

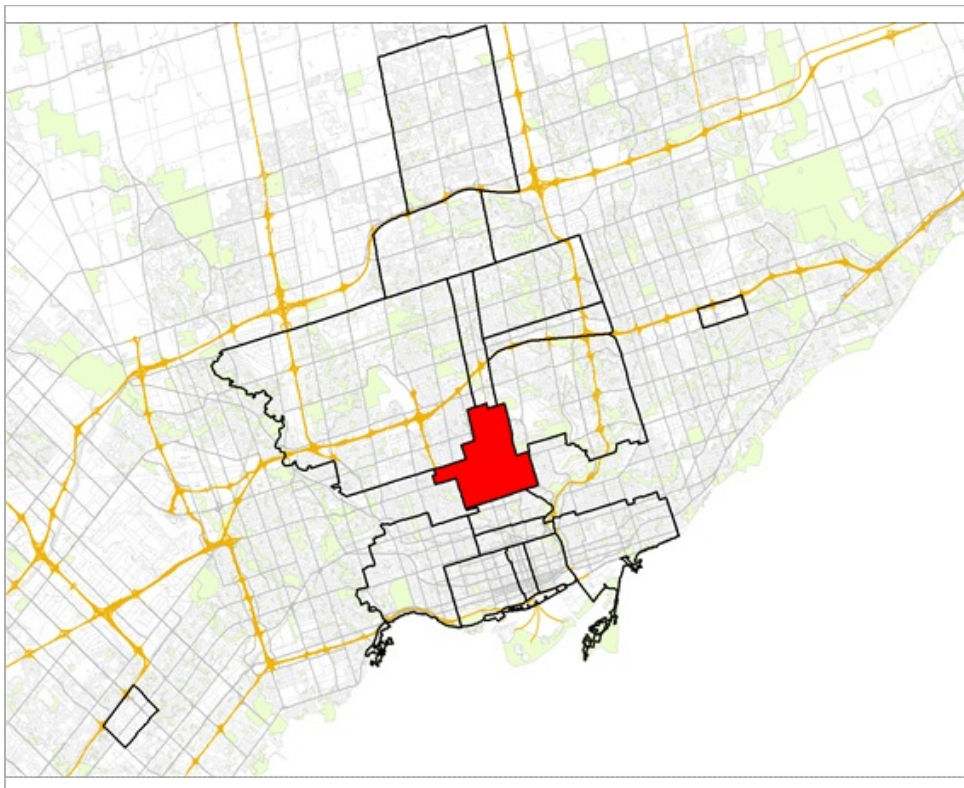


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of September 2024

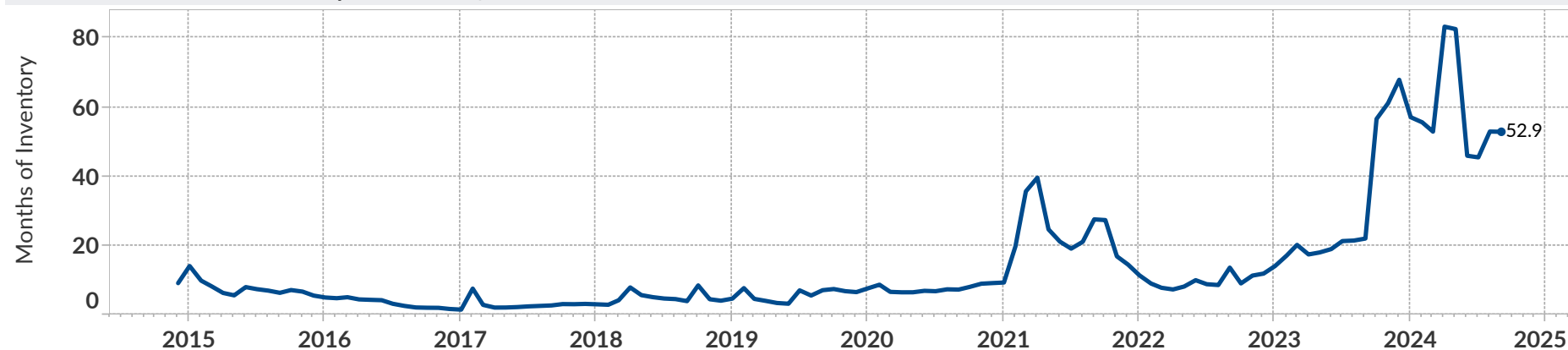


North Toronto Submarket Report - September 2024



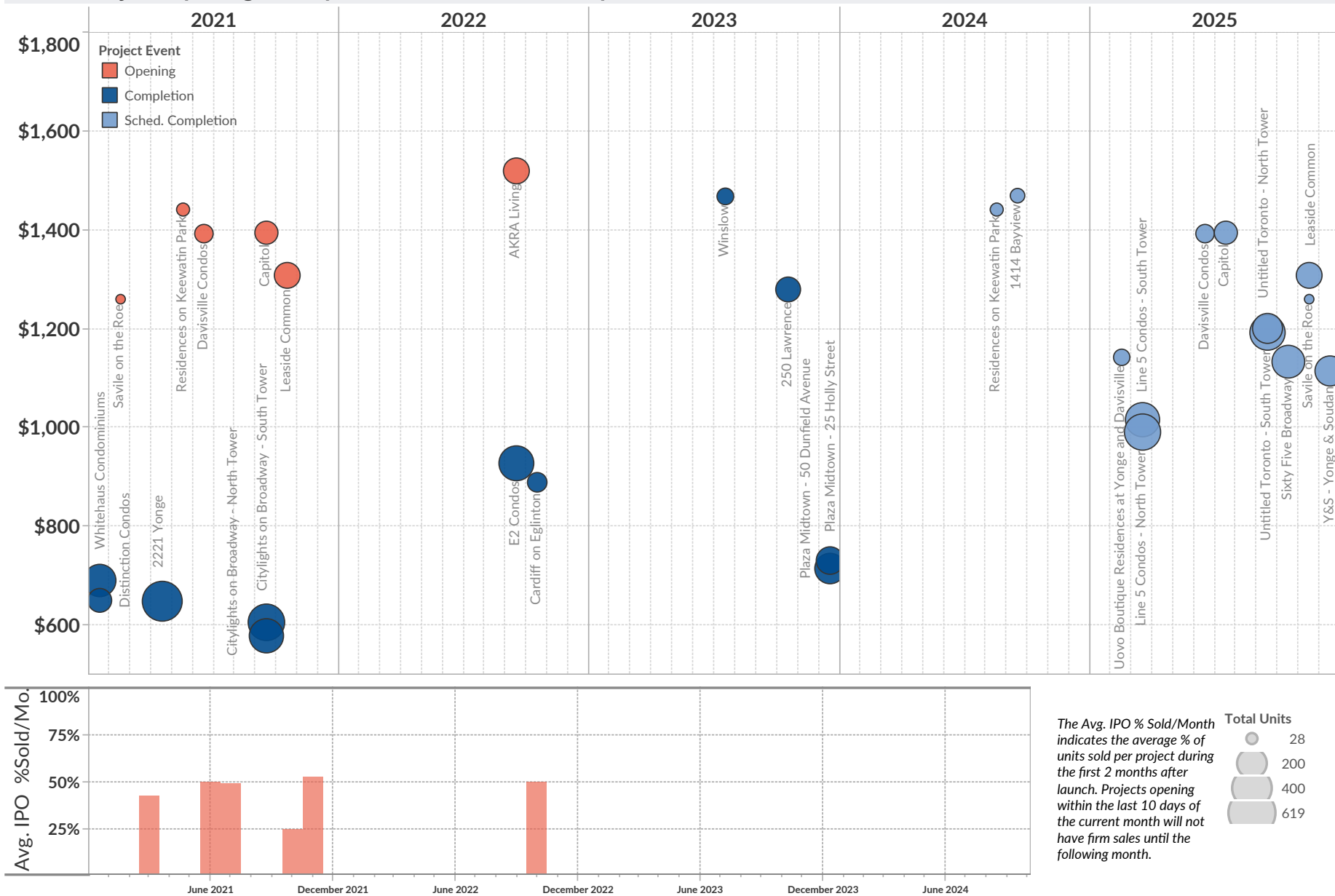
North Toronto		GTA
Distinct count of Site Name	15	343
No. of Units	2,870	89,282
Total Sales	2,557	71,855
Act Inv	313	17,427
Avg. \$/sf	\$1,579	\$1,400
Avg. Project \$/SF	\$1,623	\$1,310
Avg. SF	942	780
Avg. \$	\$1,487,350	\$1,091,976
Current Month Sales	2	247

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



North Toronto Submarket Report - September 2024

Recent Project Openings, Completions & Scheduled Completions



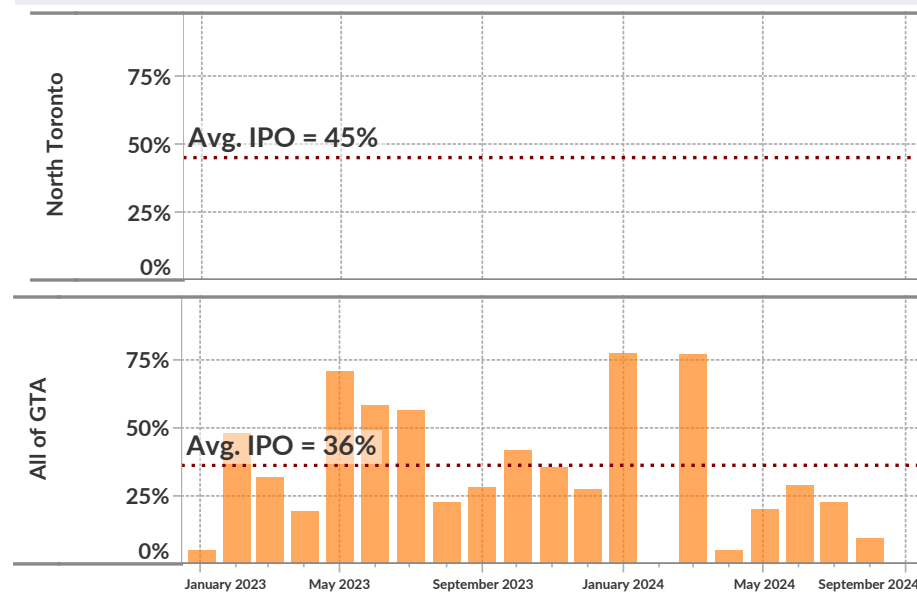
North Toronto Submarket Report - September 2024

Project Data by Unit Type

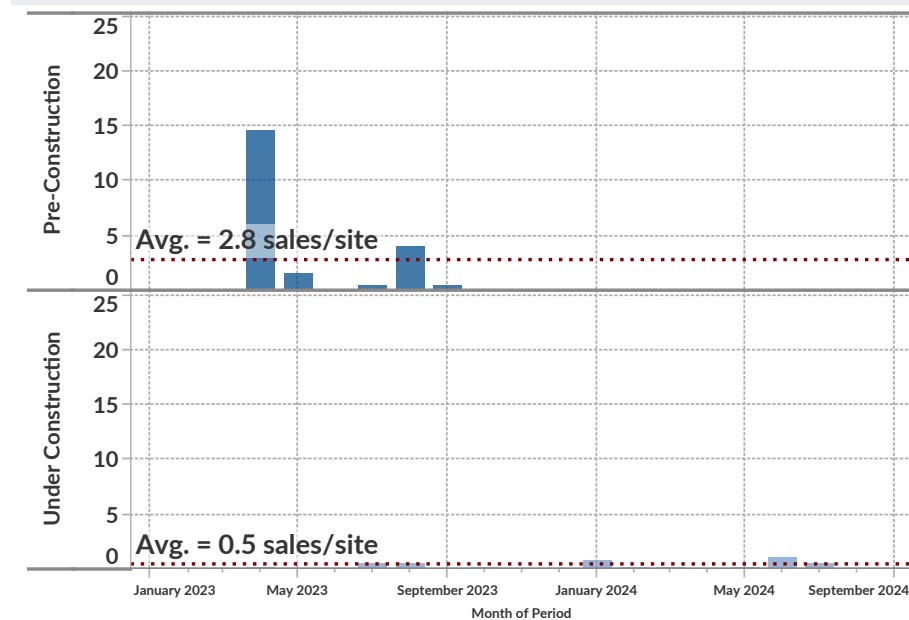
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	251	0	237	14
1 Bedroom	715	0	672	43
1 Bedroom + Den	633	0	587	46
2 Bedroom	692	1	608	84
2 Bedroom + Den	204	0	177	27
3 Bedroom & Up	307	1	229	78
Penthouse	28	0	19	9
Other	27	0	18	9

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,715	302	452	\$588,900	\$749,900
\$1,599	321	680	\$633,900	\$1,008,900
\$1,523	476	782	\$759,900	\$1,361,900
\$1,658	622	2,674	\$988,900	\$6,285,000
\$1,512	777	1,735	\$1,179,900	\$3,399,900
\$1,515	815	2,405	\$1,254,900	\$4,980,000
\$1,955	522	1,846	\$1,025,900	\$4,199,900
\$1,451	1,046	2,364	\$1,299,900	\$3,664,000

IPO Launch Performance (first 2 months)

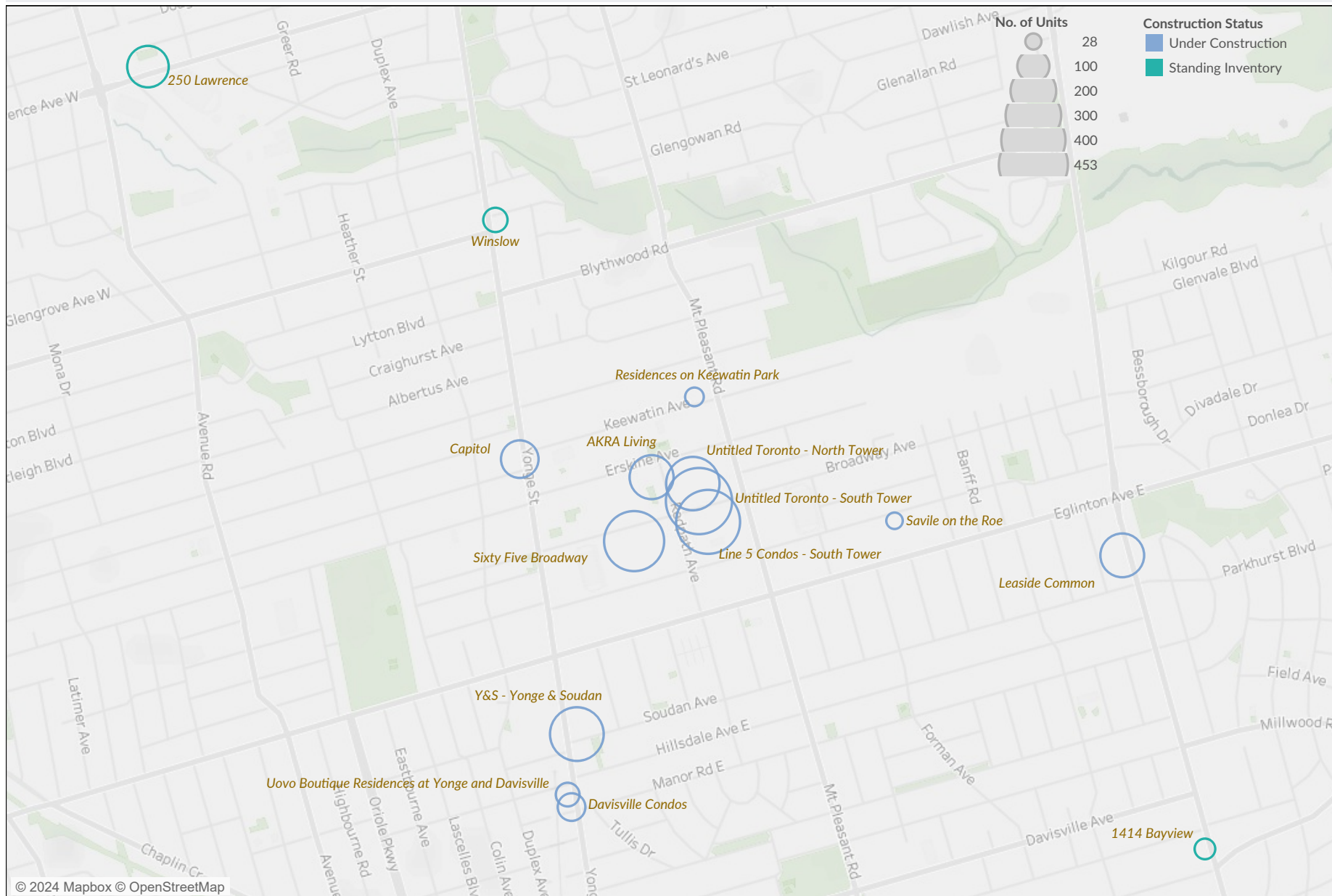


Post Launch Absorption: North Toronto



North Toronto Submarket Report - September 2024

Current Active Projects



North Toronto Submarket Report - September 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	1	3	7	178	\$1,280	\$1,377
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	2	38	146	\$1,395	\$1,569
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	1	19	198	\$1,309	\$1,706
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	March 2025	0	6	14	423	\$1,017	\$1,610
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	October 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	\$1,609
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	September 2025	0	0	19	453	\$1,193	\$1,564
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	1	3	8	61	\$1,469	\$1,908
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	December 2025	0	10	10	298	\$1,115	\$1,538

North Toronto Submarket Report - September 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	7	16
Central Waterfront	3	6
Don Mills - York Mills	0	8
Downtown Core	1	6
Downtown East	1	19
Downtown West	18	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	9	5
Mississauga City Centre	3	10
North Toronto	2	15
North Yonge Corridor	1	9
North York East		
North York West	16	9
Not Applicable	178	172
Scarborough City Centre		
Sheppard Corridor	4	9
Thornhill	0	2
Toronto East	0	6
Toronto West	4	19
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,553	543	\$2,418	1,101	\$2,661,177
2,780	854	\$1,697	886	\$1,503,138
1,794	285	\$1,214	783	\$950,543
3,671	450	\$1,869	785	\$1,466,368
5,548	1,520	\$1,436	697	\$1,000,497
7,465	1,231	\$1,821	933	\$1,698,688
552	13	\$1,640	854	\$1,400,746
1,072	227	\$1,032	861	\$888,662
4,785	646	\$1,230	660	\$812,197
2,557	313	\$1,579	942	\$1,487,350
2,698	791	\$1,636	672	\$1,098,337
1,099	434	\$1,351	834	\$1,126,237
26,755	8,739	\$1,166	736	\$857,711
1,877	533	\$1,383	816	\$1,128,200
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,241	483	\$1,228	926	\$1,137,124
1,095	167	\$2,119	979	\$2,075,126



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