

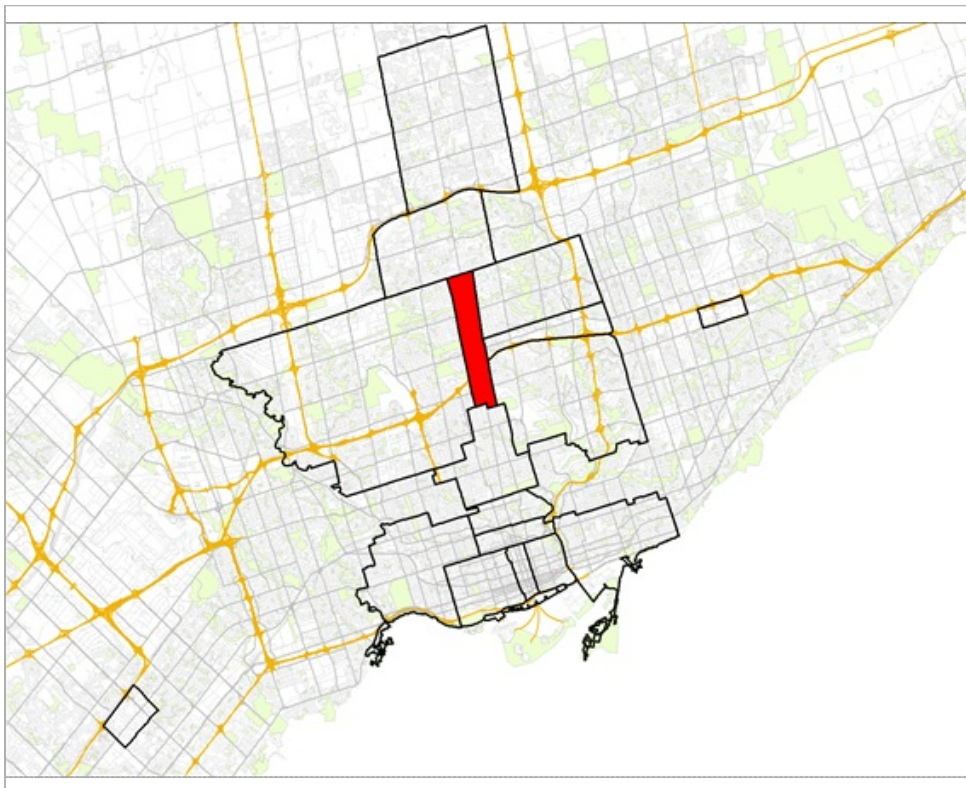


Greater Toronto Area | North Yonge Corridor New Homes High Rise Submarket Report

Data as of January 2025

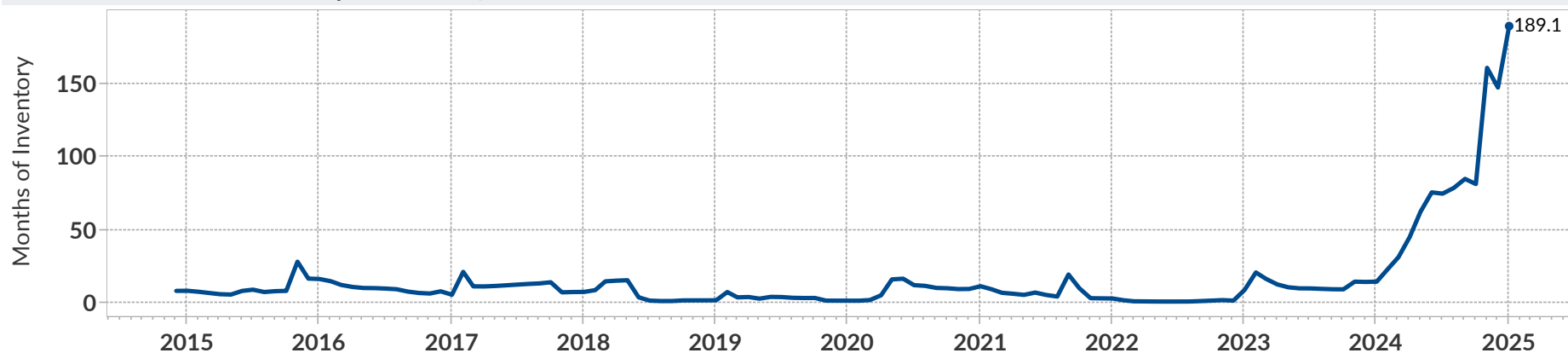


North Yonge Corridor Submarket Report - January 2025



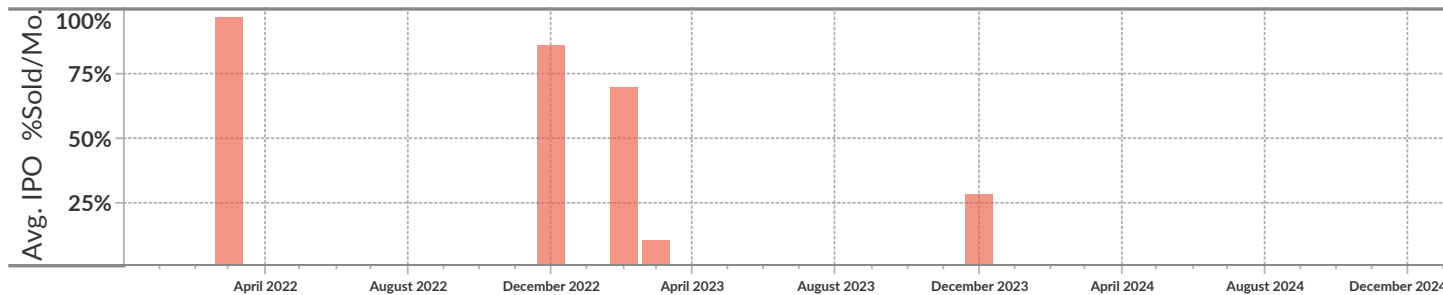
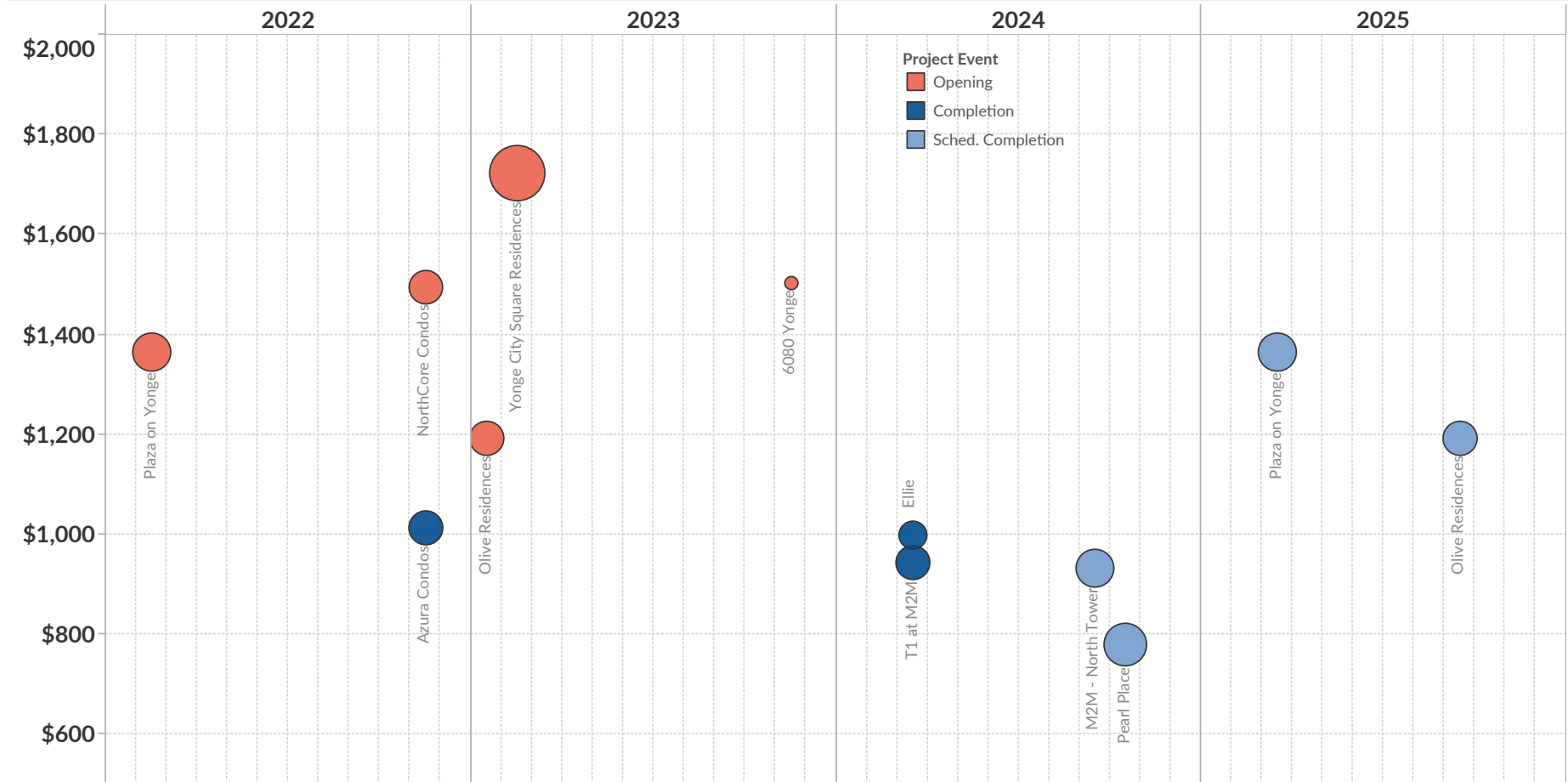
North Yonge Corridor		GTA
Distinct count of Site Name	9	335
No. of Units	3,504	86,474
Total Sales	2,716	69,568
Act Inv	788	16,906
Avg. \$/sf	\$1,618	\$1,405
Avg. Project \$/SF	\$1,397	\$1,311
Avg. SF	679	779
Avg. \$	\$1,099,491	\$1,094,003
Current Month Sales	0	101

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

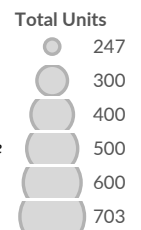


North Yonge Corridor Submarket Report - January 2025

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



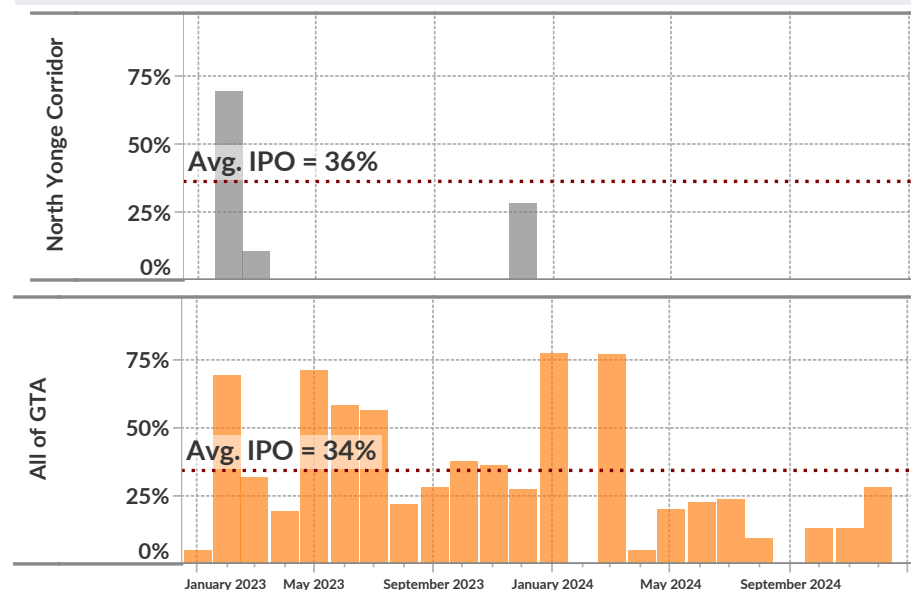
North Yonge Corridor Submarket Report - January 2025

Project Data by Unit Type

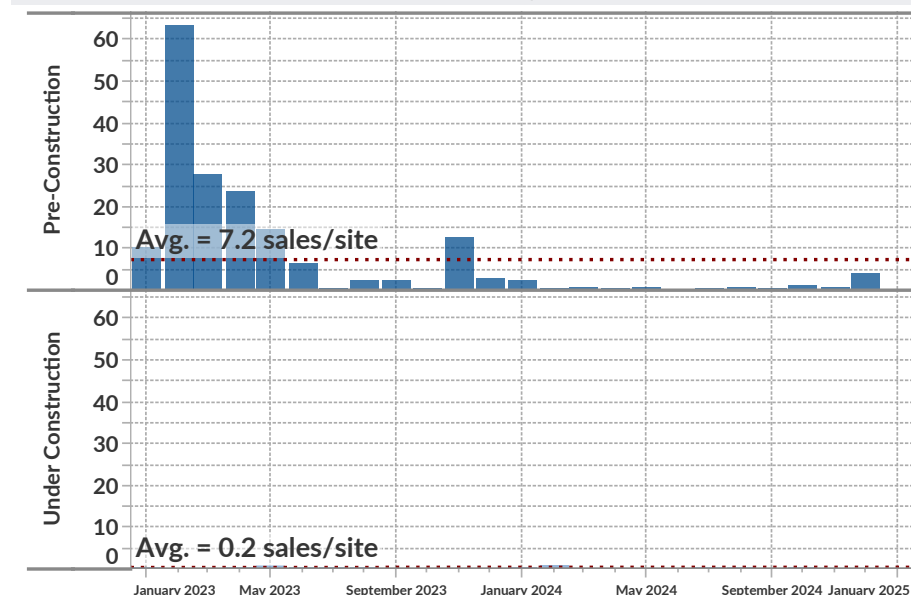
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	230	0	129	101
1 Bedroom	650	0	543	107
1 Bedroom + Den	1,003	0	789	214
2 Bedroom	1,082	0	900	182
2 Bedroom + Den	191	0	134	57
3 Bedroom & Up	275	0	164	111
Penthouse	20	0	20	0
Other	37	0	31	6

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,583	333	620	\$504,000	\$728,990
\$1,468	442	752	\$651,000	\$1,092,500
\$1,486	535	752	\$674,900	\$1,070,000
\$1,423	613	1,037	\$828,000	\$1,660,000
\$1,565	737	1,394	\$757,000	\$2,355,000
\$2,136	840	1,546	\$1,039,900	\$3,423,000
\$1,605	1,019	1,614	\$1,720,000	\$2,505,000

IPO Launch Performance (first 2 months)

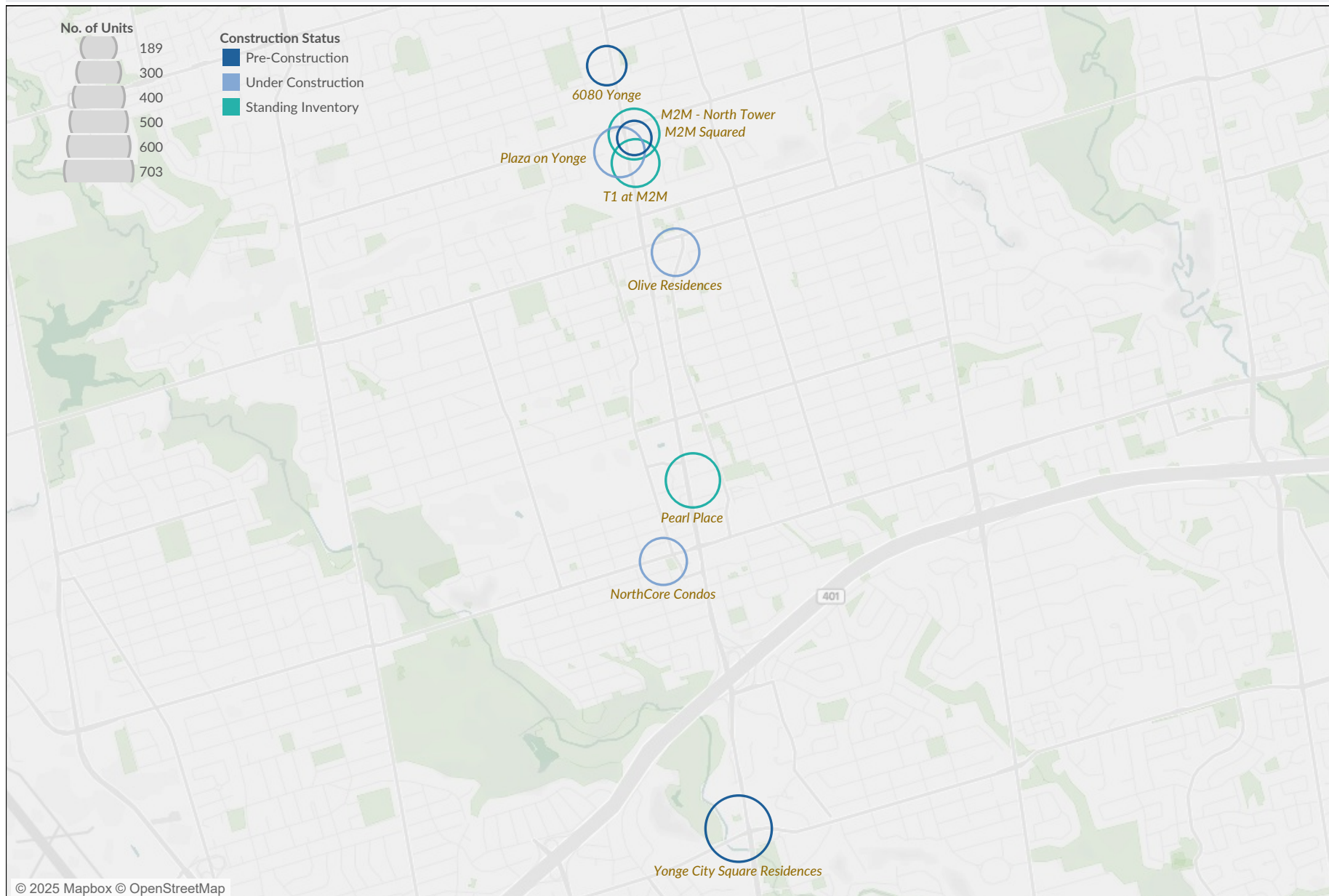


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - January 2025

Current Active Projects



North Yonge Corridor 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
6080 Yonge - Tridel and Arkfield Development	Apartment	March 2028	0	0	152	247	\$1,503	\$1,518
M2M - North Tower - Aoyuan International	Apartment	September 2024	0	0	9	412	\$933	\$1,091
M2M Squared - Aoyuan International	Apartment	January 2028	0	0	0	189	\$1,417	\$1,422
NorthCore Condos - Fieldgate Homes and Westdale Properties	Apartment	March 2027	0	0	38	353	\$1,495	\$1,530
Olive Residences - Capital Developments	Apartment	January 2026	0	0	8	360	\$1,193	\$1,265
Pearl Place - Conservatory Group	Apartment	January 2025	0	0	46	469	\$780	\$1,670
Plaza on Yonge - Plaza	Apartment	August 2025	0	0	12	407	\$1,365	\$1,336
T1 at M2M - Aoyuan International	Apartment	March 2024	0	0	6	364	\$944	\$1,035
Yonge City Square Residences - Gupta Group	Apartment	April 2027	0	0	517	703	\$1,723	\$1,707

North Yonge Corridor 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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