

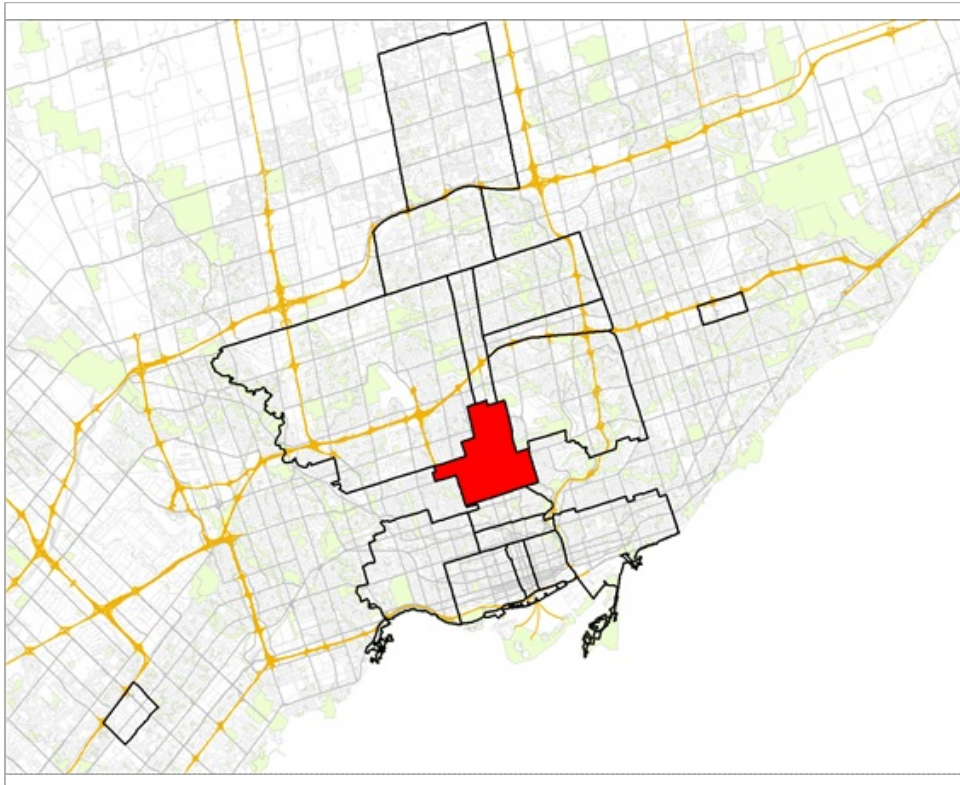


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of January 2025

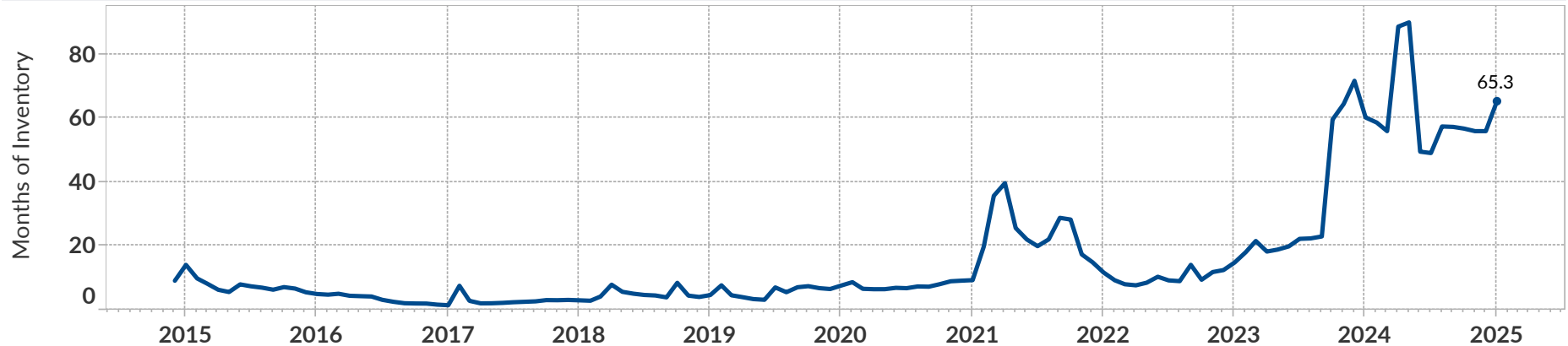


North Toronto Submarket Report - January 2025



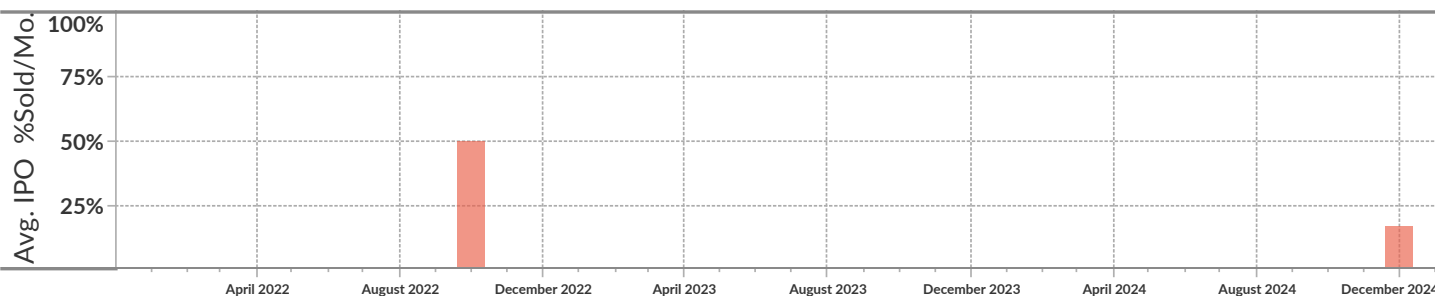
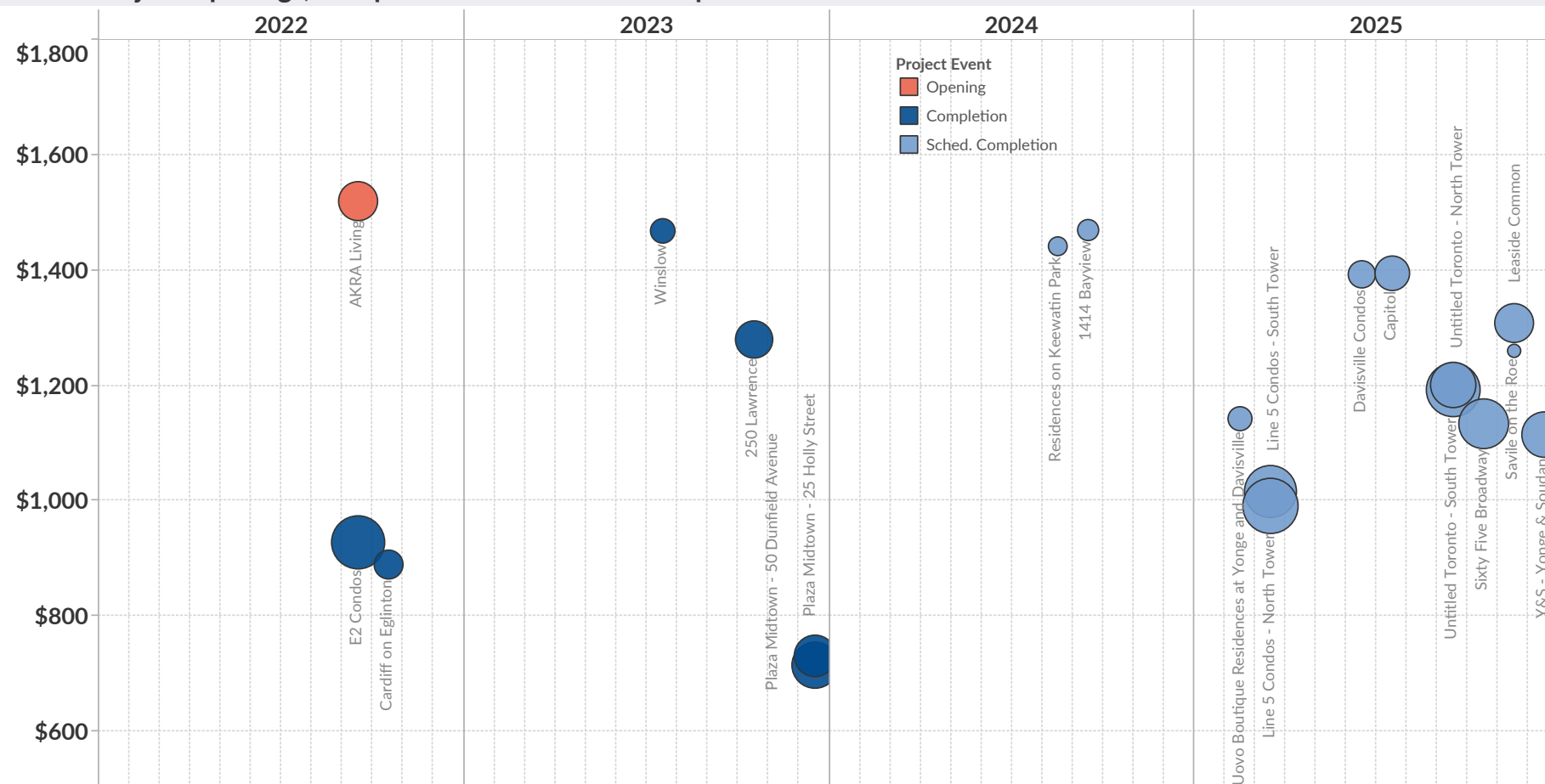
North Toronto		GTA
Distinct count of Site Name	16	335
No. of Units	2,899	86,474
Total Sales	2,551	69,568
Act Inv	348	16,906
Avg. \$/sf	\$1,581	\$1,405
Avg. Project \$/SF	\$1,618	\$1,311
Avg. SF	957	779
Avg. \$	\$1,513,598	\$1,094,003
Current Month Sales	2	101

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

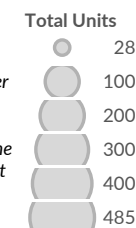


North Toronto Submarket Report - January 2025

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.



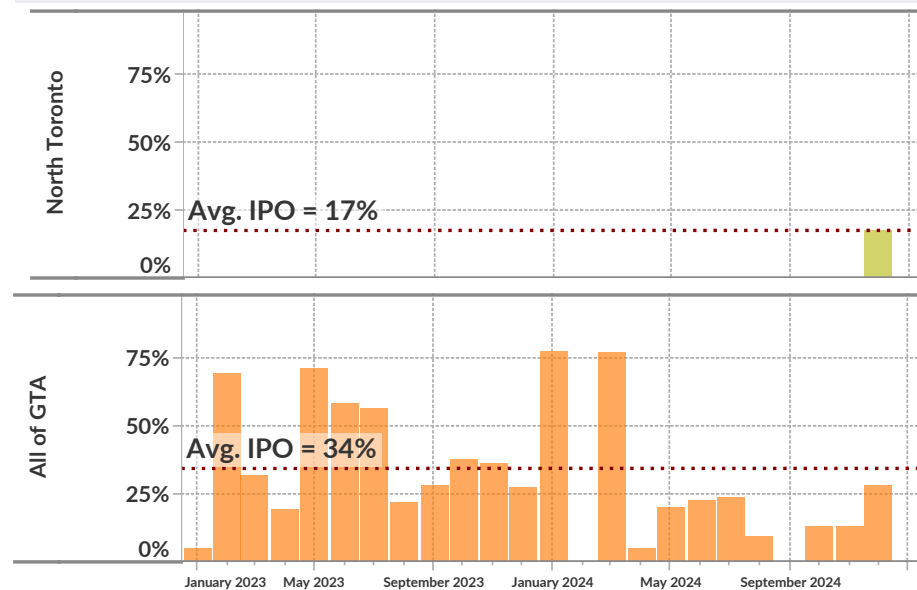
North Toronto Submarket Report - January 2025

Project Data by Unit Type

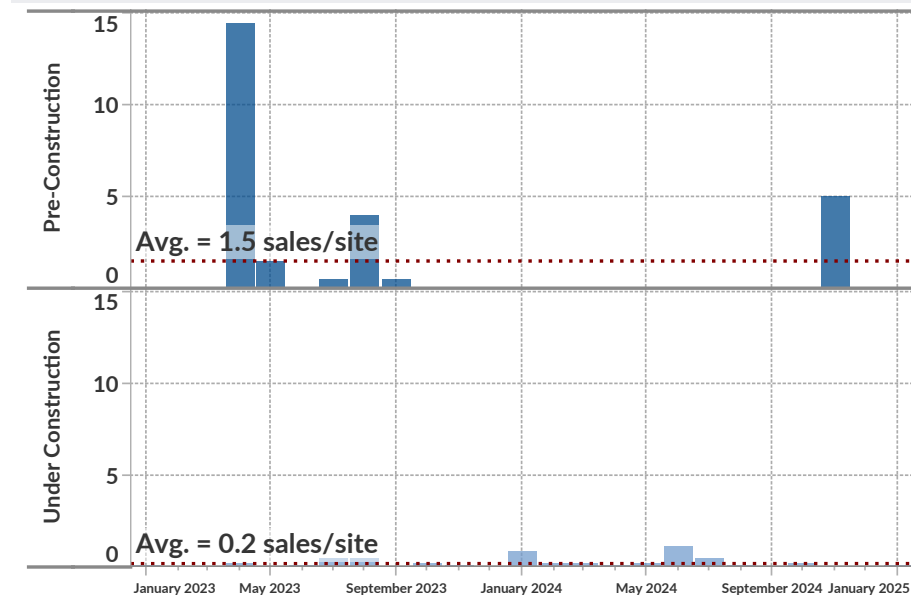
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	251	0	237	14
1 Bedroom	715	0	671	44
1 Bedroom + Den	633	0	583	50
2 Bedroom	710	0	612	98
2 Bedroom + Den	204	0	176	28
3 Bedroom & Up	318	1	225	93
Penthouse	28	0	20	8
Other	27	1	18	9

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,715	302	452	\$588,900	\$749,900
\$1,592	321	680	\$633,900	\$1,079,900
\$1,518	476	782	\$759,900	\$1,361,900
\$1,647	633	2,674	\$988,900	\$6,285,000
\$1,545	777	1,735	\$1,189,900	\$3,399,900
\$1,530	815	2,405	\$1,254,900	\$4,980,000
\$1,958	522	2,253	\$1,025,900	\$4,199,900
\$1,444	1,046	2,364	\$1,199,900	\$3,664,000

IPO Launch Performance (first 2 months)

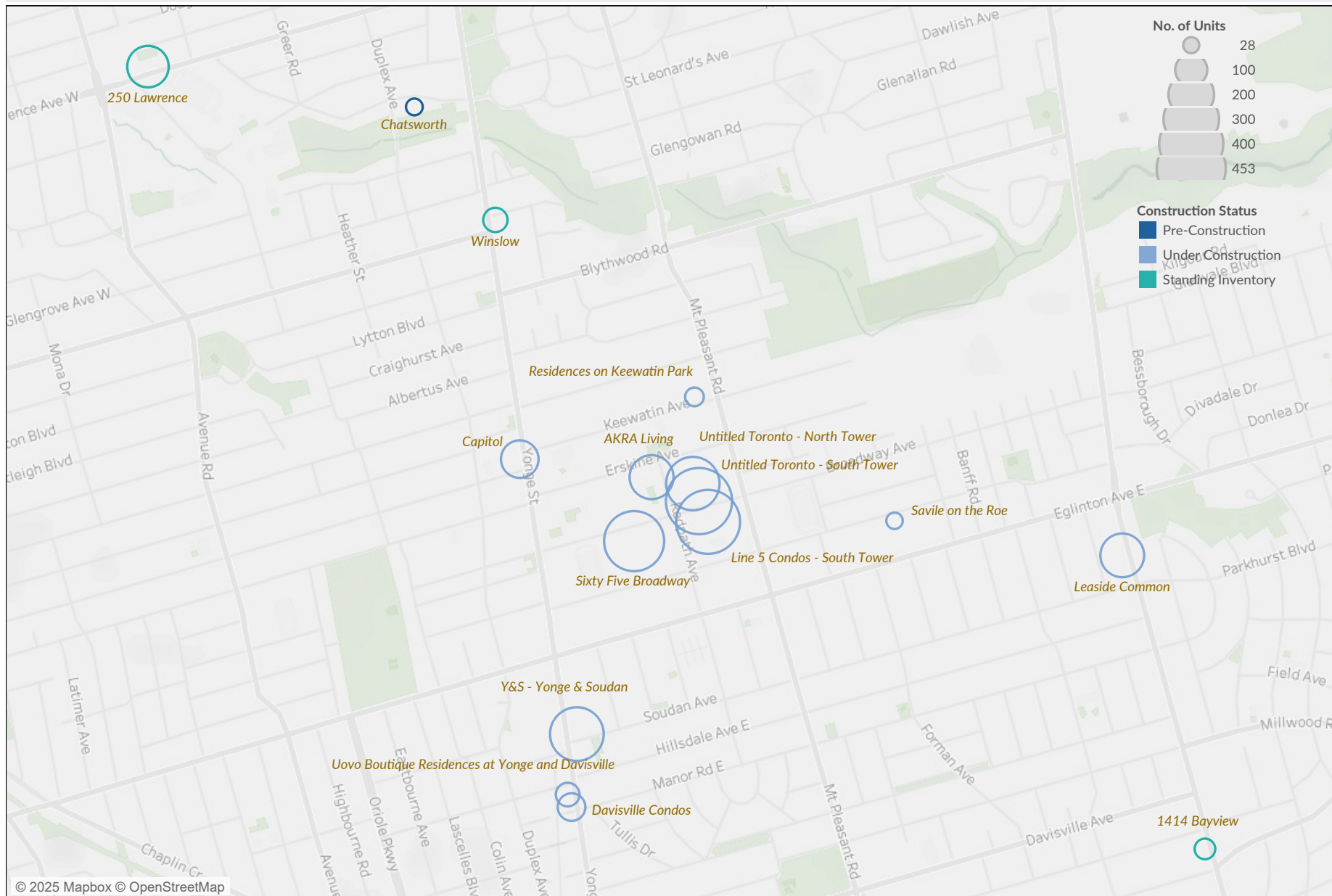


Post Launch Absorption: North Toronto



North Toronto Submarket Report - January 2025

Current Active Projects



North Toronto Submarket Report - January 2025

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 \$/SF
250 Lawrence - Graywood Developments	Apartment	October 2023	1	1	14	178	\$1,280	\$1,349
1414 Bayview - Gairloch	Apartment	September 2024	0	0	9	44	\$1,470	\$1,829
AKRA Living - Curated Properties	Apartment	May 2026	0	0	53	200	\$1,520	\$1,468
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	0	0	37	146	\$1,395	\$1,576
Chatsworth - Times Group Corporation	Apartment	July 2027	0	0	24	29	\$2,400	\$2,400
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	1	17	198	\$1,309	\$1,692
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	March 2025	0	0	14	423	\$1,017	\$1,610
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	March 2025	0	0	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	0	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	0	18	58	\$1,143	\$1,678
Winslow - Devron	Apartment	July 2023	0	0	7	61	\$1,469	\$1,886
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	December 2025	0	0	10	298	\$1,115	\$1,538

North Toronto Submarket Report - January 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	4	15
Central Waterfront	8	4
Don Mills - York Mills	0	8
Downtown Core	0	6
Downtown East	5	18
Downtown West	15	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	2	4
Mississauga City Centre	1	10
North Toronto	2	16
North Yonge Corridor	0	9
North York East		
North York West	1	10
Not Applicable	50	169
Scarborough City Centre		
Sheppard Corridor	3	9
Thornhill	0	2
Toronto East	0	6
Toronto West	10	18
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,965	515	\$2,486	1,107	\$2,752,763
1,818	823	\$1,697	902	\$1,531,085
1,797	282	\$1,221	791	\$966,545
3,675	446	\$1,866	784	\$1,462,216
5,317	1,157	\$1,425	710	\$1,012,109
7,121	1,267	\$1,861	927	\$1,724,439
553	12	\$1,649	782	\$1,289,608
889	203	\$1,055	799	\$842,676
4,798	651	\$1,231	662	\$815,241
2,551	348	\$1,581	957	\$1,513,598
2,716	788	\$1,618	679	\$1,099,491
1,196	631	\$1,322	761	\$1,006,390
26,815	8,578	\$1,162	732	\$851,235
1,901	402	\$1,413	808	\$1,141,978
416	27	\$1,553	1,661	\$2,580,278
901	171	\$1,262	657	\$829,004
3,039	443	\$1,214	925	\$1,122,811
1,100	162	\$2,117	987	\$2,088,585



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