

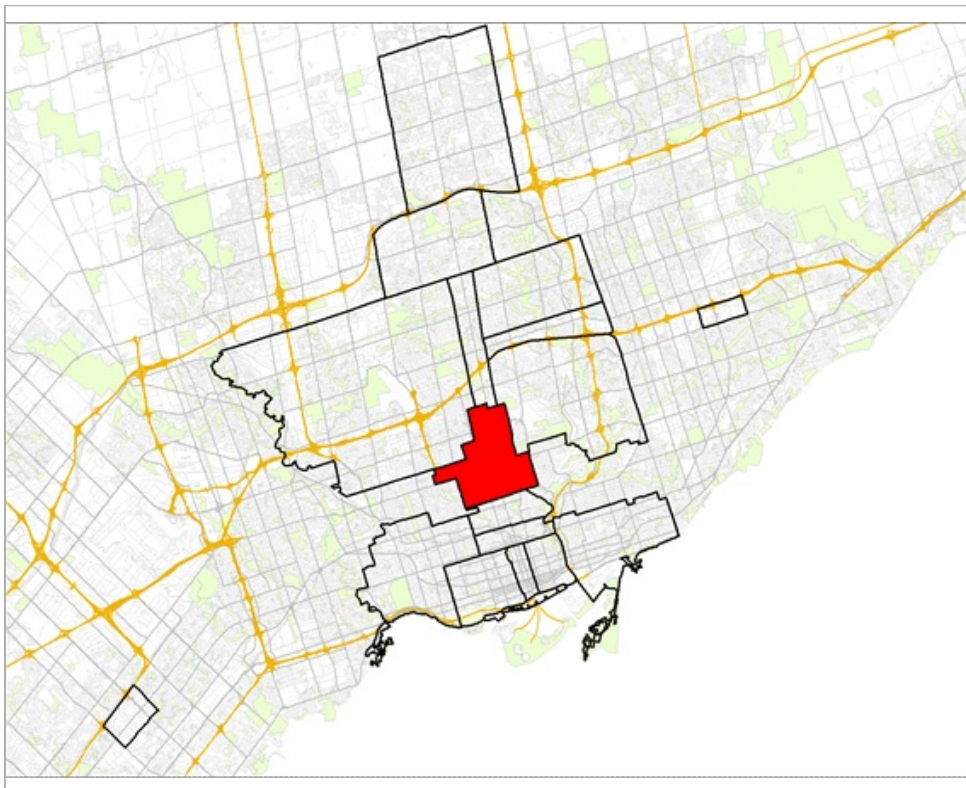


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of June 2025

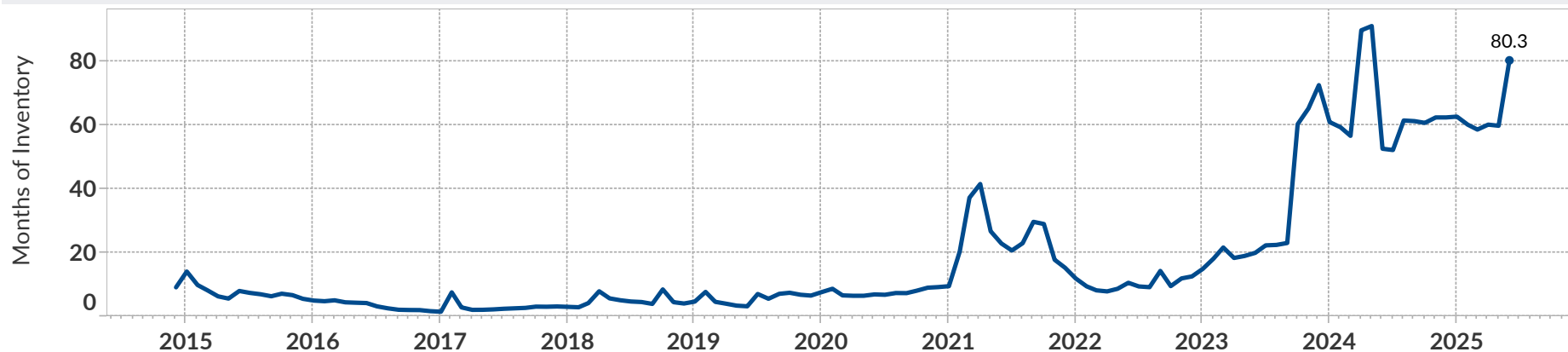


North Toronto Submarket Report - June 2025



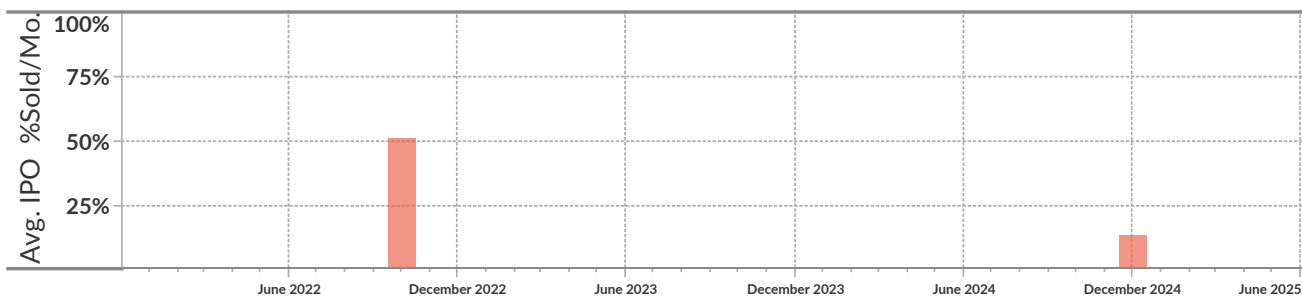
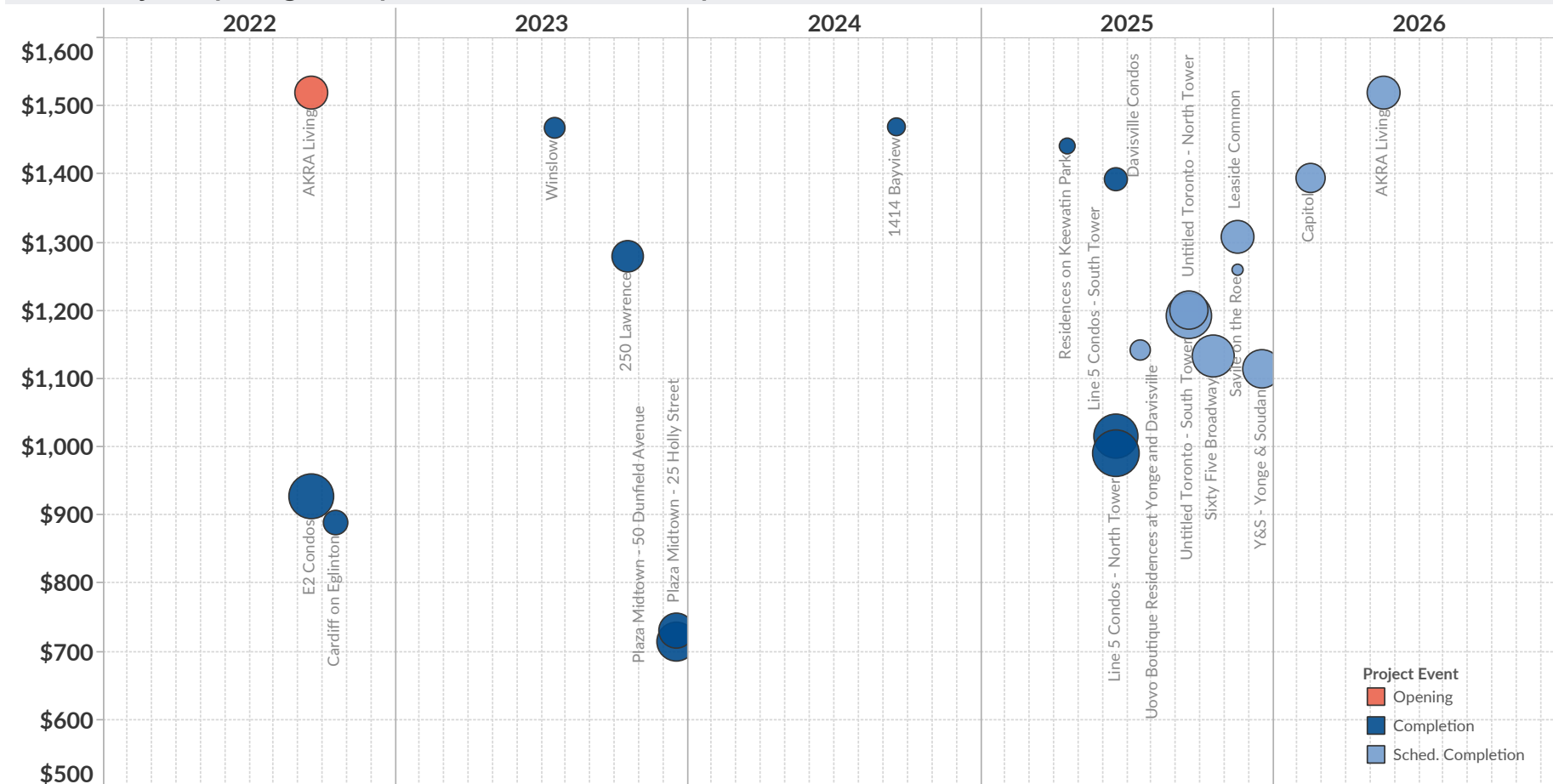
North Toronto		GTA
Distinct count of Site Name	16	329
No. of Units	2,899	84,228
Total Sales	2,571	67,532
Act Inv	328	16,696
Avg. \$/sf	\$1,587	\$1,385
Avg. Project \$/SF	\$1,599	\$1,310
Avg. SF	938	783
Avg. \$	\$1,489,540	\$1,084,408
Current Month Sales	11	217

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

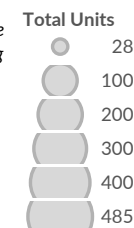


North Toronto Submarket Report - June 2025

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.



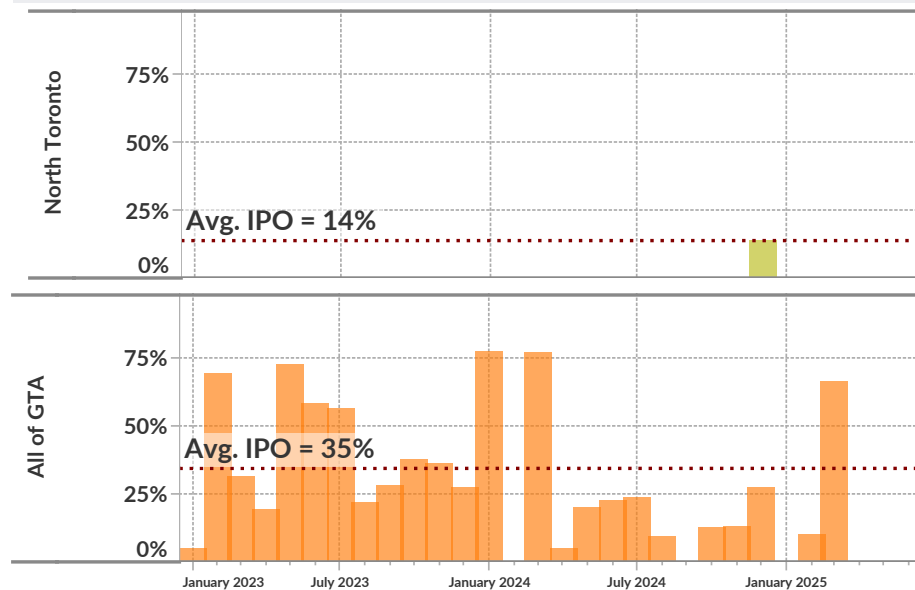
North Toronto Submarket Report - June 2025

Project Data by Unit Type

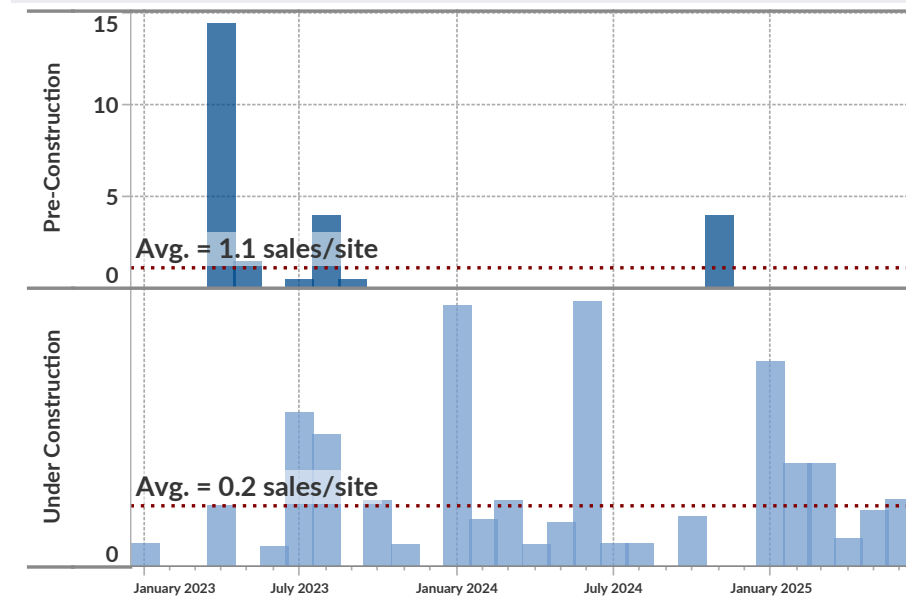
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	251	0	239	12
1 Bedroom	715	2	660	55
1 Bedroom + Den	633	3	588	45
2 Bedroom	710	2	618	92
2 Bedroom + Den	204	0	176	28
3 Bedroom & Up	318	1	236	82
Penthouse	28	2	24	4
Other	27	1	19	8

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,722	302	452	\$588,900	\$749,900
\$1,597	321	682	\$527,900	\$1,079,900
\$1,521	476	782	\$638,900	\$1,361,900
\$1,642	633	2,674	\$988,900	\$6,076,000
\$1,546	770	1,735	\$1,179,900	\$3,399,900
\$1,570	815	2,405	\$1,254,900	\$4,980,000
\$1,902	522	2,253	\$1,025,900	\$4,199,900
\$1,468	1,111	2,364	\$1,696,900	\$3,664,000

IPO Launch Performance (first 2 months)

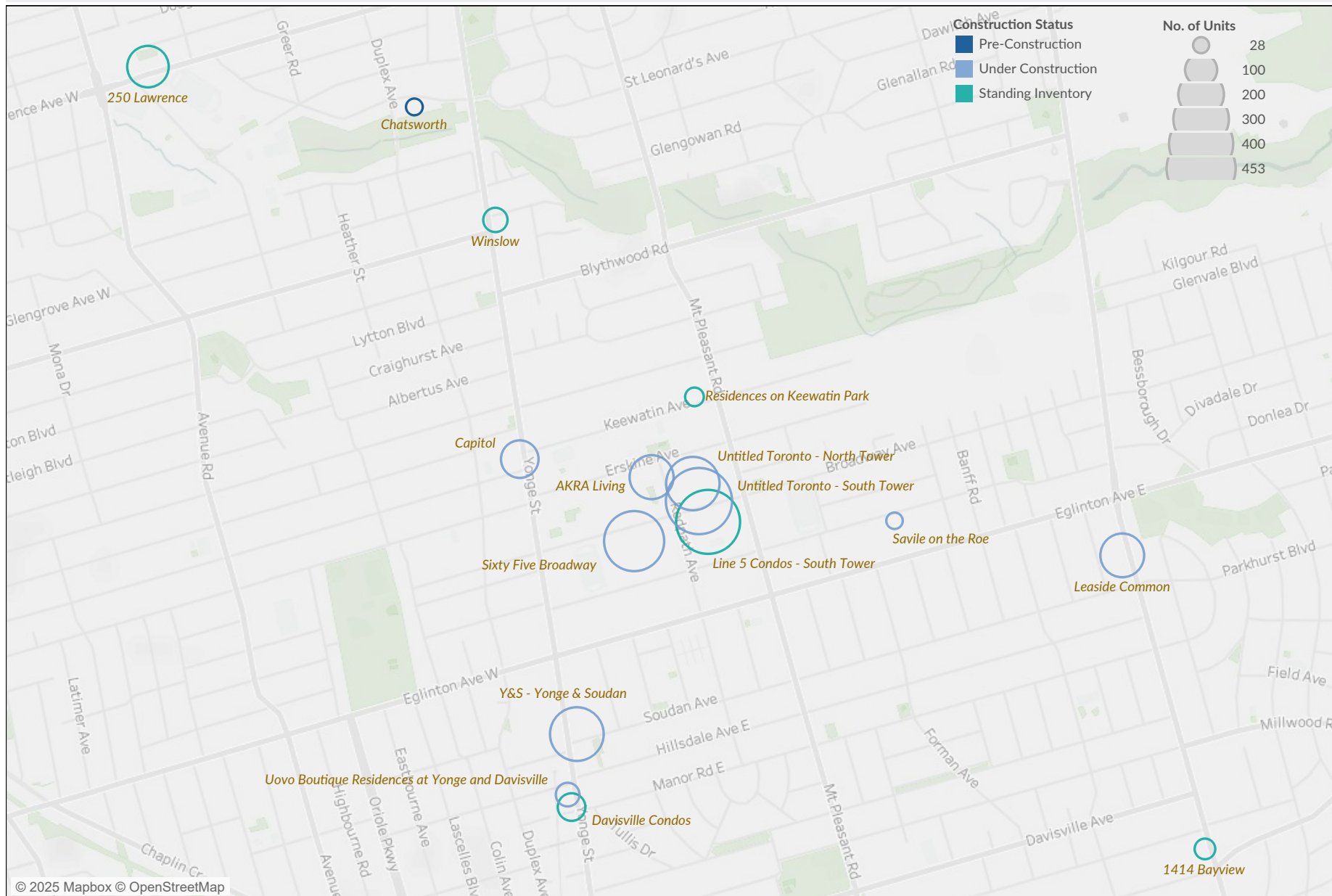


Post Launch Absorption: North Toronto



North Toronto Submarket Report - June 2025

Current Active Projects



North Toronto Submarket Report - June 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	9	10	6	178	\$1,280	\$1,228
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	February 2026	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	2	4	14	198	\$1,309	\$1,536
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	0	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	July 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 - 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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