



Greater Toronto Area | Highway7 - Yonge New Homes High Rise Submarket Report

Data as of October 2024

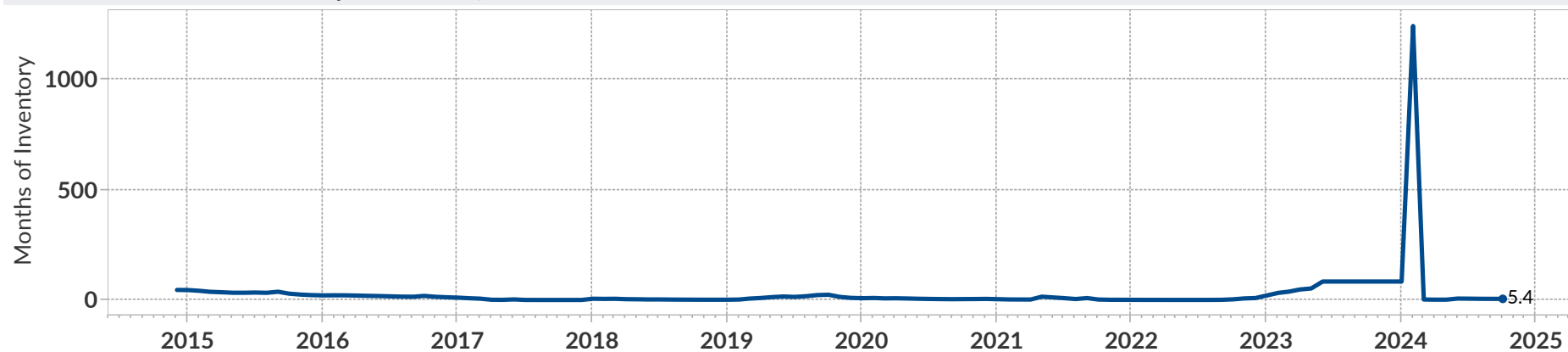


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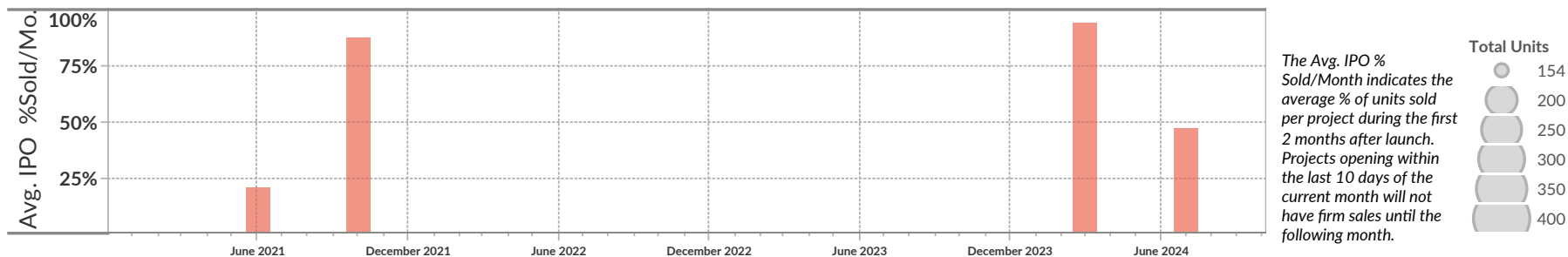
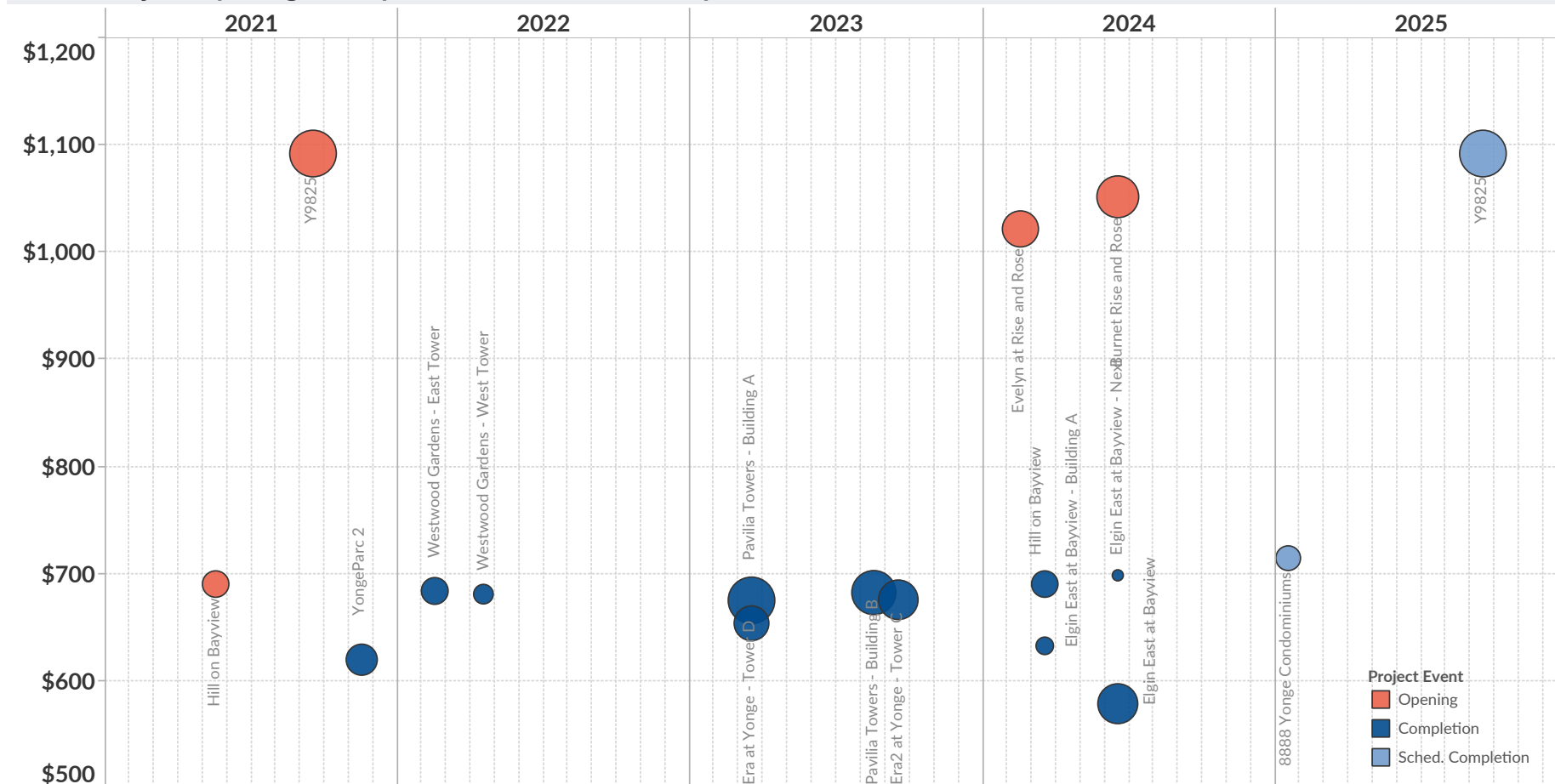
Highway7 - Yonge		GTA
Distinct count of Site Name	4	338
No. of Units	1,092	87,750
Total Sales	881	70,068
Act Inv	211	17,682
Avg. \$/sf		\$1,393
Avg. Project \$/SF		\$1,309
Avg. SF		776
Avg. \$		\$1,081,599
Current Month Sales	0	210

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



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Recent Project Openings, Completions & Scheduled Completions



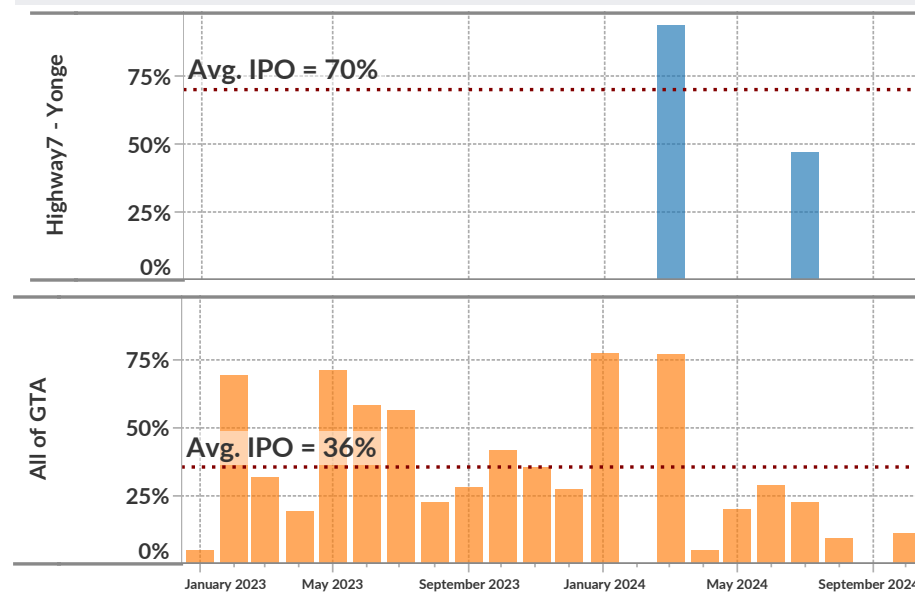
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Project Data by Unit Type

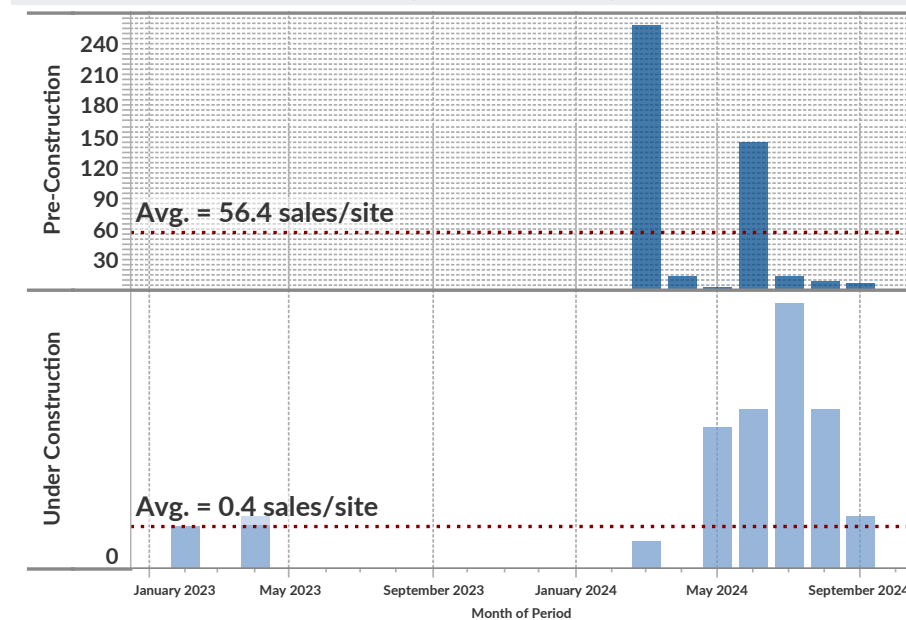
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio				
1 Bedroom	243	0	221	22
1 Bedroom + Den	374	0	276	98
2 Bedroom	318	0	260	58
2 Bedroom + Den	97	0	82	15
3 Bedroom & Up	60	0	42	18
Penthouse				
Other				

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,120	573	683	\$622,900	\$838,900
\$1,105	633	825	\$688,900	\$980,900
\$1,039	784	1,381	\$798,900	\$1,357,400
\$1,072	968	1,333	\$951,900	\$1,442,900
\$990	1,015	1,072	\$996,900	\$1,179,900

IPO Launch Performance (first 2 months)

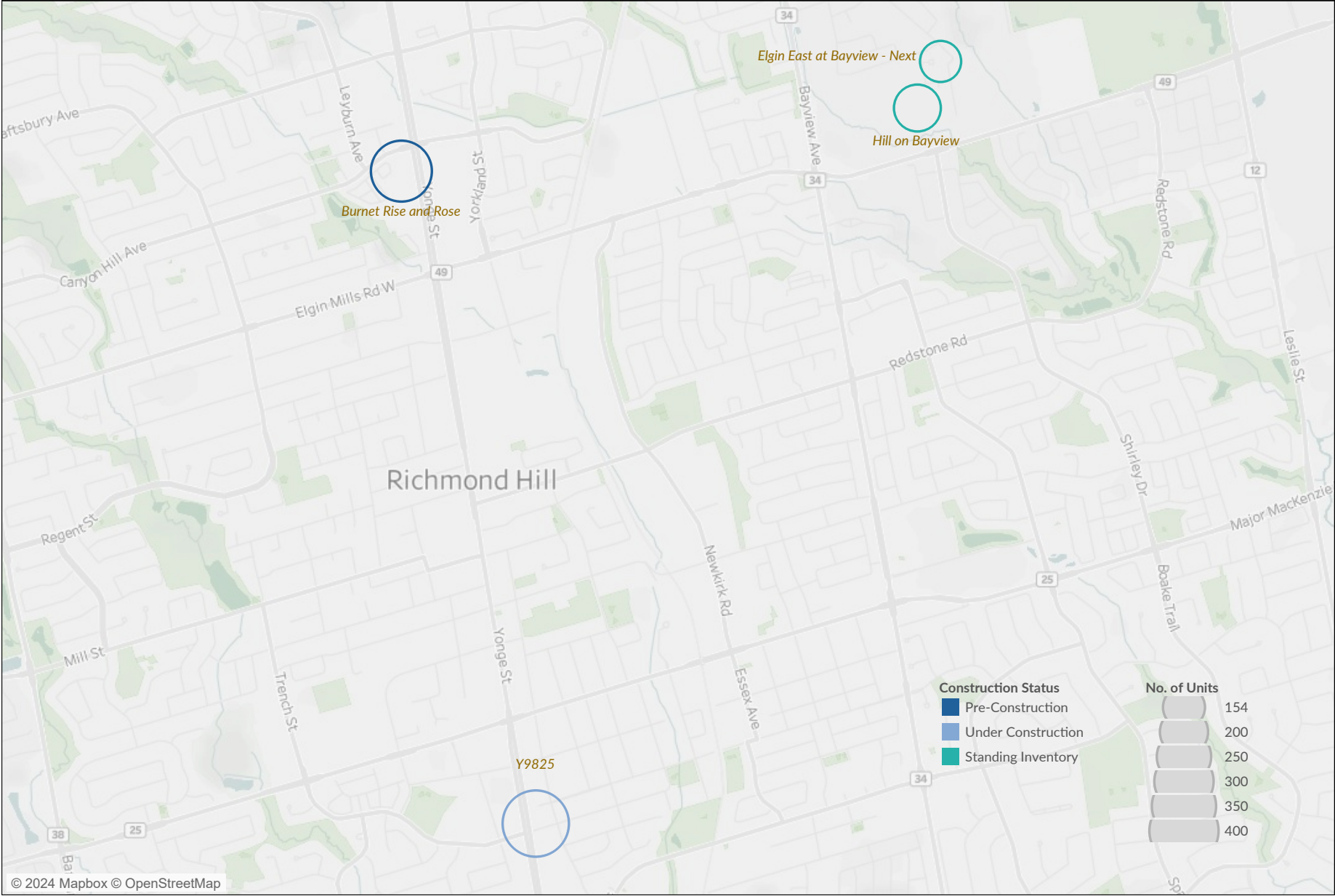


Post Launch Absorption: Highway7 - Yonge



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Current Active Projects



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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. CurrentPrice PerSqFoot
Burnet Rise and Rose - Greenpark Group	Apartment	December 2026	0	175	163	338	\$1,052	\$1,056
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	June 2024	0	3	25	154	\$699	\$1,128
Hill on Bayview - Armour Heights Developments	Stacked	March 2024	0	0	23	200	\$691	\$1,084
Y9825 - Metroview Developments	Apartment	September 2025	0	0	0	400	\$1,092	\$1,140

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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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