



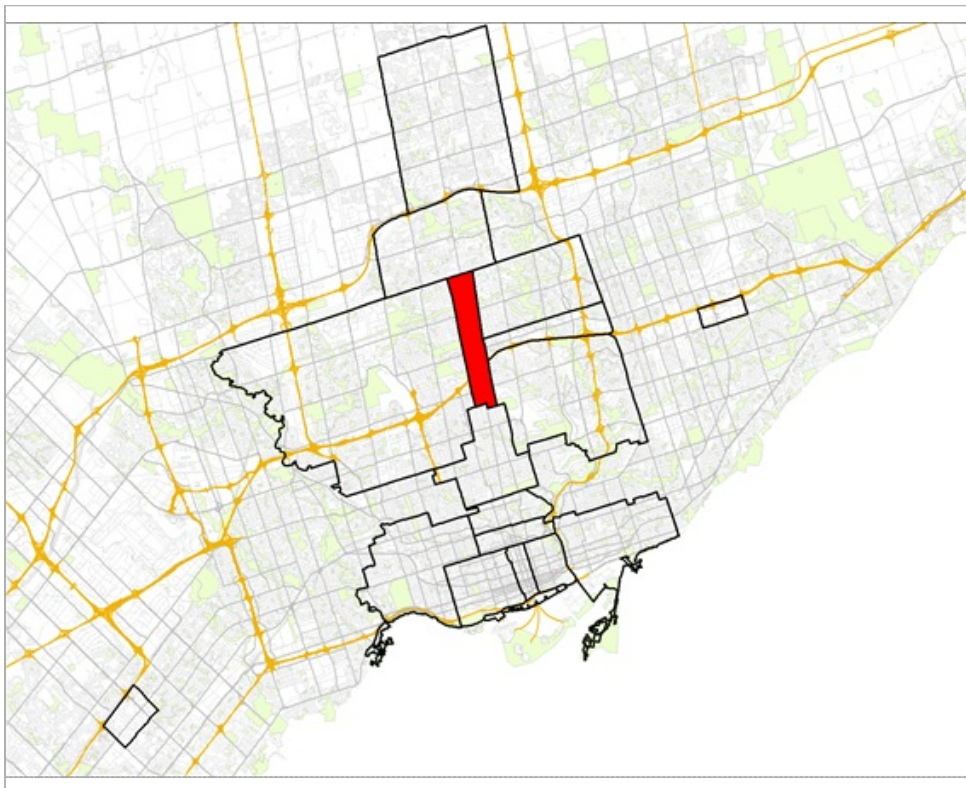
Greater Toronto Area | North Yonge Corridor

New Homes High Rise Submarket Report

Data as of April 2025

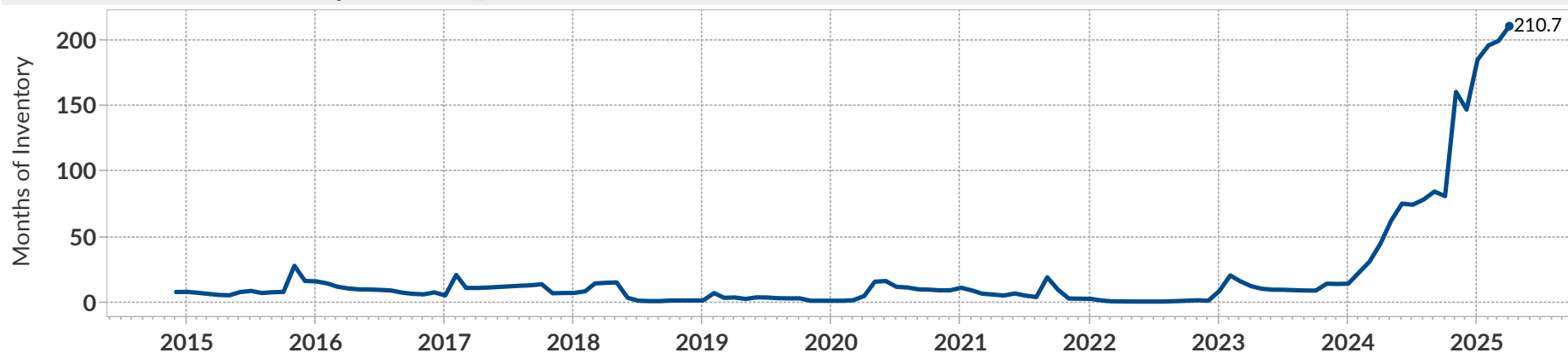


North Yonge Corridor Submarket Report - April 2025



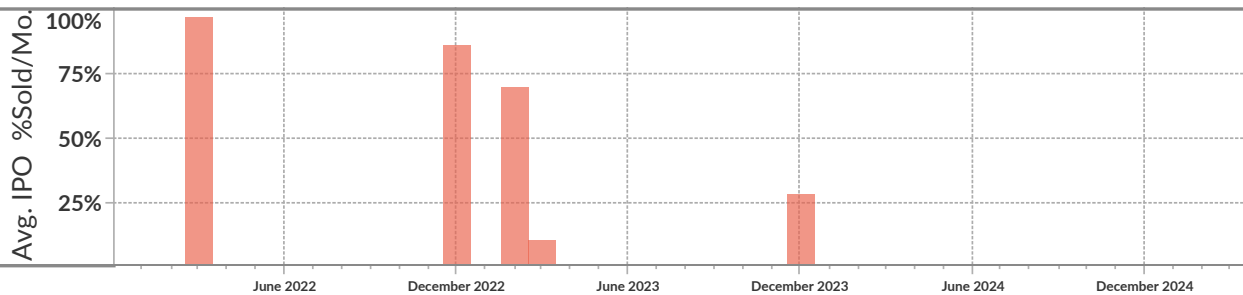
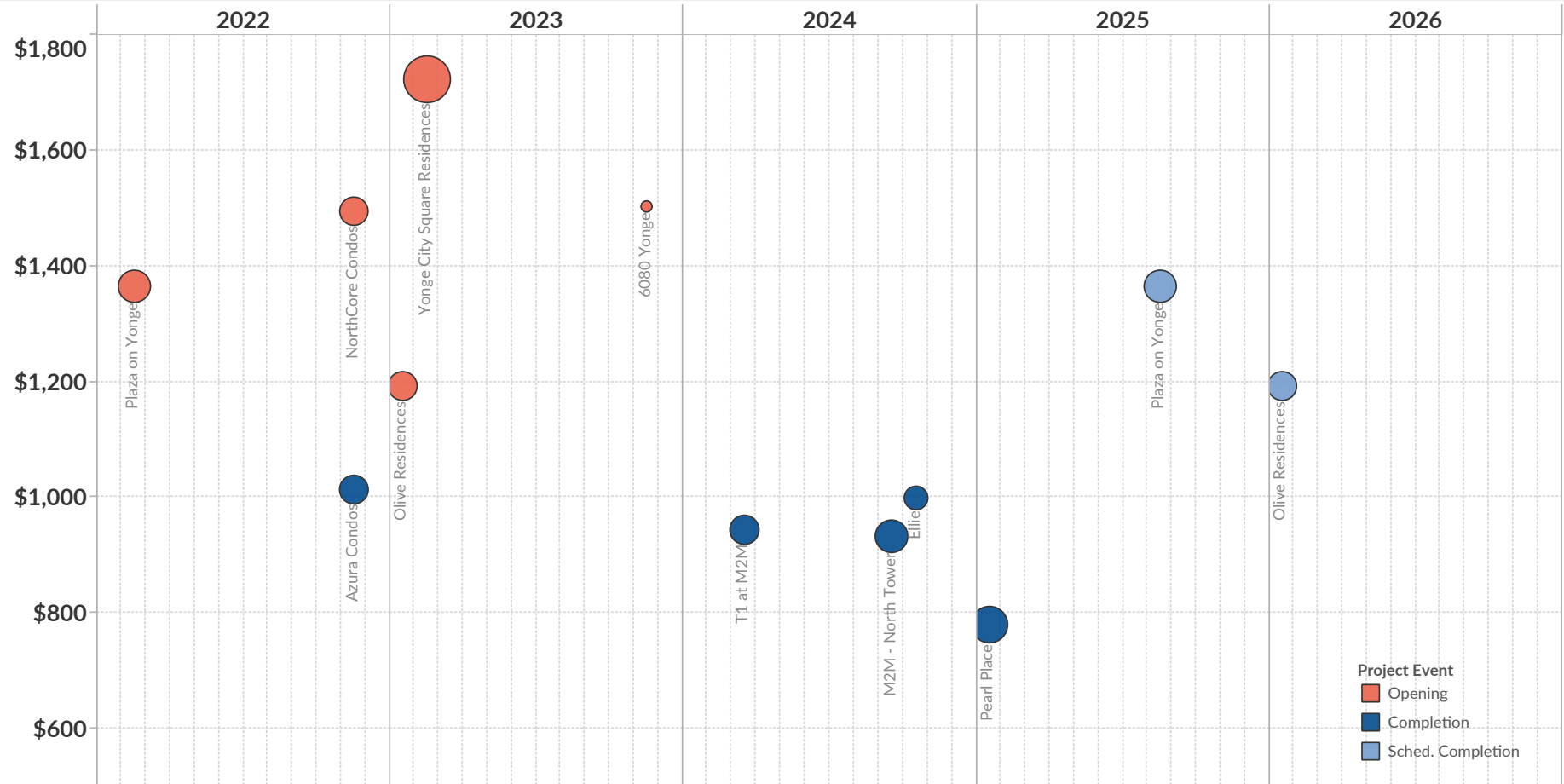
North Yonge Corridor		GTA
Distinct count of Site Name	9	331
No. of Units	3,513	84,902
Total Sales	2,723	68,347
Act Inv	790	16,555
Avg. \$/sf	\$1,620	\$1,385
Avg. Project \$/SF	\$1,393	\$1,311
Avg. SF	677	779
Avg. \$	\$1,097,034	\$1,079,548
Current Month Sales	0	105

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

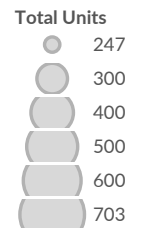


North Yonge Corridor Submarket Report - April 2025

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.



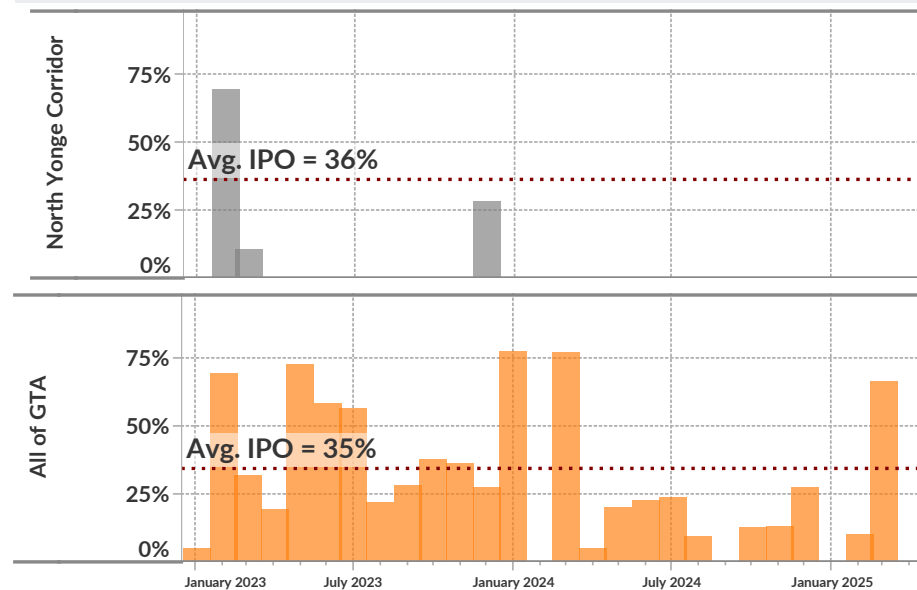
North Yonge Corridor Submarket Report - April 2025

Project Data by Unit Type

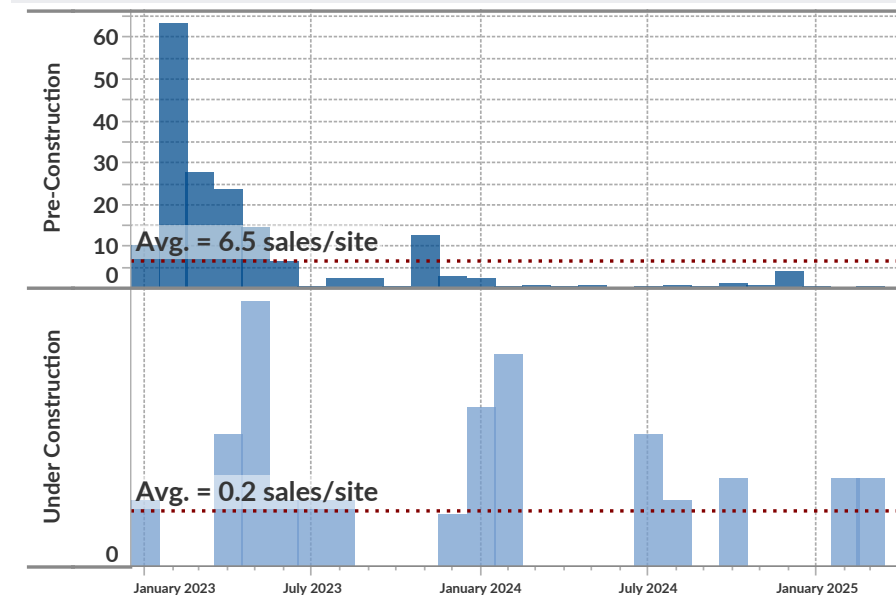
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	230	0	129	101
1 Bedroom	651	0	543	108
1 Bedroom + Den	1,007	0	790	217
2 Bedroom	1,085	0	901	184
2 Bedroom + Den	192	0	138	54
3 Bedroom & Up	275	0	164	111
Penthouse	20	0	20	0
Other	37	0	31	6

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,583	333	620	\$504,000	\$728,990
\$1,469	442	752	\$651,000	\$1,092,500
\$1,488	535	752	\$674,900	\$1,070,000
\$1,425	613	1,037	\$828,000	\$1,660,000
\$1,573	737	1,394	\$757,000	\$2,355,000
\$2,136	840	1,546	\$1,039,900	\$3,423,000
\$1,605	1,019	1,614	\$1,720,000	\$2,505,000

IPO Launch Performance (first 2 months)

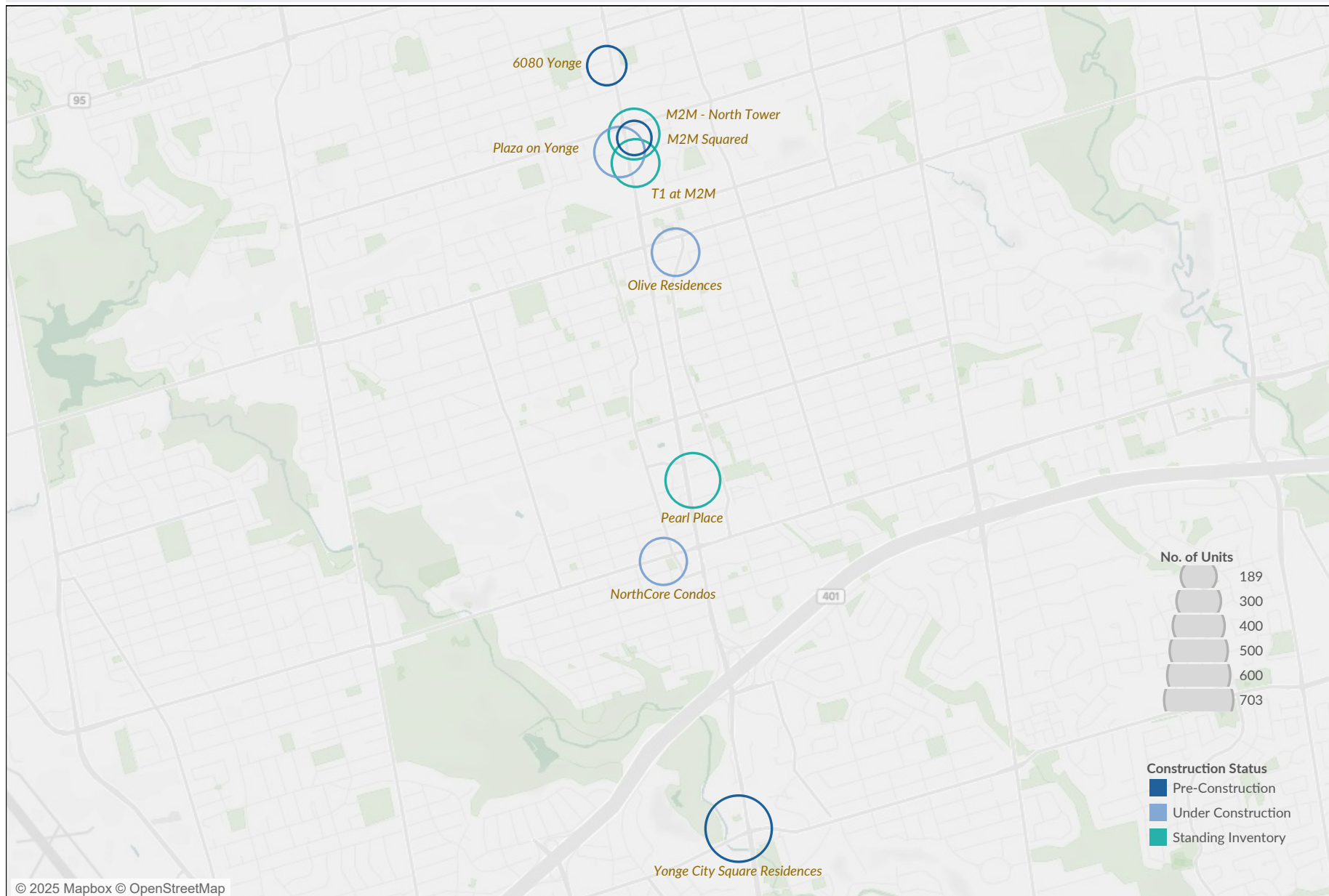


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - April 2025

Current Active Projects



North Yonge Corridor Submarket Report - April 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
6080 Yonge - Tridel and Arkfield Development	Apartment	March 2028	0	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	0	2	6	360	\$1,193	\$1,267
Pearl Place - Conservatory Group	Apartment	January 2025	0	2	53	478	\$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

North Yonge Corridor Submarket Report - April 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	15
Central Waterfront	0	4
Don Mills - York Mills	0	8
Downtown Core	2	6
Downtown East	1	18
Downtown West	6	22
Etobicoke Waterfront	1	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	10
North Toronto	1	16
North Yonge Corridor	0	9
North York East		
North York West	2	10
Not Applicable	80	168
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	0	6
Toronto West	5	16
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,981	428	\$2,341	994	\$2,326,159
1,823	818	\$1,698	908	\$1,541,892
1,797	282	\$1,221	791	\$966,545
3,681	440	\$1,867	787	\$1,468,986
5,336	1,138	\$1,368	713	\$975,168
6,502	1,227	\$1,865	935	\$1,744,057
554	11	\$1,652	770	\$1,271,832
889	203	\$1,055	799	\$842,676
4,802	668	\$1,212	678	\$821,629
2,558	341	\$1,591	940	\$1,495,846
2,723	790	\$1,620	677	\$1,097,034
1,205	622	\$1,326	763	\$1,012,178
26,558	8,507	\$1,152	742	\$854,296
1,916	410	\$1,397	809	\$1,130,552
417	26	\$1,550	1,673	\$2,593,365
903	169	\$1,259	661	\$831,439
2,594	321	\$1,361	849	\$1,156,173
1,108	154	\$2,155	1,240	\$2,672,197



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