

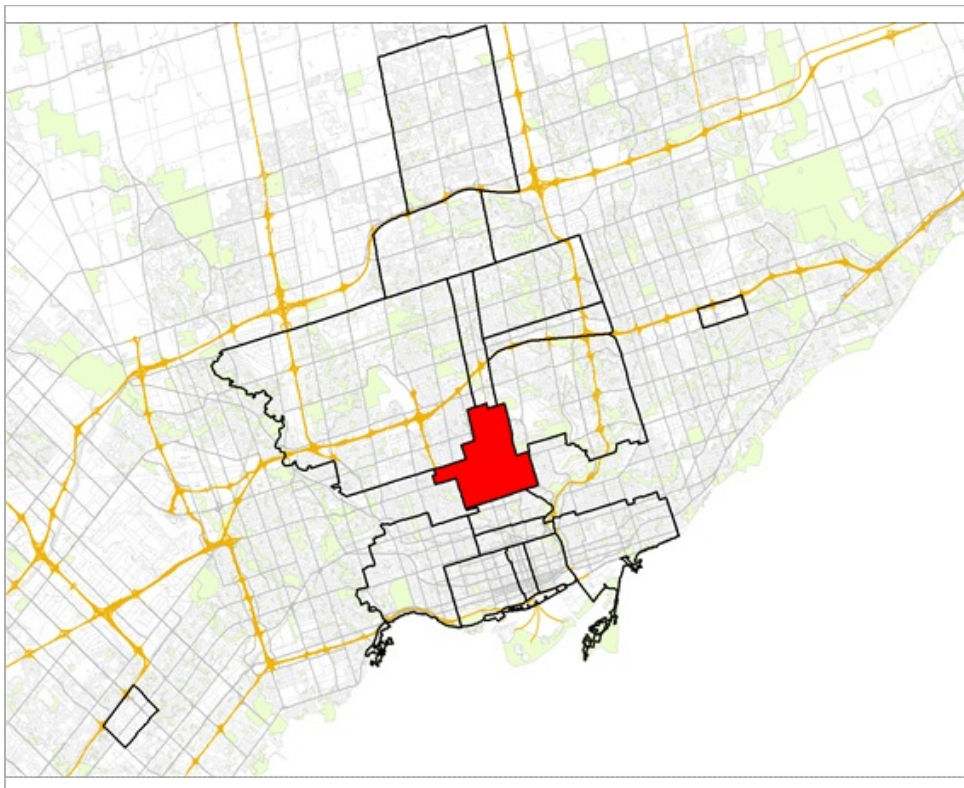


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of May 2025

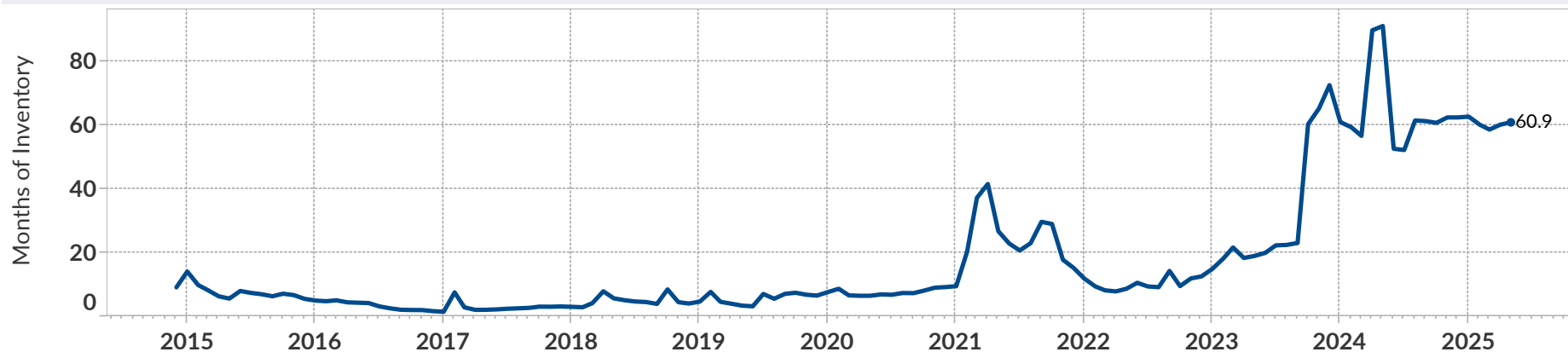


North Toronto Submarket Report - May 2025



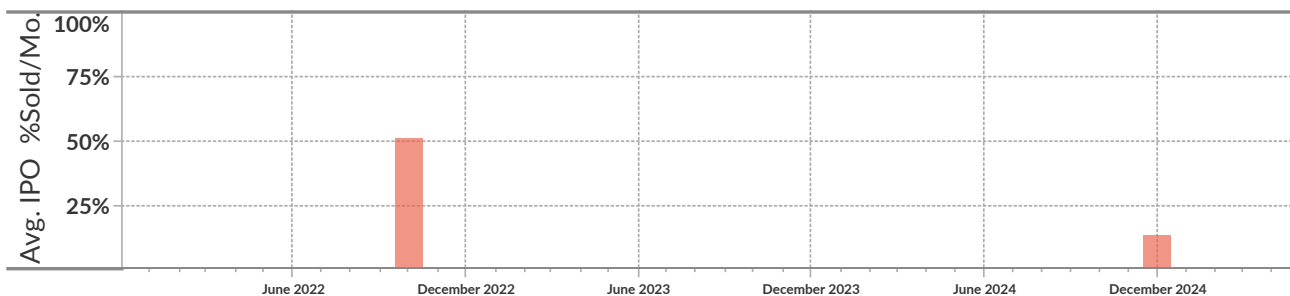
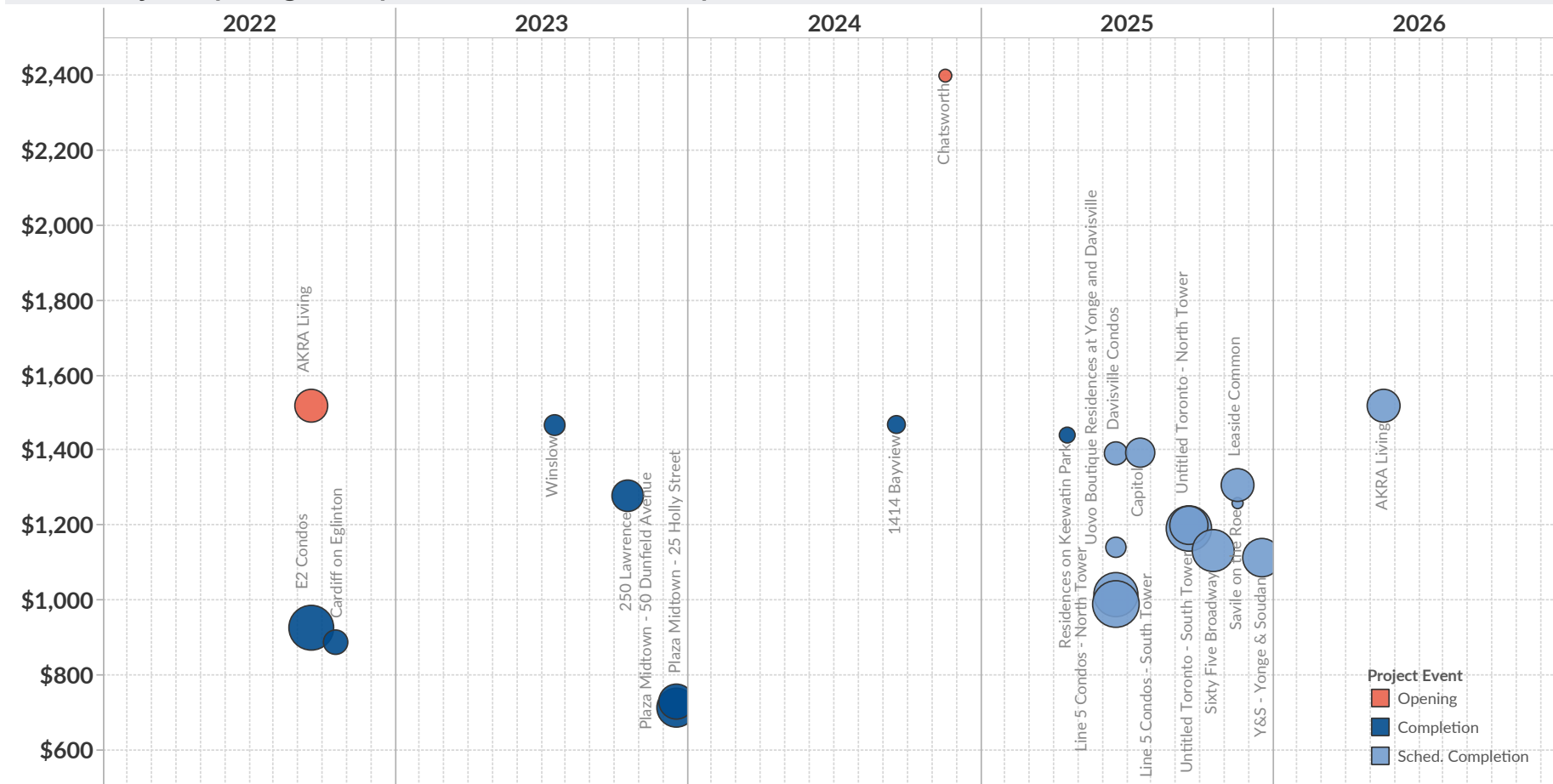
North Toronto		GTA
Distinct count of Site Name	16	329
No. of Units	2,899	84,006
Total Sales	2,559	67,622
Act Inv	340	16,384
Avg. \$/sf	\$1,591	\$1,388
Avg. Project \$/SF	\$1,615	\$1,310
Avg. SF	942	780
Avg. \$	\$1,498,452	\$1,082,883
Current Month Sales	1	137

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

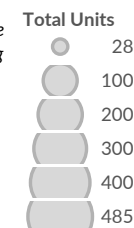


North Toronto Submarket Report - May 2025

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.



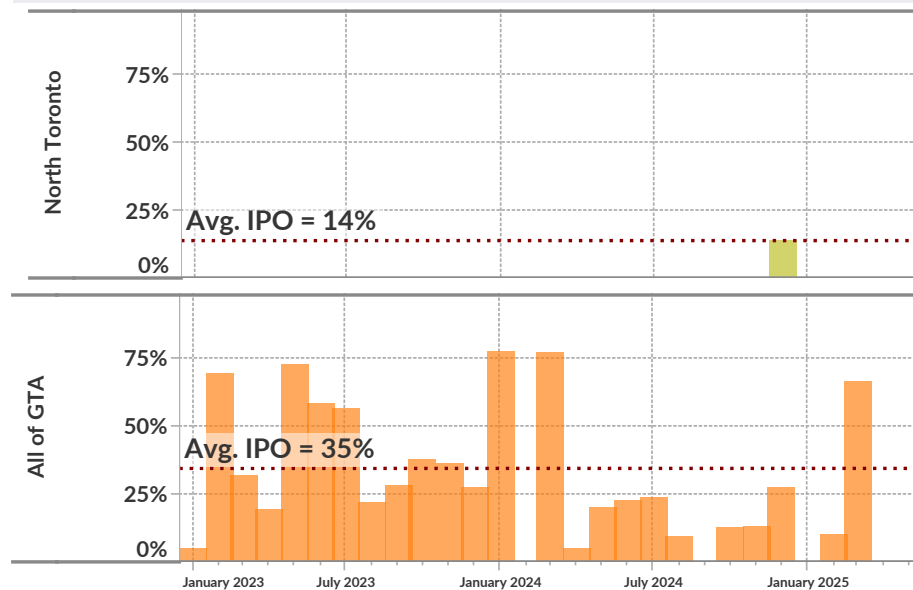
North Toronto Submarket Report - May 2025

Project Data by Unit Type

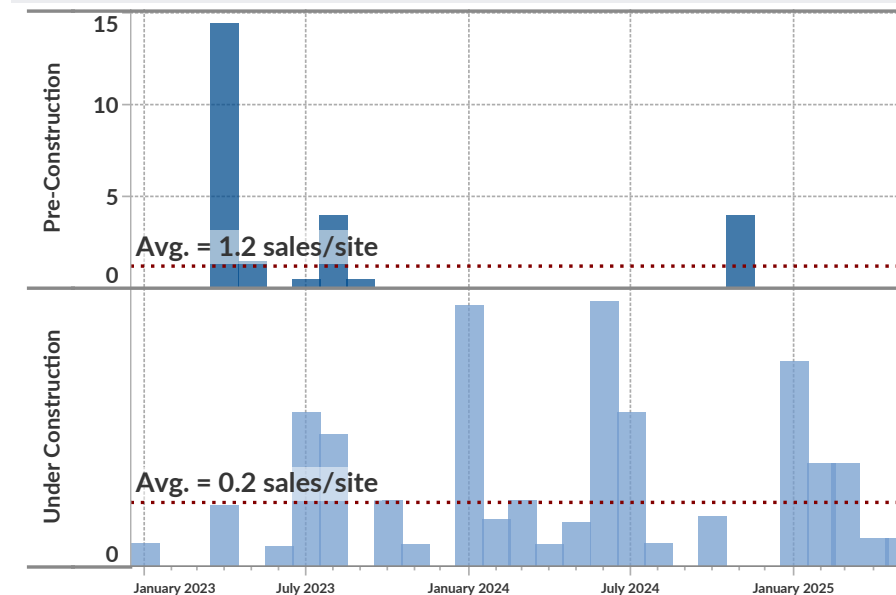
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	251	0	239	12
1 Bedroom	715	1	658	57
1 Bedroom + Den	633	0	586	47
2 Bedroom	710	0	616	94
2 Bedroom + Den	204	0	176	28
3 Bedroom & Up	318	0	236	82
Penthouse	28	0	21	7
Other	27	0	18	9

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,722	302	452	\$588,900	\$749,900
\$1,590	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)

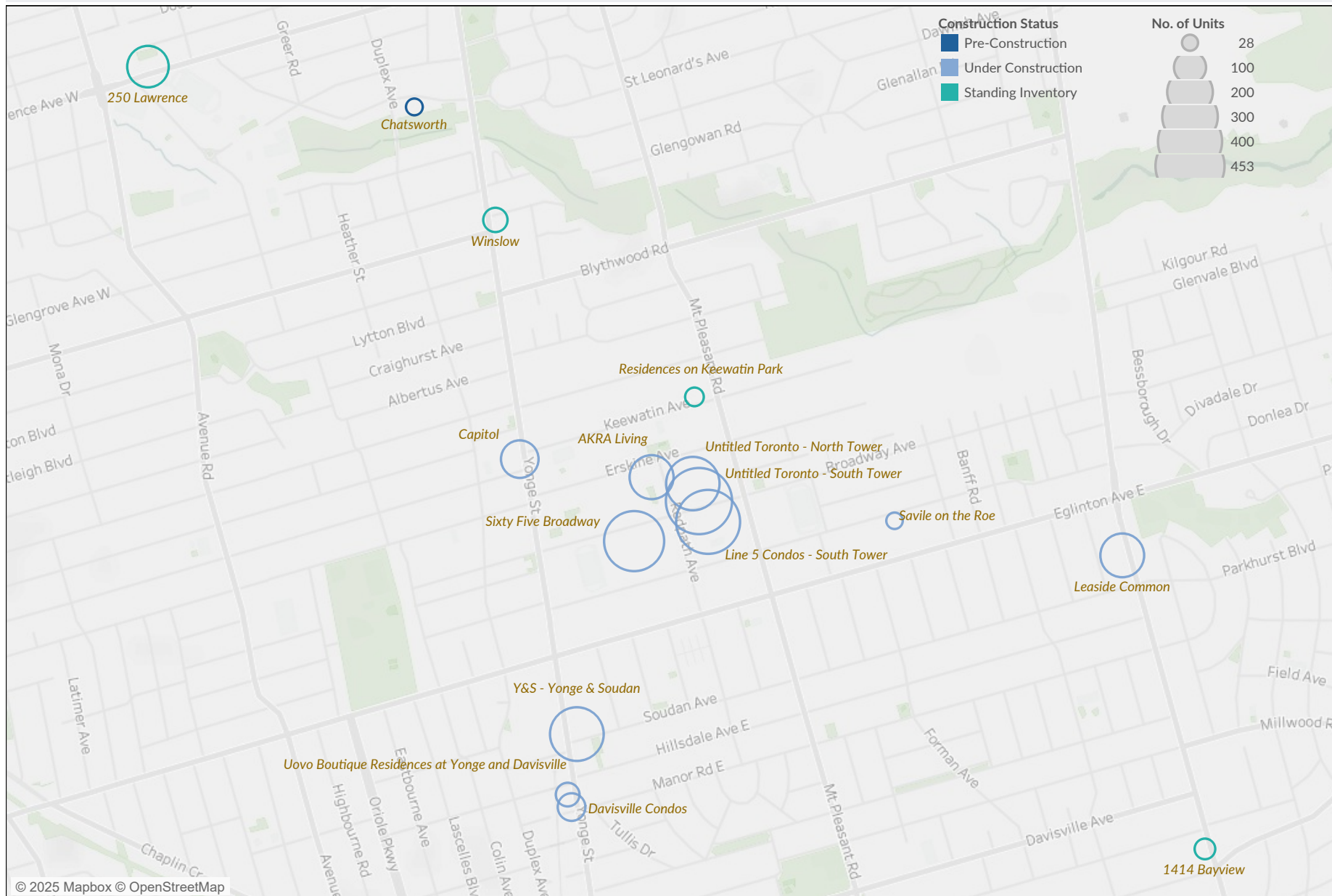


Post Launch Absorption: North Toronto



North Toronto Submarket Report - May 2025

Current Active Projects



North Toronto Submarket Report - May 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	\$1,672
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	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	1	1	15	295	\$1,201	\$1,603
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 - May 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	16
Central Waterfront	2	4
Don Mills - York Mills	0	8
Downtown Core	0	6
Downtown East	4	18
Downtown West	3	22
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	0	9
North Toronto	1	16
North Yonge Corridor	0	7
North York East		
North York West	2	10
Not Applicable	111	168
Scarborough City Centre		
Sheppard Corridor	0	9
Thornhill	0	2
Toronto East	2	6
Toronto West	6	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,987	436	\$2,348	999	\$2,347,045
1,832	809	\$1,697	914	\$1,551,898
1,797	233	\$1,308	765	\$1,000,872
3,681	440	\$1,867	787	\$1,468,986
5,339	1,135	\$1,368	713	\$975,664
6,516	1,213	\$1,869	938	\$1,753,501
554	11	\$1,652	770	\$1,271,832
889	203	\$1,055	799	\$842,676
4,576	654	\$1,205	677	\$816,191
2,559	340	\$1,591	942	\$1,498,452
1,965	776	\$1,632	672	\$1,097,489
1,208	619	\$1,328	763	\$1,012,970
26,776	8,431	\$1,152	743	\$855,963
1,913	413	\$1,392	811	\$1,128,514
417	26	\$1,550	1,673	\$2,593,365
905	167	\$1,258	663	\$833,339
2,600	324	\$1,339	846	\$1,132,645
1,108	154	\$2,155	1,240	\$2,672,197



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