

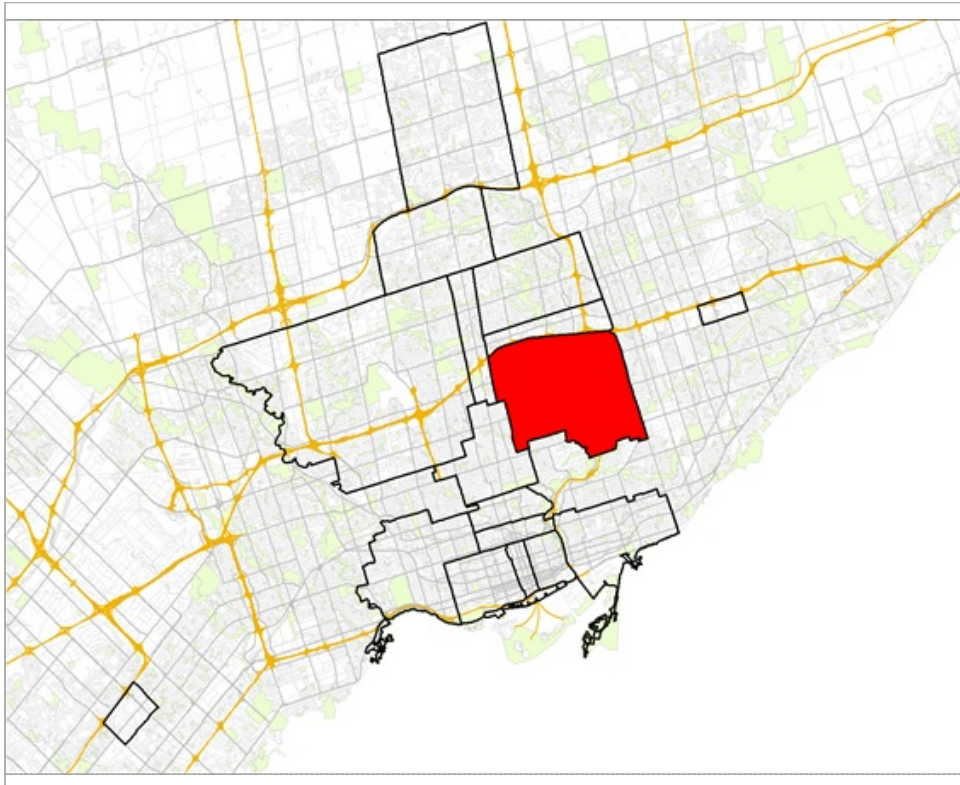


## Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of January 2025

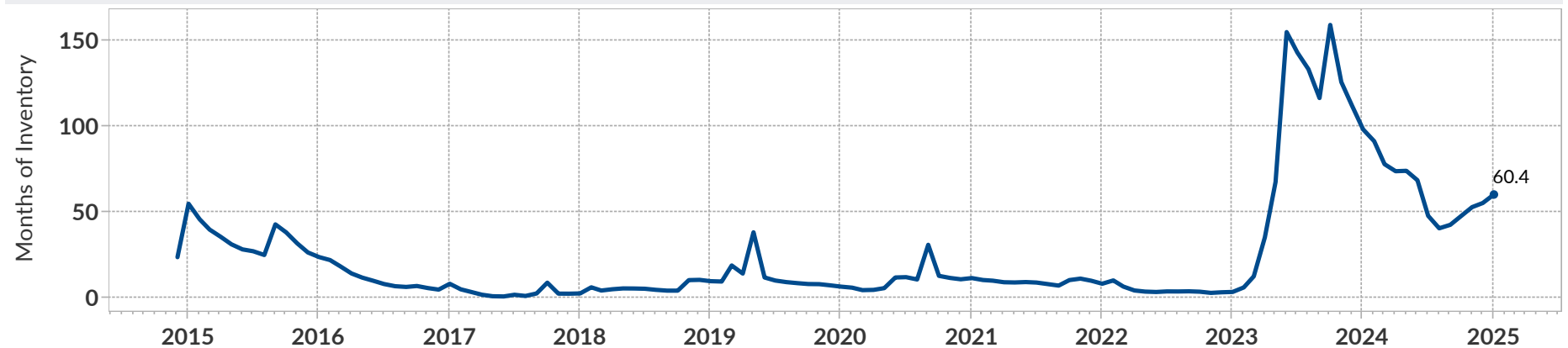


# Don Mills - York Mills Submarket Report - January 2025



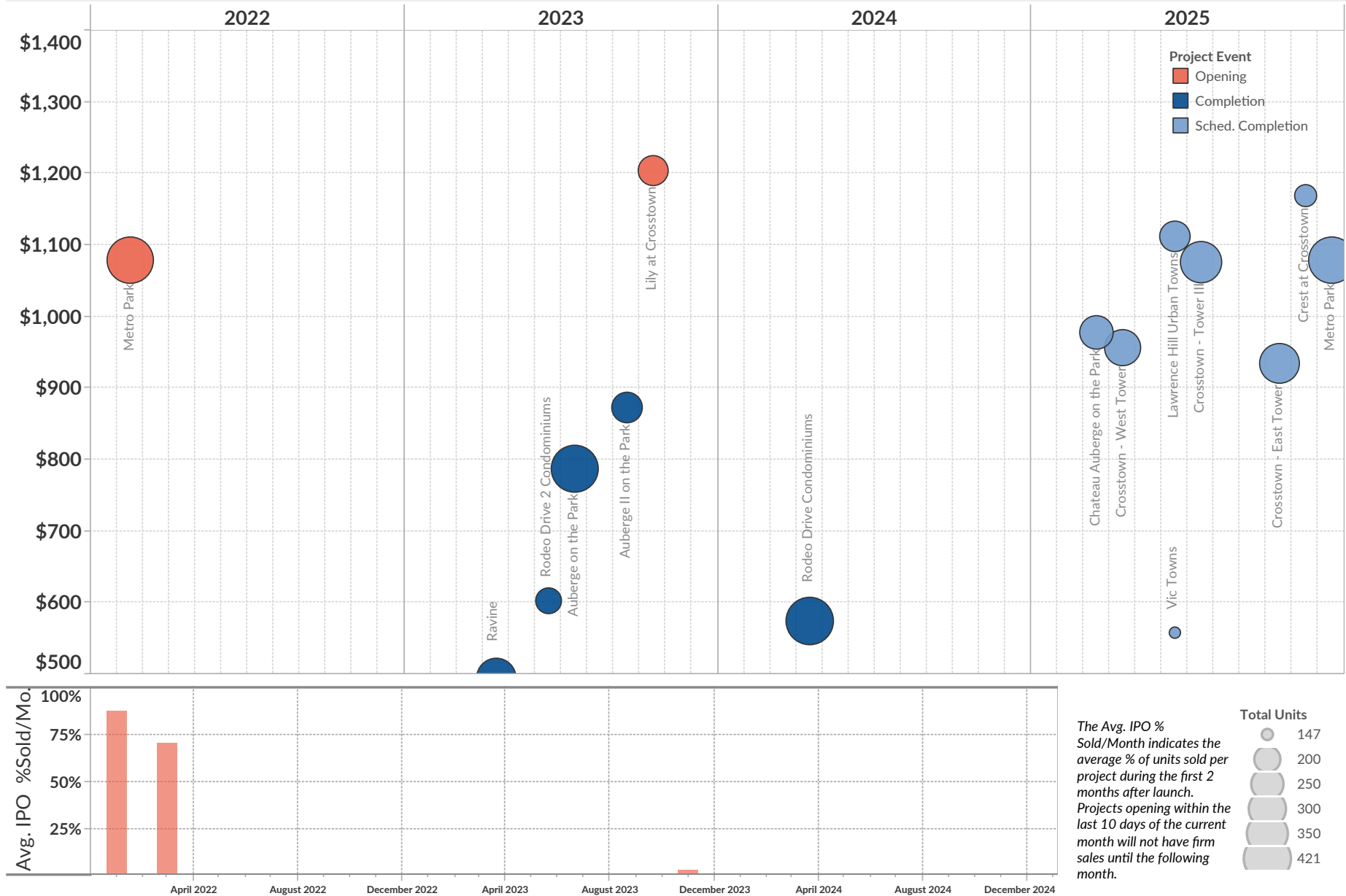
| Don Mills - York Mills      |           | GTA         |
|-----------------------------|-----------|-------------|
| Distinct count of Site Name | 8         | 335         |
| No. of Units                | 2,079     | 86,474      |
| Total Sales                 | 1,797     | 69,568      |
| Act Inv                     | 282       | 16,906      |
| Avg. \$/sf                  | \$1,221   | \$1,405     |
| Avg. Project \$/SF          | \$1,181   | \$1,311     |
| Avg. SF                     | 791       | 779         |
| Avg. \$                     | \$966,545 | \$1,094,003 |
| Current Month Sales         | 0         | 101         |

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



# Don Mills - York Mills Submarket Report - January 2025

## Recent Project Openings, Completions & Scheduled Completions



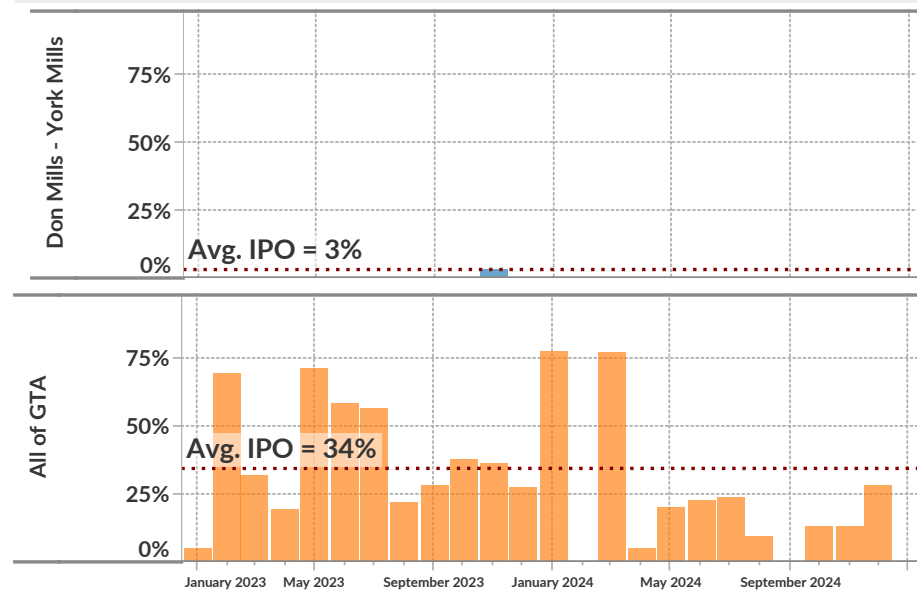
# Don Mills - York Mills Submarket Report - January 2025

## Project Data by Unit Type

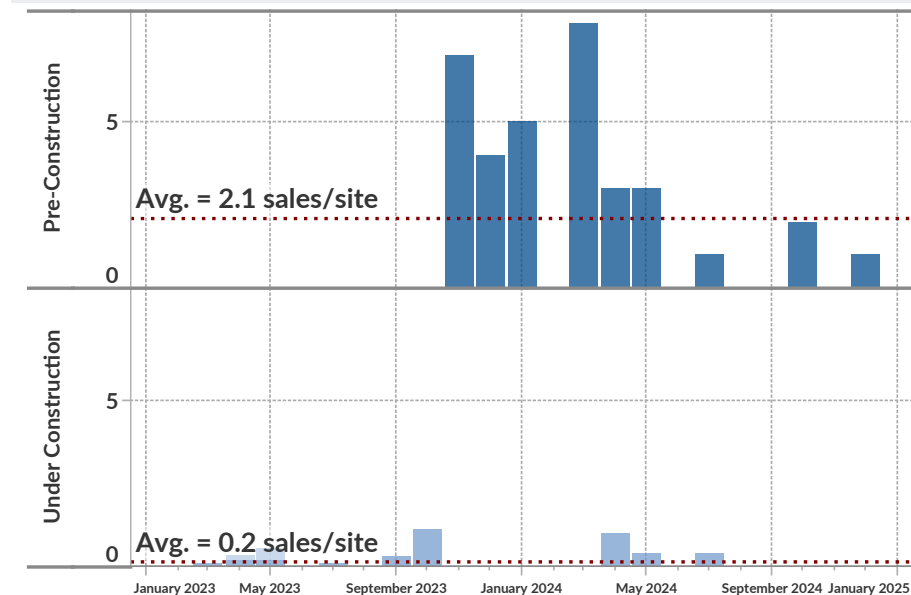
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 10           | 0                   | 10          | 0       |
| 1 Bedroom       | 629          | 0                   | 588         | 41      |
| 1 Bedroom + Den | 393          | 0                   | 344         | 49      |
| 2 Bedroom       | 566          | 0                   | 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)

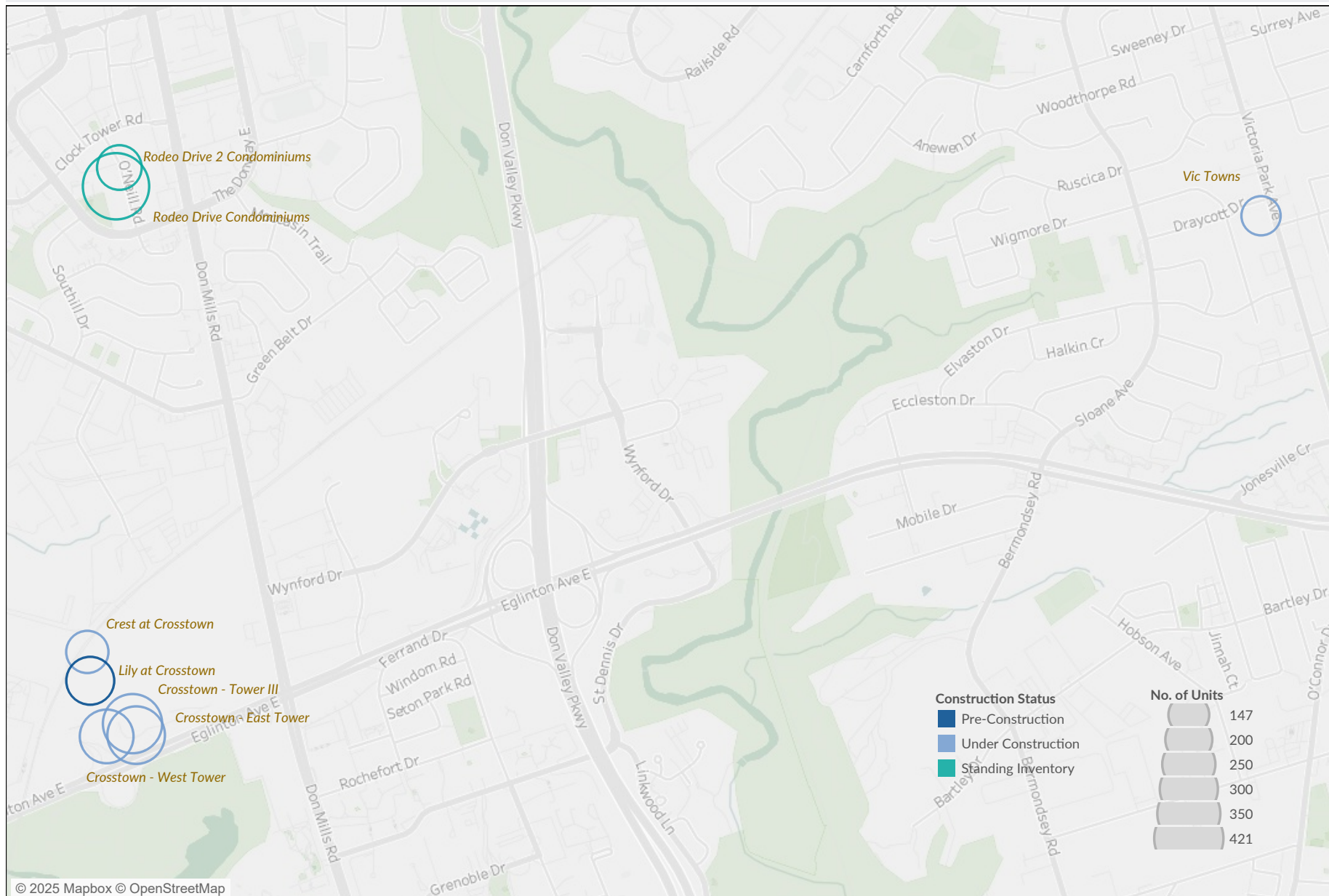


## Post Launch Absorption: Don Mills - York Mills



# Don Mills - York Mills Submarket Report - January 2025

## Current Active Projects



## Don Mills - York Mills 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 |
|----------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------|
| 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              | 0                   | 0   | 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      | June 2025               | 0                   | 0   | 13      | 147          | \$558               | \$1,121            |

# Don Mills - York Mills 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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