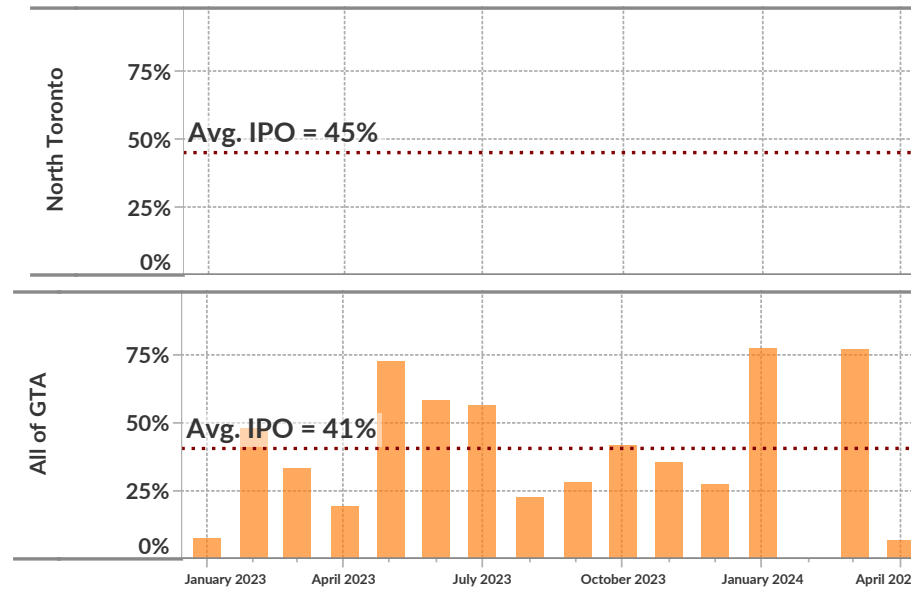
North Toronto Submarket Report - April 2024

Project Data by Unit Type

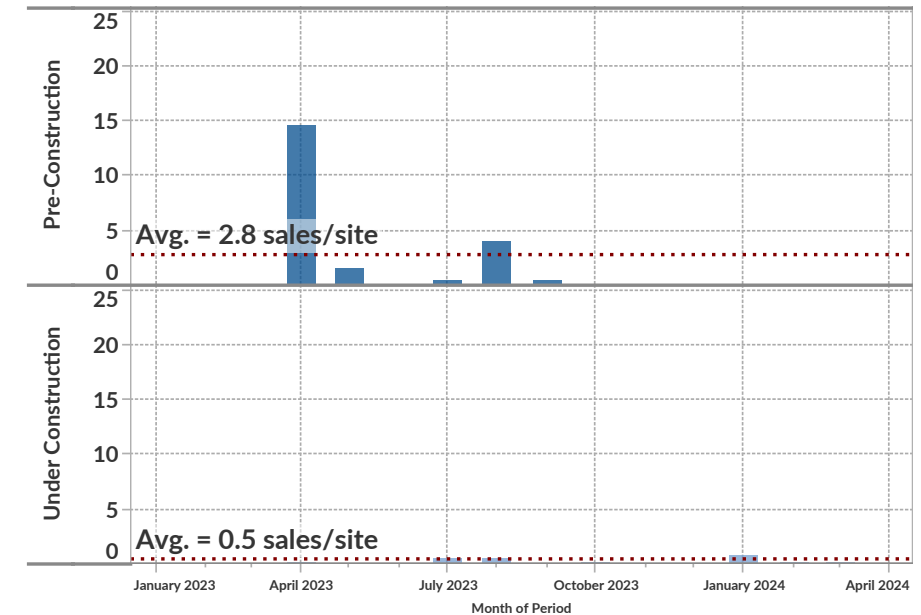
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	306	0	290	16
1 Bedroom	810	1	764	46
1 Bedroom + Den	900	0	851	49
2 Bedroom	935	2	830	105
2 Bedroom + Den	233	0	206	27
3 Bedroom & Up	387	0	301	86
Penthouse	40	0	29	11
Other	30	0	20	10

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,718	302	452	\$588,900	\$749,900
\$1,601	321	680	\$633,900	\$1,008,900
\$1,524	476	782	\$759,900	\$1,361,900
\$1,648	622	2,674	\$973,900	\$6,285,000
\$1,477	777	1,730	\$1,179,900	\$2,999,900
\$1,517	815	2,405	\$1,107,000	\$4,980,000
\$1,934	347	1,846	\$599,900	\$4,199,900
\$1,504	1,111	2,364	\$1,696,900	\$3,664,000

IPO Launch Performance (first 2 months)

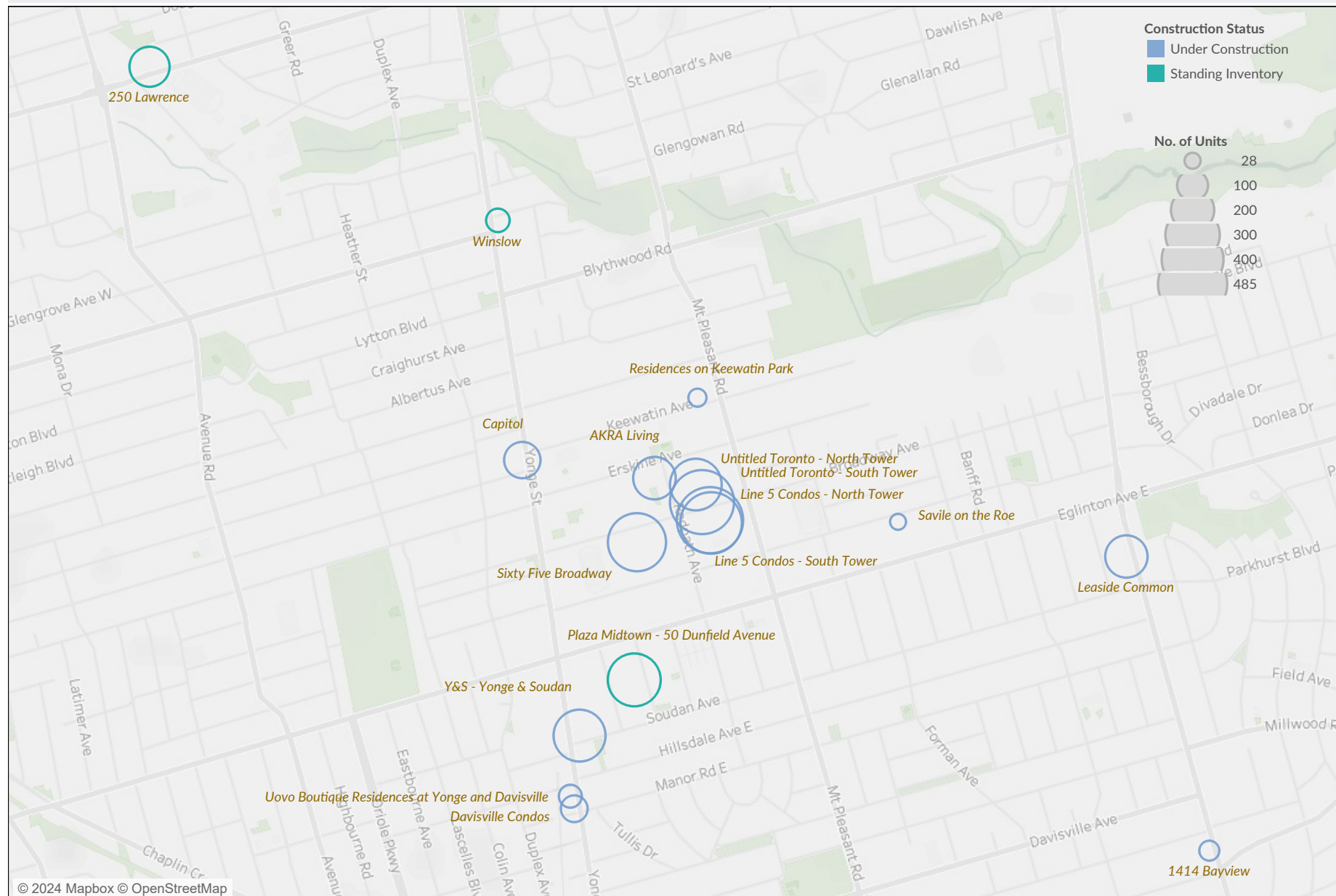


Post Launch Absorption: North Toronto



North Toronto Submarket Report - April 2024

Current Active Projects



North Toronto Submarket Report - April 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 \$/SF
250 Lawrence - Graywood Developments	Apartment	October 2023	0	1	9	178	\$1,280	\$1,543
1414 Bayview - Gairloch	Apartment	September 2024	0	1	9	44	\$1,470	\$1,829
AKRA Living - Curated Properties	Apartment	May 2026	1	3	54	200	\$1,520	\$1,470
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	0	1	39	146	\$1,395	\$1,562
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	May 2024	0	0	4	36	\$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	1	87	373	\$1,134	\$1,463
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	September 2025	0	0	16	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	2	2	9	61	\$1,469	\$1,931
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	December 2024	0	10	10	298	\$1,115	\$1,538

North Toronto 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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