

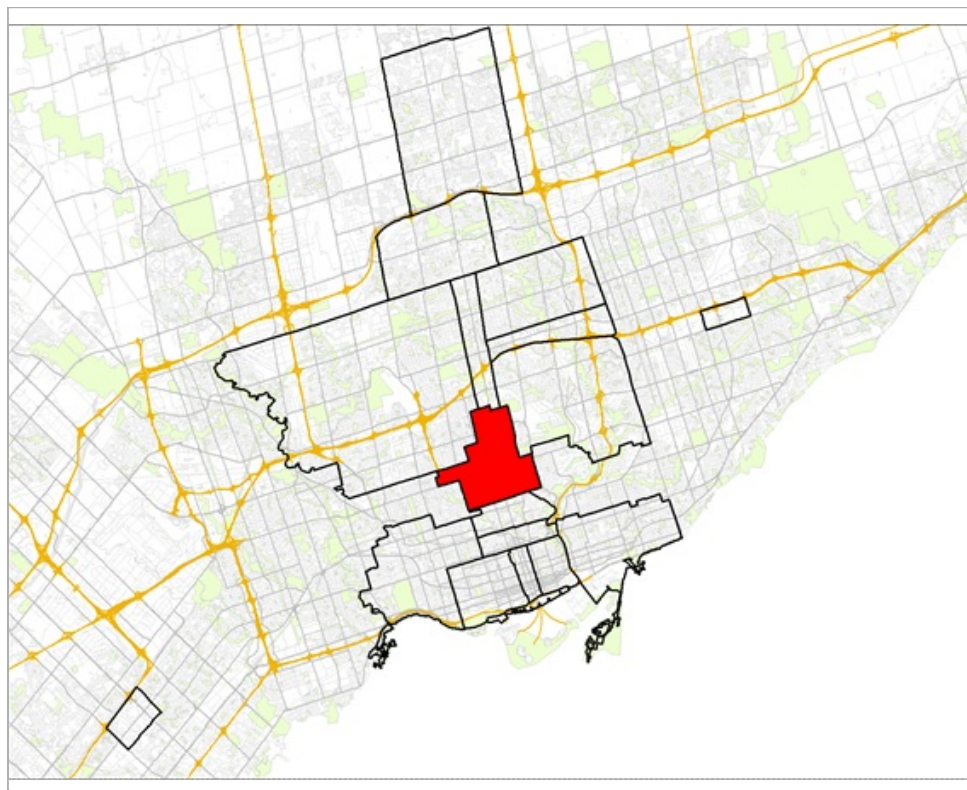


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of February 2025

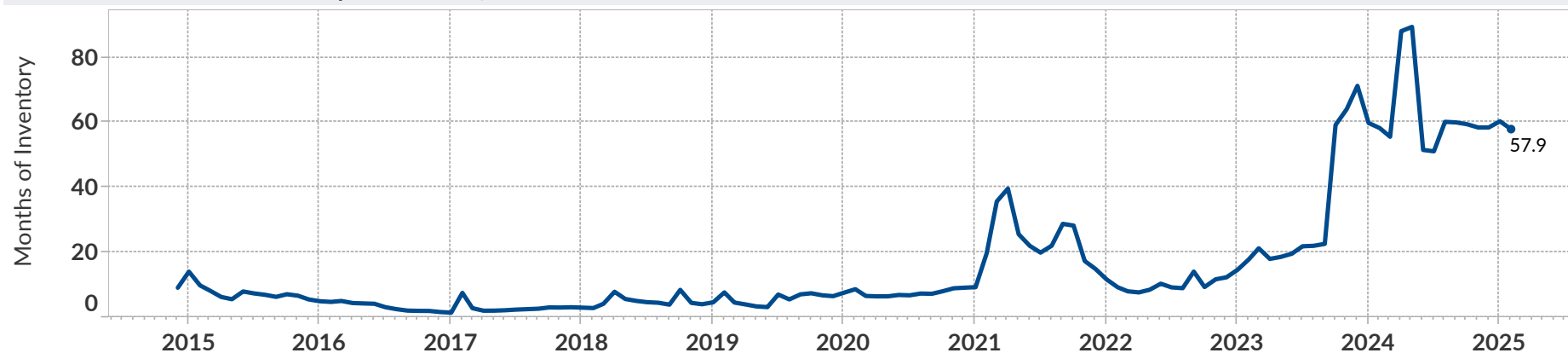


North Toronto Submarket Report - February 2025



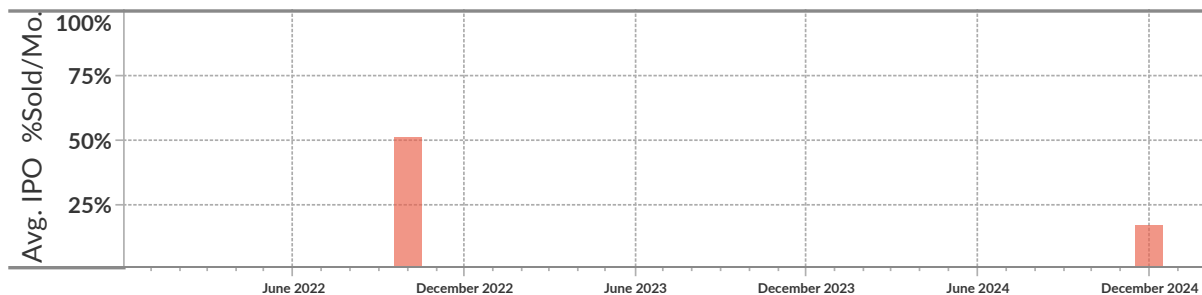
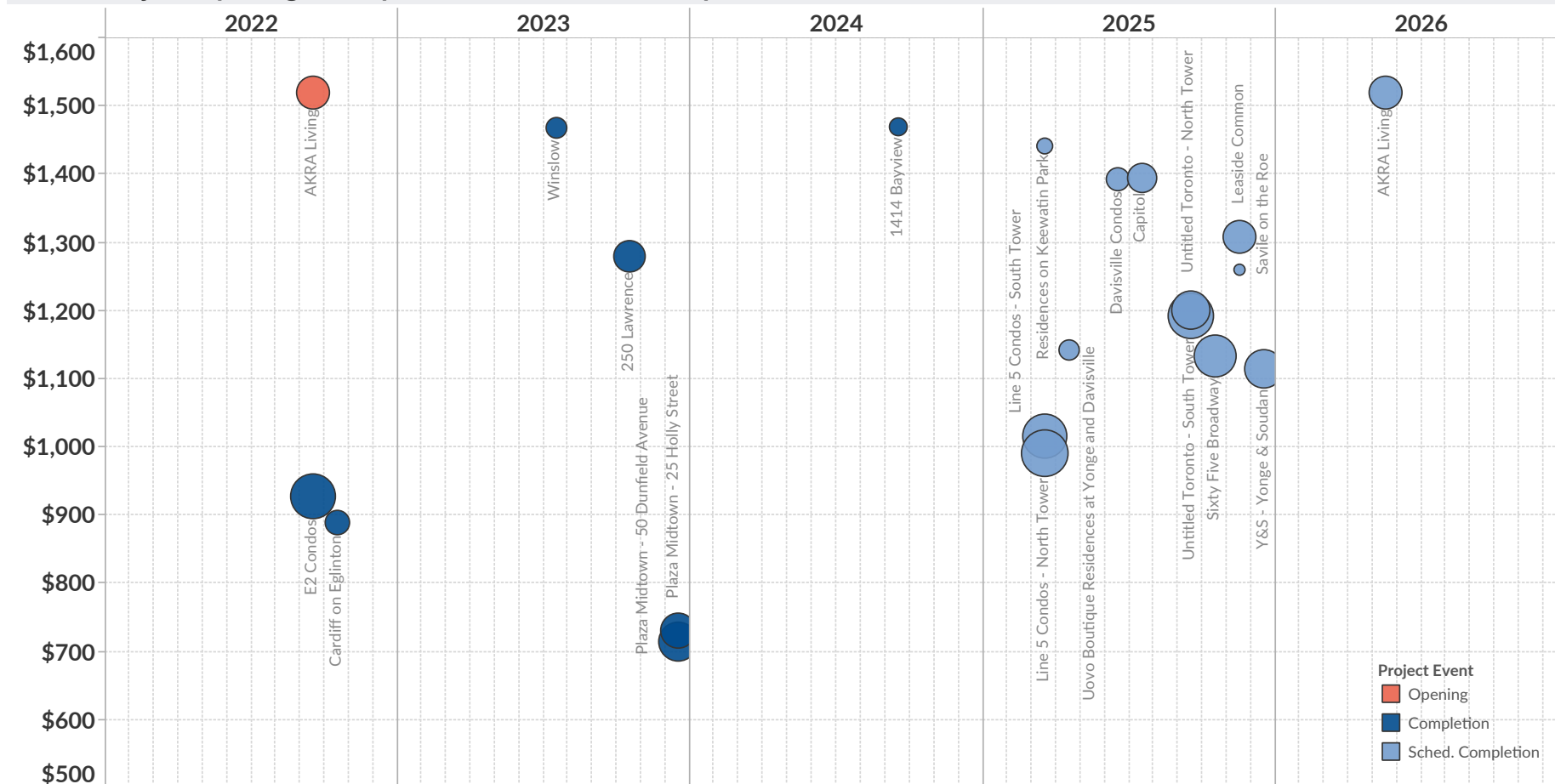
North Toronto		GTA
Distinct count of Site Name	16	337
No. of Units	2,899	86,773
Total Sales	2,561	69,778
Act Inv	338	16,995
Avg. \$/sf	\$1,599	\$1,404
Avg. Project \$/SF	\$1,627	\$1,313
Avg. SF	932	779
Avg. \$	\$1,490,740	\$1,093,395
Current Month Sales	4	152

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

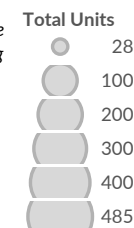


North Toronto Submarket Report - February 2025

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.



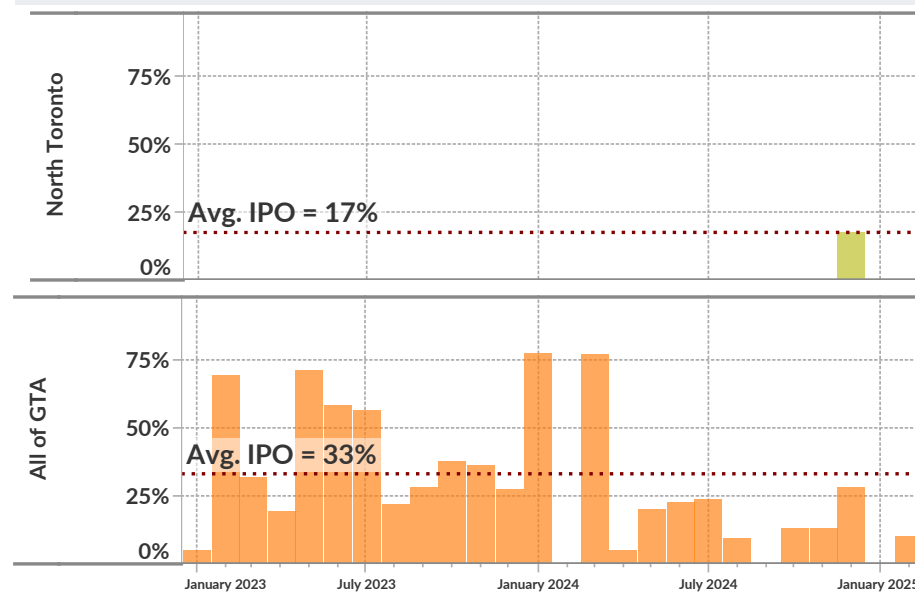
North Toronto Submarket Report - February 2025

Project Data by Unit Type

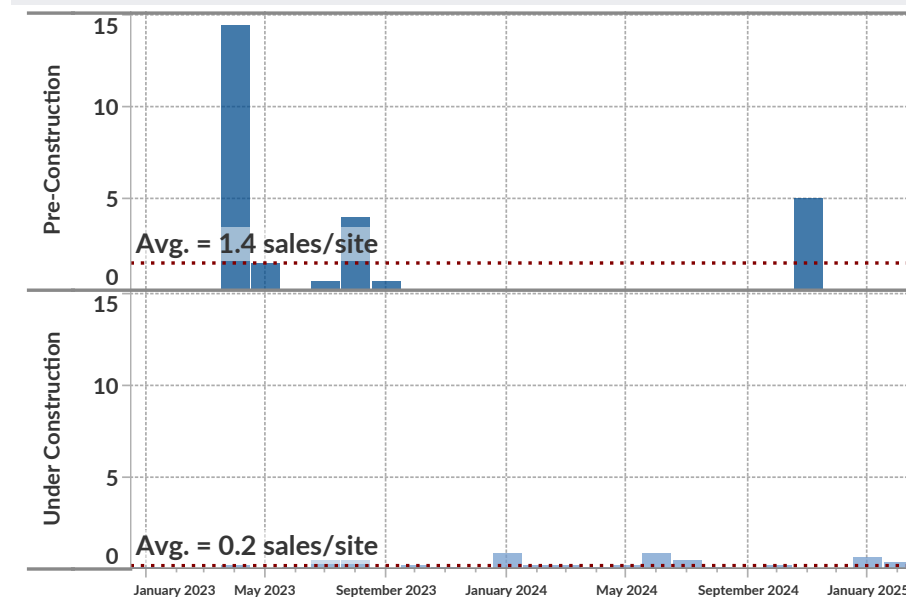
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	251	0	234	17
1 Bedroom	715	0	658	57
1 Bedroom + Den	633	0	585	48
2 Bedroom	710	4	623	87
2 Bedroom + Den	204	0	176	28
3 Bedroom & Up	318	0	237	81
Penthouse	28	0	21	7
Other	27	0	18	9

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,705	302	452	\$588,900	\$749,900
\$1,615	321	680	\$633,900	\$1,079,900
\$1,514	476	782	\$759,900	\$1,361,900
\$1,661	633	2,674	\$988,900	\$6,285,000
\$1,545	777	1,735	\$1,189,900	\$3,399,900
\$1,569	815	2,405	\$1,254,900	\$4,980,000
\$1,993	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)

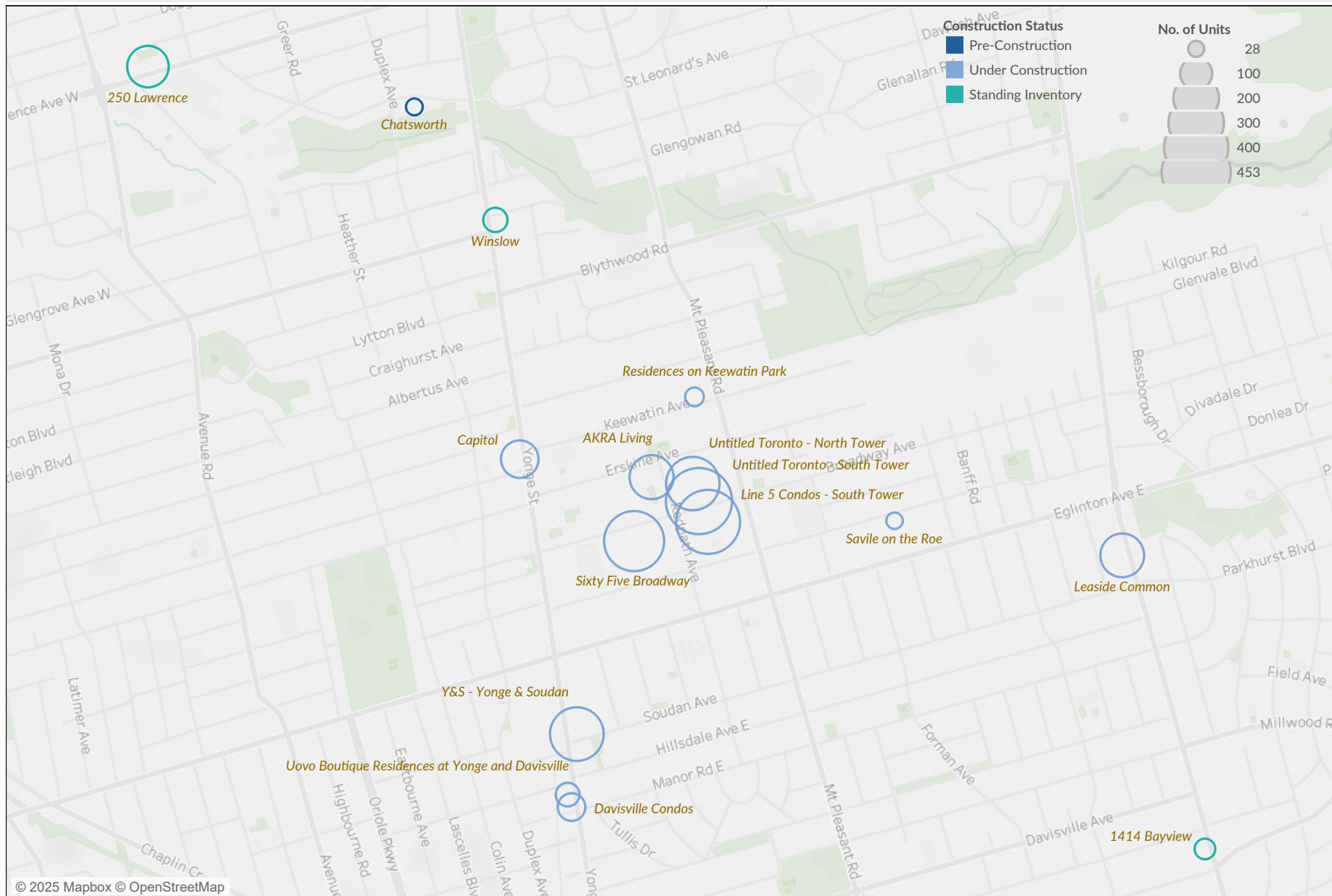


Post Launch Absorption: North Toronto



North Toronto Submarket Report - February 2025

Current Active Projects



North Toronto Submarket Report - February 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	0	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	4	11	40	200	\$1,520	\$1,633
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	0	1	17	198	\$1,309	\$1,692
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	March 2025	0	0	17	423	\$1,017	\$1,576
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	April 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 - February 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 15
Central Waterfront	• 2	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 2	• 6
Downtown East	• 3	• 18
Downtown West	• 13	• 23
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 1	• 10
North Toronto	• 4	• 16
North Yonge Corridor	• 3	• 9
North York East		
North York West	• 3	• 10
Not Applicable	• 106	• 171
Scarborough City Centre		
Sheppard Corridor	• 3	• 9
Thornhill	• 0	• 2
Toronto East	• 1	• 6
Toronto West	• 6	• 18
Yonge - St. Clair	• 2	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,970	• 510	• \$2,490	• 1,110	• \$2,763,736
• 1,821	• 820	• \$1,709	• 896	• \$1,531,229
• 1,797	• 282	• \$1,221	• 791	• \$966,545
• 3,677	• 444	• \$1,866	• 785	• \$1,464,427
• 5,330	• 1,144	• \$1,422	• 710	• \$1,010,262
• 7,142	• 1,246	• \$1,867	• 930	• \$1,737,522
• 553	• 12	• \$1,649	• 782	• \$1,289,608
• 889	• 203	• \$1,055	• 799	• \$842,676
• 4,799	• 650	• \$1,230	• 662	• \$814,614
• 2,561	• 338	• \$1,599	• 932	• \$1,490,740
• 2,720	• 784	• \$1,620	• 677	• \$1,097,777
• 1,200	• 627	• \$1,323	• 764	• \$1,010,069
• 26,935	• 8,734	• \$1,159	• 730	• \$846,290
• 1,913	• 413	• \$1,395	• 810	• \$1,129,161
• 416	• 27	• \$1,553	• 1,661	• \$2,580,278
• 902	• 170	• \$1,258	• 660	• \$829,998
• 3,047	• 435	• \$1,220	• 930	• \$1,135,614
• 1,106	• 156	• \$2,152	• 1,232	• \$2,650,066



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