

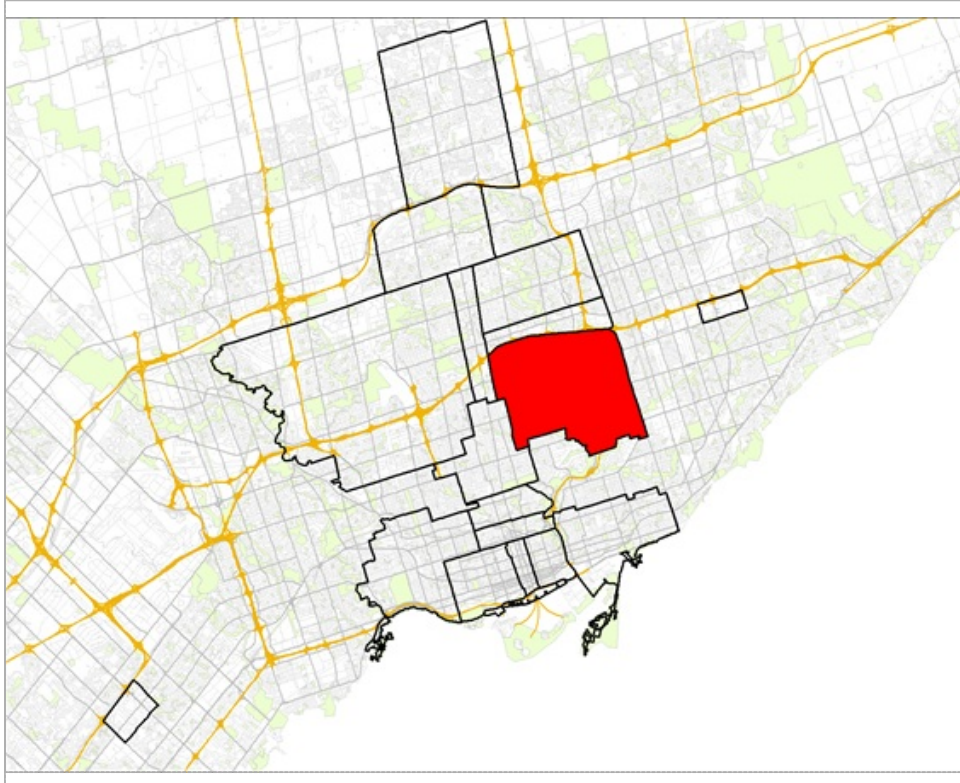


Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of June 2025

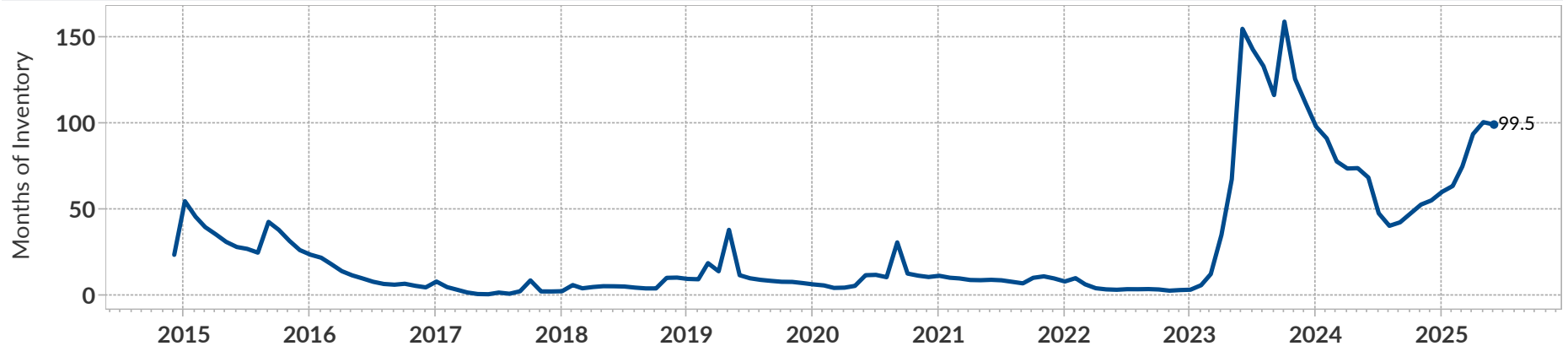


Don Mills - York Mills Submarket Report - June 2025



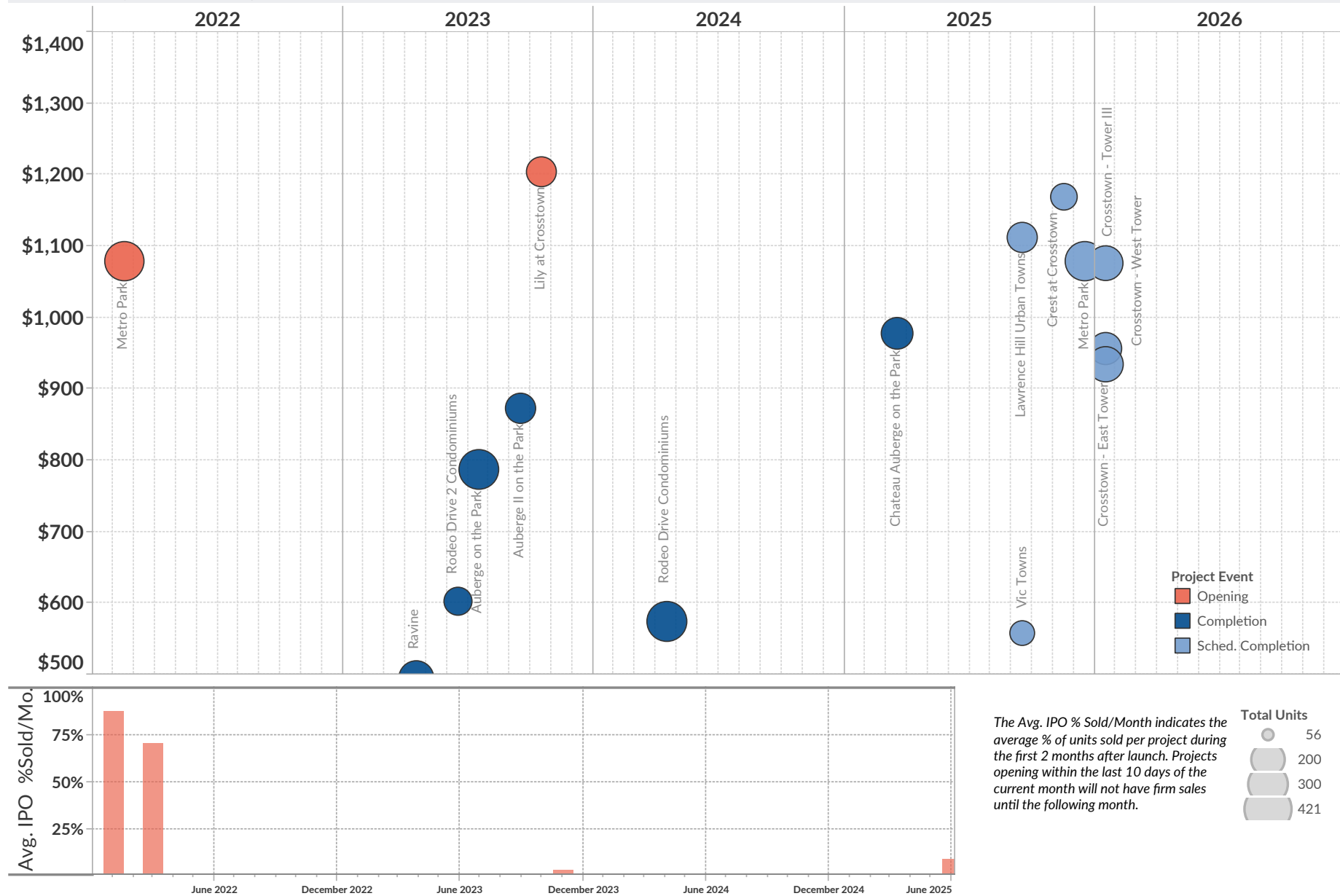
Don Mills - York Mills		GTA
Distinct count of Site Name	9	329
No. of Units	2,086	84,228
Total Sales	1,804	67,532
Act Inv	282	16,696
Avg. \$/sf	\$1,599	\$1,385
Avg. Project \$/SF	\$1,289	\$1,310
Avg. SF	1,013	783
Avg. \$	\$1,619,338	\$1,084,408
Current Month Sales	4	217

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



Don Mills - York Mills 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.

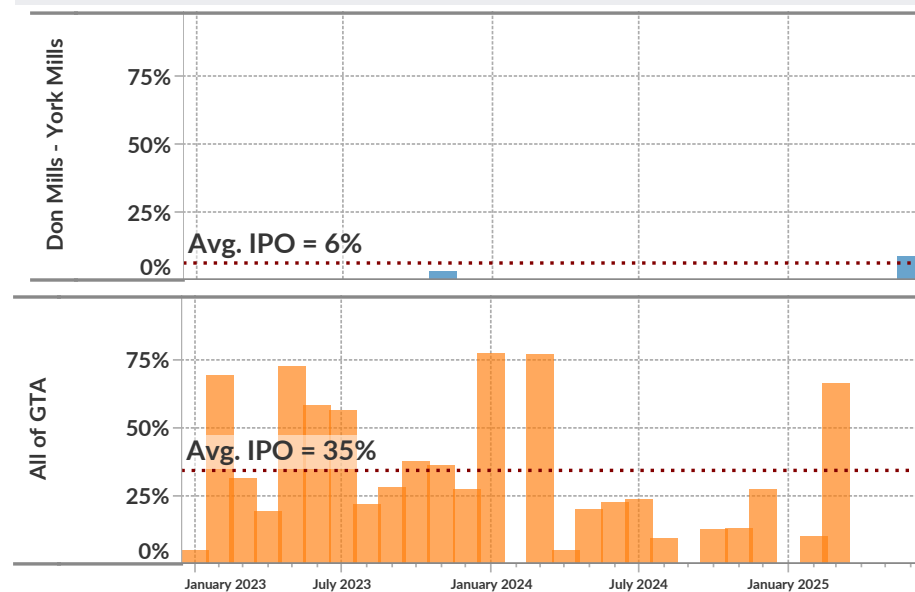
Don Mills - York Mills Submarket Report - June 2025

Project Data by Unit Type

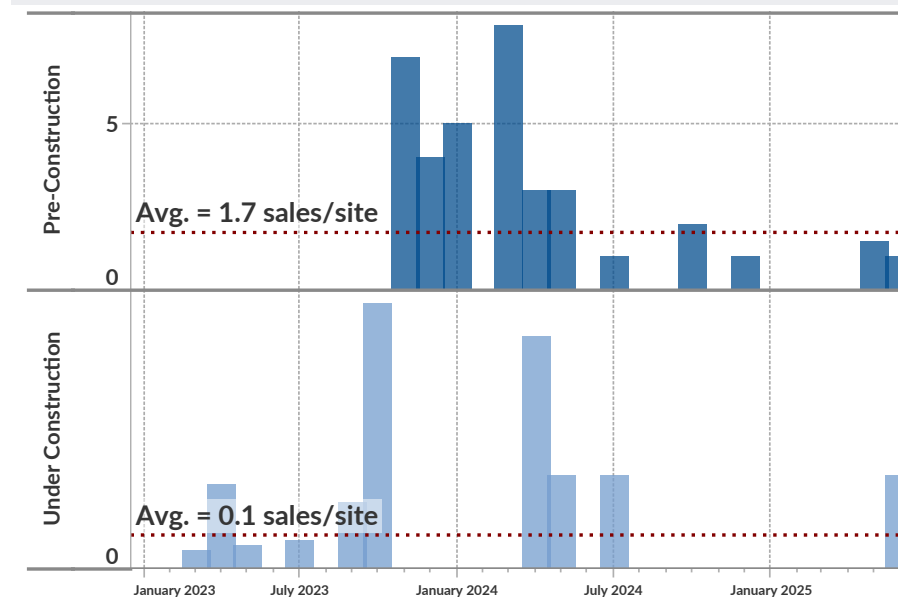
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	622	0	588	34
1 Bedroom + Den	393	0	344	49
2 Bedroom	586	3	470	116
2 Bedroom + Den	412	1	376	36
3 Bedroom & Up	63	0	16	47
Penthouse				
Other	0	0	0	0

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,274	459	565	\$577,990	\$726,990
\$1,274	536	712	\$663,990	\$929,990
\$1,502	604	1,820	\$747,990	\$3,700,000
\$1,909	785	2,713	\$977,990	\$6,500,000
\$1,714	870	3,751	\$1,104,990	\$8,625,000

IPO Launch Performance (first 2 months)

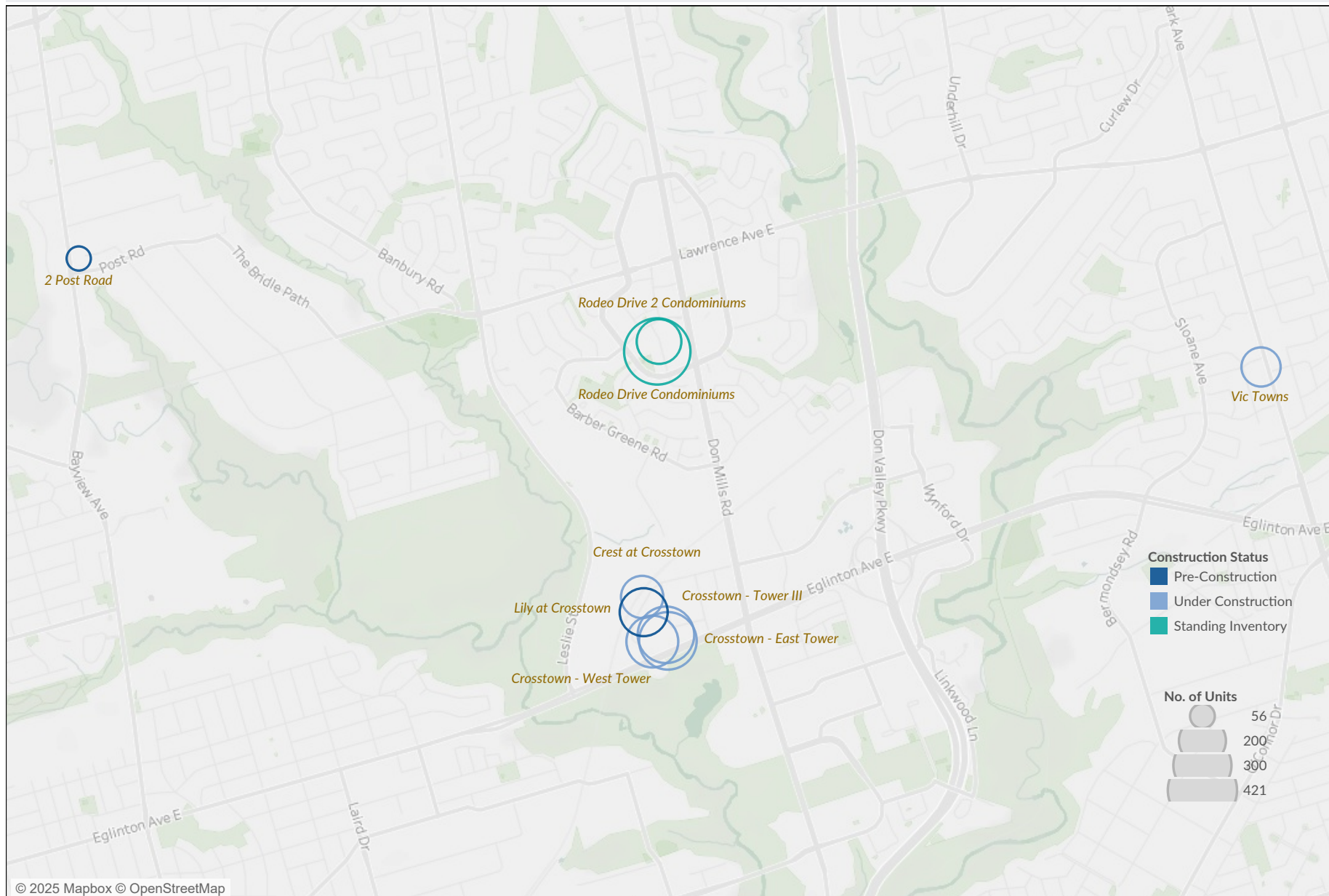


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - June 2025

Current Active Projects



Don Mills - York Mills 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
2 Post Road - North Drive	Apartment	July 2028	2	5	51	56	\$2,067	\$2,067
Crest at Crosstown - Aspen Ridge Homes	Apartment	November 2025	0	0	34	171	\$1,169	\$1,400
Crosstown - East Tower - Aspen Ridge Homes	Apartment	January 2026	0	0	0	317	\$935	\$1,230
Crosstown - Tower III - Aspen Ridge Homes	Apartment	January 2026	0	0	0	306	\$1,076	\$1,159
Crosstown - West Tower - Aspen Ridge Homes	Apartment	January 2026	0	0	0	257	\$957	\$1,107
Lily at Crosstown - Aspen Ridge Homes	Apartment	March 2027	0	0	186	220	\$1,204	\$1,296
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	June 2023	0	0	0	191	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	April 2024	0	0	0	421	\$575	\$987
Vic Towns - Solotex Corporation	Stacked	September 2025	2	2	11	147	\$558	\$1,121

Don Mills - York Mills 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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