

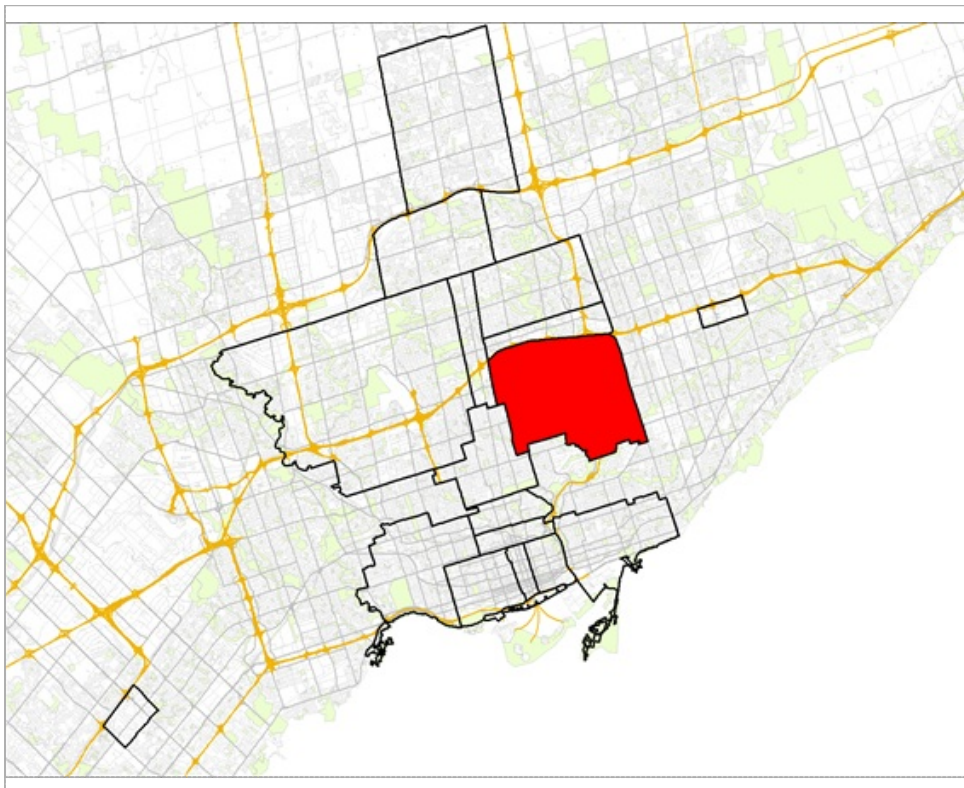


Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of November 2024

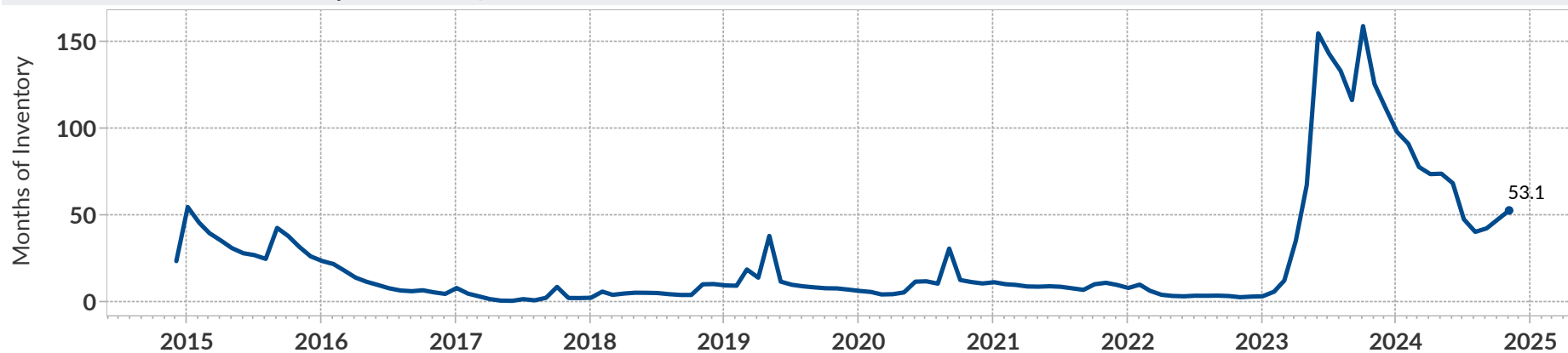


Don Mills - York Mills Submarket Report - November 2024



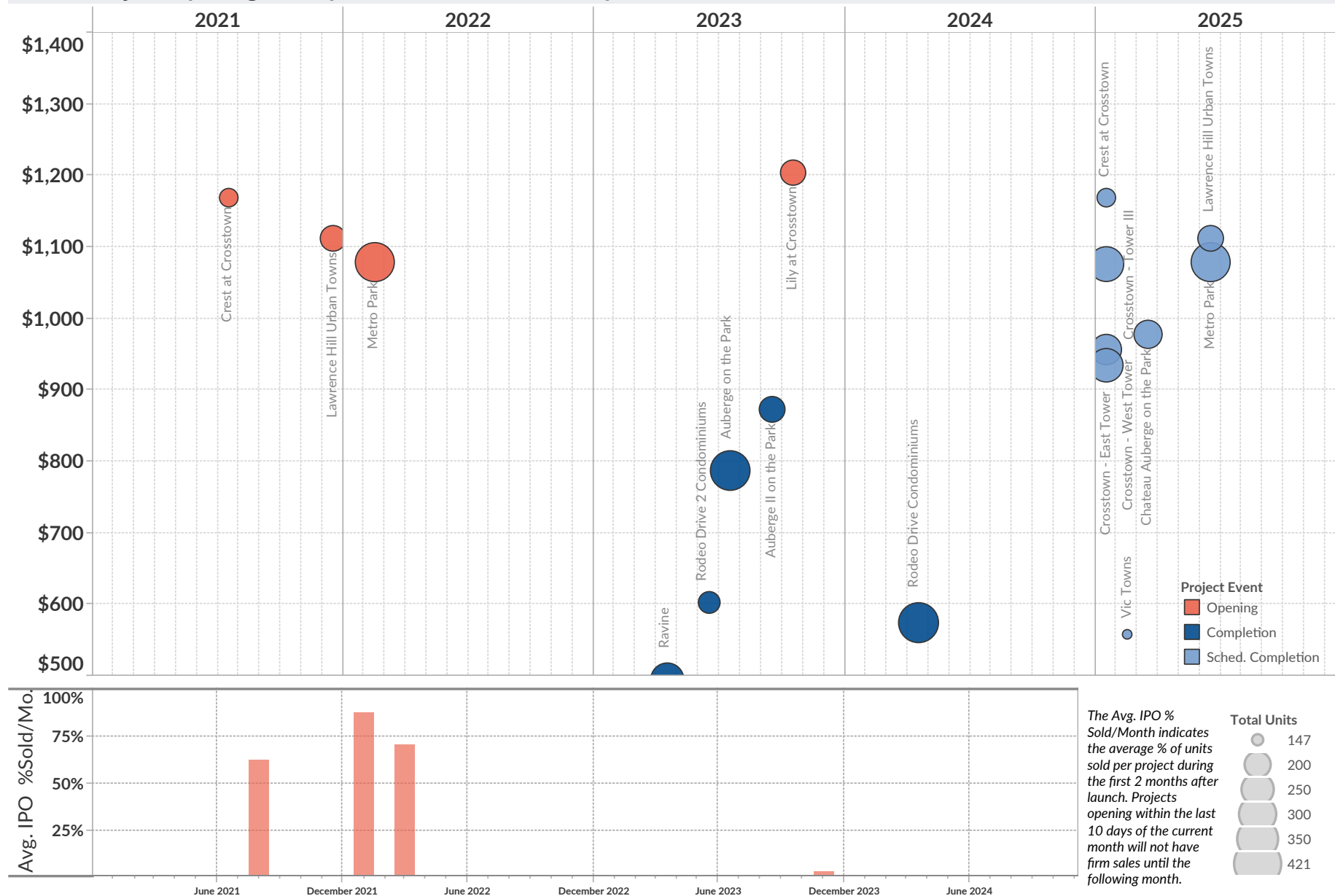
Don Mills - York Mills		GTA
Distinct count of Site Name	8	335
No. of Units	2,079	86,904
Total Sales	1,796	69,736
Act Inv	283	17,168
Avg. \$/sf	\$1,221	\$1,402
Avg. Project \$/SF	\$1,181	\$1,310
Avg. SF	791	780
Avg. \$	\$966,161	\$1,094,226
Current Month Sales	0	249

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



Don Mills - York Mills Submarket Report - November 2024

Recent Project Openings, Completions & Scheduled Completions



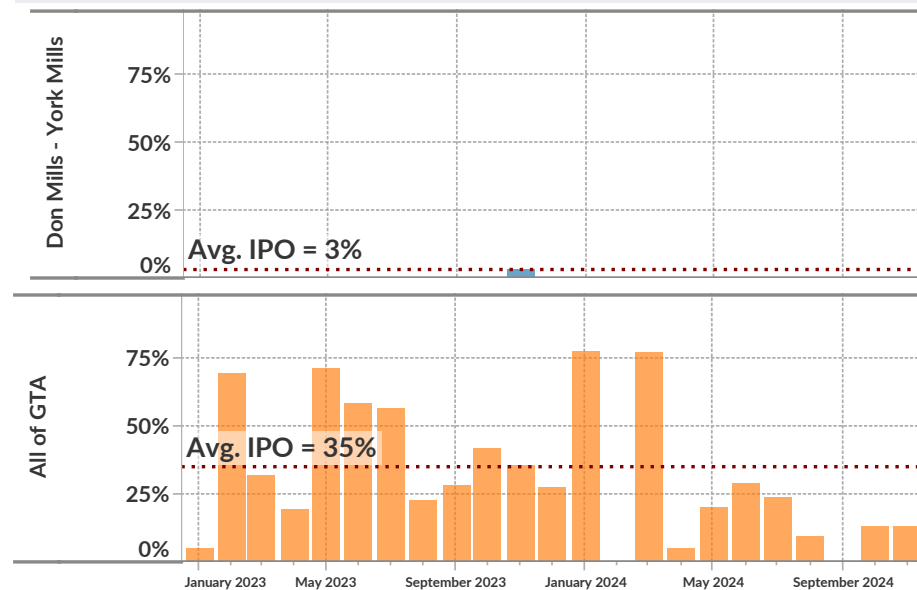
Don Mills - York Mills Submarket Report - November 2024

Project Data by Unit Type

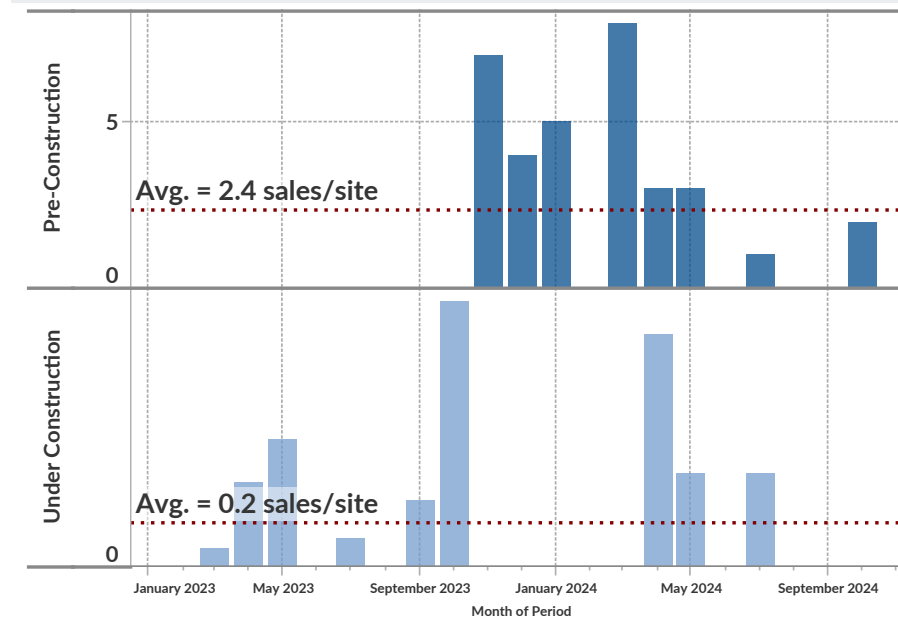
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	629	0	588	41
1 Bedroom + Den	393	0	344	49
2 Bedroom	566	0	464	102
2 Bedroom + Den	412	0	375	37
3 Bedroom & Up	69	0	15	54
Penthouse				
Other	0	0	0	0

*				
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)

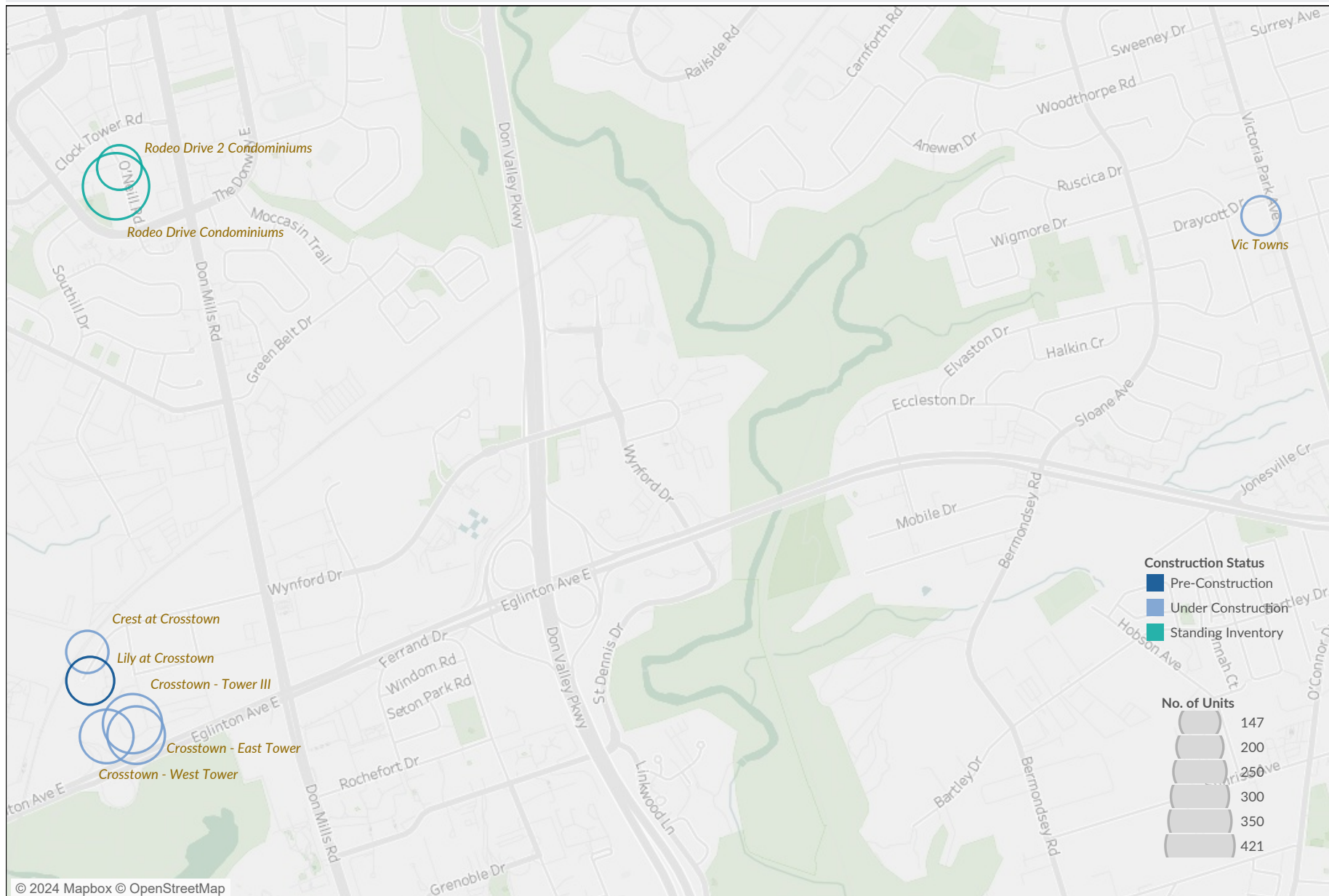


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - November 2024

Current Active Projects



Don Mills - York Mills Submarket Report - November 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	February 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	0	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 - November 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 15
Central Waterfront	• 3	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 0	• 6
Downtown East	• 3	• 18
Downtown West	• 23	• 24
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 2	• 4
Mississauga City Centre	• 2	• 10
North Toronto	• 0	• 15
North Yonge Corridor	• 4	• 9
North York East		
North York West	• 22	• 10
Not Applicable	• 177	• 169
Scarborough City Centre		
Sheppard Corridor	• 3	• 9
Thornhill	• 1	• 2
Toronto East	• 1	• 6
Toronto West	• 4	• 18
Yonge - St. Clair	• 2	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,943	• 537	• \$2,419	• 1,098	• \$2,655,658
• 1,802	• 839	• \$1,697	• 893	• \$1,515,112
• 1,796	• 283	• \$1,221	• 791	• \$966,161
• 3,674	• 447	• \$1,863	• 787	• \$1,466,253
• 5,307	• 1,167	• \$1,420	• 718	• \$1,019,462
• 7,568	• 1,153	• \$1,887	• 970	• \$1,830,460
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 883	• 209	• \$1,074	• 799	• \$858,402
• 4,788	• 661	• \$1,218	• 669	• \$814,484
• 2,549	• 321	• \$1,584	• 956	• \$1,513,903
• 2,708	• 781	• \$1,637	• 673	• \$1,101,150
• 1,195	• 632	• \$1,322	• 761	• \$1,005,801
• 26,651	• 8,776	• \$1,164	• 732	• \$851,252
• 1,881	• 529	• \$1,382	• 816	• \$1,128,216
• 416	• 27	• \$1,553	• 1,661	• \$2,580,278
• 901	• 171	• \$1,263	• 658	• \$830,922
• 3,023	• 459	• \$1,240	• 924	• \$1,145,471
• 1,099	• 163	• \$2,125	• 989	• \$2,102,718



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