

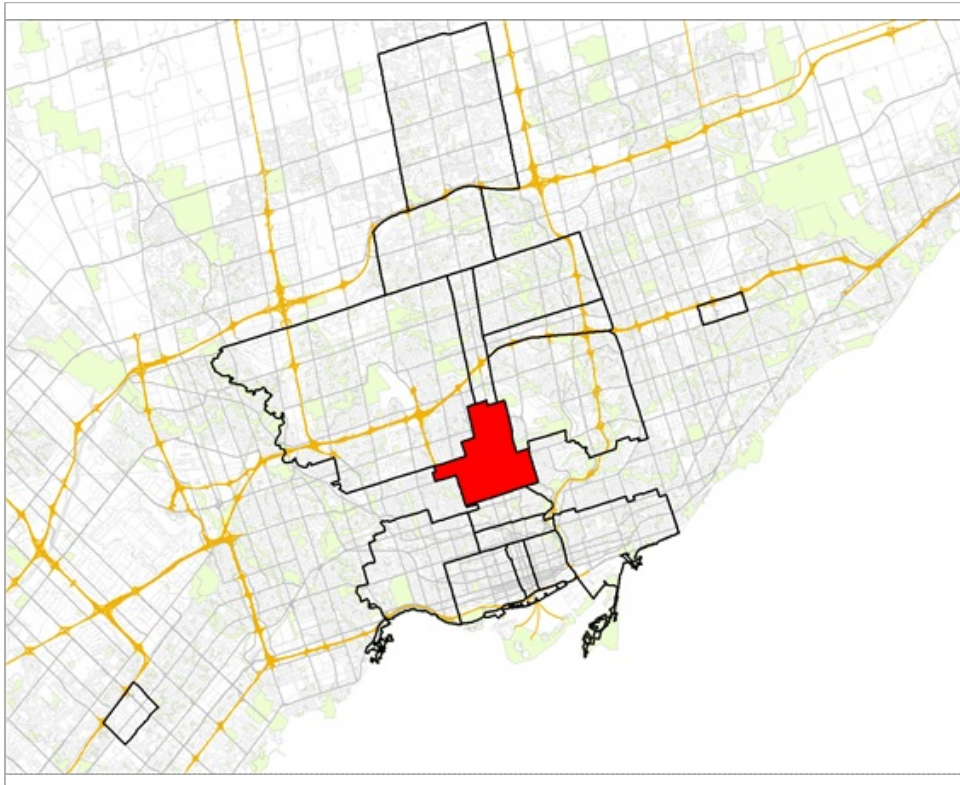


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of April 2025

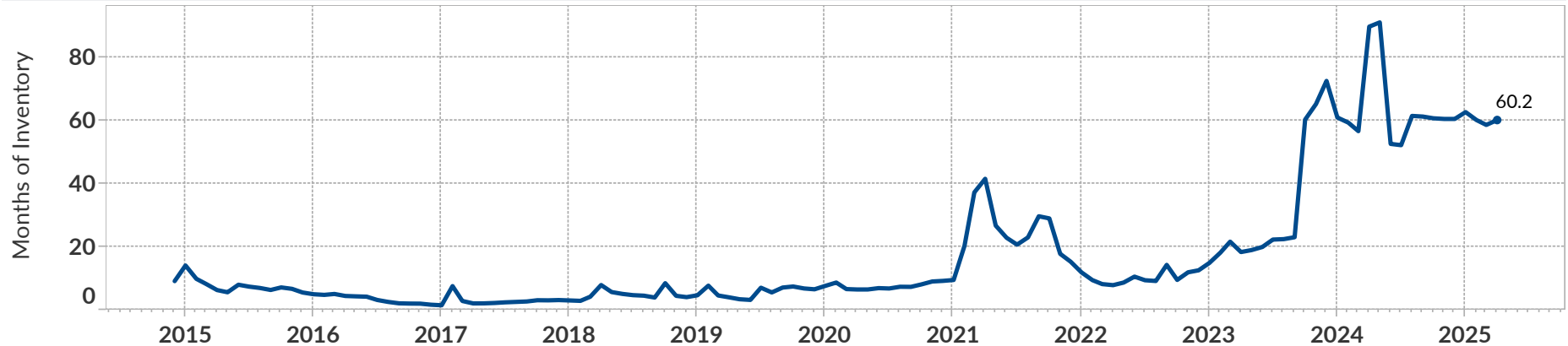


North Toronto Submarket Report - April 2025



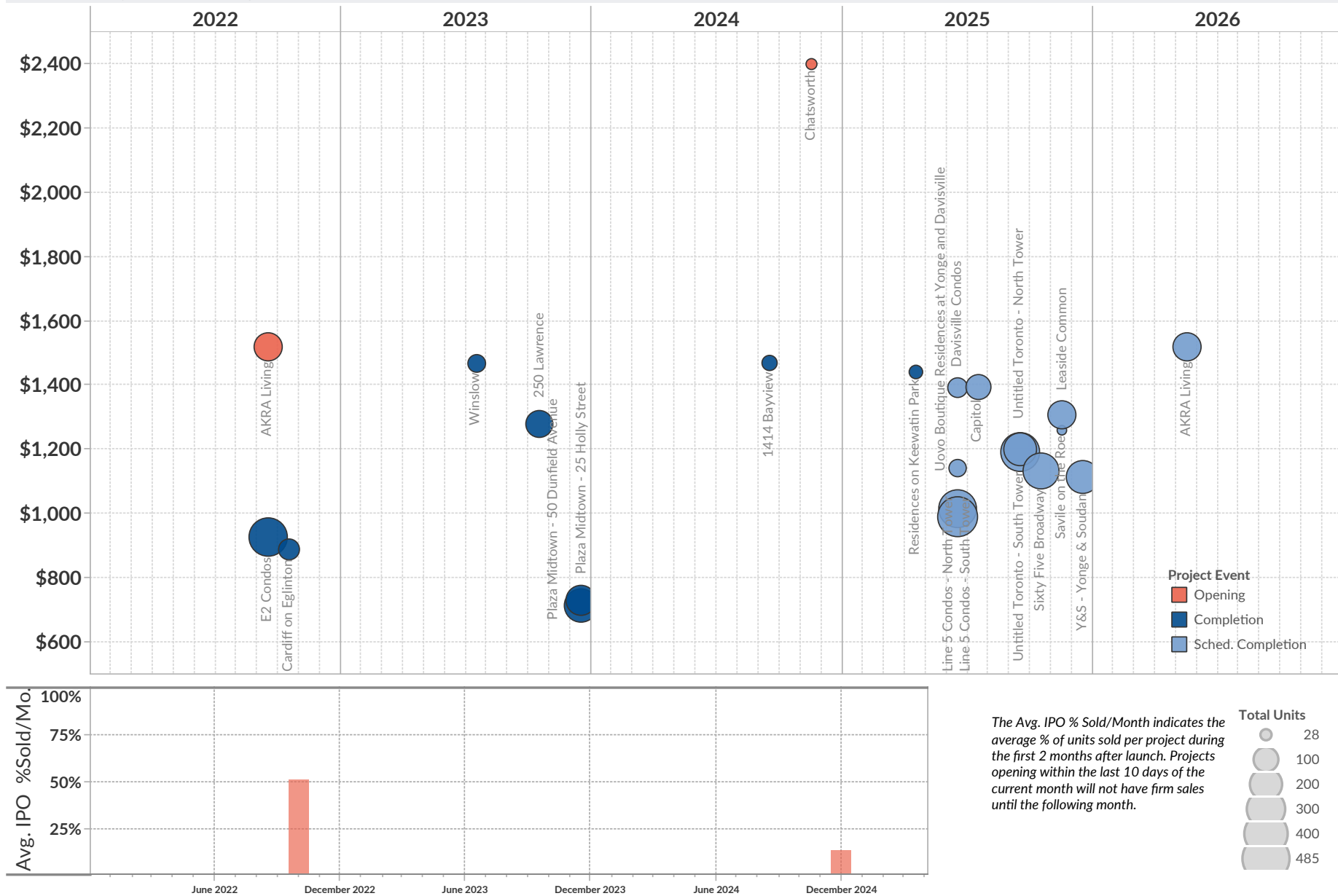
North Toronto		GTA
Distinct count of Site Name	16	331
No. of Units	2,899	84,902
Total Sales	2,558	68,347
Act Inv	341	16,555
Avg. \$/sf	\$1,591	\$1,385
Avg. Project \$/SF	\$1,612	\$1,311
Avg. SF	940	779
Avg. \$	\$1,495,846	\$1,079,548
Current Month Sales	1	105

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



North Toronto Submarket Report - April 2025

Recent Project Openings, Completions & Scheduled Completions



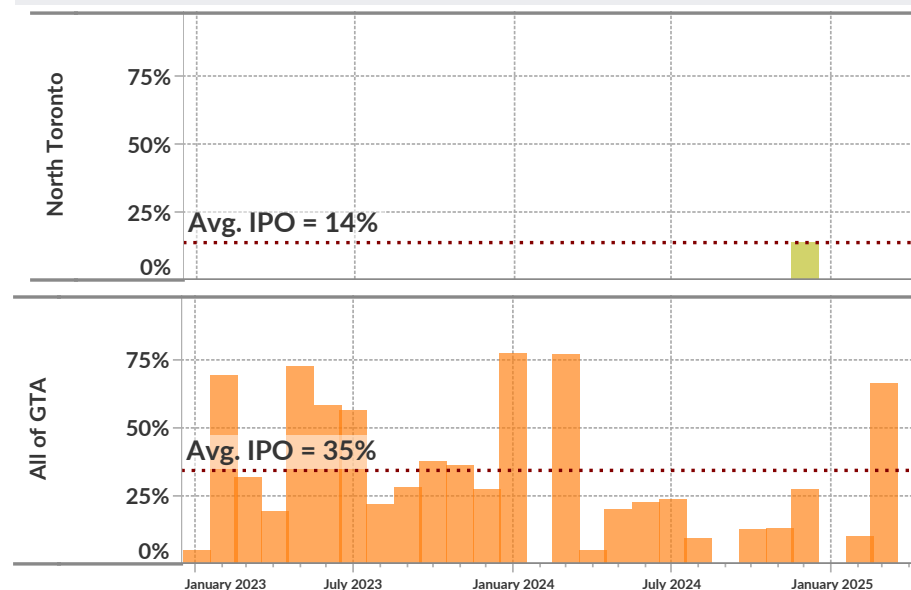
North Toronto Submarket Report - April 2025

Project Data by Unit Type

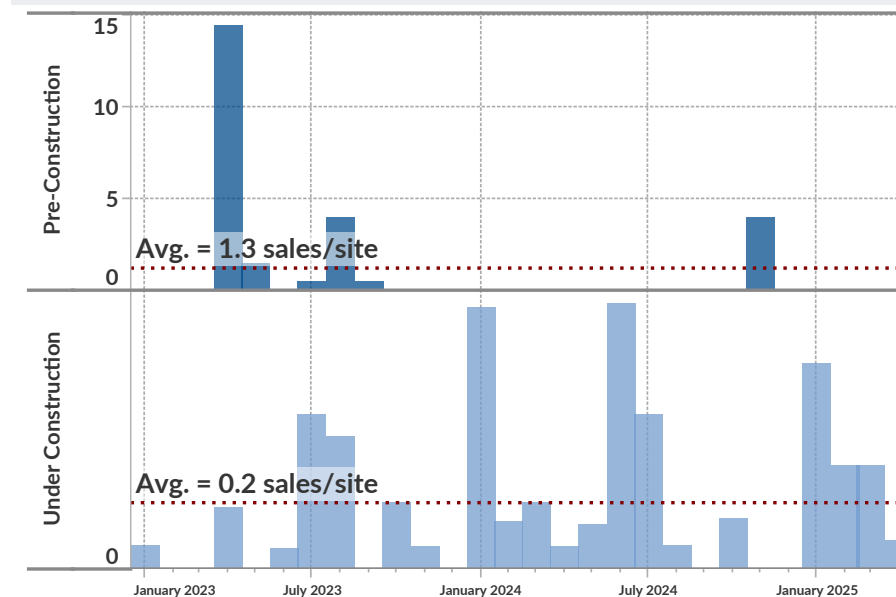
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	251	1	239	12
1 Bedroom	715	0	657	58
1 Bedroom + Den	633	0	586	47
2 Bedroom	710	0	616	94
2 Bedroom + Den	204	0	176	28
3 Bedroom & Up	318	0	236	82
Penthouse	28	0	21	7
Other	27	0	18	9

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,722	302	452	\$588,900	\$749,900
\$1,592	321	682	\$527,900	\$1,079,900
\$1,517	476	782	\$759,900	\$1,361,900
\$1,636	633	2,674	\$988,900	\$6,076,000
\$1,545	777	1,735	\$1,189,900	\$3,399,900
\$1,566	815	2,405	\$1,254,900	\$4,980,000
\$1,993	522	2,253	\$1,025,900	\$4,199,900
\$1,439	1,046	2,364	\$1,128,900	\$3,664,000

IPO Launch Performance (first 2 months)

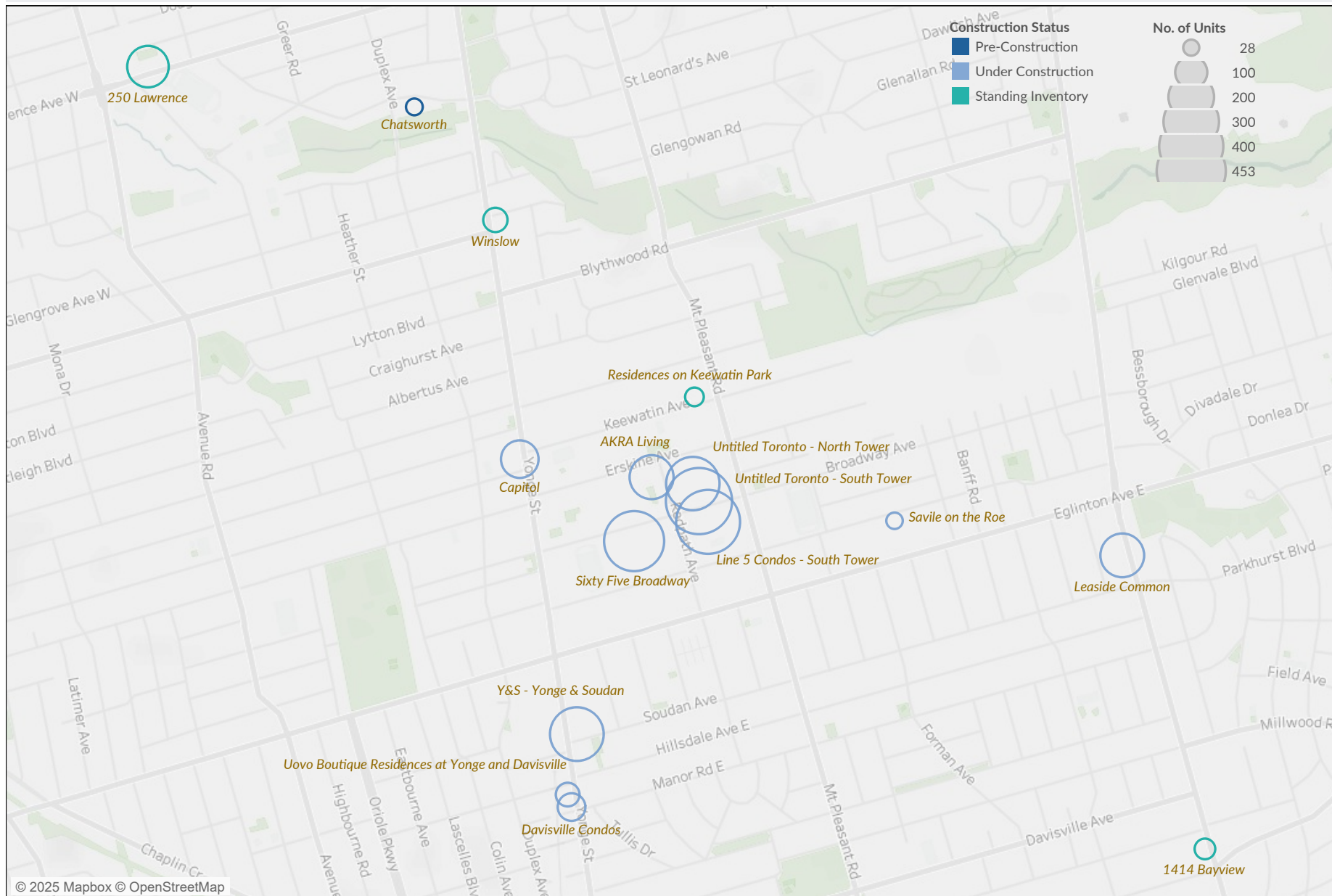


Post Launch Absorption: North Toronto



North Toronto Submarket Report - April 2025

Current Active Projects



North Toronto 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
250 Lawrence - Graywood Developments	Apartment	October 2023	0	1	15	178	\$1,280	\$1,312
1414 Bayview - Gairloch	Apartment	September 2024	0	0	15	44	\$1,470	\$1,710
AKRA Living - Curated Properties	Apartment	May 2026	0	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	1	1	16	423	\$1,017	\$1,572
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	April 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	June 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 - 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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