

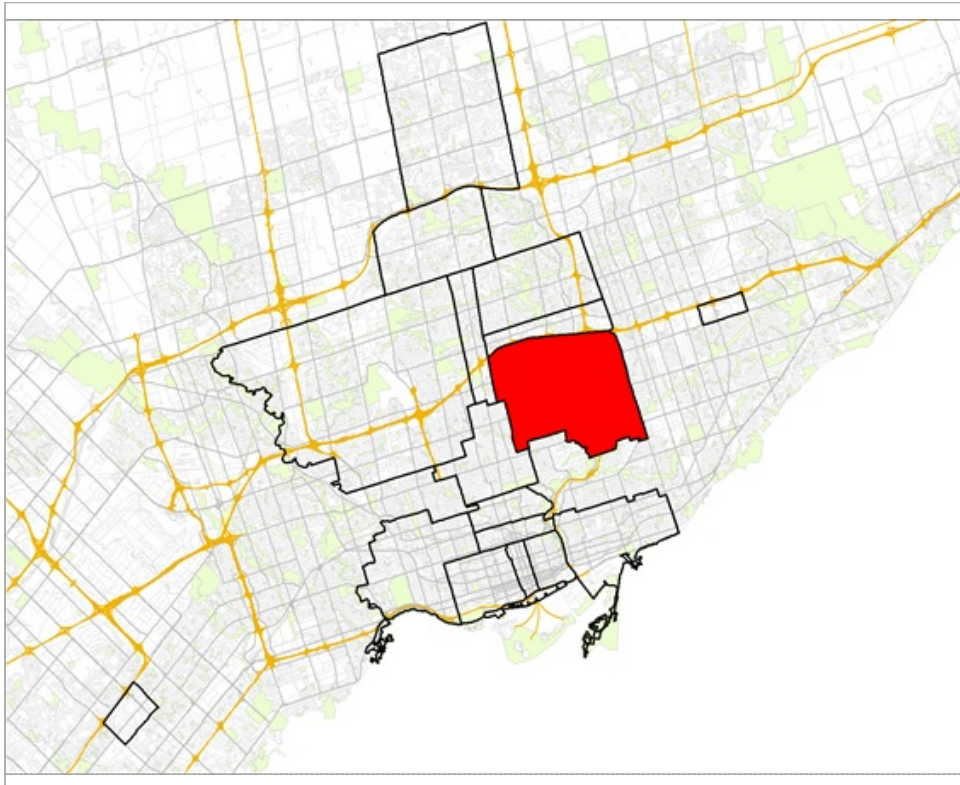


Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of October 2024

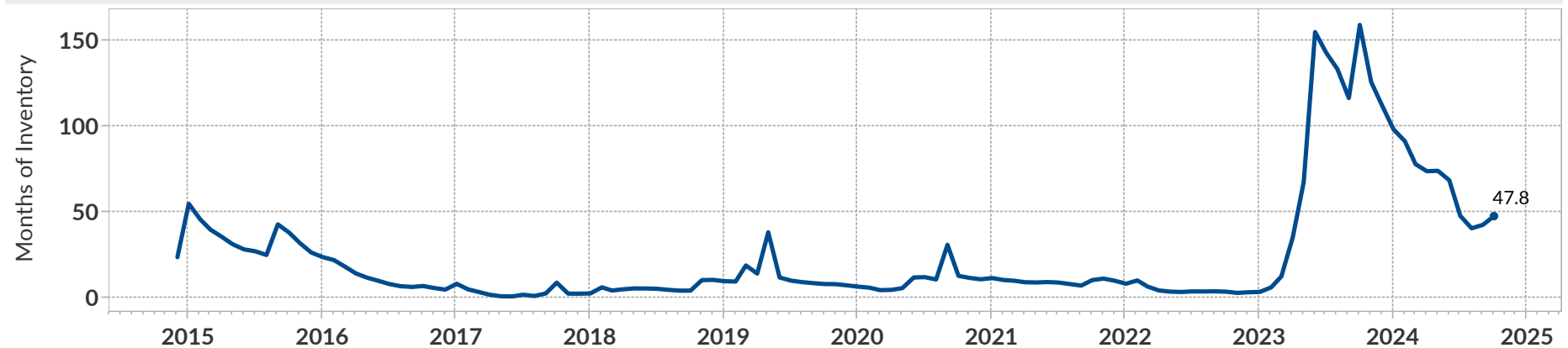


Don Mills - York Mills Submarket Report - October 2024



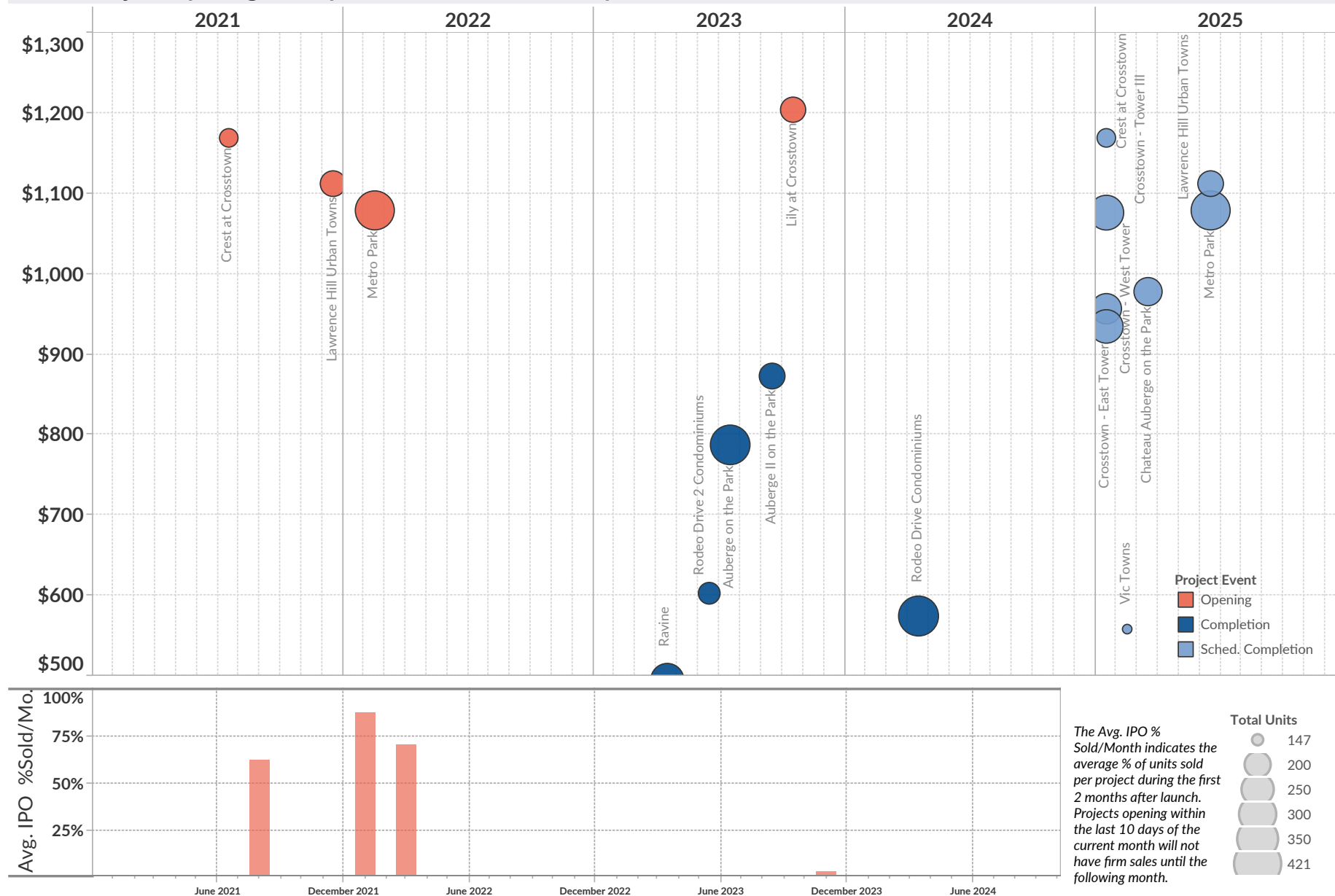
Don Mills - York Mills		GTA
Distinct count of Site Name	8	338
No. of Units	2,079	87,750
Total Sales	1,796	70,068
Act Inv	283	17,682
Avg. \$/sf	\$1,221	\$1,393
Avg. Project \$/SF	\$1,181	\$1,309
Avg. SF	791	776
Avg. \$	\$966,161	\$1,081,599
Current Month Sales	2	210

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



Don Mills - York Mills Submarket Report - October 2024

Recent Project Openings, Completions & Scheduled Completions



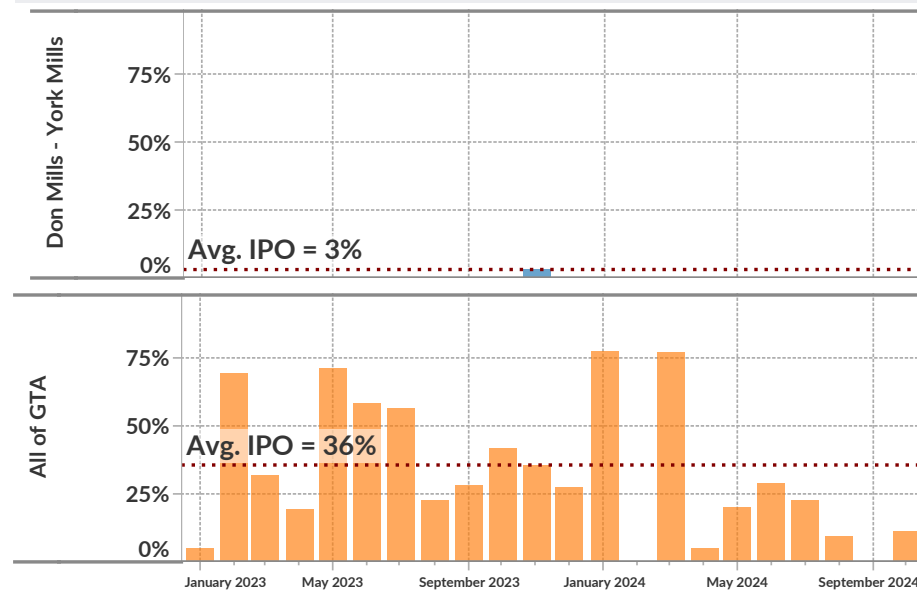
Don Mills - York Mills Submarket Report - October 2024

Project Data by Unit Type

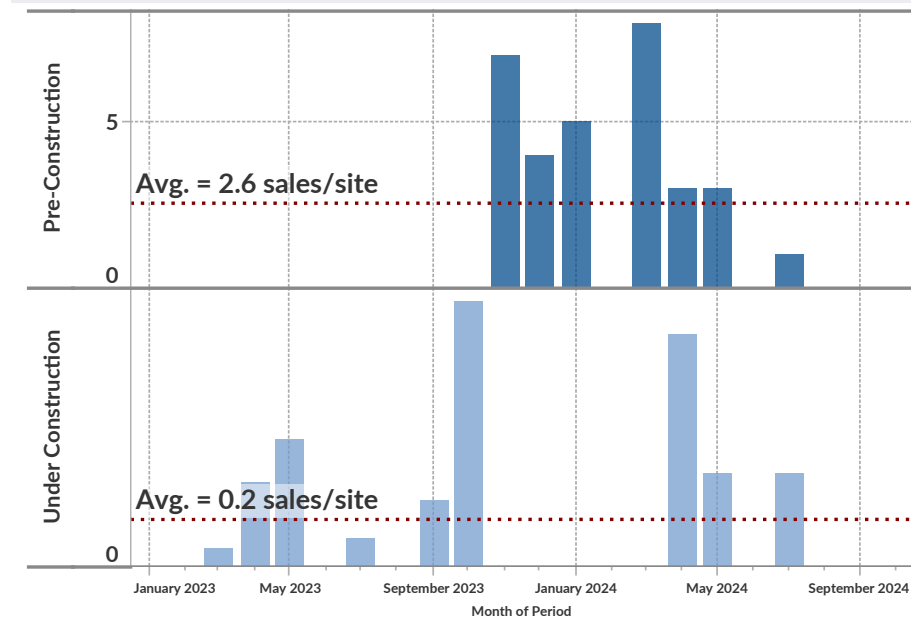
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	629	0	588	41
1 Bedroom + Den	393	2	344	49
2 Bedroom	566	0	464	102
2 Bedroom + Den	412	0	375	37
3 Bedroom & Up	69	0	15	54
Penthouse				
Other	0	0	0	0

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,211	459	634	\$551,990	\$691,990
\$1,241	529	712	\$659,990	\$929,990
\$1,163	601	1,026	\$747,990	\$1,206,990
\$1,216	785	1,349	\$967,990	\$1,699,990
\$1,297	870	1,598	\$1,160,990	\$2,478,990

IPO Launch Performance (first 2 months)

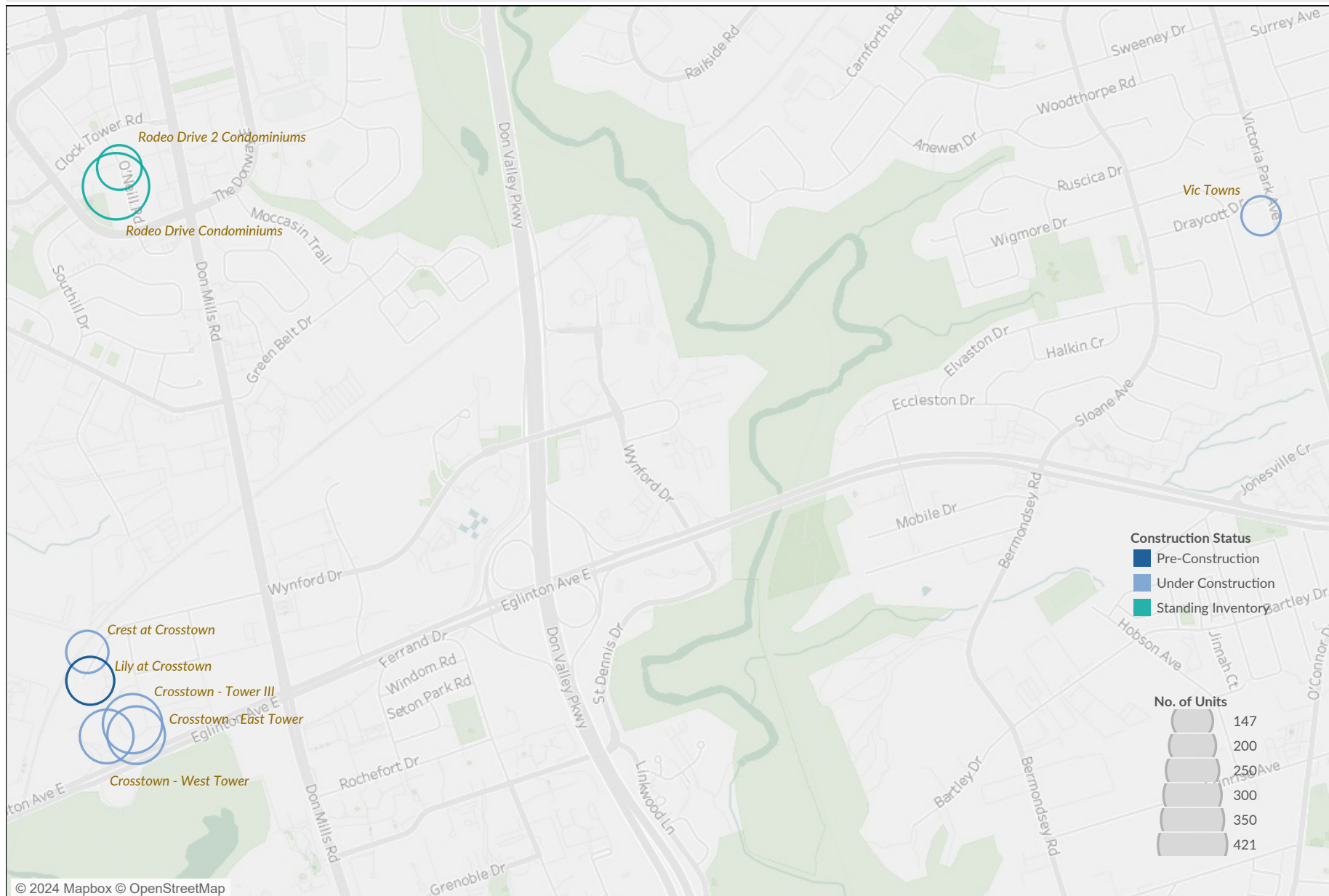


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - October 2024

Current Active Projects



Don Mills - York Mills Submarket Report - October 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
Crest at Crosstown - Aspen Ridge Homes	Apartment	January 2025	0	0	34	171	\$1,169	\$1,400
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	2	22	187	220	\$1,204	\$1,208
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	0	9	13	147	\$558	\$1,121

Don Mills - York Mills Submarket Report - October 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	15
Central Waterfront	12	6
Don Mills - York Mills	2	8
Downtown Core	3	6
Downtown East	7	18
Downtown West	33	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	10
North Toronto	3	15
North Yonge Corridor	5	9
North York East		
North York West	12	10
Not Applicable	115	170
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	0	2
Toronto East	1	6
Toronto West	8	18
Yonge - St. Clair	2	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,941	539	\$2,419	1,102	\$2,667,085
2,792	842	\$1,697	891	\$1,512,683
1,796	283	\$1,221	791	\$966,161
3,674	447	\$1,866	787	\$1,467,683
5,303	1,171	\$1,419	717	\$1,017,908
7,510	1,211	\$1,865	959	\$1,788,630
552	13	\$1,640	854	\$1,400,746
881	211	\$1,069	798	\$852,767
4,786	663	\$1,218	669	\$814,845
2,560	310	\$1,576	939	\$1,480,579
2,703	786	\$1,636	672	\$1,099,752
1,173	728	\$1,287	751	\$966,116
26,088	9,122	\$1,159	728	\$843,365
1,878	532	\$1,383	816	\$1,127,719
414	25	\$1,361	1,683	\$2,289,400
900	172	\$1,262	657	\$829,501
3,020	462	\$1,238	923	\$1,142,788
1,097	165	\$2,122	984	\$2,088,813



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