

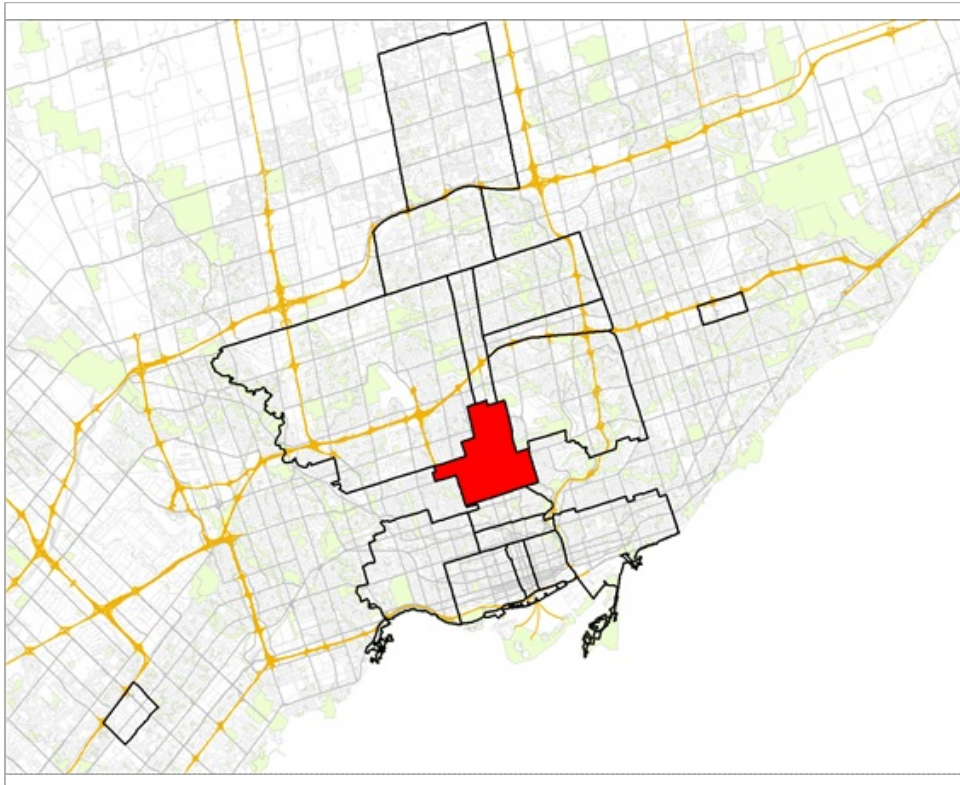


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of July 2024

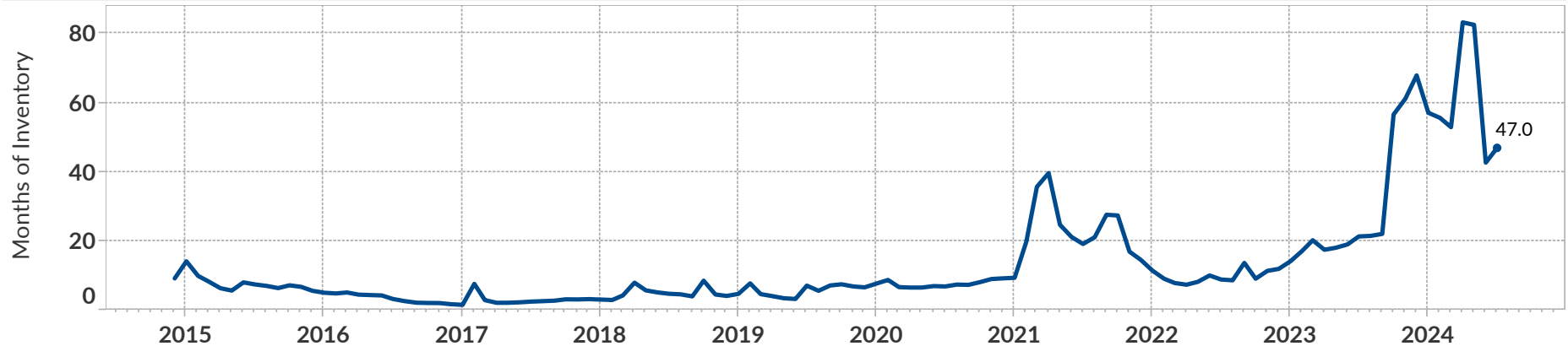


North Toronto Submarket Report - July 2024



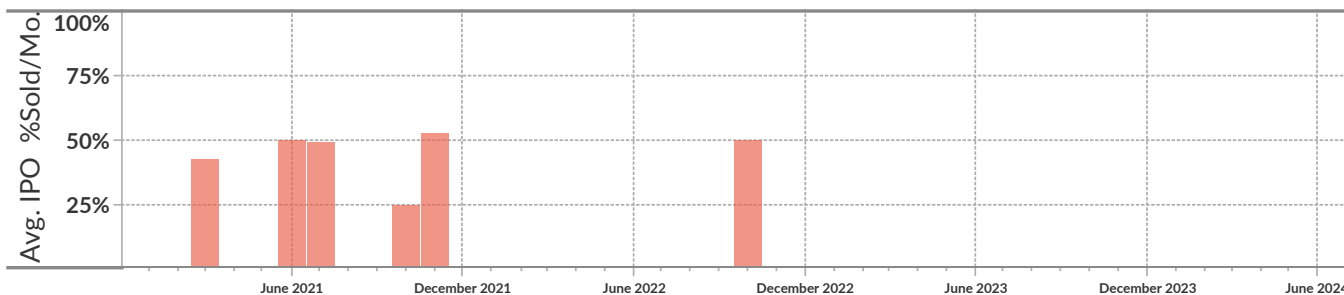
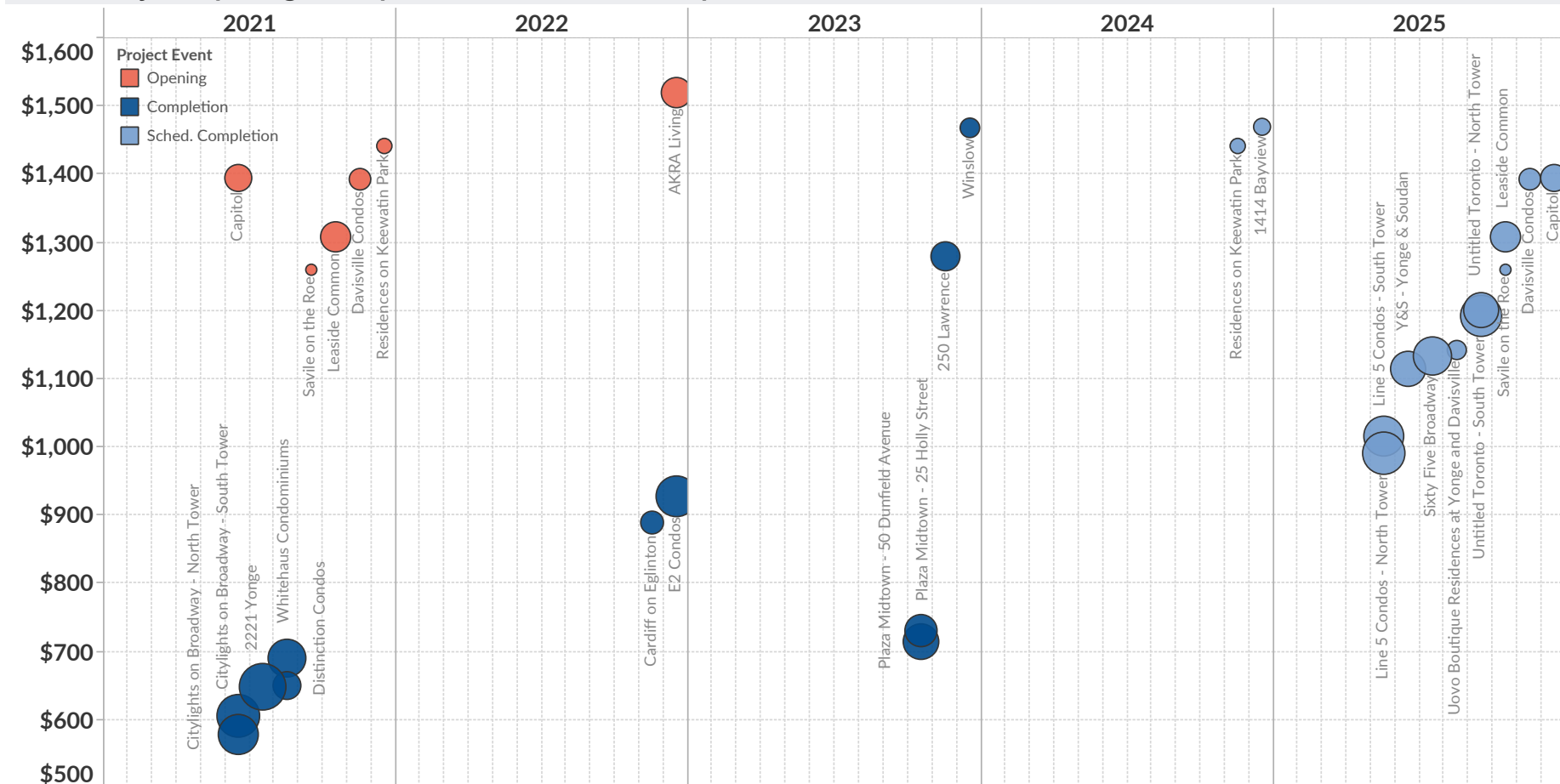
North Toronto		GTA
Distinct count of Site Name	16	353
No. of Units	3,349	91,585
Total Sales	3,036	74,140
Act Inv	313	17,445
Avg. \$/sf	\$1,583	\$1,403
Avg. Project \$/SF	\$1,633	\$1,312
Avg. SF	950	777
Avg. \$	\$1,503,615	\$1,090,371
Current Month Sales	0	287

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

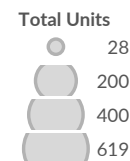


North Toronto Submarket Report - July 2024

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.



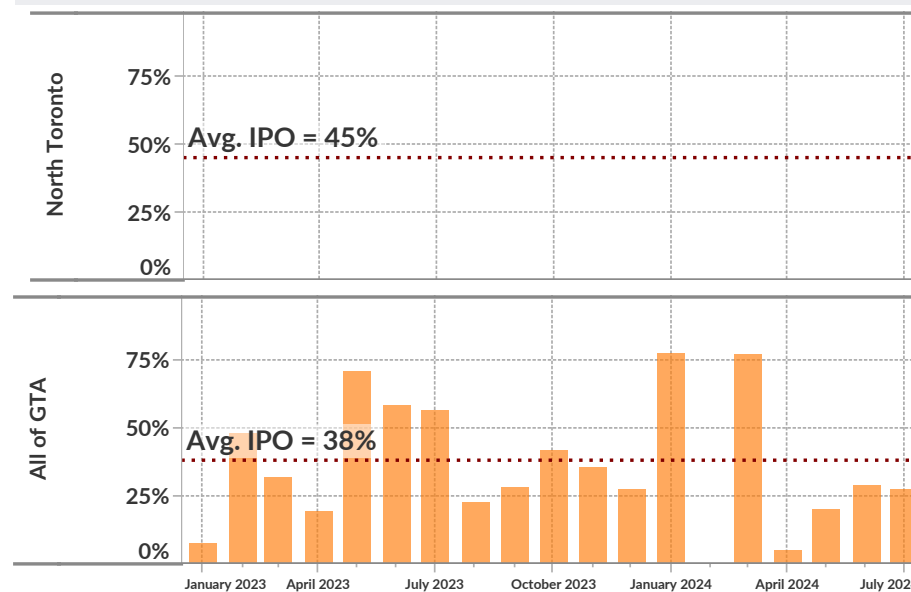
North Toronto Submarket Report - July 2024

Project Data by Unit Type

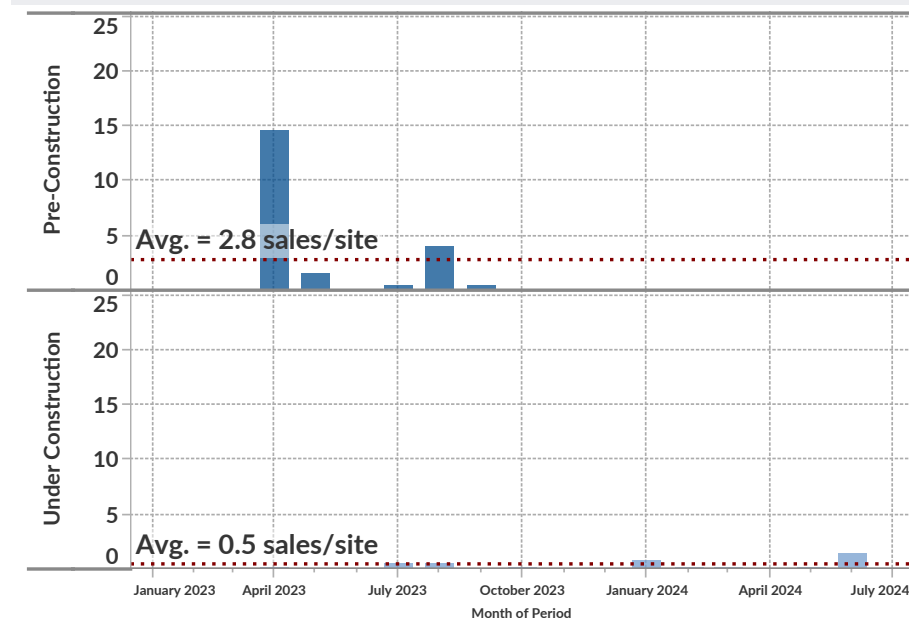
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	306	0	292	14
1 Bedroom	808	0	765	43
1 Bedroom + Den	784	0	739	45
2 Bedroom	807	0	723	84
2 Bedroom + Den	235	0	206	29
3 Bedroom & Up	325	0	246	79
Penthouse	40	0	32	8
Other	27	0	19	8

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	486	782	\$763,900	\$1,361,900
\$1,671	622	2,674	\$973,900	\$6,285,000
\$1,509	777	1,735	\$1,179,900	\$3,399,900
\$1,519	815	2,405	\$1,254,900	\$4,980,000
\$1,989	522	1,846	\$1,025,900	\$4,199,900
\$1,468	1,111	2,364	\$1,696,900	\$3,664,000

IPO Launch Performance (first 2 months)

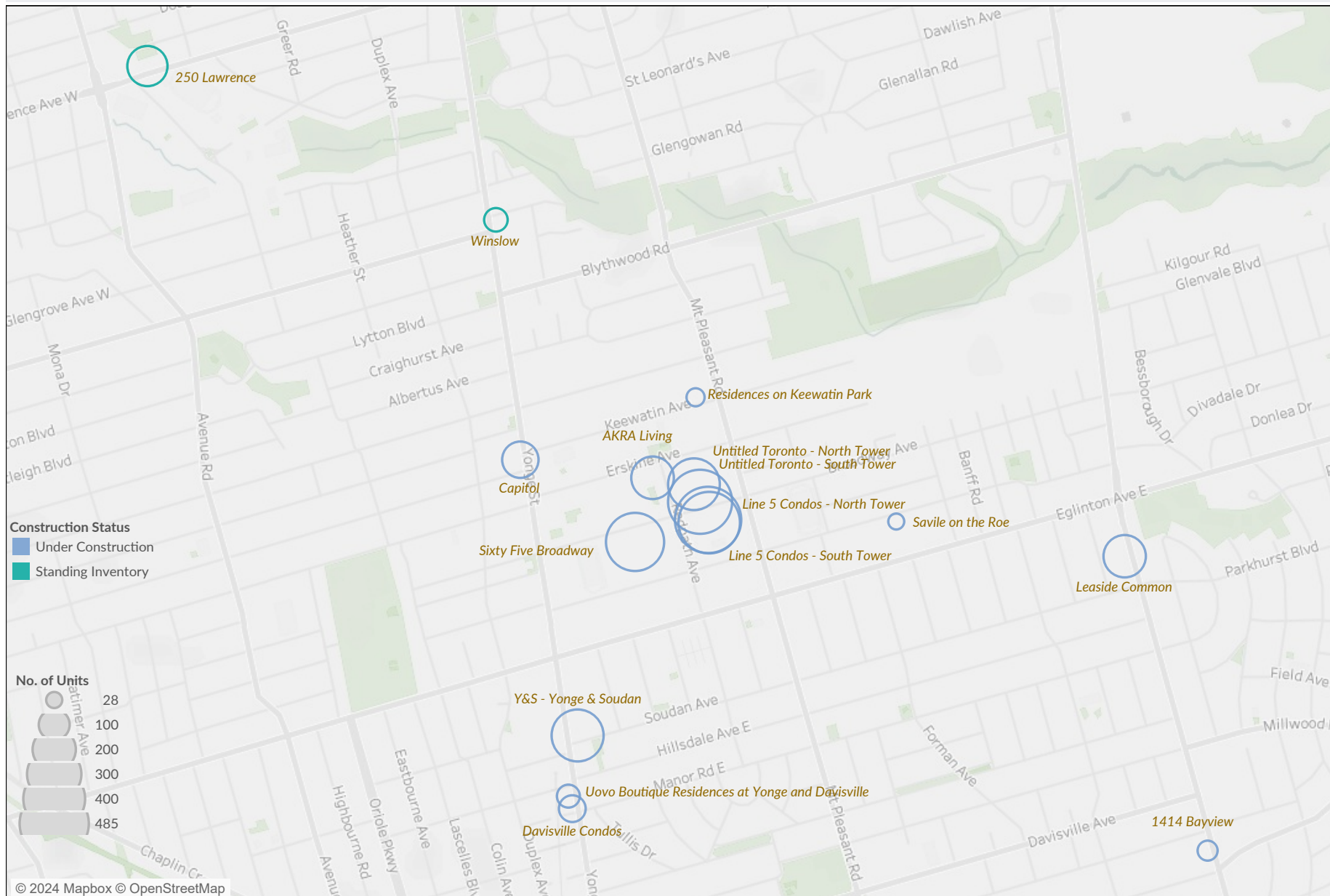


Post Launch Absorption: North Toronto



North Toronto Submarket Report - July 2024

Current Active Projects



North Toronto 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
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	0	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	9	6	485	\$991	\$1,586
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	March 2025	0	11	3	417	\$1,017	\$1,624
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	August 2024	0	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 2025	0	10	10	298	\$1,115	\$1,538

North Toronto 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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