



## Greater Toronto Area | Highway7 - Yonge New Homes High Rise Submarket Report

Data as of June 2025

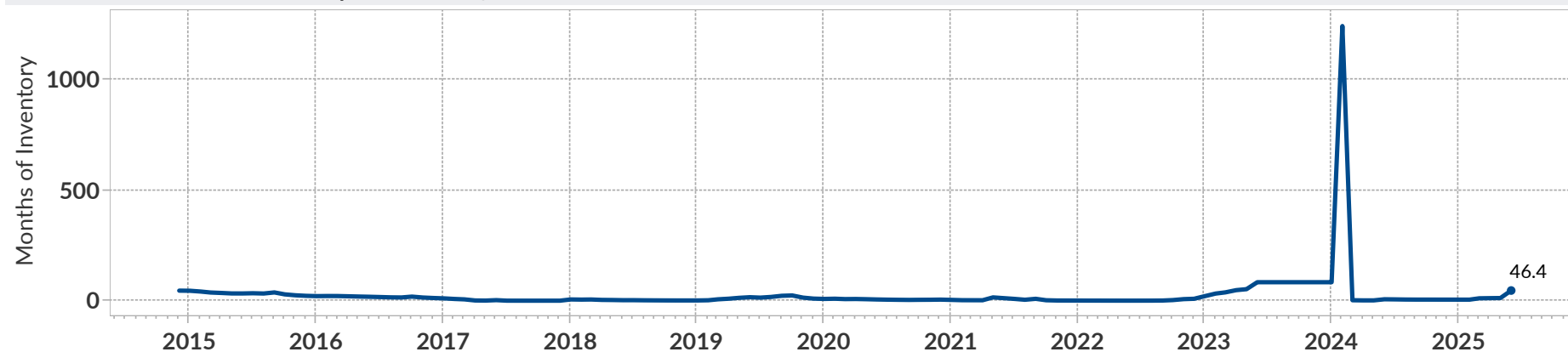


## Highway7 - Yonge Submarket Report - June 2025



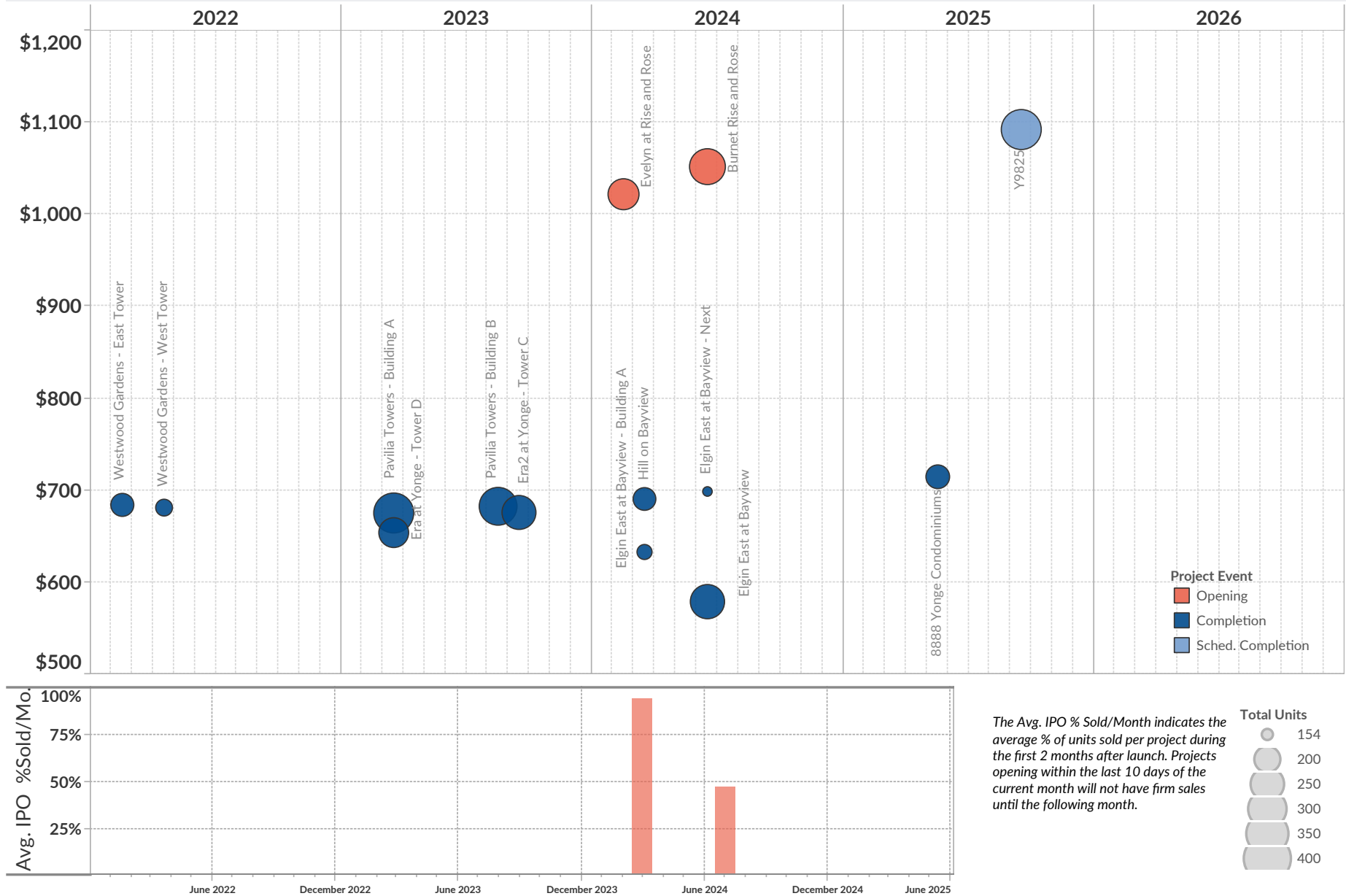
| Highway7 - Yonge            |       | GTA         |
|-----------------------------|-------|-------------|
| Distinct count of Site Name | 4     | 329         |
| No. of Units                | 1,092 | 84,228      |
| Total Sales                 | 891   | 67,532      |
| Act Inv                     | 201   | 16,696      |
| Avg. \$/sf                  |       | \$1,385     |
| Avg. Project \$/SF          |       | \$1,310     |
| Avg. SF                     |       | 783         |
| Avg. \$                     |       | \$1,084,408 |
| Current Month Sales         | 2     | 217         |

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



# Highway7 - Yonge Submarket Report - June 2025

## Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.

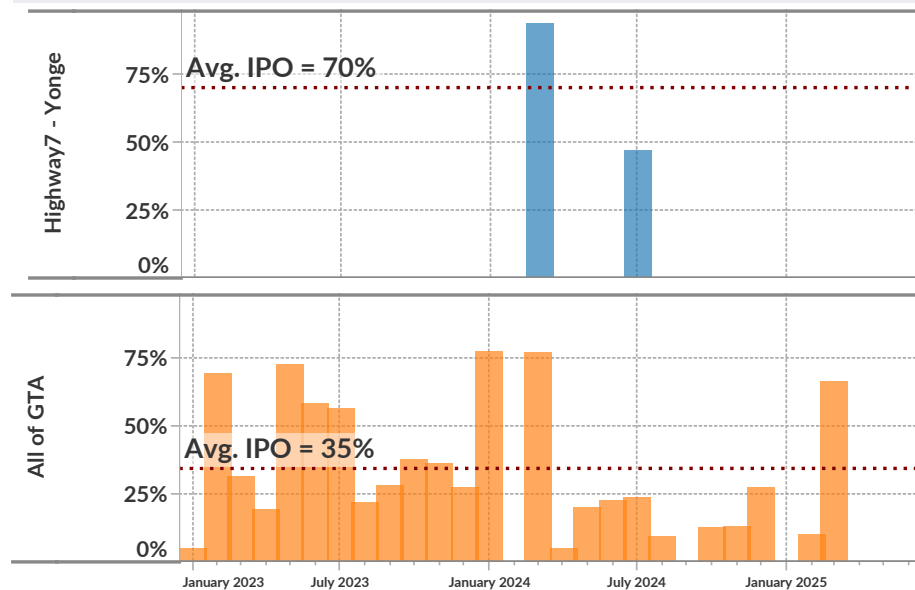
# Highway7 - Yonge Submarket Report - June 2025

## Project Data by Unit Type

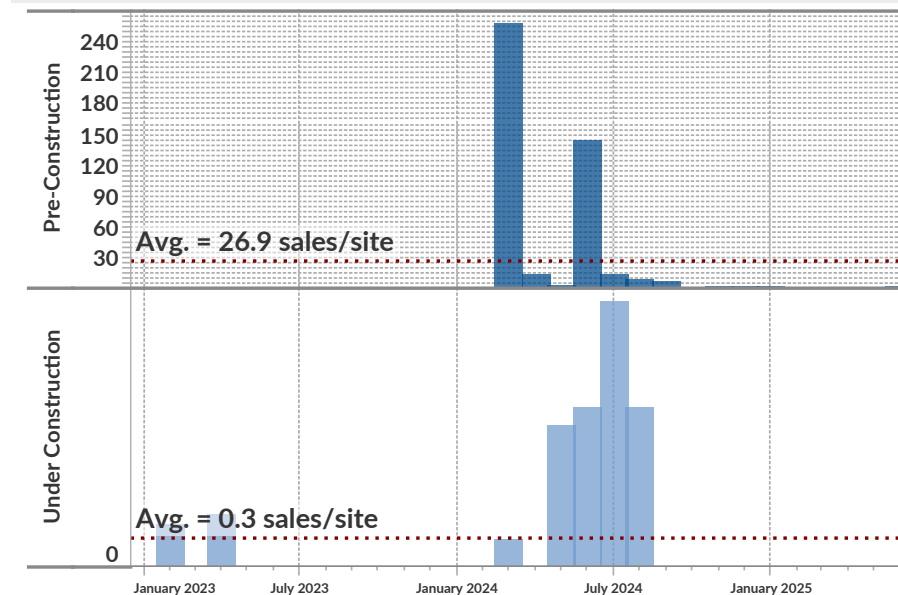
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          |              |                     |             |         |
| 1 Bedroom       | 243          | 0                   | 224         | 19      |
| 1 Bedroom + Den | 374          | 1                   | 277         | 97      |
| 2 Bedroom       | 318          | 1                   | 263         | 55      |
| 2 Bedroom + Den | 97           | 0                   | 85          | 12      |
| 3 Bedroom & Up  | 60           | 0                   | 42          | 18      |
| Penthouse       |              |                     |             |         |
| Other           |              |                     |             |         |

| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,091    | 573             | 612              | \$622,900        | \$677,900         |
| \$1,092    | 633             | 825              | \$669,000        | \$980,900         |
| \$1,019    | 795             | 1,381            | \$803,900        | \$1,357,400       |
| \$1,078    | 928             | 1,333            | \$951,900        | \$1,442,900       |
| \$990      | 1,015           | 1,072            | \$996,900        | \$1,179,900       |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |

## IPO Launch Performance (first 2 months)

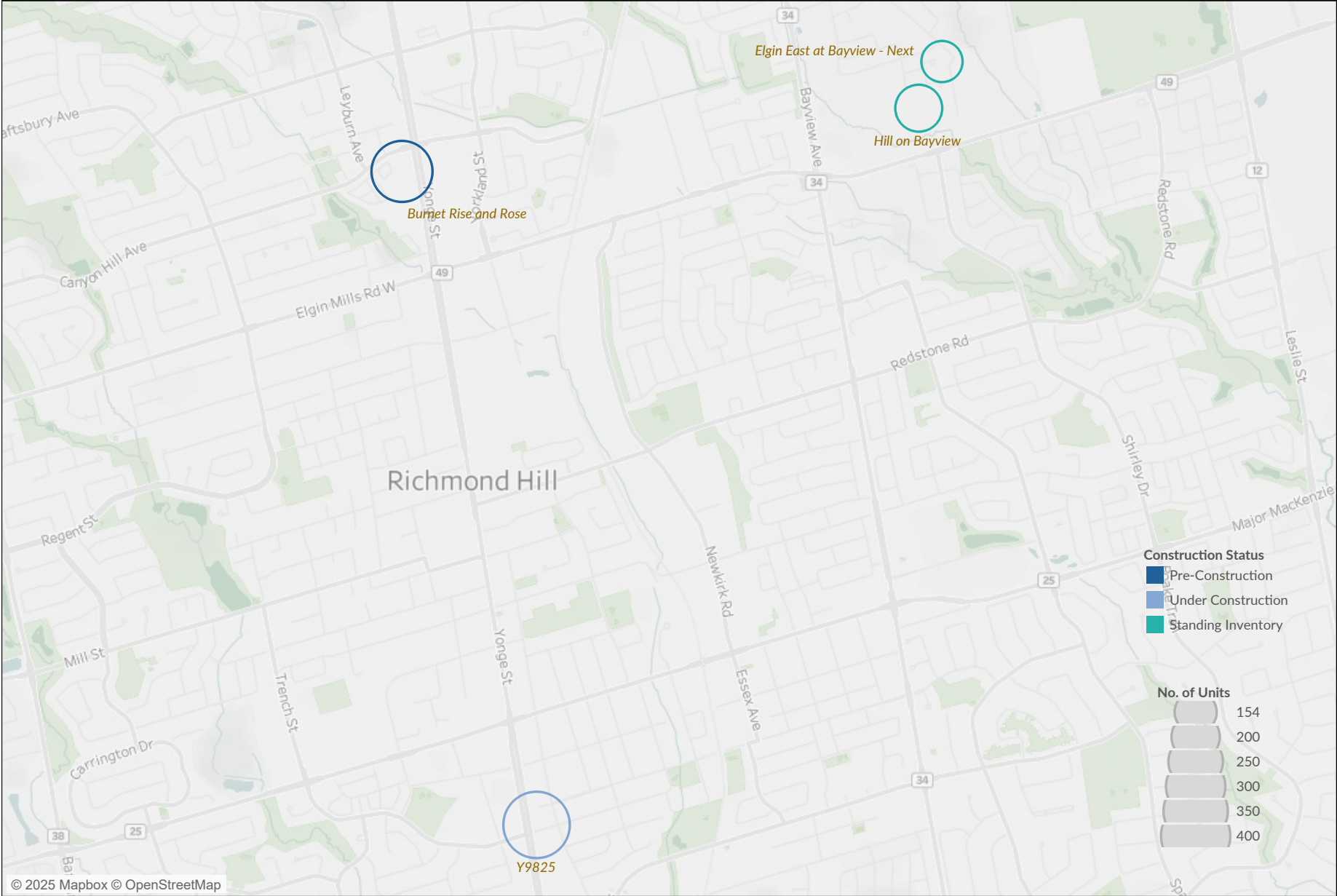


## Post Launch Absorption: Highway7 - Yonge



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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 |
|----------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------|
| Burnet Rise and Rose - Greenpark Group             | Apartment    | December 2029           | 2                   | 3   | 157     | 338          | \$1,052             | \$1,055            |
| Elgin East at Bayview - Next - Sequoia Grove Homes | Apartment    | June 2024               | 0                   | 0   | 22      | 154          | \$699               | \$1,065            |
| Hill on Bayview - Armour Heights Developments      | Stacked      | March 2024              | 0                   | 1   | 22      | 200          | \$691               | \$1,084            |
| Y9825 - Metroview Developments                     | Apartment    | September 2025          | 0                   | 0   | 0       | 400          | \$1,092             | \$1,140            |

# Highway7 - Yonge Submarket Report - June 2025

## Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | 9                   | 16                          |
| Central Waterfront      | 0                   | 4                           |
| Don Mills - York Mills  | 4                   | 9                           |
| Downtown Core           | 1                   | 6                           |
| Downtown East           | 2                   | 18                          |
| Downtown West           | 4                   | 21                          |
| Etobicoke Waterfront    | 1                   | 1                           |
| Highway7 - Yonge        | 2                   | 4                           |
| Mississauga City Centre | 2                   | 9                           |
| North Toronto           | 11                  | 16                          |
| North Yonge Corridor    | 0                   | 7                           |
| North York East         |                     |                             |
| North York West         | 1                   | 10                          |
| Not Applicable          | 162                 | 168                         |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | 2                   | 9                           |
| Thornhill               | 0                   | 2                           |
| Toronto East            | 10                  | 6                           |
| Toronto West            | 6                   | 16                          |
| Yonge - St. Clair       | 0                   | 7                           |

## Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$     |
|-------------|---------|------------|---------|-------------|
| 2,996       | 429     | \$2,348    | 997     | \$2,342,020 |
| 1,832       | 922     | \$1,642    | 903     | \$1,483,222 |
| 1,804       | 282     | \$1,599    | 1,013   | \$1,619,338 |
| 3,682       | 439     | \$1,866    | 788     | \$1,470,493 |
| 5,342       | 1,132   | \$1,372    | 713     | \$978,634   |
| 6,290       | 1,181   | \$1,880    | 936     | \$1,759,620 |
| 555         | 10      | \$1,649    | 759     | \$1,250,725 |
| 891         | 201     | \$1,055    | 799     | \$842,895   |
| 4,578       | 631     | \$1,221    | 661     | \$807,456   |
| 2,571       | 328     | \$1,587    | 938     | \$1,489,540 |
| 1,965       | 776     | \$1,632    | 672     | \$1,097,489 |
|             |         |            |         |             |
| 1,209       | 618     | \$1,329    | 763     | \$1,013,372 |
| 26,856      | 8,677   | \$1,143    | 743     | \$848,808   |
|             |         |            |         |             |
| 1,915       | 411     | \$1,393    | 812     | \$1,130,303 |
| 417         | 26      | \$1,550    | 1,673   | \$2,593,365 |
| 915         | 157     | \$1,243    | 668     | \$830,915   |
| 2,606       | 322     | \$1,339    | 851     | \$1,139,248 |
| 1,108       | 154     | \$2,155    | 1,240   | \$2,672,197 |



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