

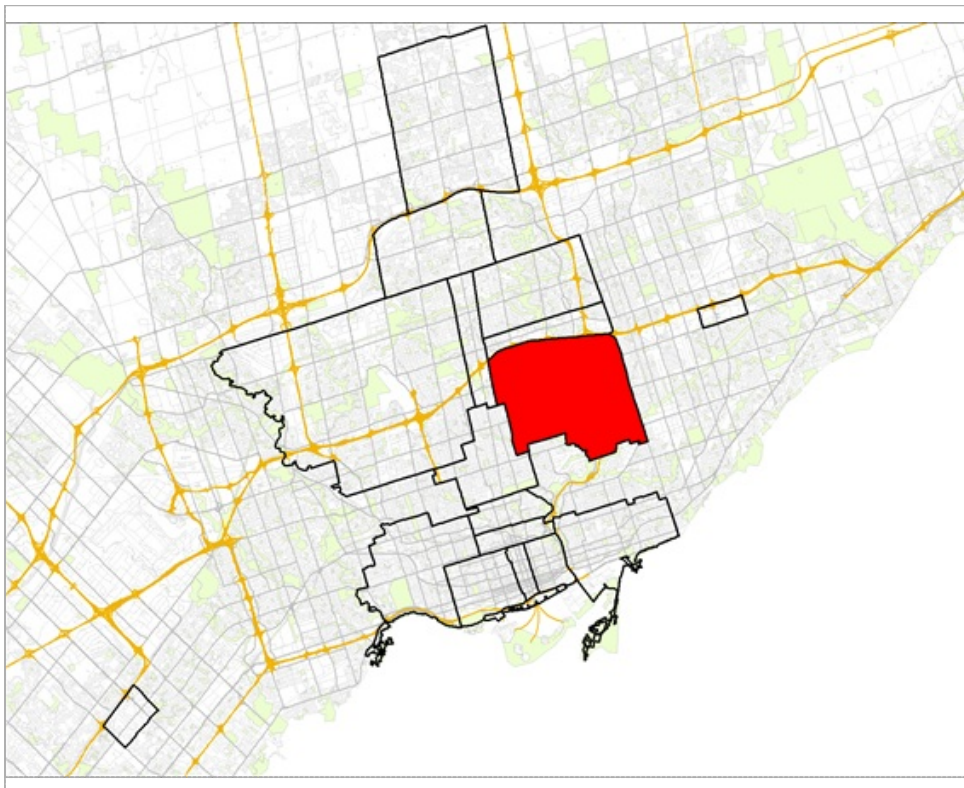


Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of December 2024

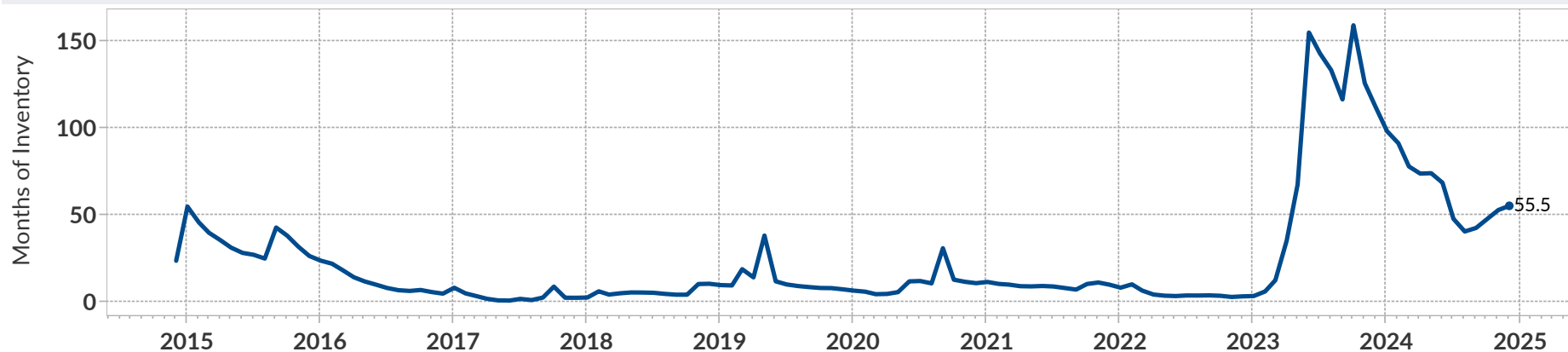


Don Mills - York Mills Submarket Report - December 2024



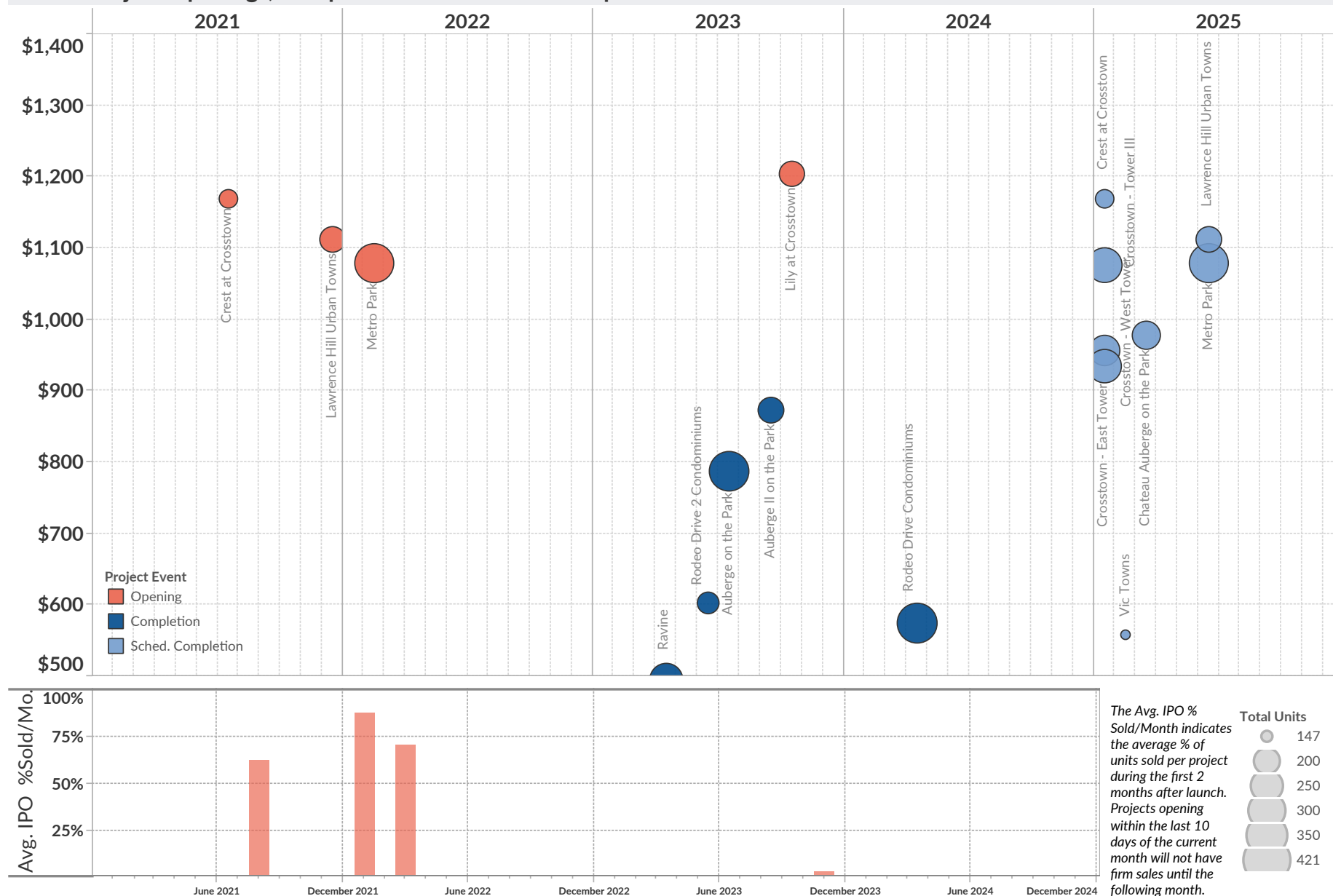
Don Mills - York Mills		GTA
Distinct count of Site Name	8	335
No. of Units	2,079	86,795
Total Sales	1,797	69,828
Act Inv	282	16,967
Avg. \$/sf	\$1,221	\$1,406
Avg. Project \$/SF	\$1,181	\$1,309
Avg. SF	791	779
Avg. \$	\$966,545	\$1,095,629
Current Month Sales	1	150

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



Don Mills - York Mills Submarket Report - December 2024

Recent Project Openings, Completions & Scheduled Completions



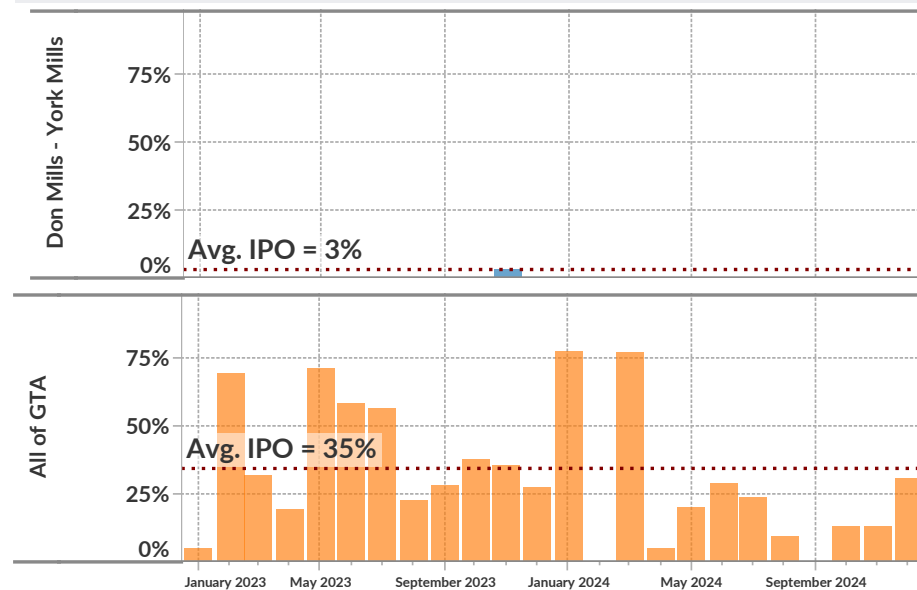
Don Mills - York Mills Submarket Report - December 2024

Project Data by Unit Type

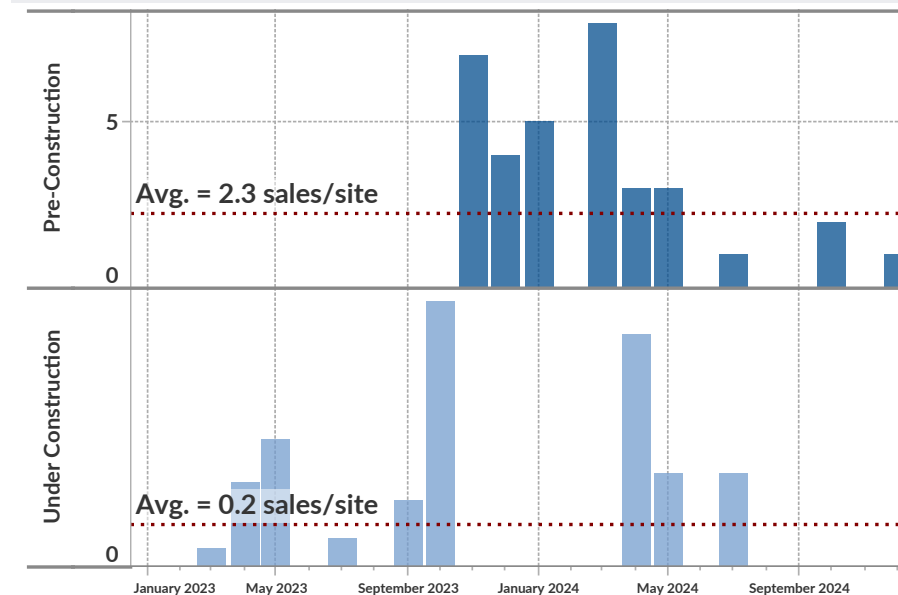
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	629	0	588	41
1 Bedroom + Den	393	0	344	49
2 Bedroom	566	1	465	101
2 Bedroom + Den	412	0	375	37
3 Bedroom & Up	69	0	15	54
Penthouse				
Other	0	0	0	0

*				
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
\$1,164	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)

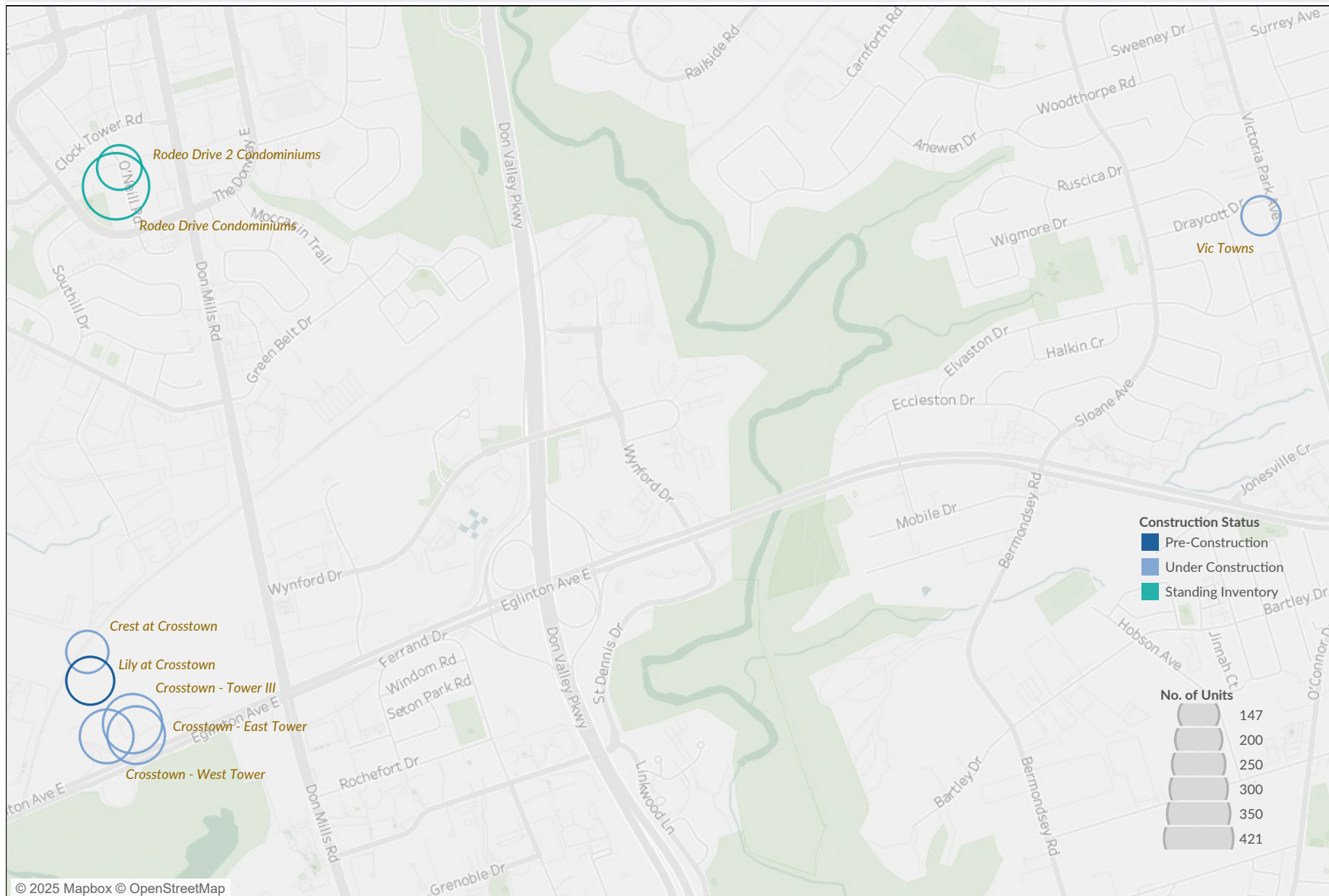


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - December 2024

Current Active Projects



Don Mills - York Mills Submarket Report - December 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	November 2025	0	0	34	171	\$1,169	\$1,400
Crosstown - East Tower - Aspen Ridge Homes	Apartment	October 2025	0	0	0	317	\$935	\$1,230
Crosstown - Tower III - Aspen Ridge Homes	Apartment	July 2025	0	0	30	336	\$1,076	\$1,159
Crosstown - West Tower - Aspen Ridge Homes	Apartment	April 2025	0	0	19	276	\$957	\$1,107
Lily at Crosstown - Aspen Ridge Homes	Apartment	March 2027	1	23	186	220	\$1,204	\$1,209
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 - December 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	. 0	● 15
Central Waterfront	. 0	● 4
Don Mills - York Mills	● 1	● 8
Downtown Core	● 1	● 6
Downtown East	● 5	● 18
Downtown West	● 15	● 24
Etobicoke Waterfront	● 1	● 1
Highway7 - Yonge	● 1	● 4
Mississauga City Centre	● 4	● 10
North Toronto	. 0	● 15
North Yonge Corridor	● 17	● 9
North York East		
North York West	. 0	● 10
Not Applicable	● 85	● 169
Scarborough City Centre		
Sheppard Corridor	● 16	● 9
Thornhill	. 0	● 2
Toronto East	● 1	● 6
Toronto West	● 2	● 18
Yonge - St. Clair	● 1	● 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
● 1,797	● 282	● \$1,221	● 791	● \$966,545
● 3,675	● 446	● \$1,866	● 784	● \$1,462,216
● 5,312	● 1,162	● \$1,420	● 718	● \$1,019,602
● 7,446	● 1,275	● \$1,862	● 931	● \$1,732,613
● 553	● 12	● \$1,649	● 782	● \$1,289,608
● 884	● 208	● \$1,069	● 799	● \$853,756
● 4,792	● 657	● \$1,239	● 659	● \$815,997
● 2,549	● 321	● \$1,583	● 958	● \$1,515,814
● 2,716	● 773	● \$1,634	● 674	● \$1,101,621
● 1,195	● 632	● \$1,322	● 761	● \$1,005,801
● 26,823	● 8,602	● \$1,165	● 733	● \$853,574
● 1,898	● 405	● \$1,413	● 809	● \$1,142,370
● 416	● 27	● \$1,553	● 1,661	● \$2,580,278
● 902	● 170	● \$1,261	● 655	● \$826,204
● 3,025	● 457	● \$1,239	● 924	● \$1,145,298
● 1,100	● 162	● \$2,117	● 987	● \$2,088,585



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