

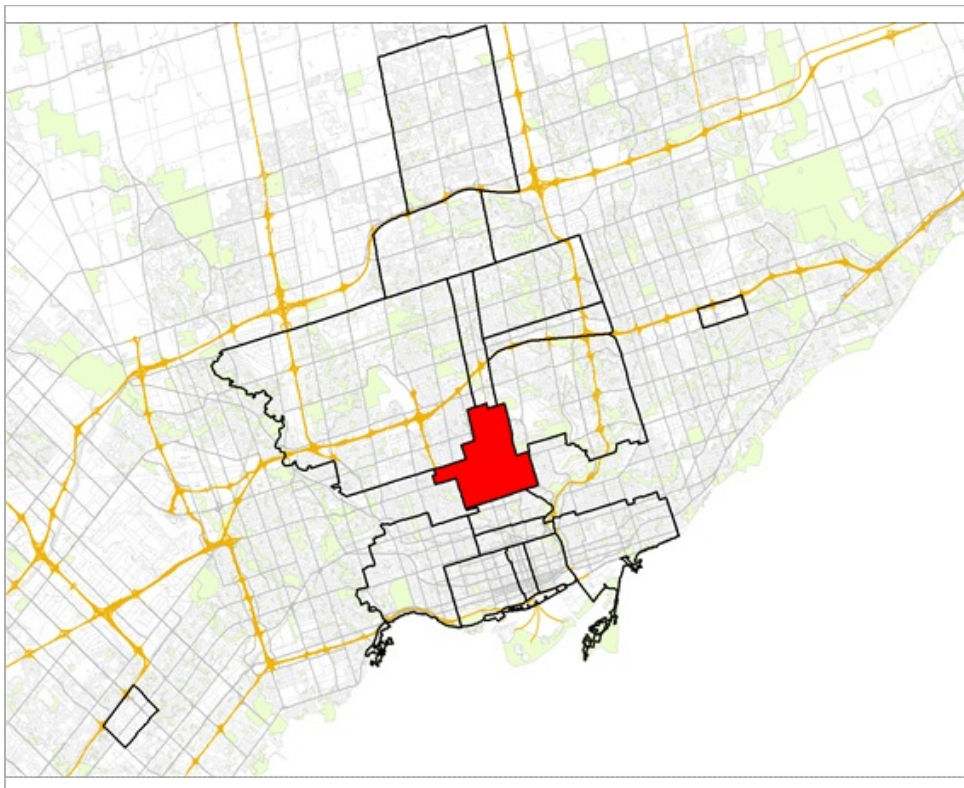


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of May 2024

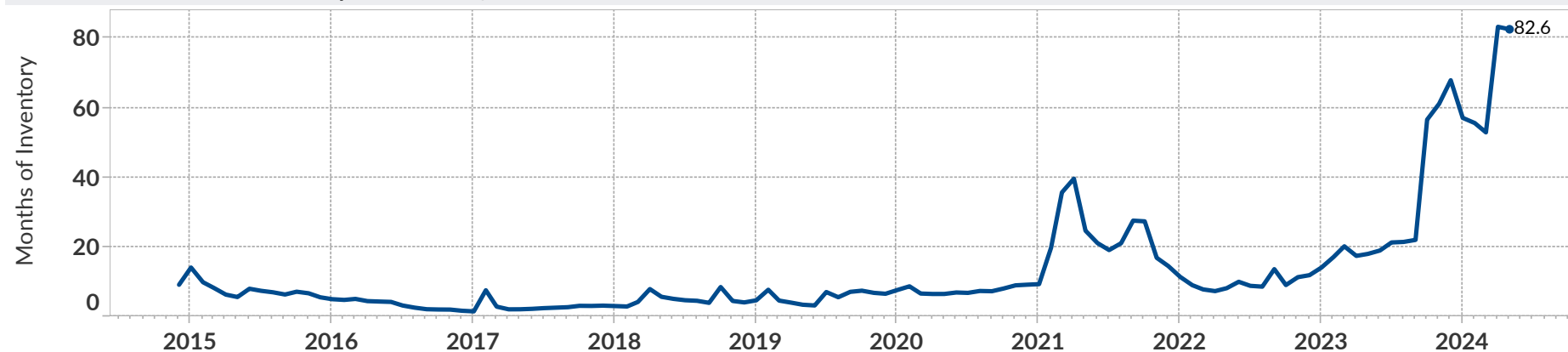


North Toronto Submarket Report - May 2024



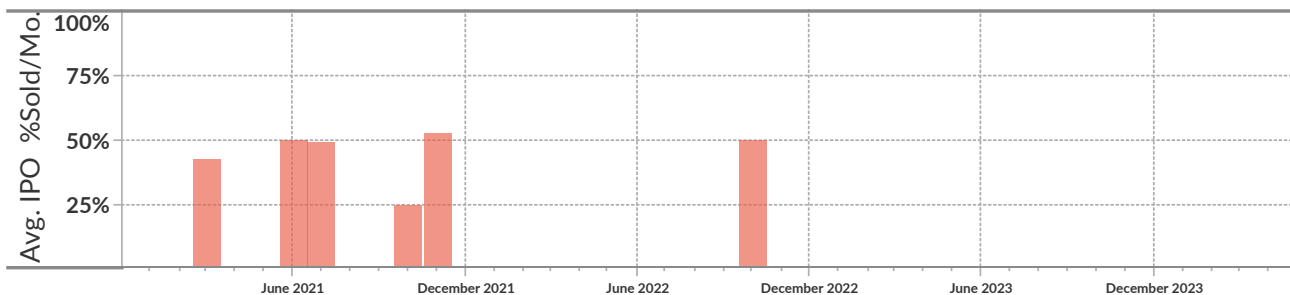
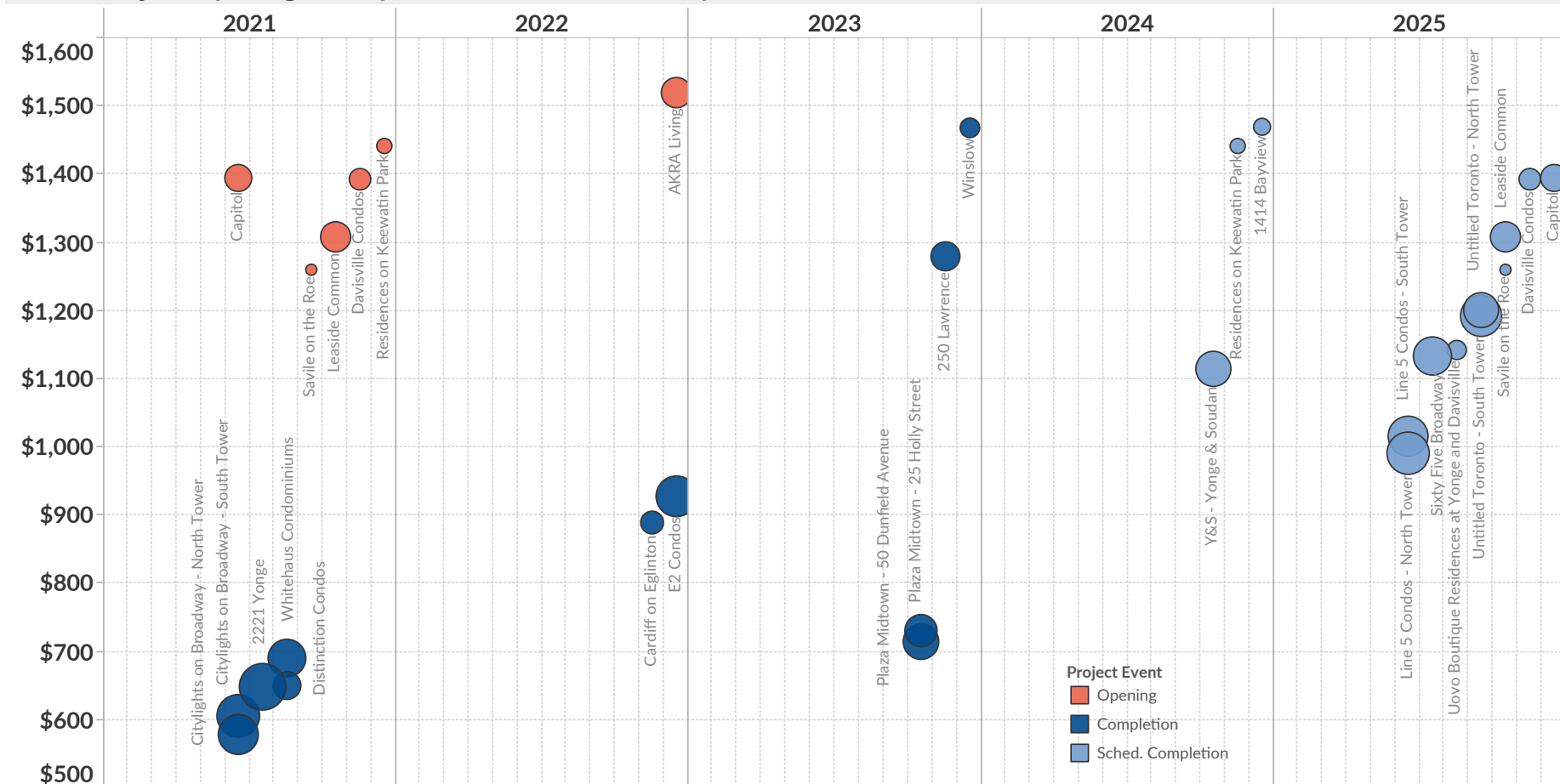
North Toronto		GTA
Distinct count of Site Name	17	354
No. of Units	3,658	91,110
Total Sales	3,307	74,265
Act Inv	351	16,845
Avg. \$/sf	\$1,579	\$1,415
Avg. Project \$/SF	\$1,624	\$1,318
Avg. SF	931	786
Avg. \$	\$1,469,531	\$1,113,220
Current Month Sales	3	539

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

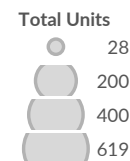


North Toronto Submarket Report - May 2024

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.



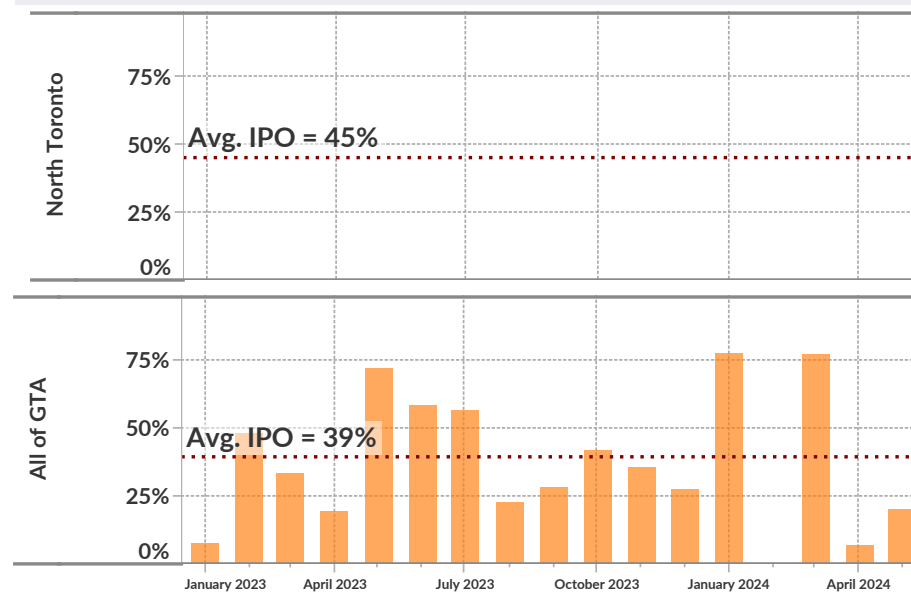
North Toronto Submarket Report - May 2024

Project Data by Unit Type

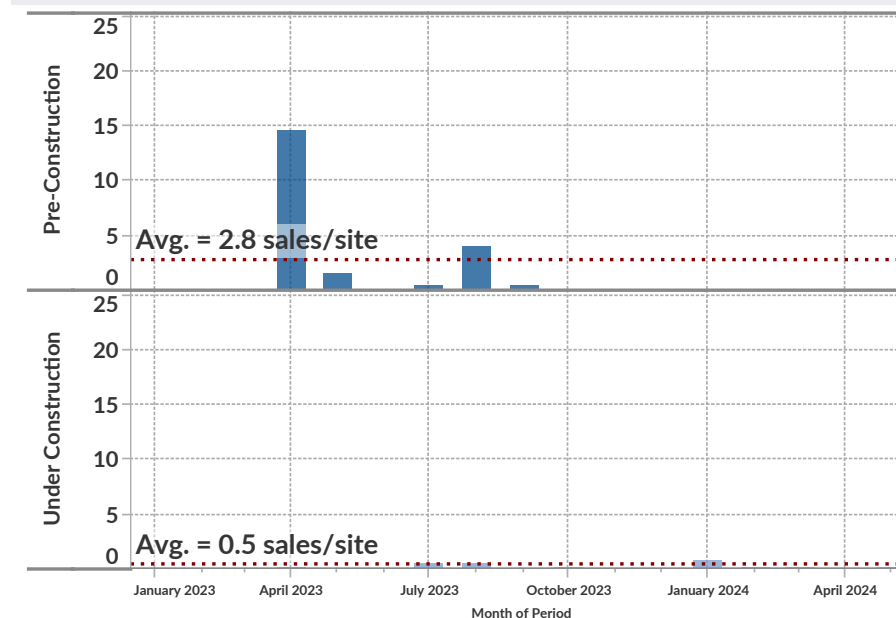
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	306	0	290	16
1 Bedroom	810	0	764	46
1 Bedroom + Den	900	0	851	49
2 Bedroom	935	1	831	104
2 Bedroom + Den	235	0	206	29
3 Bedroom & Up	385	1	302	83
Penthouse	40	0	29	11
Other	30	1	21	9

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
\$1,649	622	2,674	\$973,900	\$6,285,000
\$1,509	777	1,735	\$1,179,900	\$3,399,900
\$1,513	815	2,405	\$1,107,000	\$4,980,000
\$1,934	347	1,846	\$599,900	\$4,199,900
\$1,469	1,111	2,364	\$1,696,900	\$3,664,000

IPO Launch Performance (first 2 months)

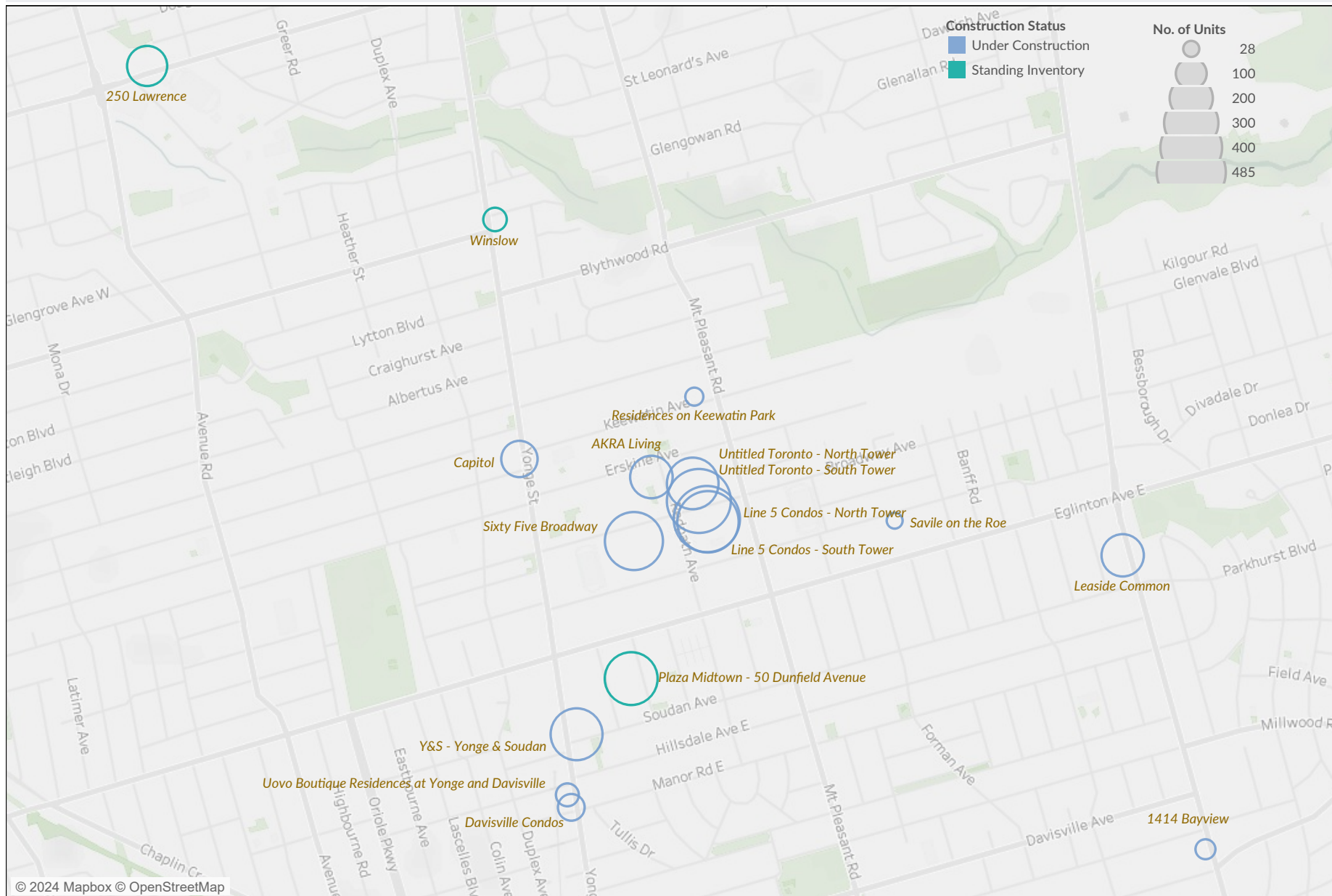


Post Launch Absorption: North Toronto



North Toronto Submarket Report - May 2024

Current Active Projects



North Toronto Submarket Report - May 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
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	4	53	200	\$1,520	\$1,468
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	June 2024	2	2	2	36	\$1,442	\$1,817
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	February 2025	0	1	18	58	\$1,143	\$1,678
Winslow - Devron	Apartment	July 2023	0	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 - May 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 5	• 17
Central Waterfront	• 6	• 6
Don Mills - York Mills	• 5	• 10
Downtown Core	• 2	• 6
Downtown East	• 4	• 20
Downtown West	• 43	• 25
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 5
Mississauga City Centre	• 4	• 9
North Toronto	• 3	• 17
North Yonge Corridor	• 3	• 9
North York East		
North York West	• 0	• 9
Not Applicable	• 440	• 176
Scarborough City Centre		
Sheppard Corridor	• 7	• 9
Thornhill	• 0	• 2
Toronto East	• 4	• 6
Toronto West	• 12	• 19
Yonge - St. Clair	• 0	• 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 4,071	• 580	• \$2,402	• 1,088	• \$2,613,901
• 2,772	• 862	• \$1,678	• 883	• \$1,482,243
• 2,406	• 306	• \$1,191	• 836	• \$996,455
• 3,668	• 453	• \$1,869	• 783	• \$1,463,030
• 5,965	• 1,521	• \$1,451	• 691	• \$1,002,578
• 7,435	• 1,377	• \$1,814	• 869	• \$1,575,612
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 1,165	• 39	• \$1,100	• 1,012	• \$1,113,310
• 4,262	• 630	• \$1,234	• 660	• \$813,660
• 3,307	• 351	• \$1,579	• 931	• \$1,469,531
• 2,751	• 738	• \$1,657	• 697	• \$1,154,212
• 1,074	• 443	• \$1,377	• 821	• \$1,130,591
• 27,367	• 8,240	• \$1,166	• 756	• \$881,655
• 1,857	• 468	• \$1,422	• 813	• \$1,155,526
• 411	• 28	• \$1,361	• 1,690	• \$2,301,250
• 894	• 174	• \$1,259	• 648	• \$815,407
• 3,236	• 405	• \$1,268	• 904	• \$1,146,005
• 1,072	• 217	• \$2,051	• 912	• \$1,869,410



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