



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

Data as of July 2025

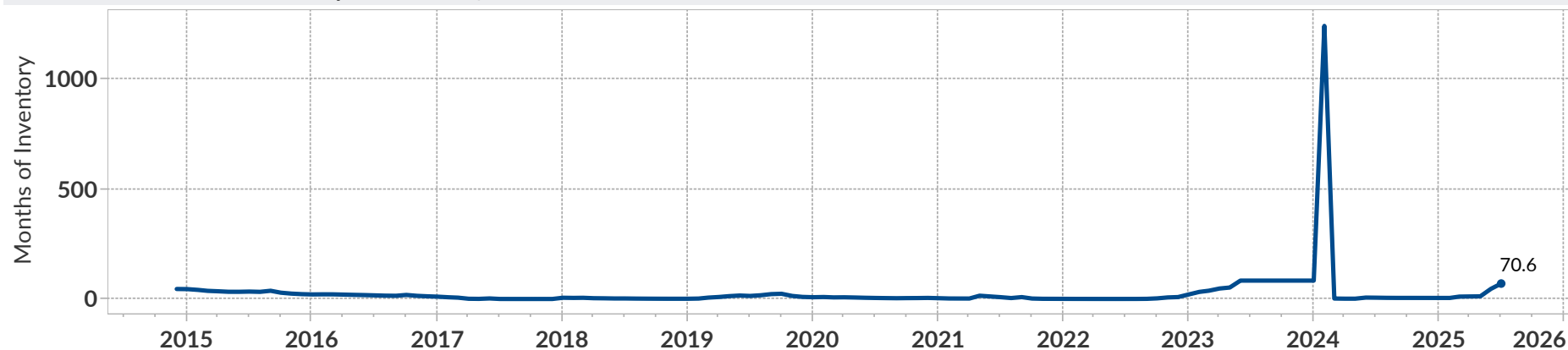


Highway7 - Yonge Submarket Report - July 2025



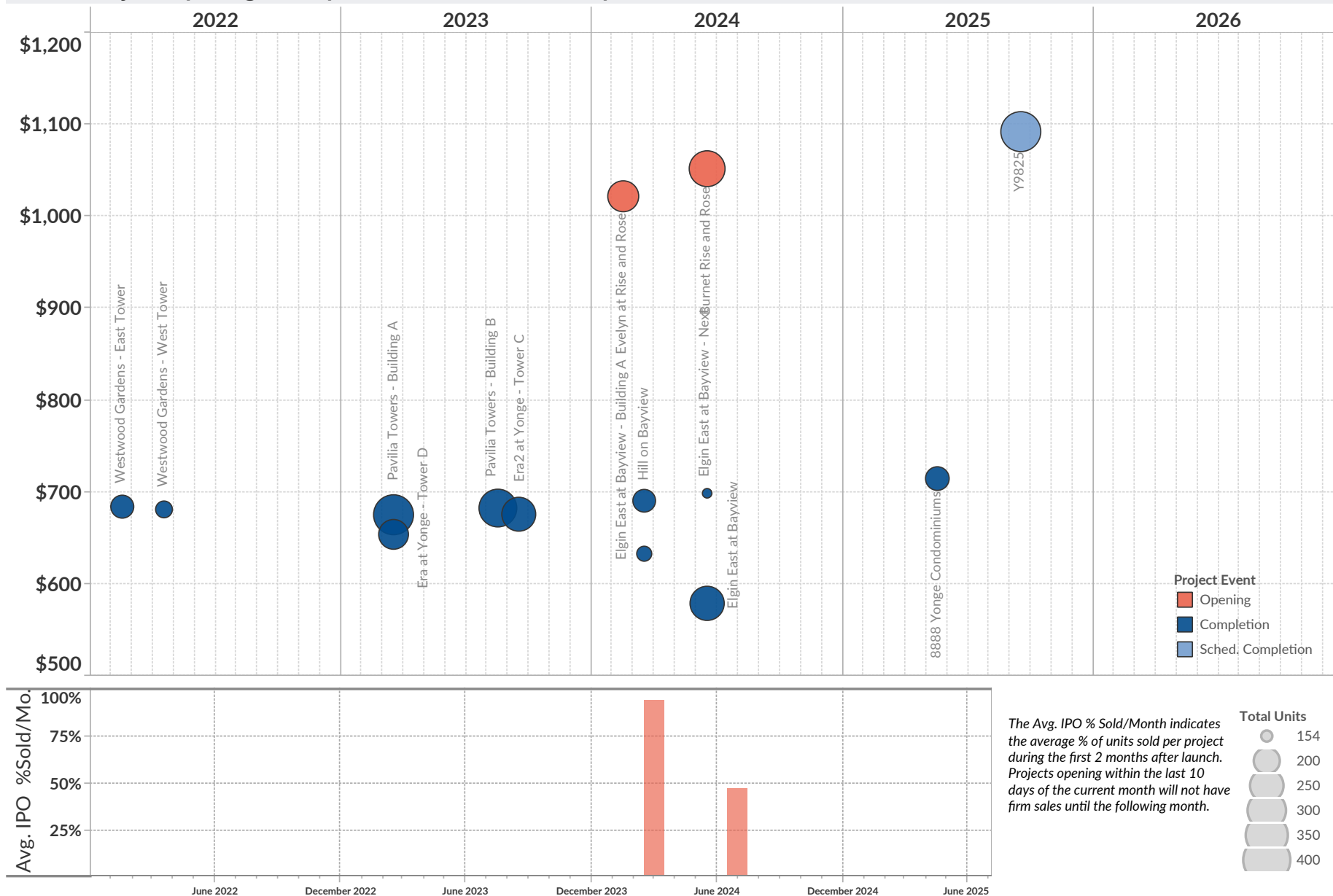
Highway7 - Yonge		GTA
Distinct count of Site Name	4	330
No. of Units	1,092	84,272
Total Sales	892	67,602
Act Inv	200	16,670
Avg. \$/sf		\$1,386
Avg. Project \$/SF		\$1,309
Avg. SF		786
Avg. \$		\$1,089,142
Current Month Sales		150

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



Highway7 - Yonge Submarket Report - July 2025

Recent Project Openings, Completions & Scheduled Completions



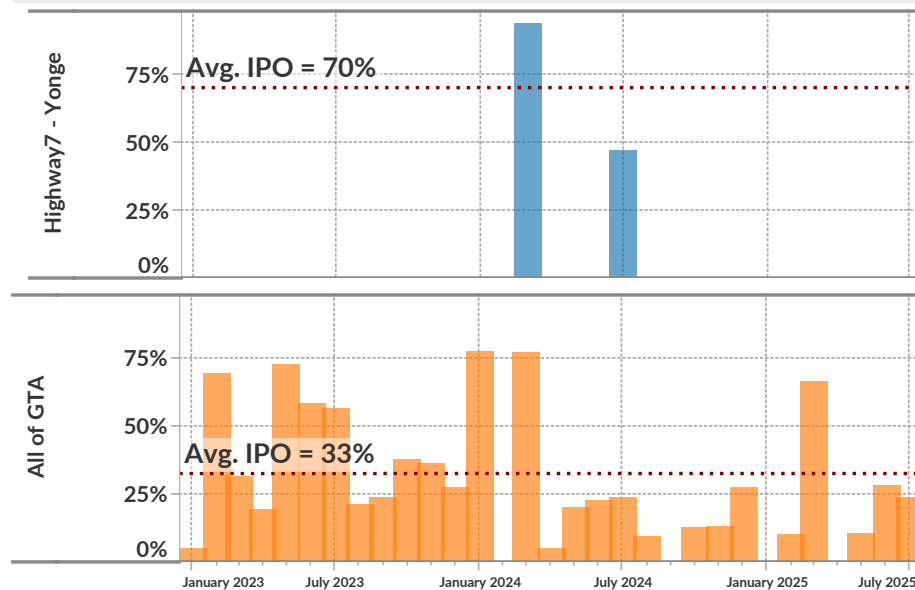
Highway7 - Yonge Submarket Report - July 2025

Project Data by Unit Type

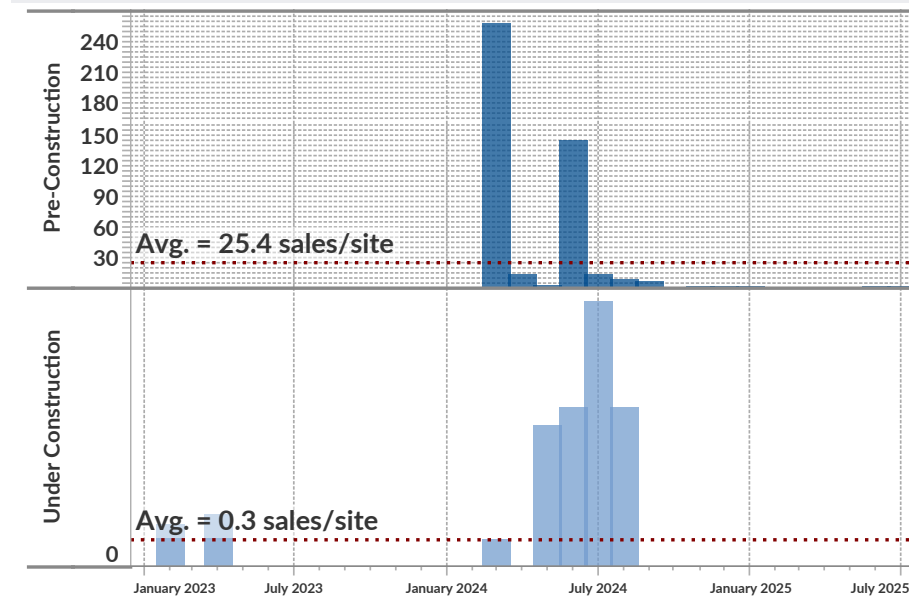
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio				
1 Bedroom	243	0	224	19
1 Bedroom + Den	374	1	278	96
2 Bedroom	318	0	263	55
2 Bedroom + Den	97	0	85	12
3 Bedroom & Up	60	0	42	18
Penthouse				
Other				

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)

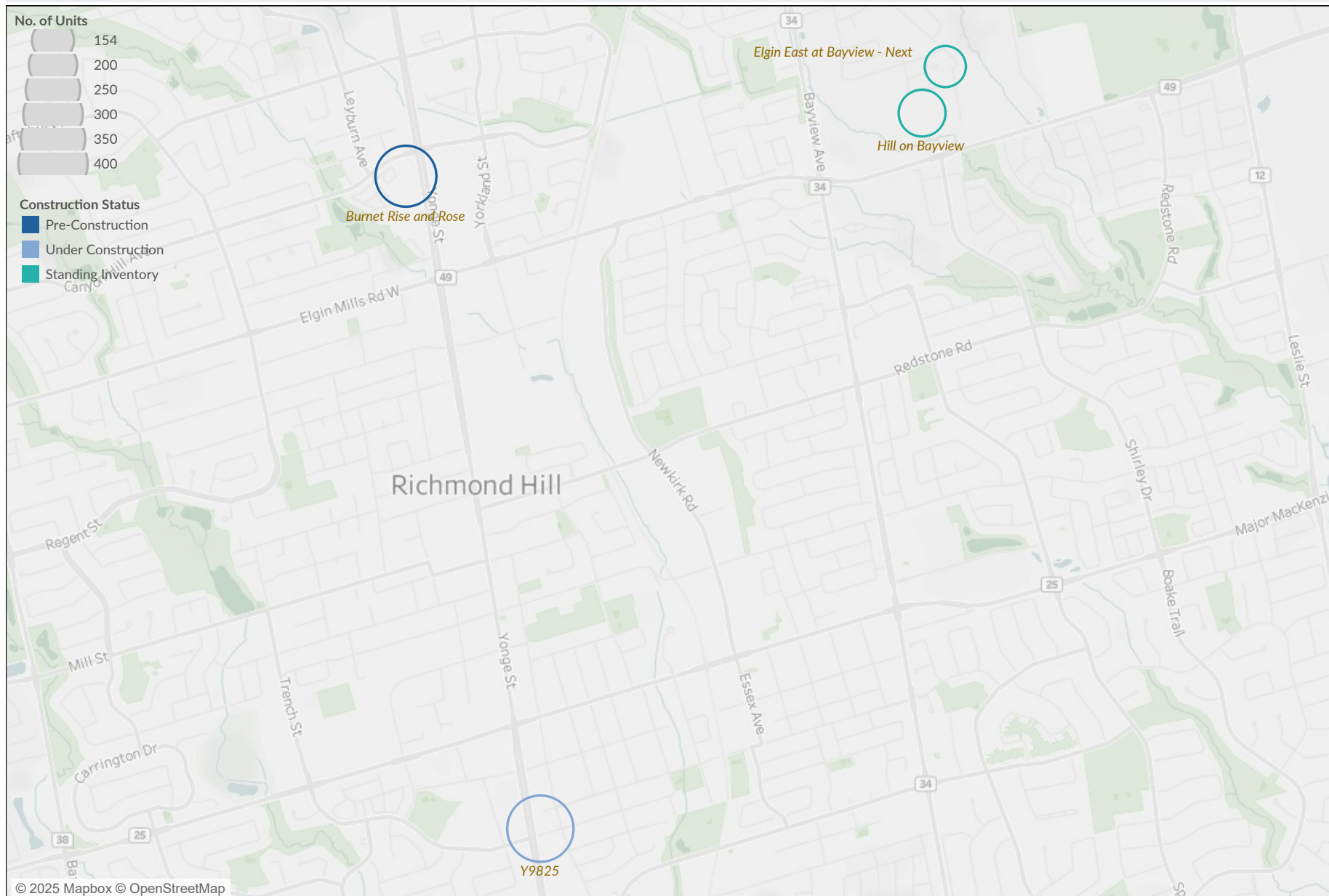


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - July 2025

Current Active Projects



Highway7 - Yonge Submarket Report - July 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
Burnet Rise and Rose - Greenpark Group	Apartment	December 2029	1	4	156	338	\$1,052	\$1,047
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 - July 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	16
Central Waterfront	1	4
Don Mills - York Mills	1	9
Downtown Core	0	6
Downtown East	3	18
Downtown West	2	21
Etobicoke Waterfront	0	1
Highway7 - Yonge	1	4
Mississauga City Centre	0	9
North Toronto	1	16
North Yonge Corridor	2	7
North York East		
North York West	0	10
Not Applicable	133	169
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	0	6
Toronto West	1	16
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,998	427	\$2,349	996	\$2,340,517
1,833	921	\$1,642	903	\$1,483,572
1,805	281	\$1,594	1,008	\$1,606,595
3,682	439	\$1,866	788	\$1,470,493
5,345	1,129	\$1,375	713	\$979,683
6,292	1,179	\$1,880	937	\$1,760,985
555	10	\$1,649	759	\$1,250,725
892	200	\$1,055	800	\$843,540
4,578	631	\$1,221	661	\$807,456
2,572	327	\$1,589	936	\$1,488,346
1,999	742	\$1,629	677	\$1,102,847
1,209	612	\$1,328	762	\$1,011,494
26,875	8,708	\$1,150	747	\$859,295
1,916	410	\$1,400	812	\$1,136,921
418	25	\$1,552	1,663	\$2,581,400
915	157	\$1,243	668	\$830,915
2,607	321	\$1,339	851	\$1,139,890
1,111	151	\$2,155	1,241	\$2,674,955



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.