



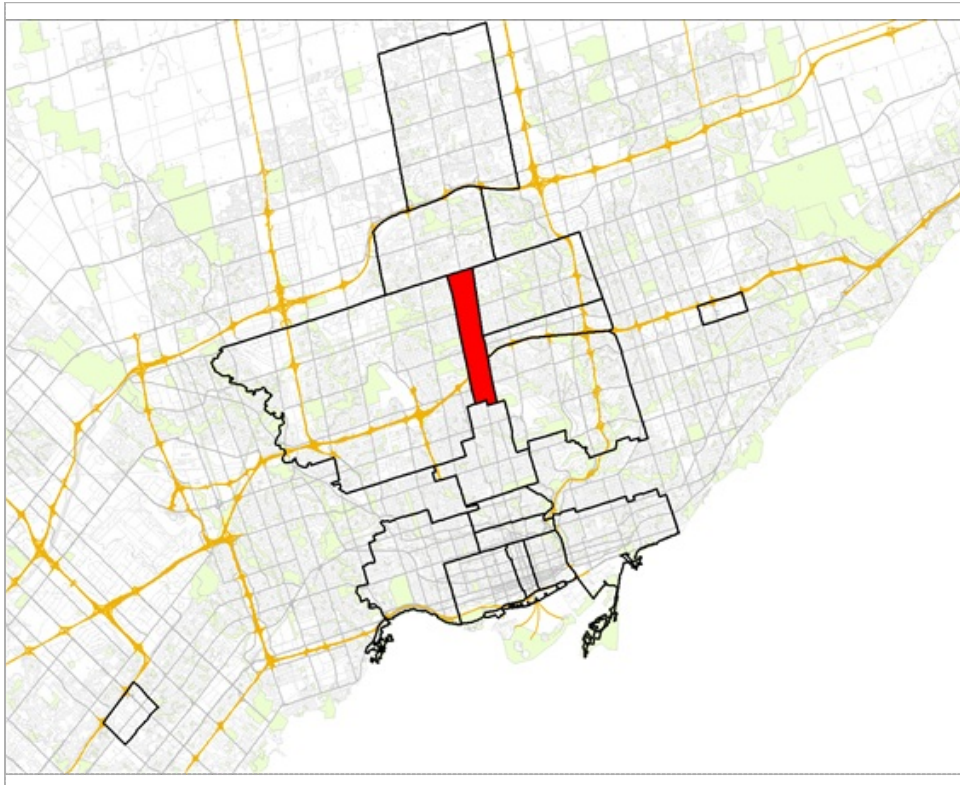
Greater Toronto Area | North Yonge Corridor

New Homes High Rise Submarket Report

Data as of May 2025

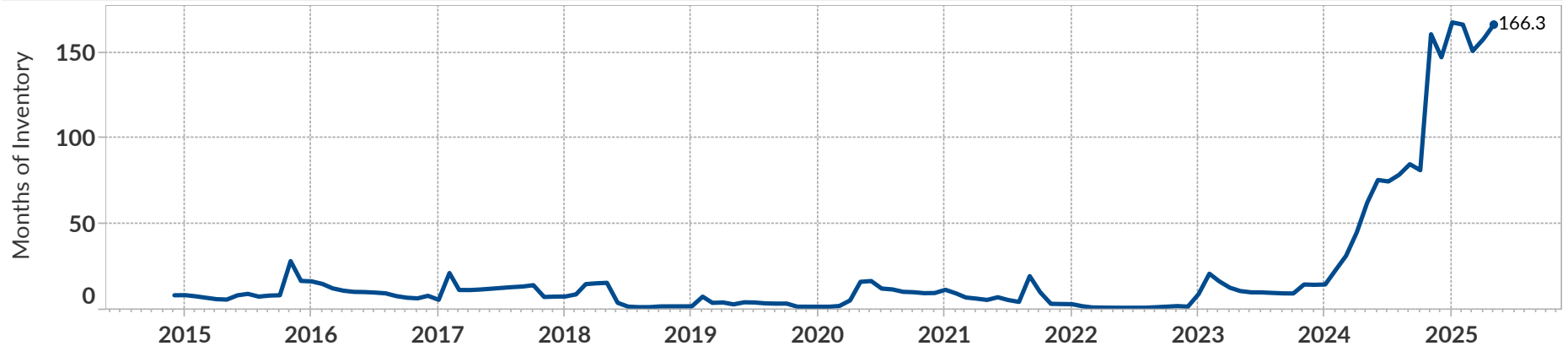


North Yonge Corridor Submarket Report - May 2025



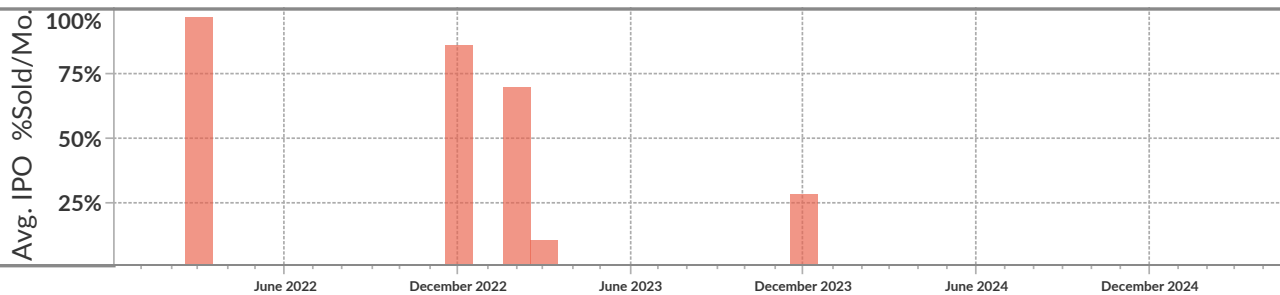
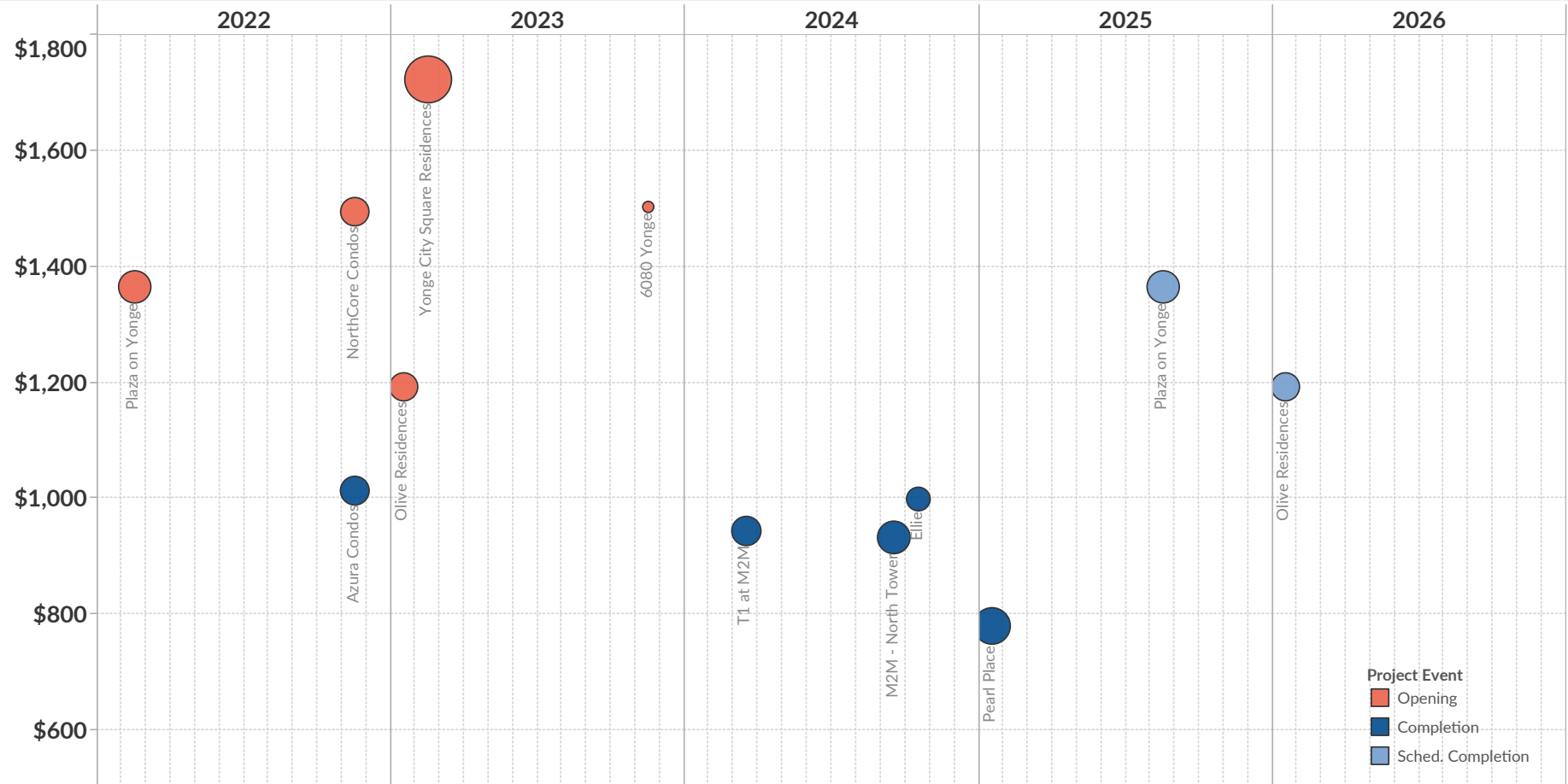
North Yonge Corridor		GTA
Distinct count of Site Name	7	329
No. of Units	2,741	84,006
Total Sales	1,965	67,622
Act Inv	776	16,384
Avg. \$/sf	\$1,632	\$1,388
Avg. Project \$/SF	\$1,459	\$1,310
Avg. SF	672	780
Avg. \$	\$1,097,489	\$1,082,883
Current Month Sales	0	137

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

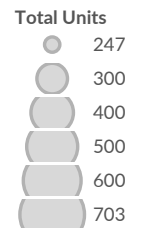


North Yonge Corridor Submarket Report - May 2025

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.



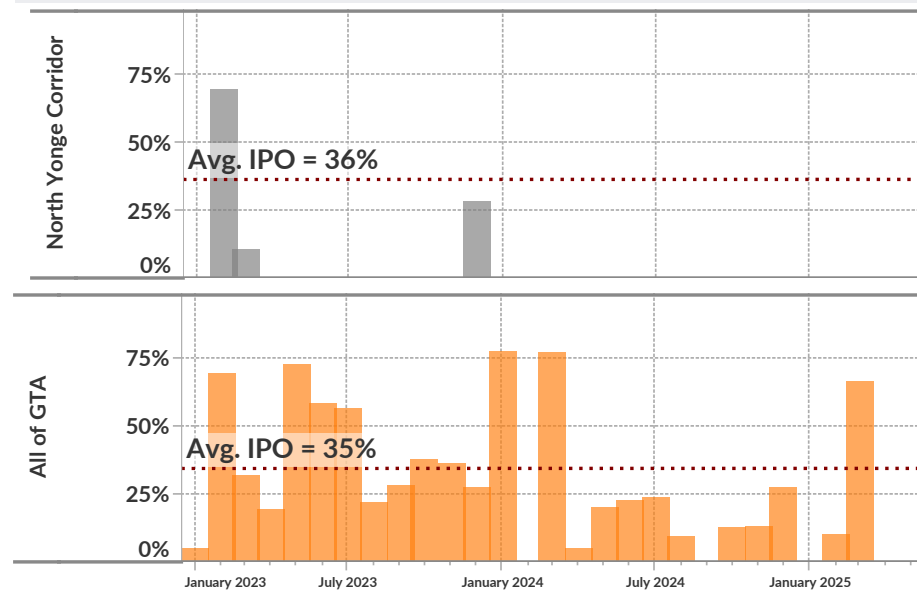
North Yonge Corridor Submarket Report - May 2025

Project Data by Unit Type

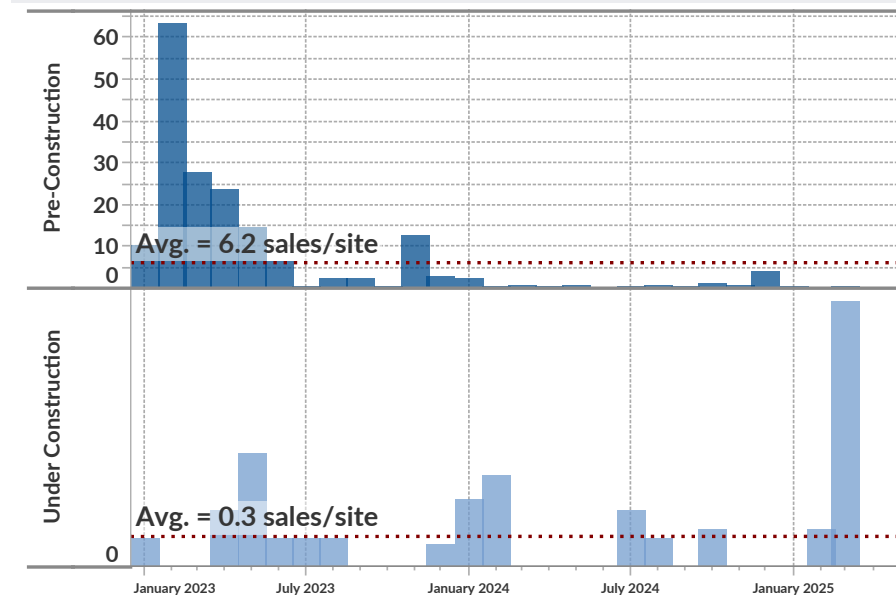
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	199	0	98	101
1 Bedroom	524	0	416	108
1 Bedroom + Den	809	0	593	216
2 Bedroom	790	0	608	182
2 Bedroom + Den	142	0	92	50
3 Bedroom & Up	237	0	131	106
Penthouse	8	0	8	0
Other	20	0	14	6

*				
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
\$1,489	535	752	\$674,900	\$1,070,000
\$1,426	613	1,037	\$828,000	\$1,660,000
\$1,620	737	1,394	\$975,000	\$2,355,000
\$2,177	840	1,546	\$1,142,900	\$3,423,000
\$1,605	1,019	1,614	\$1,720,000	\$2,505,000

IPO Launch Performance (first 2 months)

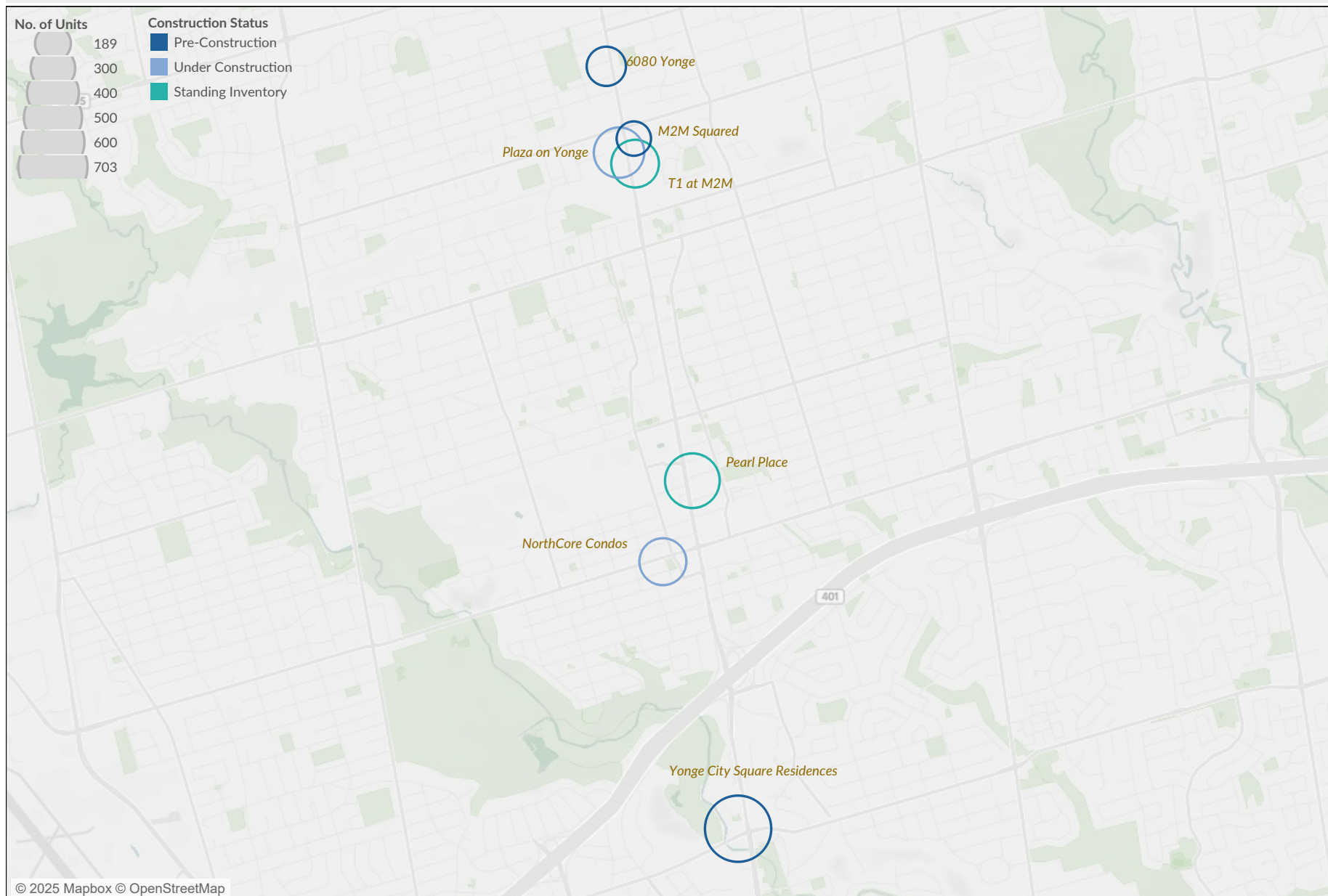


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - May 2025

Current Active Projects



North Yonge Corridor 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
6080 Yonge - Tridel and Arkfield Development	Apartment	December 2029	0	2	150	247	\$1,503	\$1,518
M2M Squared - Aoyuan International	Apartment	January 2029	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
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	December 2028	0	0	517	703	\$1,723	\$1,707

North Yonge Corridor 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



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.