

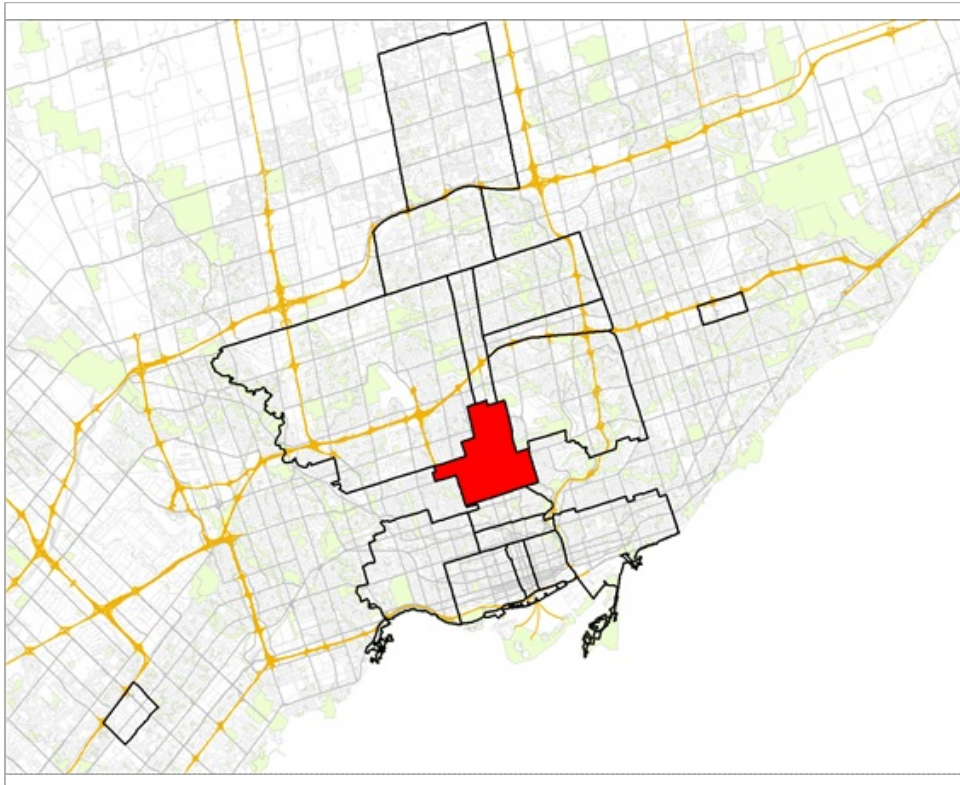


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of March 2025

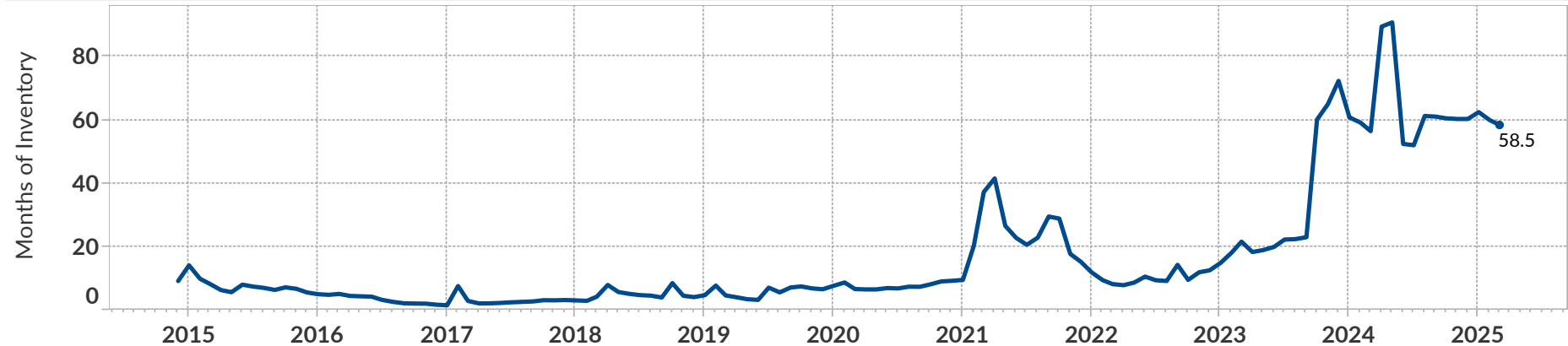


North Toronto Submarket Report - March 2025



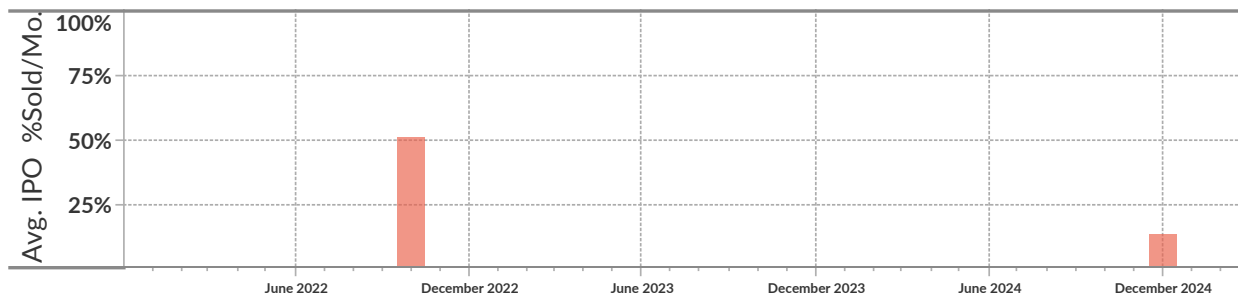
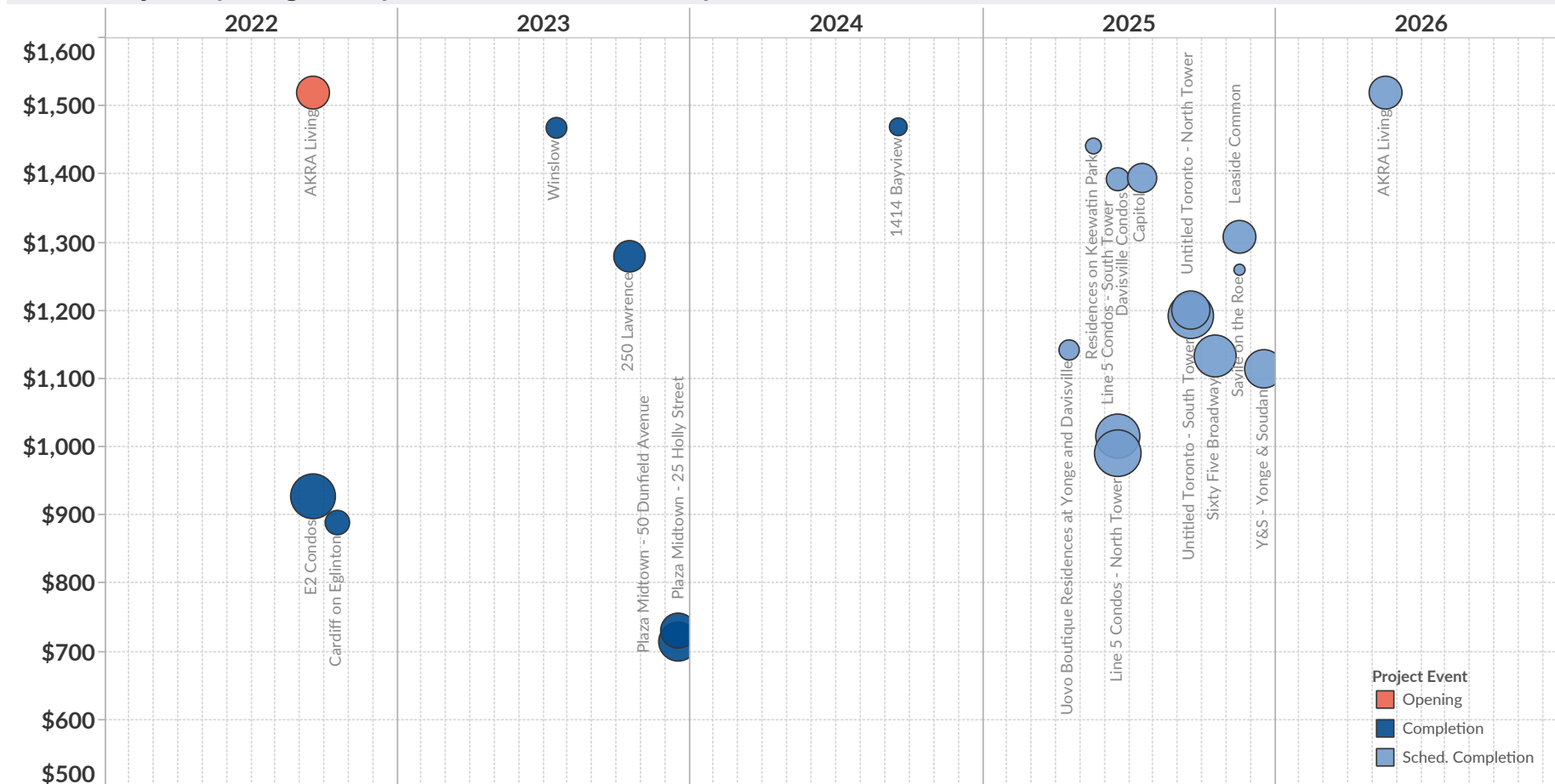
North Toronto		GTA
Distinct count of Site Name	16	334
No. of Units	2,899	85,947
Total Sales	2,558	69,144
Act Inv	341	16,803
Avg. \$/sf	\$1,593	\$1,401
Avg. Project \$/SF	\$1,615	\$1,311
Avg. SF	939	780
Avg. \$	\$1,495,930	\$1,092,679
Current Month Sales	4	160

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

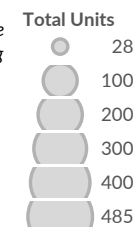


North Toronto Submarket Report - March 2025

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.



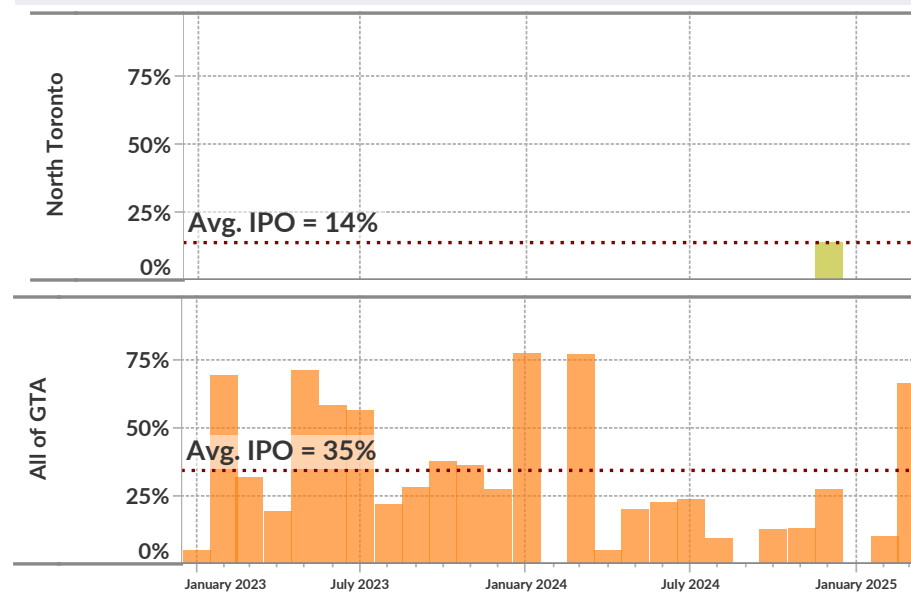
North Toronto Submarket Report - March 2025

Project Data by Unit Type

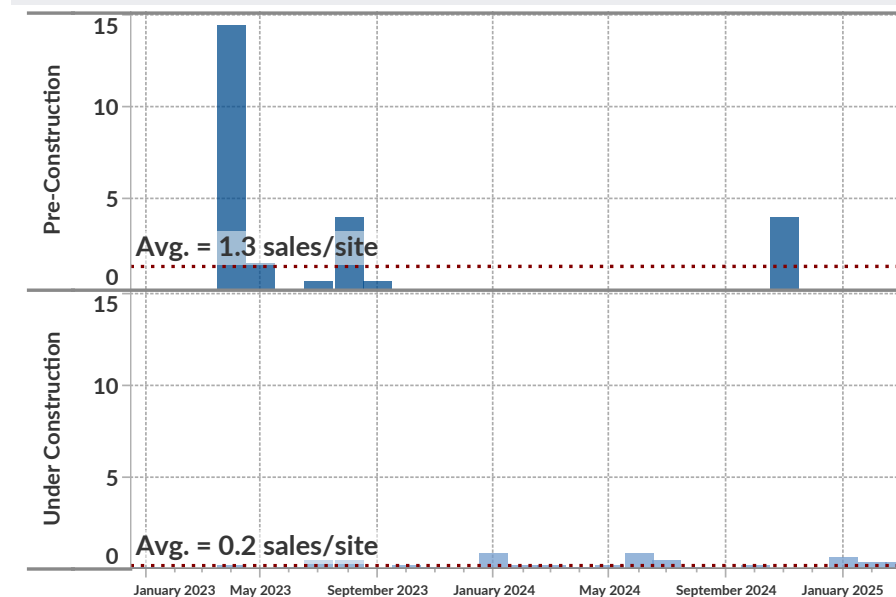
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	251	4	238	13
1 Bedroom	715	0	658	57
1 Bedroom + Den	633	0	585	48
2 Bedroom	710	0	617	93
2 Bedroom + Den	204	0	176	28
3 Bedroom & Up	318	0	236	82
Penthouse	28	0	21	7
Other	27	0	18	9

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,720	302	452	\$588,900	\$749,900
\$1,606	321	682	\$633,900	\$1,079,900
\$1,515	476	782	\$759,900	\$1,361,900
\$1,639	633	2,674	\$988,900	\$6,076,000
\$1,545	777	1,735	\$1,189,900	\$3,399,900
\$1,567	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)

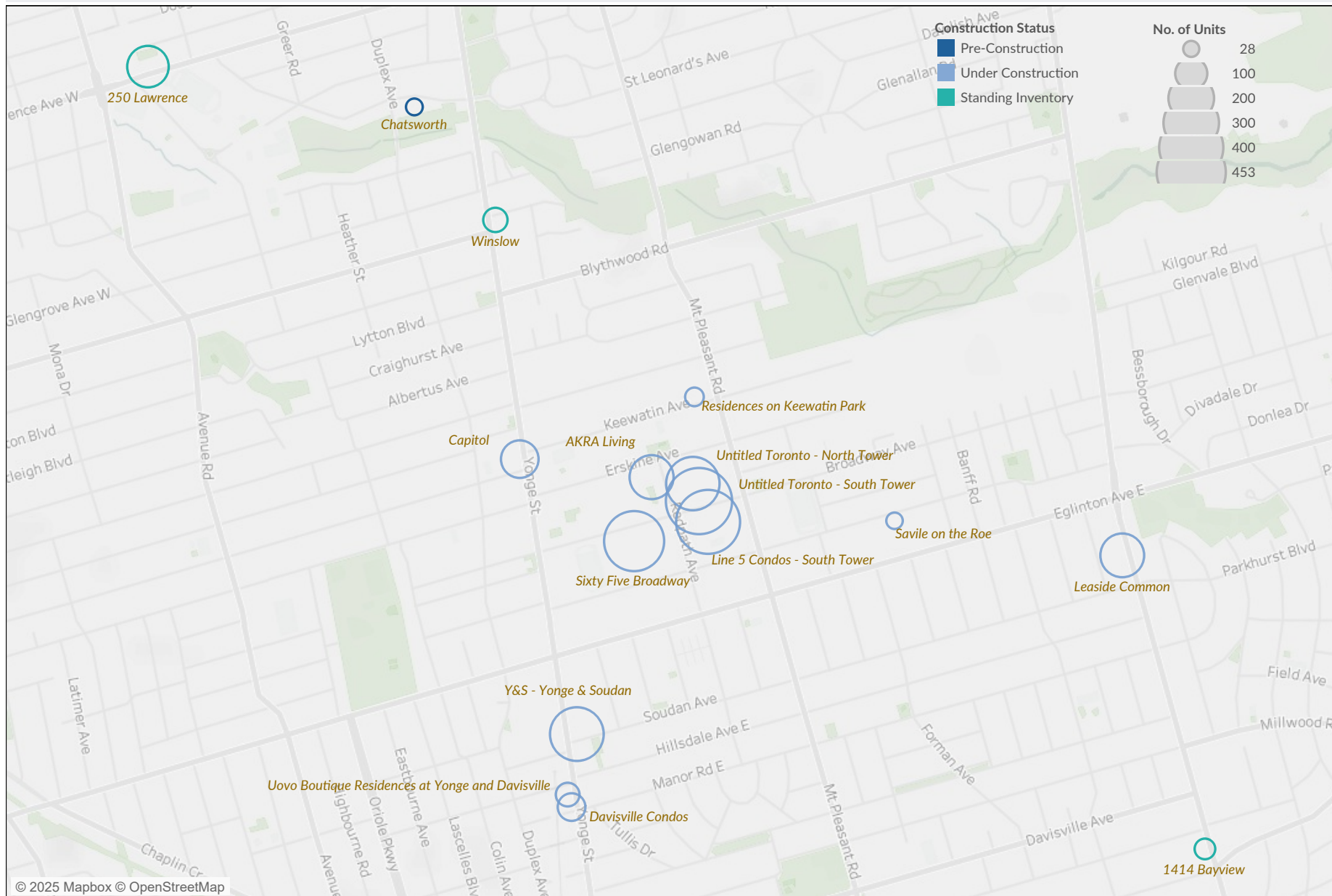


Post Launch Absorption: North Toronto



North Toronto Submarket Report - March 2025

Current Active Projects



North Toronto Submarket Report - March 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	15	44	\$1,470	\$1,710
AKRA Living - Curated Properties	Apartment	May 2026	4	15	36	200	\$1,520	\$1,626
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	25	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	June 2025	0	0	17	423	\$1,017	\$1,576
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	May 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	\$1,681
Winslow - Devron	Apartment	July 2023	0	0	7	61	\$1,469	\$1,825
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	December 2025	0	0	10	298	\$1,115	\$1,538

North Toronto Submarket Report - March 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	● 8	● 15
Central Waterfront	● 2	● 4
Don Mills - York Mills	● 0	● 8
Downtown Core	● 2	● 6
Downtown East	● 9	● 18
Downtown West	● 6	● 23
Etobicoke Waterfront	● 0	● 1
Highway7 - Yonge	● 0	● 4
Mississauga City Centre	● 2	● 10
North Toronto	● 4	● 16
North Yonge Corridor	● 3	● 9
North York East		
North York West	● 3	● 10
Not Applicable	● 109	● 170
Scarborough City Centre		
Sheppard Corridor	● 2	● 9
Thornhill	● 0	● 2
Toronto East	● 1	● 6
Toronto West	● 8	● 16
Yonge - St. Clair	● 1	● 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
● 2,978	● 502	● \$2,487	● 1,111	● \$2,762,801
● 1,823	● 818	● \$1,698	● 908	● \$1,541,892
● 1,797	● 282	● \$1,221	● 791	● \$966,545
● 3,679	● 442	● \$1,866	● 786	● \$1,466,658
● 5,338	● 1,136	● \$1,369	● 711	● \$973,636
● 7,133	● 1,255	● \$1,865	● 926	● \$1,727,951
● 553	● 12	● \$1,649	● 782	● \$1,289,608
● 889	● 203	● \$1,055	● 799	● \$842,676
● 4,801	● 648	● \$1,227	● 663	● \$813,191
● 2,558	● 341	● \$1,593	● 939	● \$1,495,930
● 2,723	● 781	● \$1,621	● 677	● \$1,097,116
● 1,203	● 624	● \$1,325	● 763	● \$1,010,661
● 26,739	● 8,671	● \$1,152	● 737	● \$848,497
● 1,915	● 411	● \$1,396	● 809	● \$1,130,235
● 416	● 27	● \$1,553	● 1,661	● \$2,580,278
● 903	● 169	● \$1,259	● 661	● \$831,439
● 2,589	● 326	● \$1,350	● 858	● \$1,158,951
● 1,107	● 155	● \$2,153	● 1,236	● \$2,661,060



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