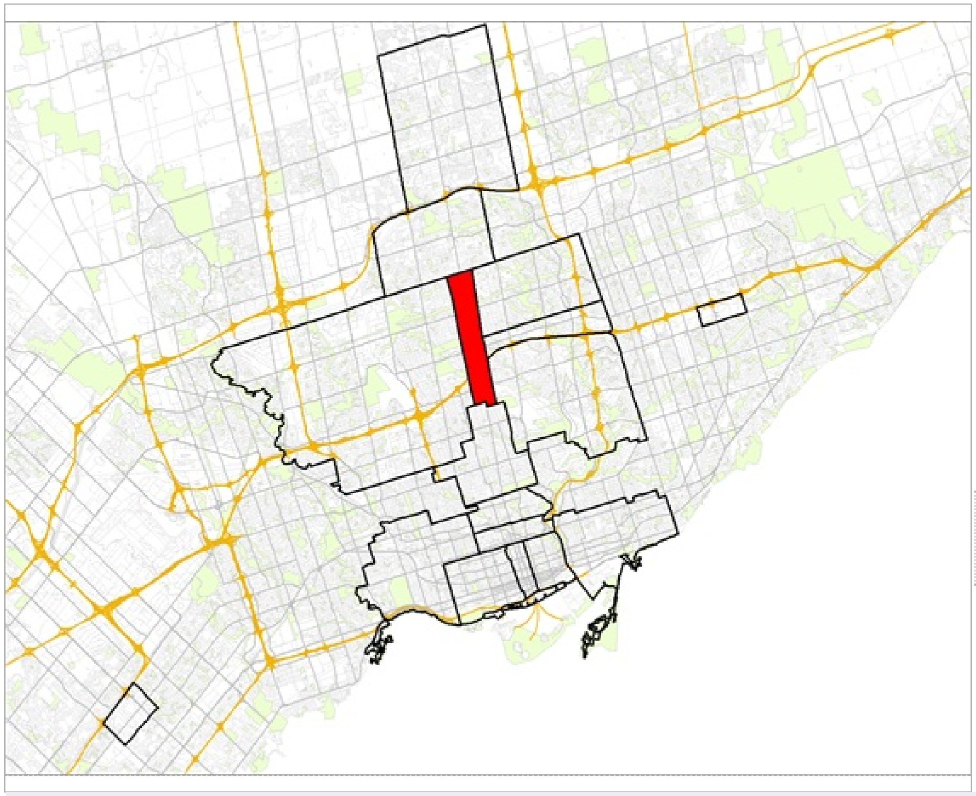
Greater Toronto Area | North Yonge Corridor

New Homes High Rise Submarket Report

Data as of February 2025

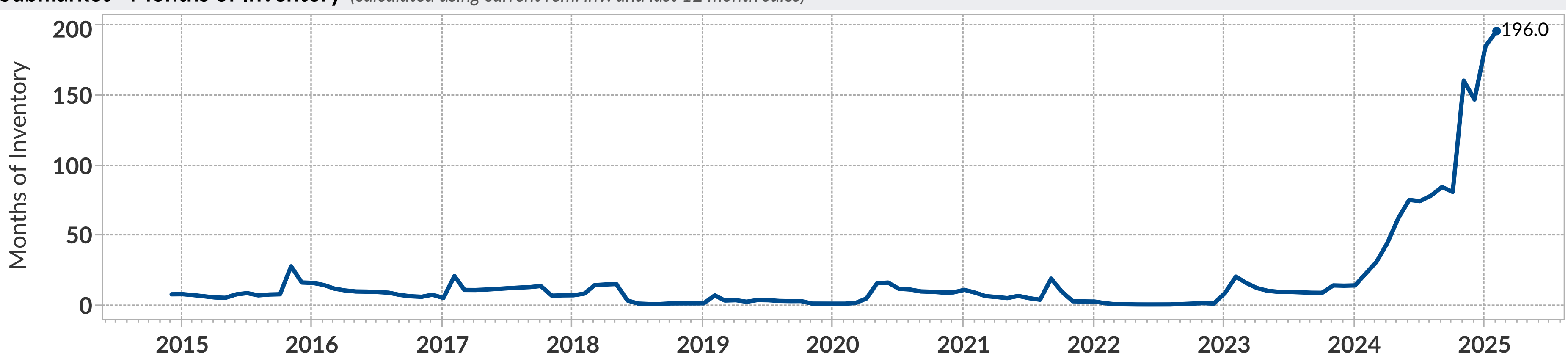
Altus Group

North Yonge Corridor Submarket Report - February 2025



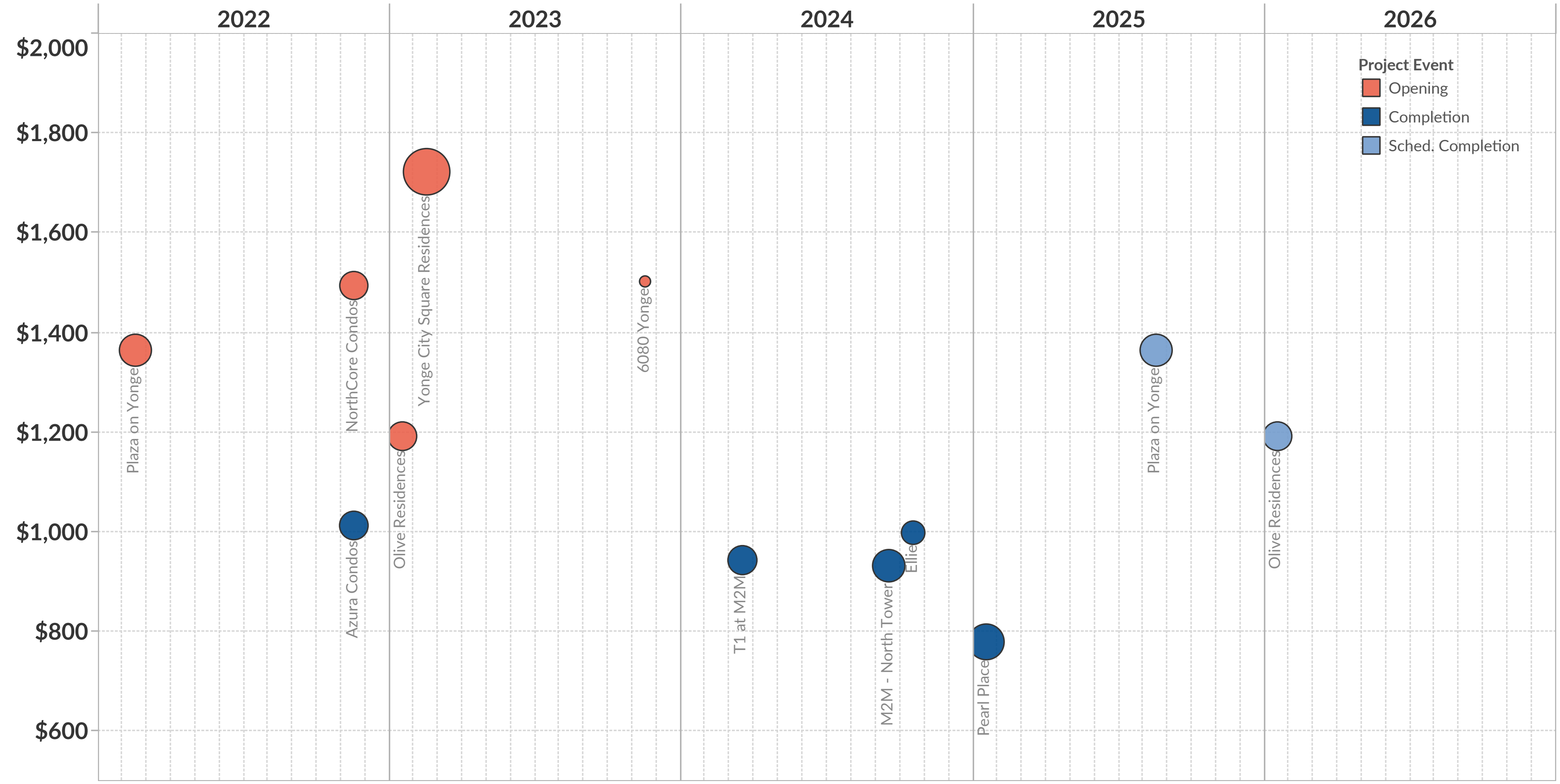
	North Yonge Corridor	GTA
Distinct count of Site Name	9	337
No. of Units	3,504	86,773
Total Sales	2,720	69,778
Act Inv	784	16,995
Avg. $/sf	$1,620	$1,404
Avg. Project $/SF	$1,395	$1,313
Avg. SF	677	779
Avg. $	$1,097,777	$1,093,395
Current Month Sales	3	152

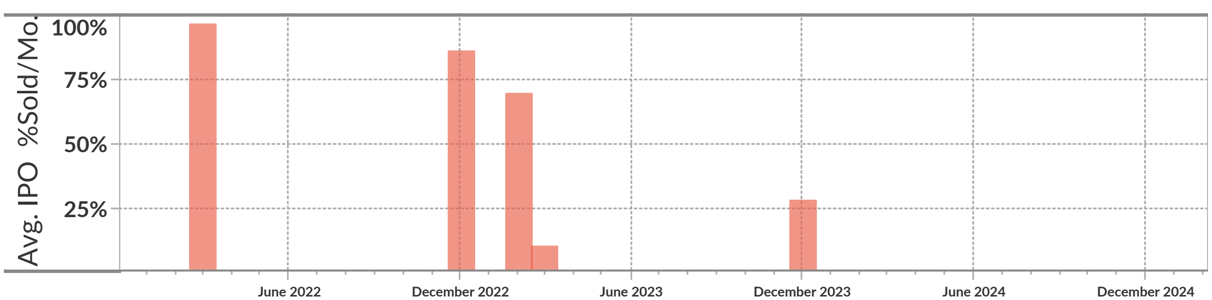
Submarket - Months of Inventory *(calculated using current rem. inv. and last 12 month sales)*



North Yonge Corridor Submarket Report - February 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.

Total Units
247
300
400
500
600
703

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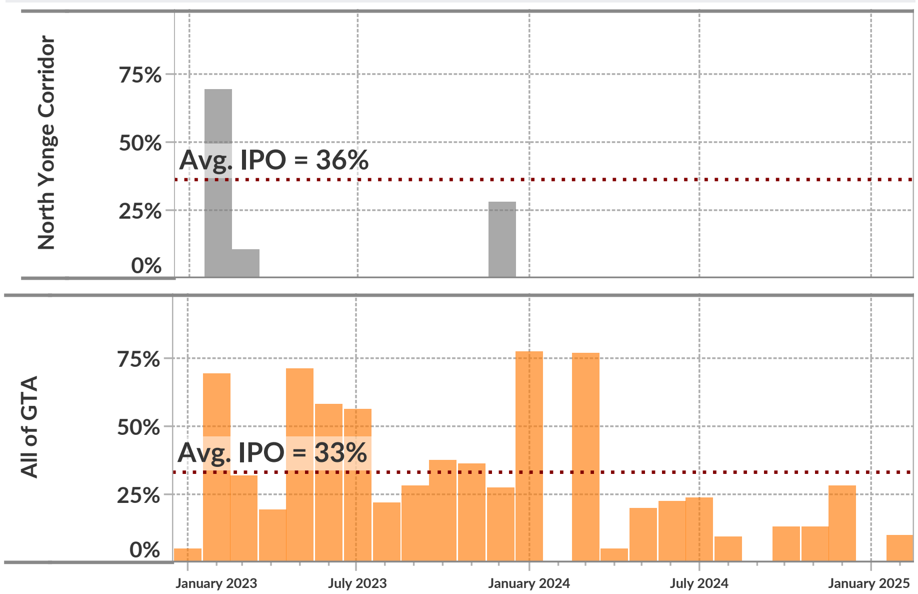
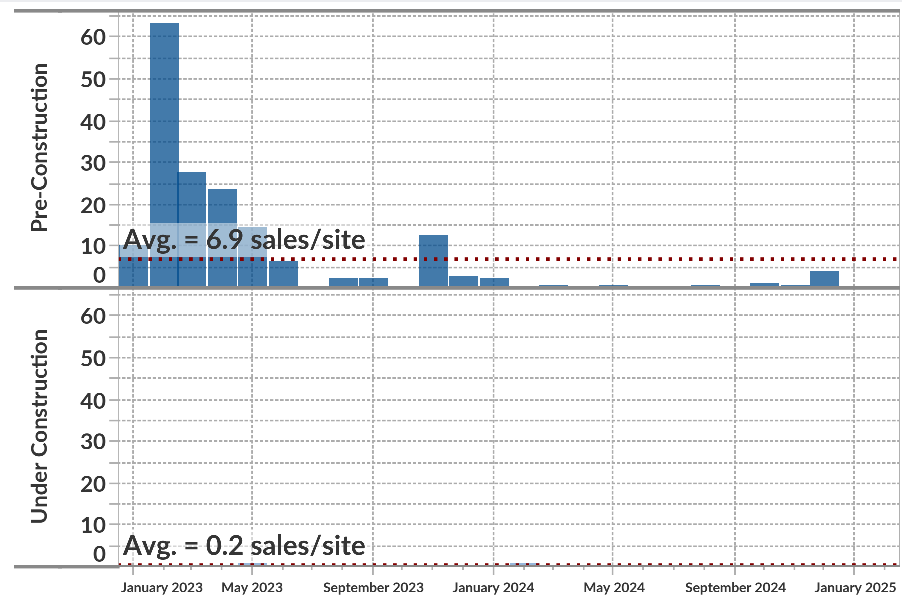
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	230	0	129	101	$1,583	333	620	$504,000	$728,990
1 Bedroom	650	0	543	107	$1,468	442	752	$651,000	$1,092,500
1 Bedroom + Den	1,003	0	789	214	$1,486	535	752	$674,900	$1,070,000
2 Bedroom	1,082	0	900	182	$1,423	613	1,037	$828,000	$1,660,000
2 Bedroom + Den	191	2	137	54	$1,573	737	1,394	$757,000	$2,355,000
3 Bedroom & Up	275	0	164	111	$2,136	840	1,546	$1,039,900	$3,423,000
Penthouse	20	0	20	0					
Other	37	0	31	6	$1,605	1,019	1,614	$1,720,000	$2,505,000

IPO Launch Performance (first 2 months)

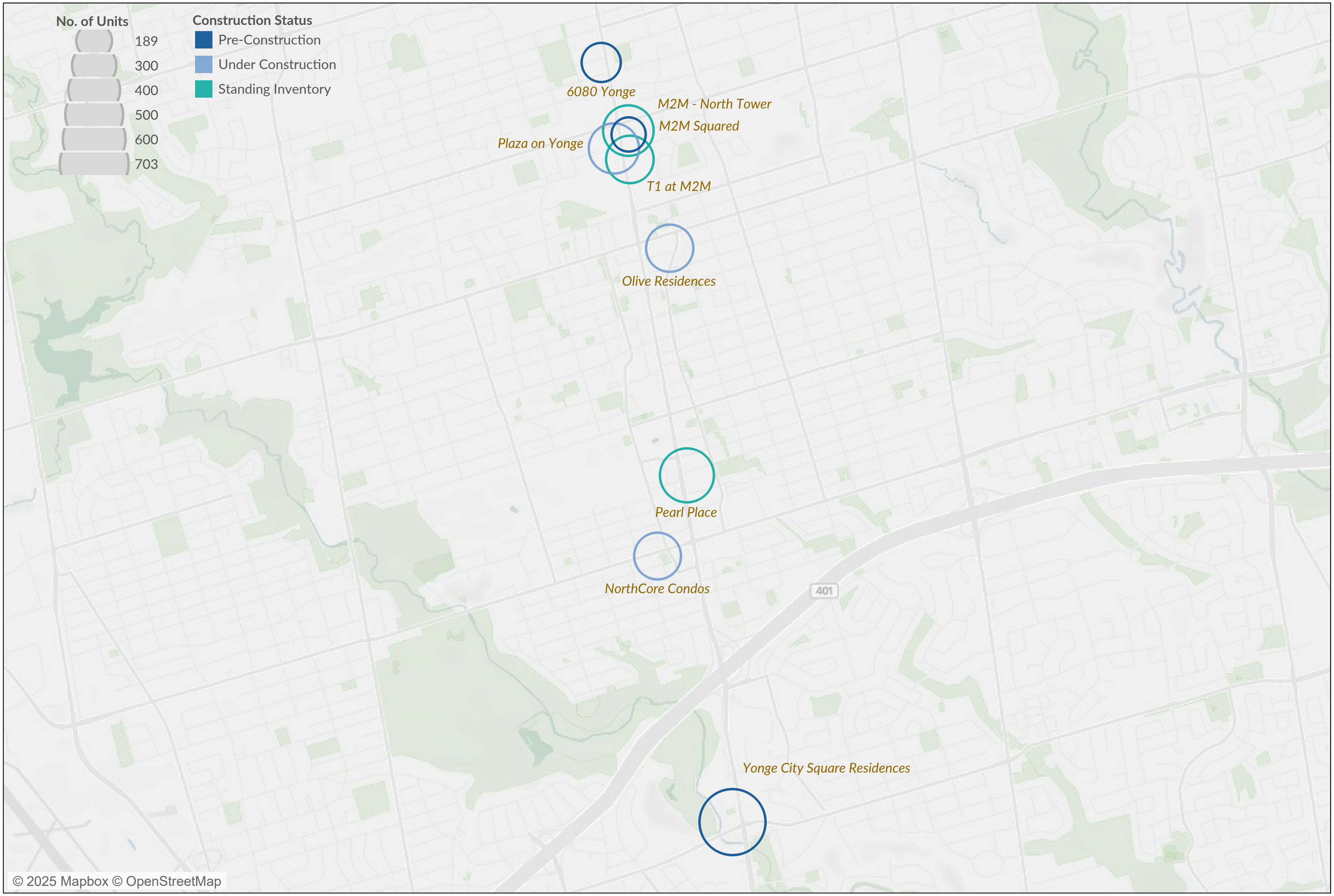


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - February 2025

Current Active Projects



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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	1	151	247	$1,503	$1,518
M2M - North Tower - Aoyuan International	Apartment	September 2024	1	1	8	412	$933	$1,056
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	1	1	7	360	$1,193	$1,281
Pearl Place - Conservatory Group	Apartment	January 2025	1	1	45	469	$780	$1,669
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 2028	0	0	517	703	$1,723	$1,707

North Yonge Corridor Submarket Report - February 2025

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Monthly Sales

Current GTA Active Projects

Sub Market	Current Month Sales	Distinct count of Site Name	Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
Bloor - Yorkville	3	15	2,970	510	$2,490	1,110	$2,763,736
Central Waterfront	2	4	1,821	820	$1,709	896	$1,531,229
Don Mills - York Mills	0	8	1,797	282	$1,221	791	$966,545
Downtown Core	2	6	3,677	444	$1,866	785	$1,464,427
Downtown East	3	18	5,330	1,144	$1,422	710	$1,010,262
Downtown West	13	23	7,142	1,246	$1,867	930	$1,737,522
Etobicoke Waterfront	0	1	553	12	$1,649	782	$1,289,608
Highway7 - Yonge	0	4	889	203	$1,055	799	$842,676
Mississauga City Centre	1	10	4,799	650	$1,230	662	$814,614
North Toronto	4	16	2,561	338	$1,599	932	$1,490,740
North Yonge Corridor	3	9	2,720	784	$1,620	677	$1,097,777
North York East							
North York West	3	10	1,200	627	$1,323	764	$1,010,069
Not Applicable	106	171	26,935	8,734	$1,159	730	$846,290
Scarborough City Centre							
Sheppard Corridor	3	9	1,913	413	$1,395	810	$1,129,161
Thornhill	0	2	416	27	$1,553	1,661	$2,580,278
Toronto East	1	6	902	170	$1,258	660	$829,998
Toronto West	6	18	3,047	435	$1,220	930	$1,135,614
Yonge - St. Clair	2	7	1,106	156	$2,152	1,232	$2,650,066

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