

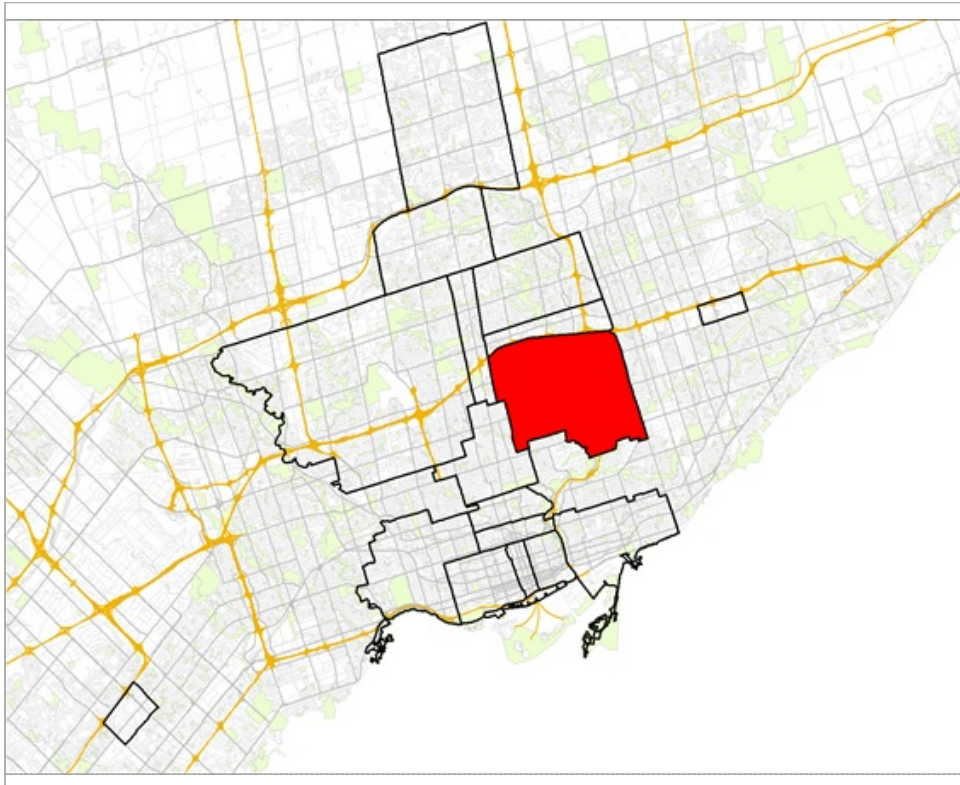


Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of July 2024

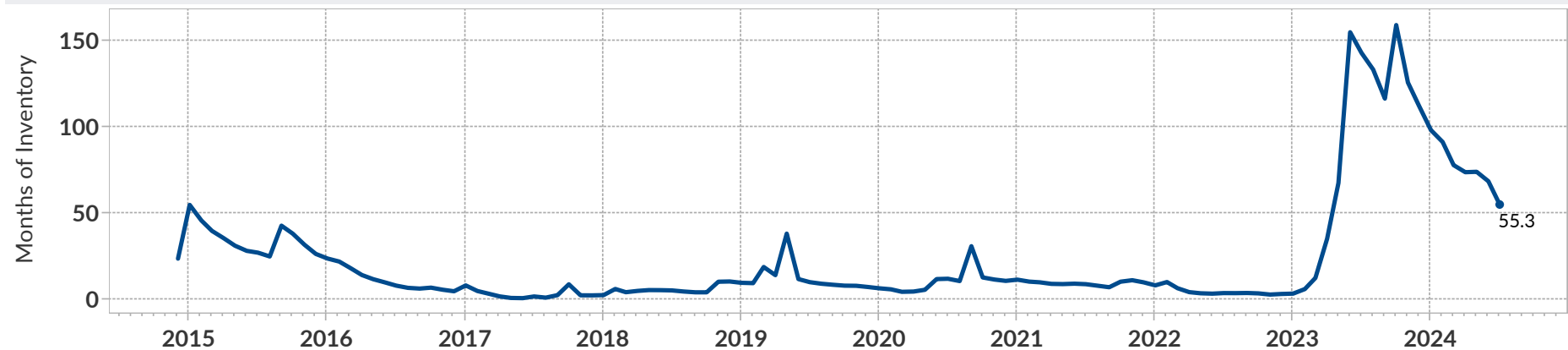


Don Mills - York Mills Submarket Report - July 2024



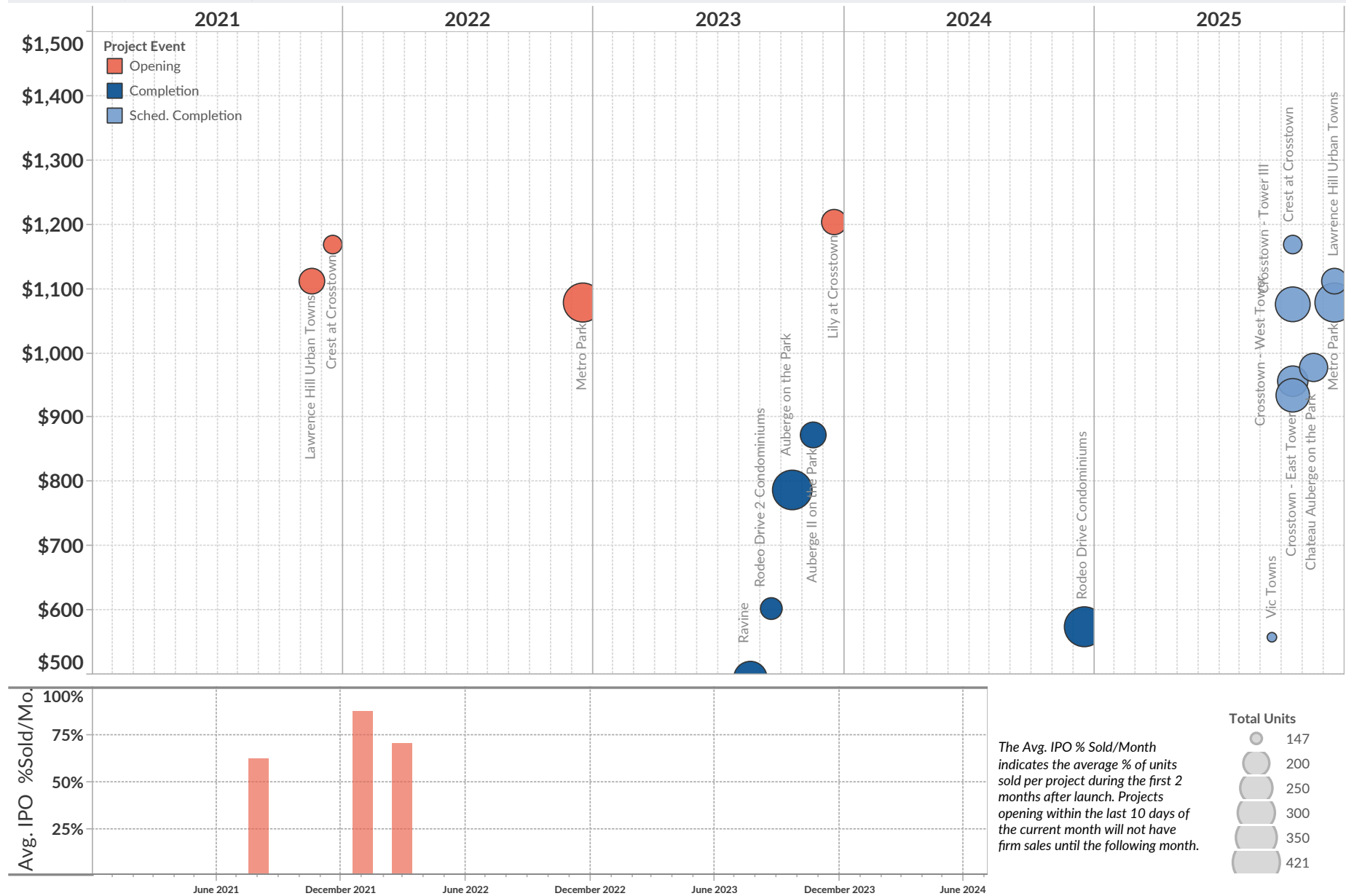
Don Mills - York Mills		GTA
Distinct count of Site Name	10	353
No. of Units	2,719	91,585
Total Sales	2,415	74,140
Act Inv	304	17,445
Avg. \$/sf	\$1,195	\$1,403
Avg. Project \$/SF	\$1,150	\$1,312
Avg. SF	829	777
Avg. \$	\$990,246	\$1,090,371
Current Month Sales	5	287

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



Don Mills - York Mills Submarket Report - July 2024

Recent Project Openings, Completions & Scheduled Completions



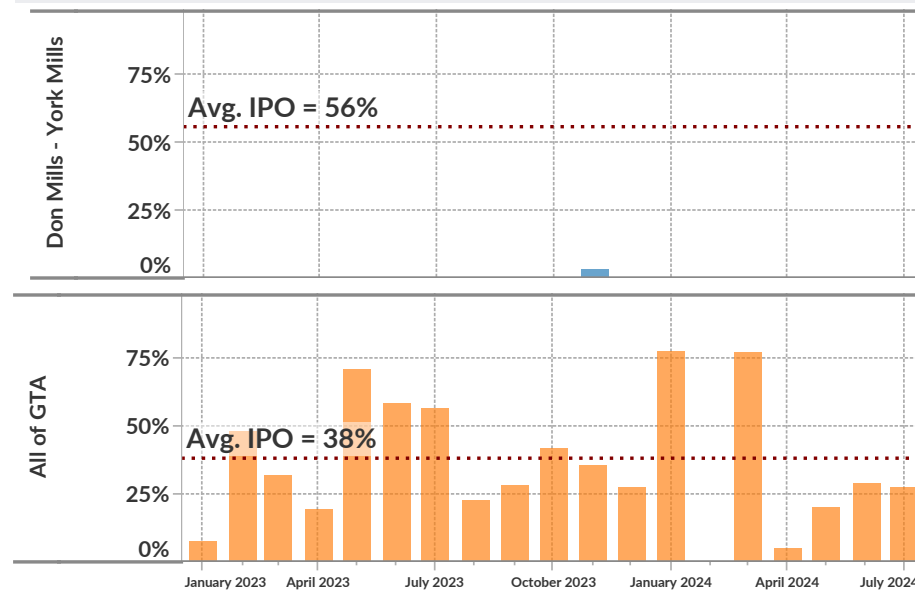
Don Mills - York Mills Submarket Report - July 2024

Project Data by Unit Type

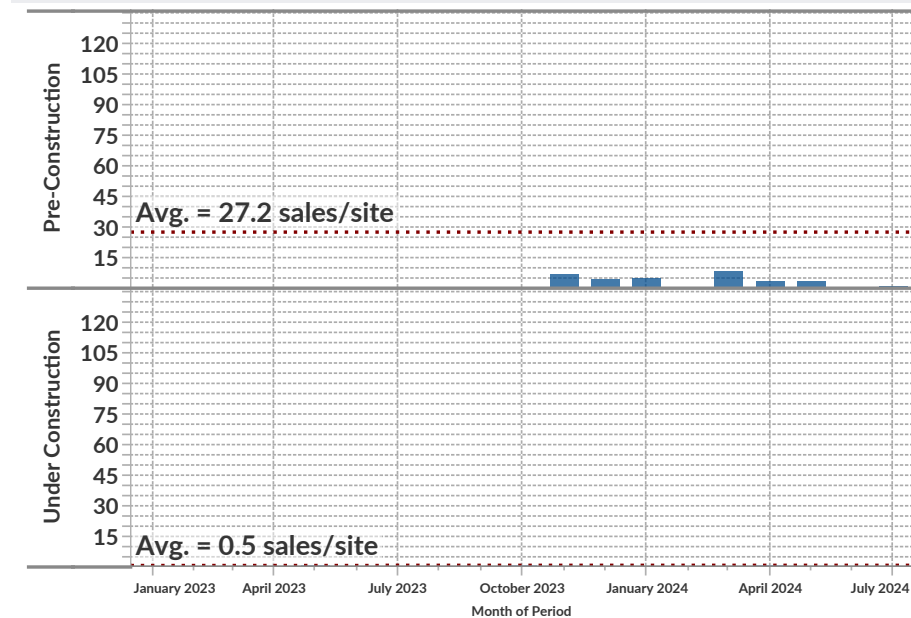
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	746	0	704	42
1 Bedroom + Den	565	0	512	53
2 Bedroom	778	2	676	102
2 Bedroom + Den	455	0	416	39
3 Bedroom & Up	140	3	77	63
Penthouse	13	0	12	1
Other	12	0	8	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,202	459	648	\$551,990	\$691,990
\$1,232	529	1,035	\$659,990	\$1,132,000
\$1,163	601	1,026	\$747,990	\$1,206,990
\$1,202	785	1,417	\$967,990	\$1,699,990
\$1,228	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)

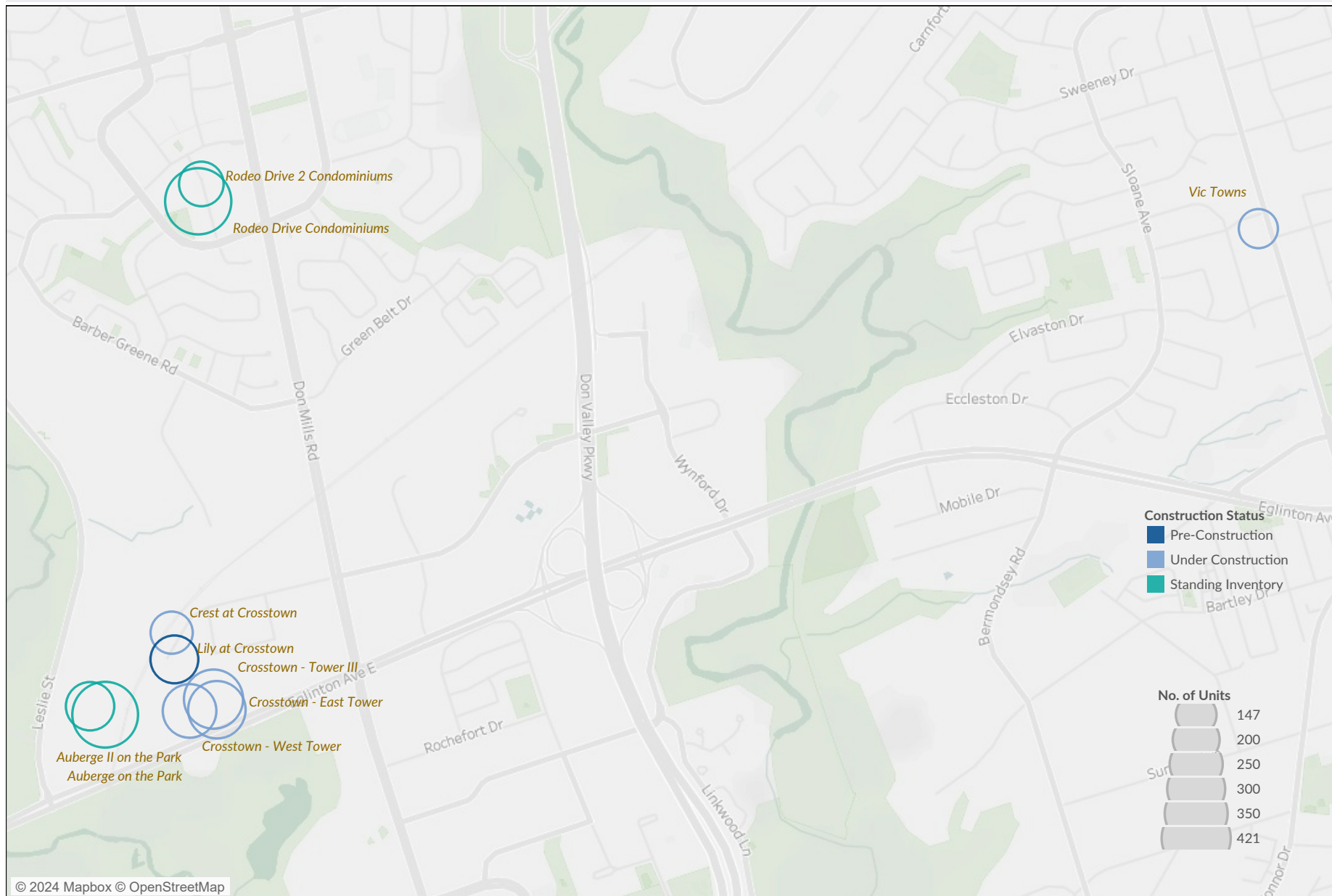


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - July 2024

Current Active Projects



Don Mills - York Mills Submarket Report - July 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 Price Per SqFoot
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	September 2023	1	4	11	225	\$873	\$1,037
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	July 2023	1	6	8	415	\$787	\$1,048
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	\$1,159
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	1	20	189	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	February 2025	2	9	13	147	\$558	\$1,121

Don Mills - York Mills Submarket Report - July 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	16	16
Central Waterfront	2	6
Don Mills - York Mills	5	10
Downtown Core	2	6
Downtown East	9	20
Downtown West	22	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	14	6
Mississauga City Centre	2	9
North Toronto	0	16
North Yonge Corridor	2	9
North York East		
North York West	5	9
Not Applicable	202	177
Scarborough City Centre		
Sheppard Corridor	4	9
Thornhill	0	2
Toronto East	0	6
Toronto West	2	19
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,541	555	\$2,408	1,092	\$2,628,717
2,776	858	\$1,686	884	\$1,490,227
2,415	304	\$1,195	829	\$990,246
3,670	451	\$1,869	784	\$1,465,210
5,948	1,538	\$1,440	694	\$998,656
7,555	1,257	\$1,818	872	\$1,584,962
552	13	\$1,640	854	\$1,400,746
1,324	234	\$1,063	797	\$847,099
4,265	627	\$1,234	660	\$814,171
3,036	313	\$1,583	950	\$1,503,615
2,692	797	\$1,649	680	\$1,121,700
1,079	438	\$1,376	824	\$1,133,661
27,832	8,693	\$1,168	740	\$864,881
1,869	456	\$1,429	812	\$1,160,510
412	27	\$1,361	1,703	\$2,317,778
898	174	\$1,263	658	\$831,684
3,230	494	\$1,223	923	\$1,128,721
1,046	216	\$2,061	902	\$1,858,227



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