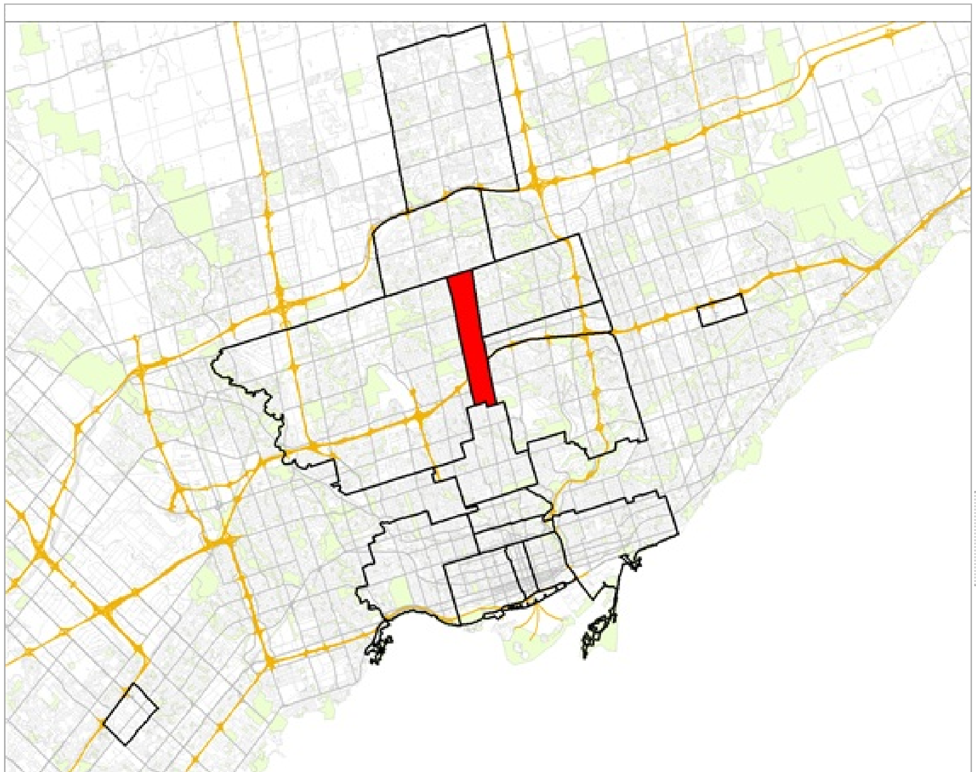
Greater Toronto Area | North Yonge Corridor

New Homes High Rise Submarket Report

Data as of March 2025

AltusGroup

North Yonge Corridor Submarket Report - March 2025

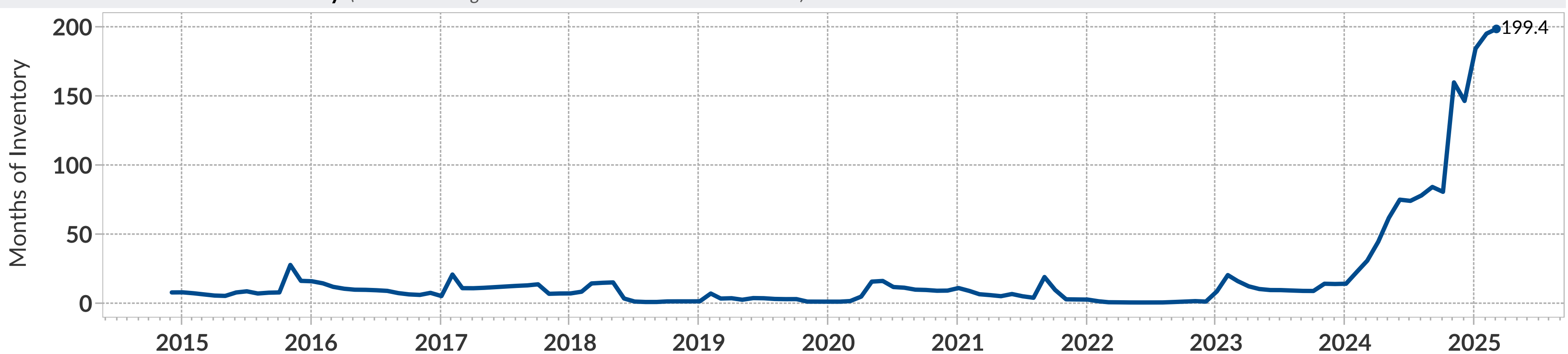


	North Yonge Corridor	GTA
Distinct count of Site Name	9	334
No. of Units	3,504	85,947
Total Sales	2,723	69,144
Act Inv	781	16,803

Avg. $/sf	$1,621	$1,401
Avg. Project $/SF	$1,393	$1,311
Avg. SF	677	780
Avg. $	$1,097,116	$1,092,679

Current Month Sales	3	160

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



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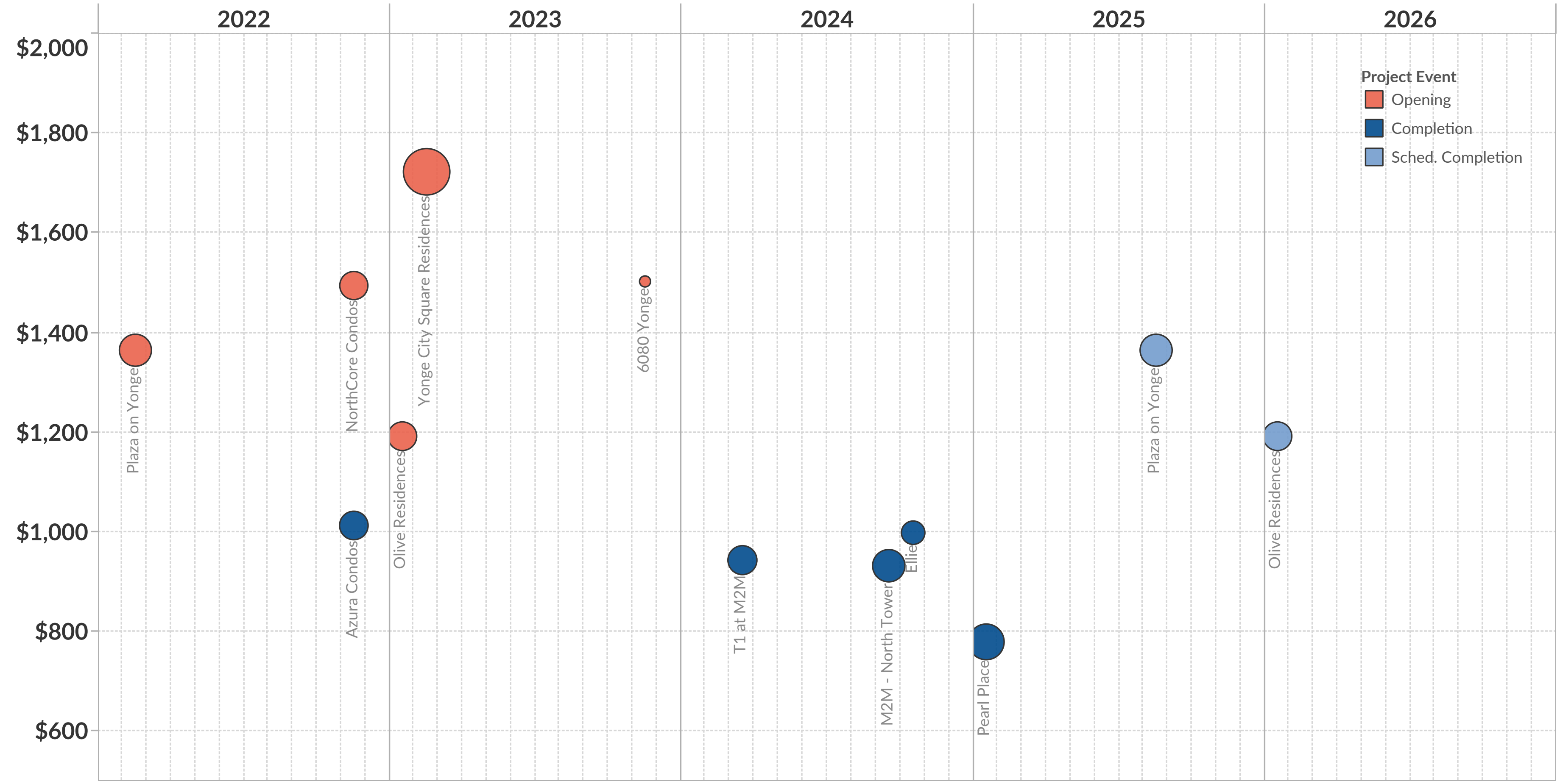
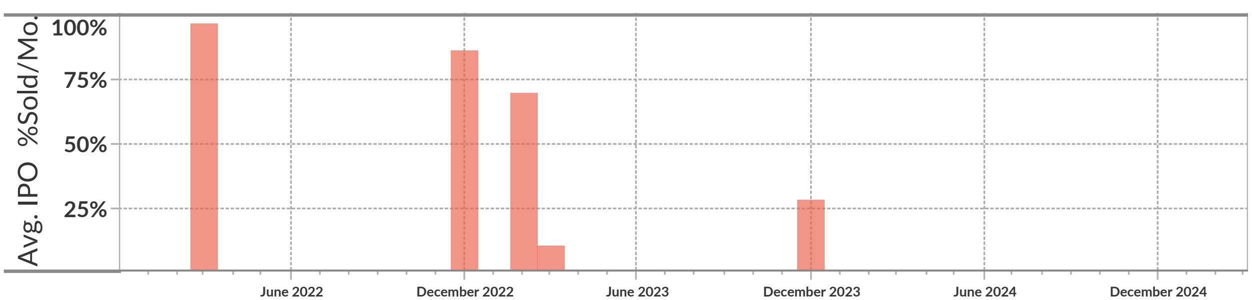
Recent Project Openings, Completions & Scheduled Completions





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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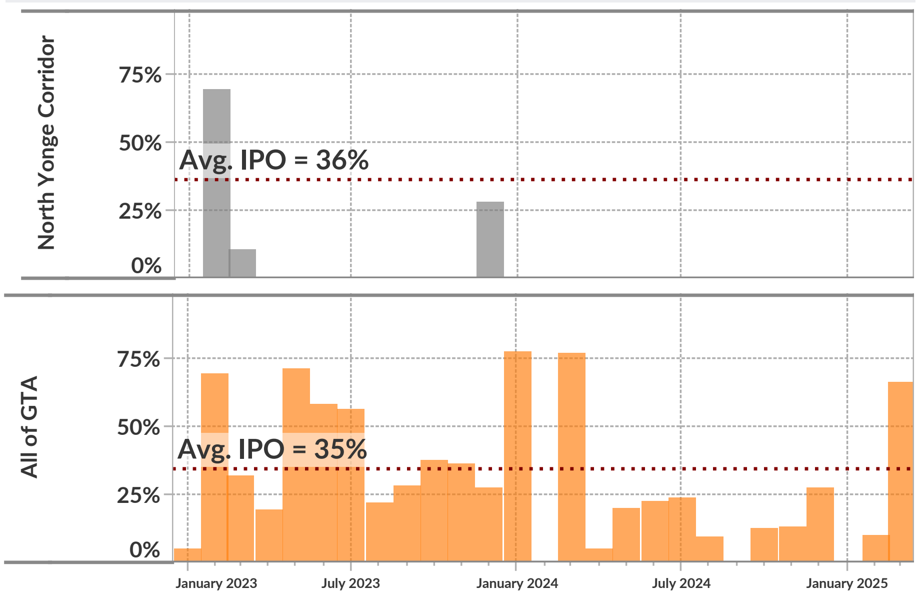
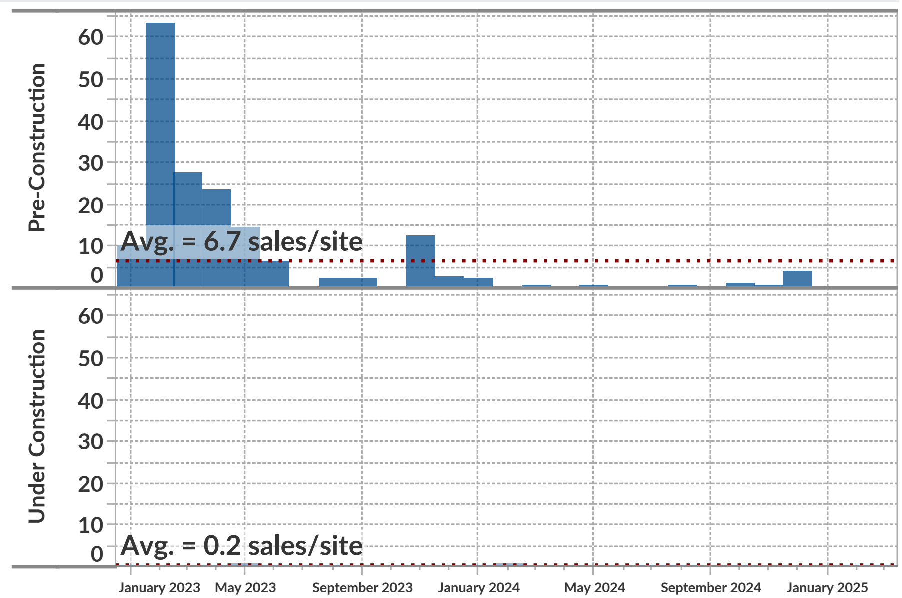
Project Data by Unit Type

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	1	790	213	$1,487	535	752	$674,900	$1,070,000
2 Bedroom	1,082	1	901	181	$1,422	613	1,037	$828,000	$1,660,000
2 Bedroom + Den	191	1	138	53	$1,570	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



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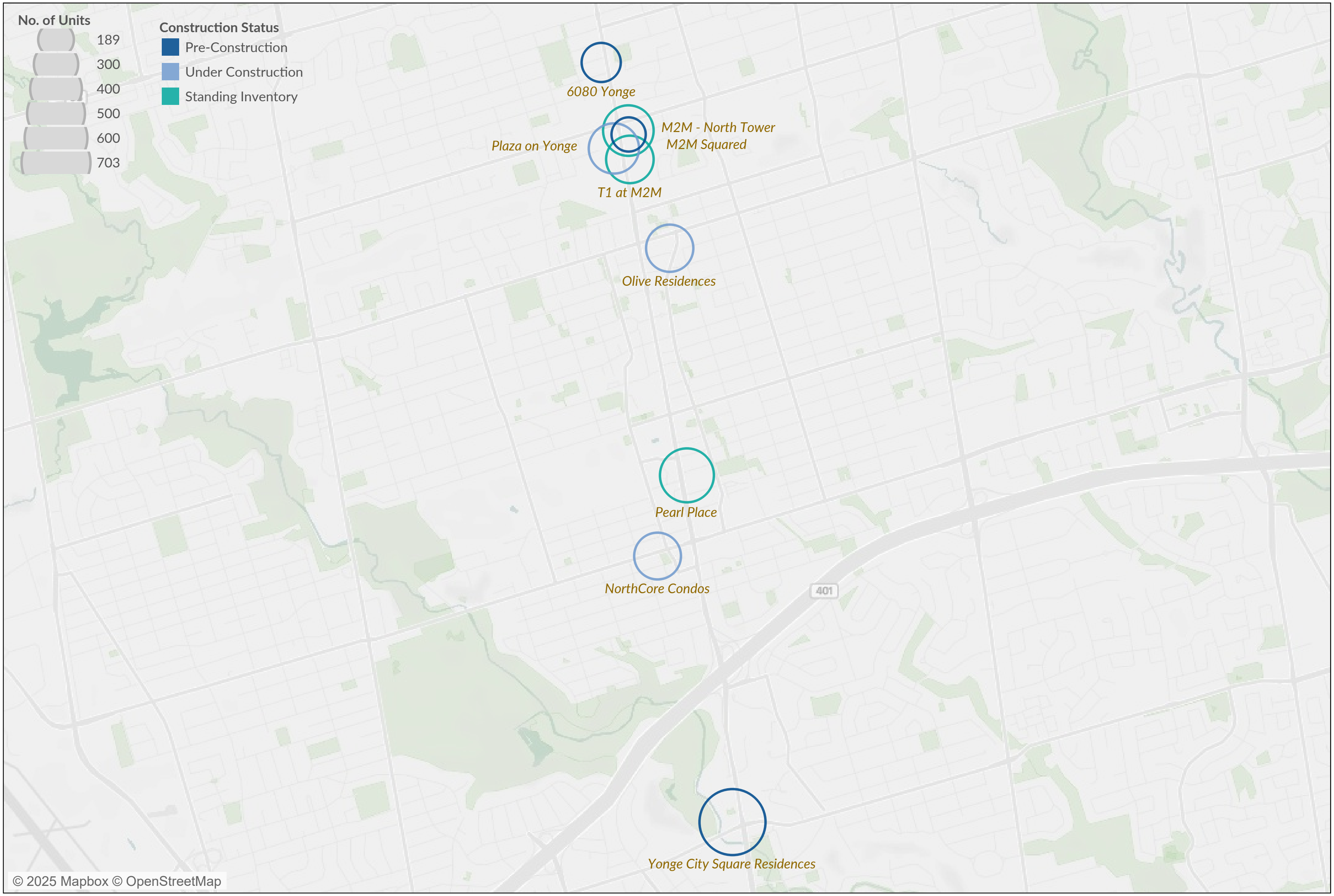
Current Active Projects



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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	1	2	150	247	$1,503	$1,518
M2M - North Tower - Aoyuan International	Apartment	September 2024	0	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	2	6	360	$1,193	$1,267
Pearl Place - Conservatory Group	Apartment	January 2025	1	2	44	469	$780	$1,668
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

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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	8	15	2,978	502	$2,487	1,111	$2,762,801
Central Waterfront	2	4	1,823	818	$1,698	908	$1,541,892
Don Mills - York Mills	0	8	1,797	282	$1,221	791	$966,545
Downtown Core	2	6	3,679	442	$1,866	786	$1,466,658
Downtown East	9	18	5,338	1,136	$1,369	711	$973,636
Downtown West	6	23	7,133	1,255	$1,865	926	$1,727,951
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	2	10	4,801	648	$1,227	663	$813,191
North Toronto	4	16	2,558	341	$1,593	939	$1,495,930
North Yonge Corridor	3	9	2,723	781	$1,621	677	$1,097,116
North York East							
North York West	3	10	1,203	624	$1,325	763	$1,010,661
Not Applicable	109	170	26,739	8,671	$1,152	737	$848,497
Scarborough City Centre							
Sheppard Corridor	2	9	1,915	411	$1,396	809	$1,130,235
Thornhill	0	2	416	27	$1,553	1,661	$2,580,278
Toronto East	1	6	903	169	$1,259	661	$831,439
Toronto West	8	16	2,589	326	$1,350	858	$1,158,951
Yonge - St. Clair	1	7	1,107	155	$2,153	1,236	$2,661,060

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