

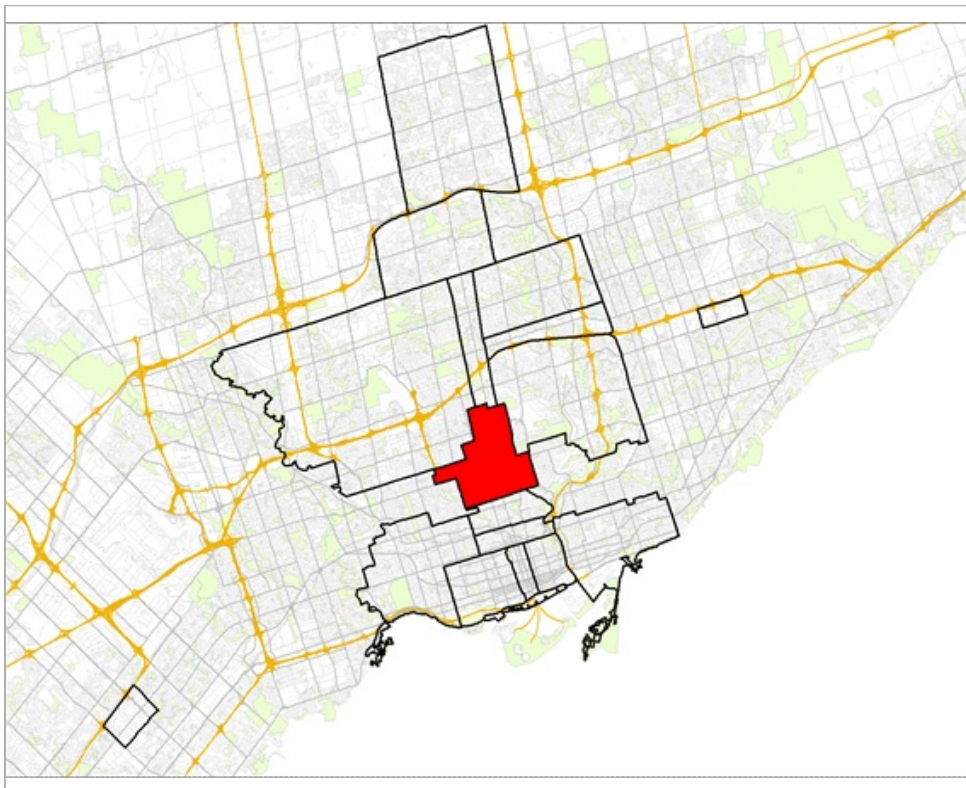


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of December 2024

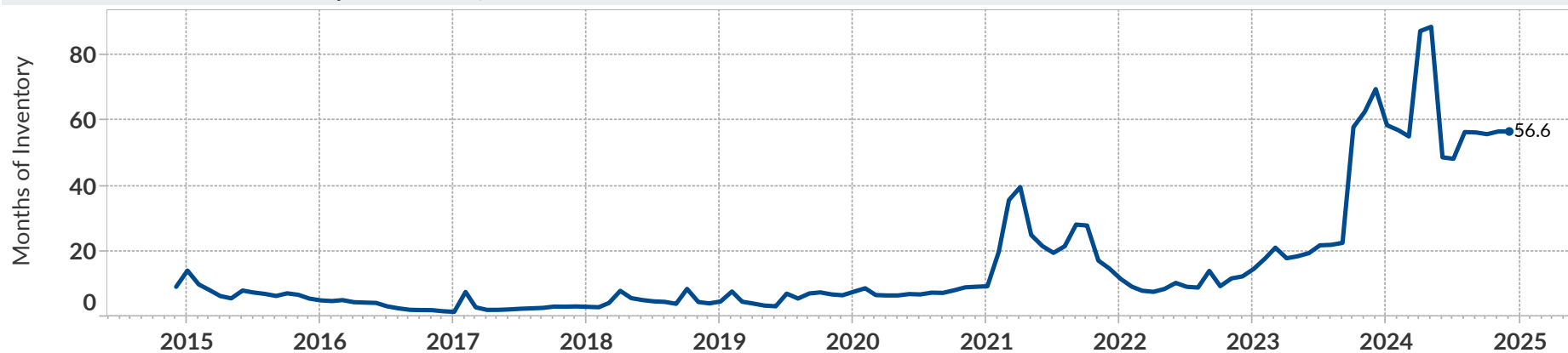


North Toronto Submarket Report - December 2024



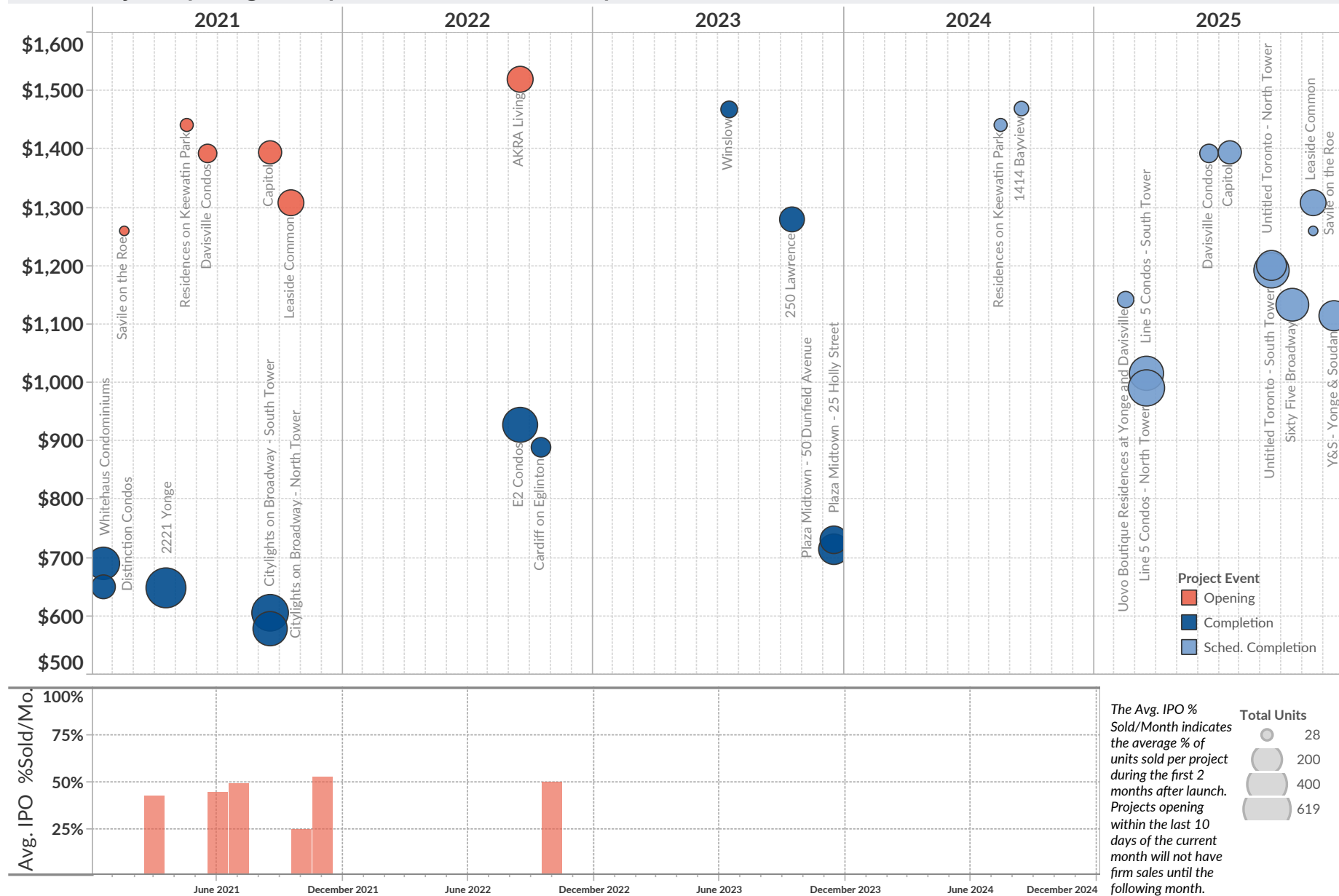
North Toronto		GTA
Distinct count of Site Name	15	335
No. of Units	2,870	86,795
Total Sales	2,549	69,828
Act Inv	321	16,967
Avg. \$/sf		\$1,406
Avg. Project \$/SF		\$1,309
Avg. SF		779
Avg. \$		\$1,095,629
Current Month Sales		150

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



North Toronto Submarket Report - December 2024

Recent Project Openings, Completions & Scheduled Completions



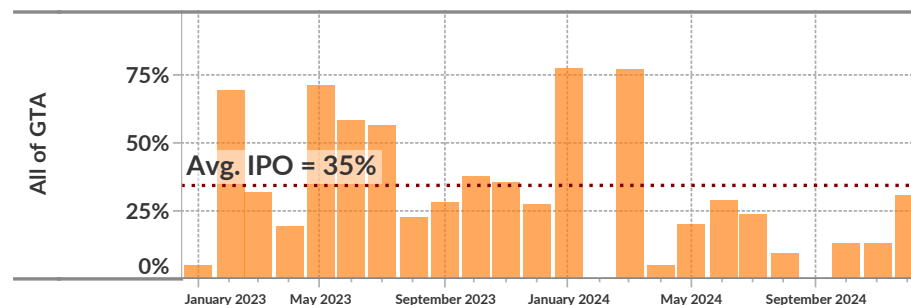
North Toronto Submarket Report - December 2024

Project Data by Unit Type

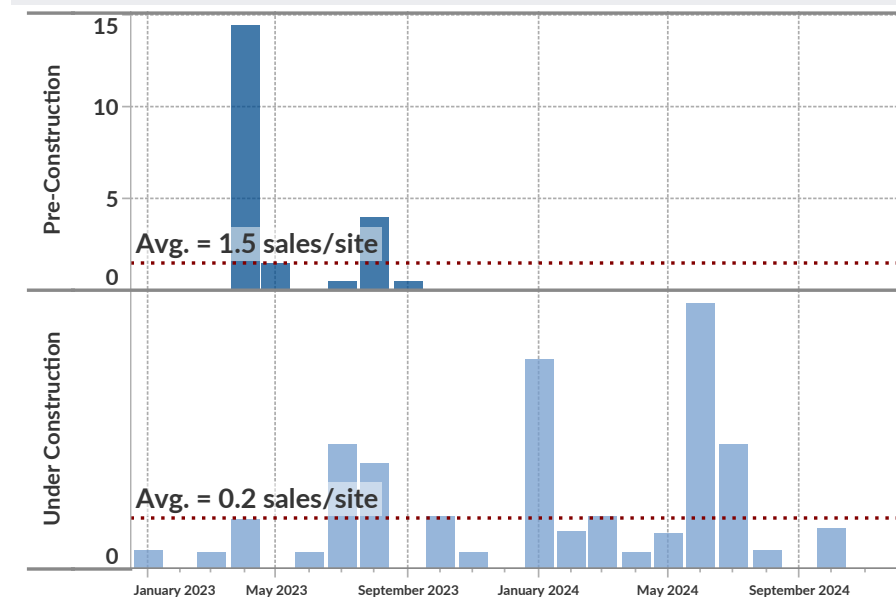
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	251	0	237	14
1 Bedroom	715	0	672	43
1 Bedroom + Den	633	0	587	46
2 Bedroom	692	0	607	85
2 Bedroom + Den	204	0	176	28
3 Bedroom & Up	307	0	224	83
Penthouse	28	0	19	9
Other	27	0	17	10

*				
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
\$1,649	622	2,674	\$988,900	\$6,285,000
\$1,545	777	1,735	\$1,179,900	\$3,399,900
\$1,537	815	2,405	\$1,254,900	\$4,980,000
\$1,955	522	1,846	\$1,025,900	\$4,199,900
\$1,416	1,046	2,364	\$1,149,900	\$3,664,000

IPO Launch Performance (first 2 months)

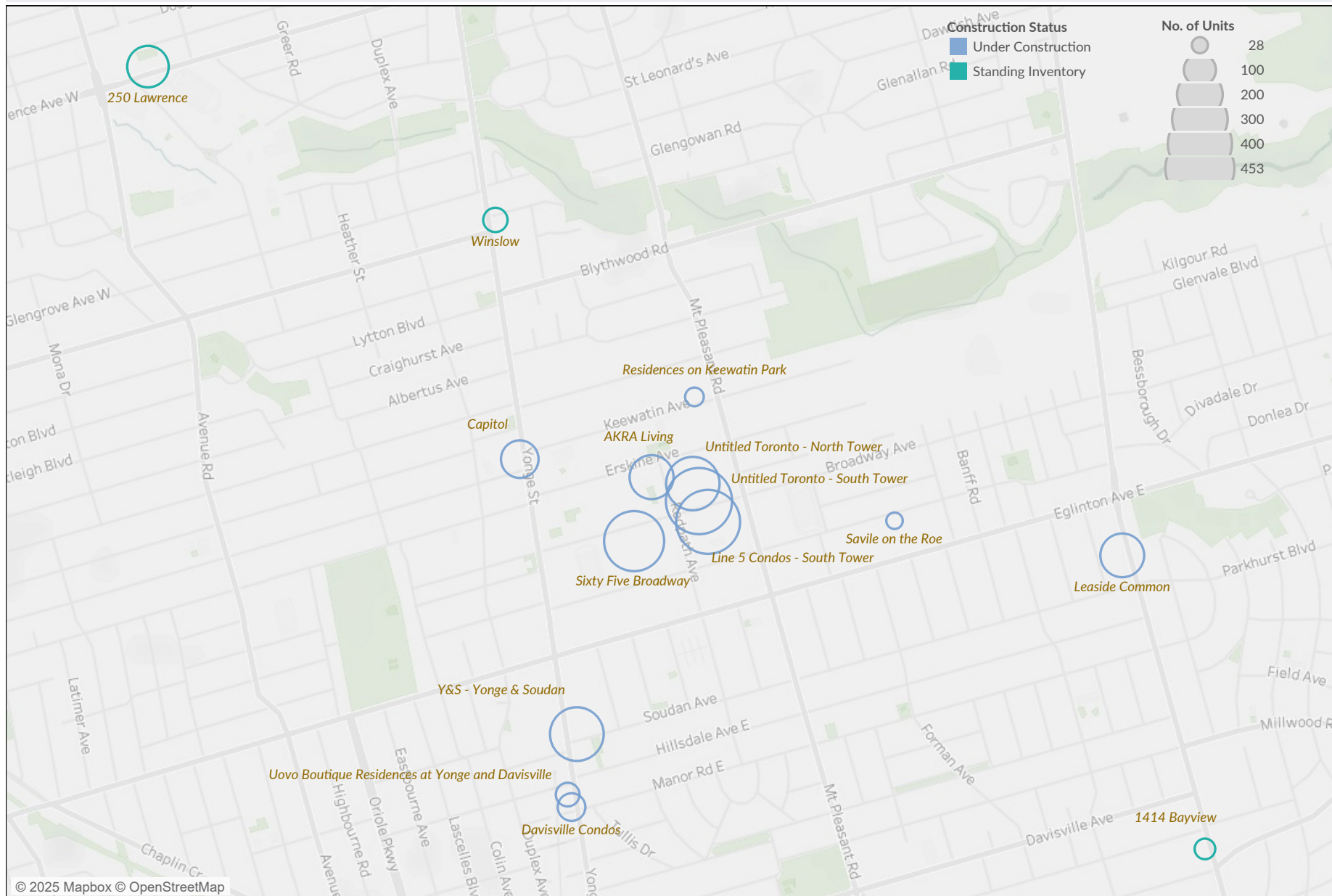


Post Launch Absorption: North Toronto



North Toronto Submarket Report - December 2024

Current Active Projects



North Toronto 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
250 Lawrence - Graywood Developments	Apartment	October 2023	0	2	10	178	\$1,280	\$1,305
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	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	0	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	March 2025	0	1	10	36	\$1,442	\$1,804
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	0	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 - 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



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.