

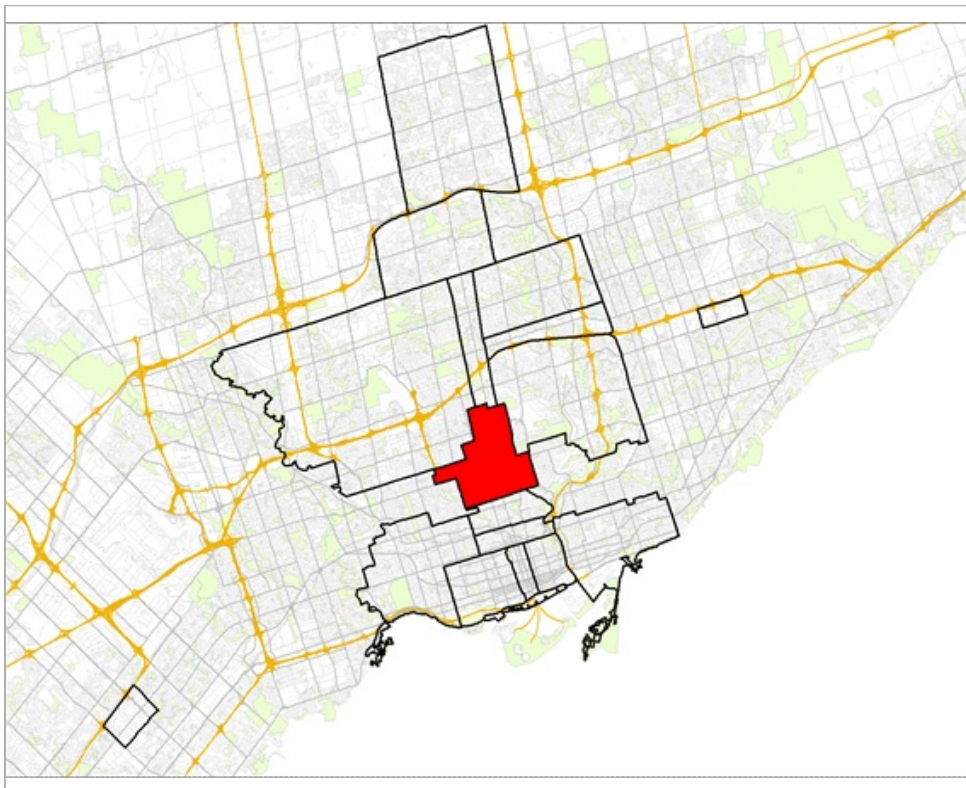


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of October 2024

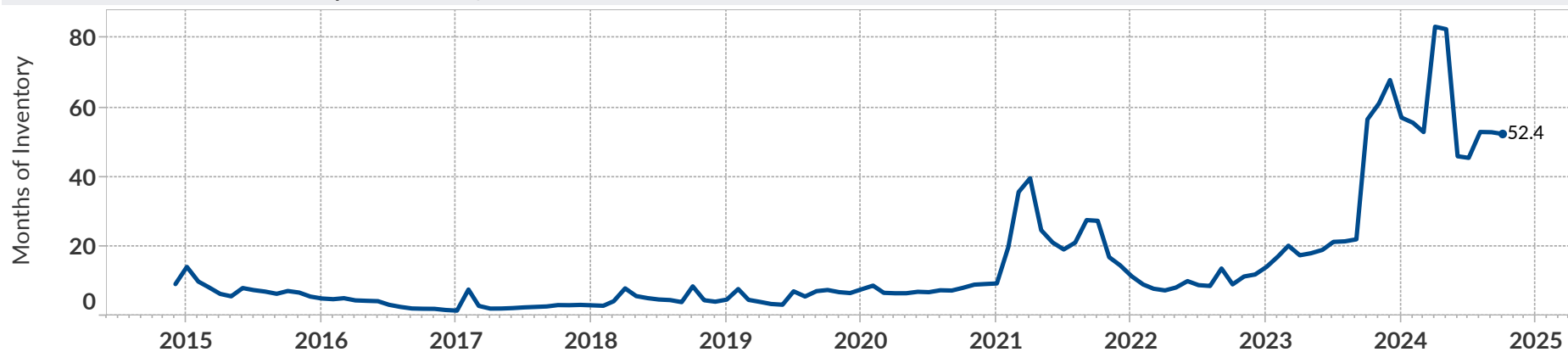


North Toronto Submarket Report - October 2024



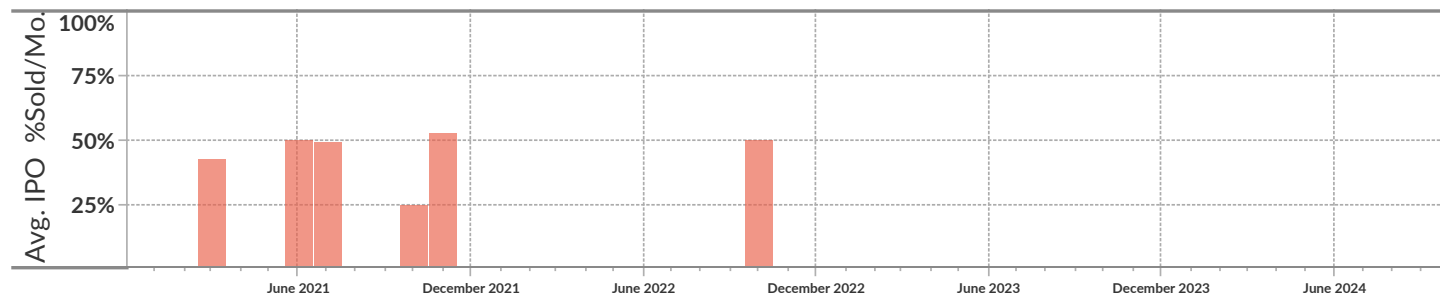
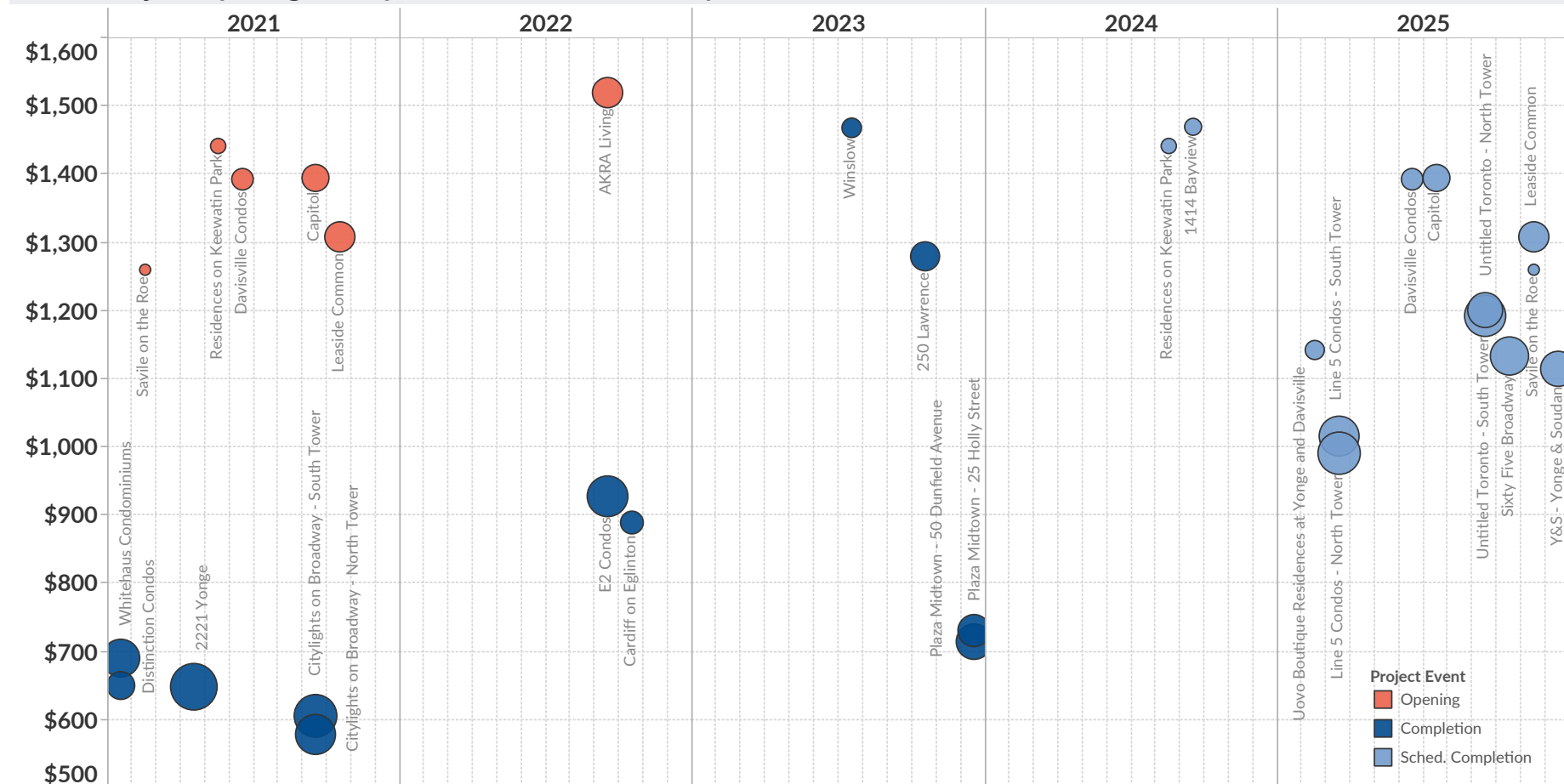
North Toronto		GTA
Distinct count of Site Name	15	338
No. of Units	2,870	87,750
Total Sales	2,560	70,068
Act Inv	310	17,682
Avg. \$/sf	\$1,576	\$1,393
Avg. Project \$/SF	\$1,622	\$1,309
Avg. SF	939	776
Avg. \$	\$1,480,579	\$1,081,599
Current Month Sales	3	210

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



North Toronto Submarket Report - October 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.

Total Units

- 28
- 200
- 400
- 619

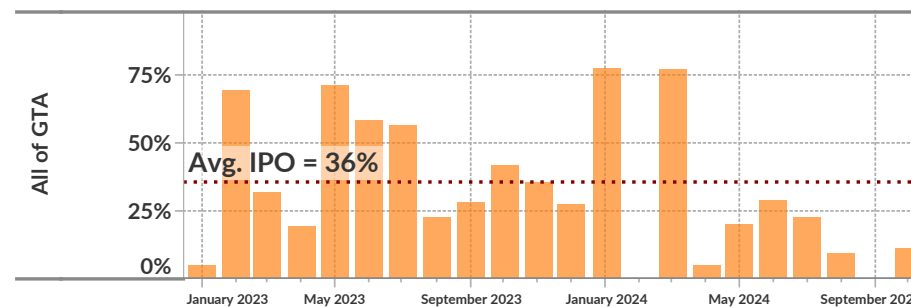
North Toronto Submarket Report - October 2024

Project Data by Unit Type

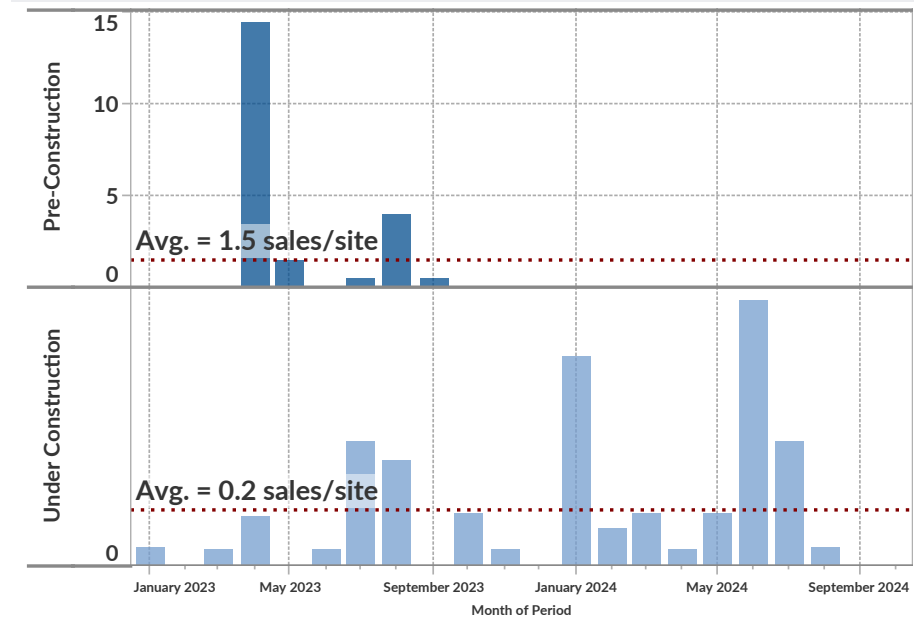
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	251	0	237	14
1 Bedroom	715	0	672	43
1 Bedroom + Den	633	1	588	45
2 Bedroom	692	1	609	83
2 Bedroom + Den	204	1	178	26
3 Bedroom & Up	307	0	229	78
Penthouse	28	0	19	9
Other	27	0	18	9

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
\$1,517	476	782	\$759,900	\$1,361,900
\$1,647	622	2,674	\$988,900	\$6,285,000
\$1,519	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)

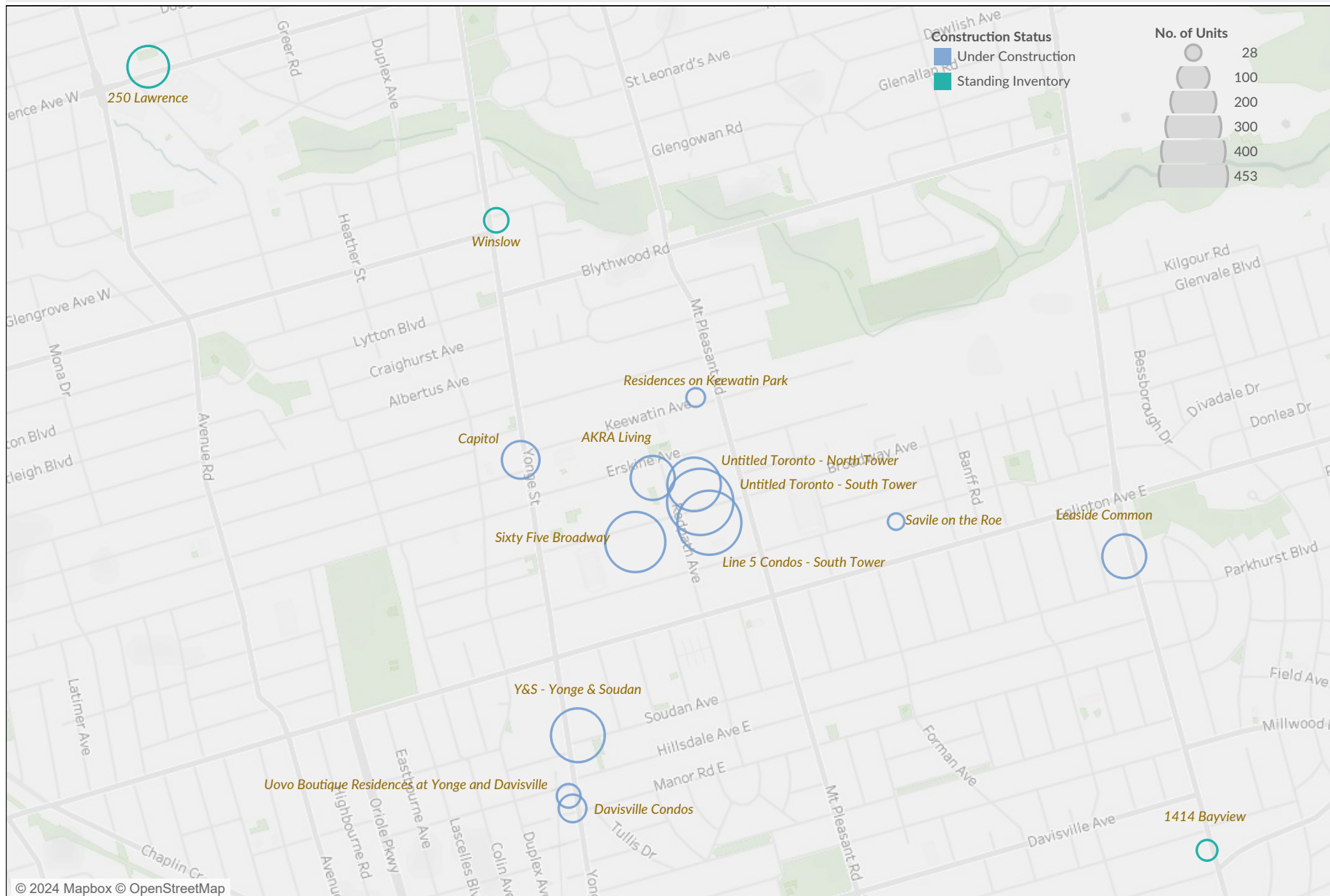


Post Launch Absorption: North Toronto



North Toronto Submarket Report - October 2024

Current Active Projects



North Toronto 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
250 Lawrence - Graywood Developments	Apartment	October 2023	0	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	1	3	37	146	\$1,395	\$1,576
Davisville Condos - Rockport Group	Apartment	June 2025	0	0	9	79	\$1,393	\$1,719
Leaside Common - Gairloch and Harlo Capital	Apartment	November 2025	1	2	18	198	\$1,309	\$1,703
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	November 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	4	7	61	\$1,469	\$1,886
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	December 2025	0	10	10	298	\$1,115	\$1,538

North Toronto 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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