

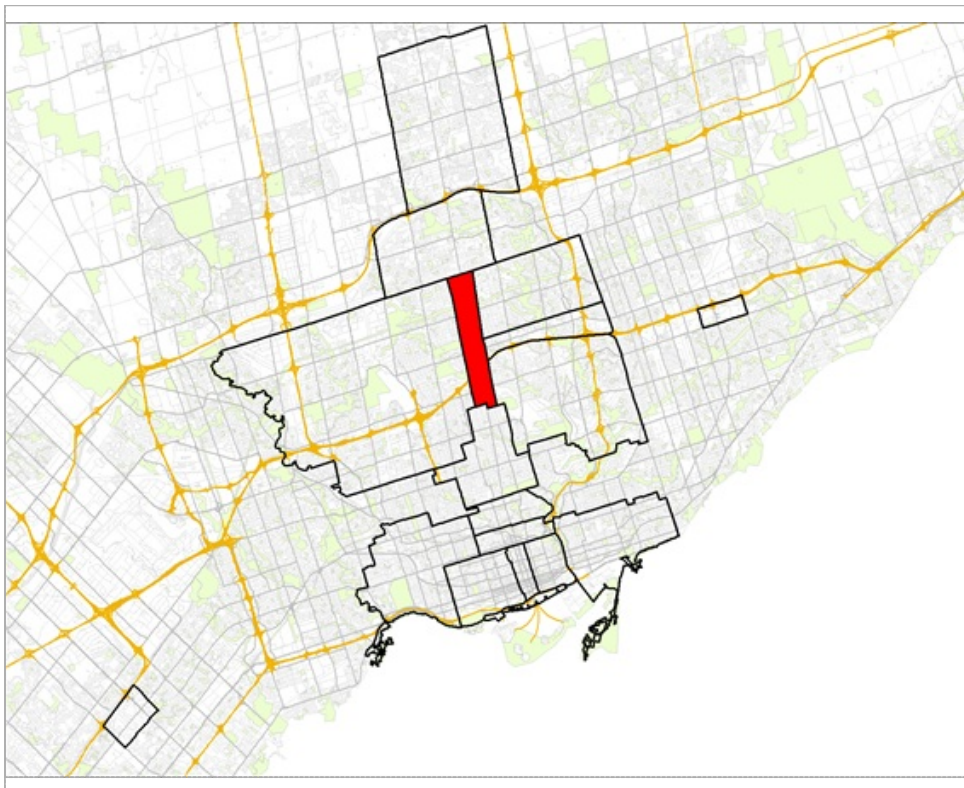


Greater Toronto Area | North Yonge Corridor New Homes High Rise Submarket Report

Data as of July 2025

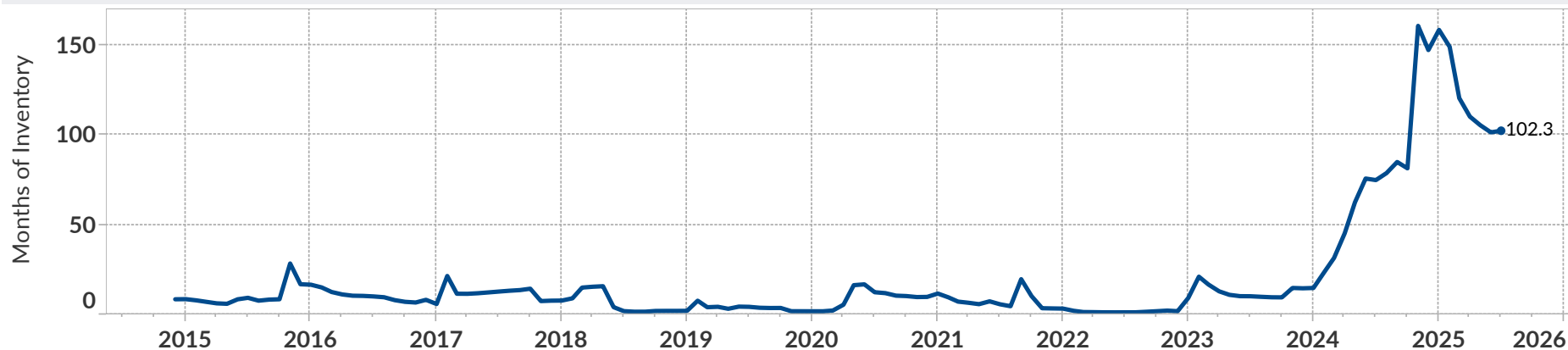


North Yonge Corridor Submarket Report - July 2025



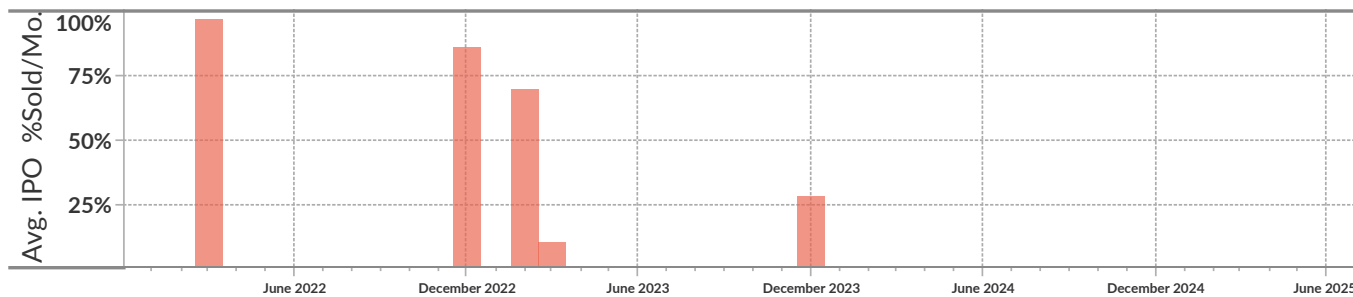
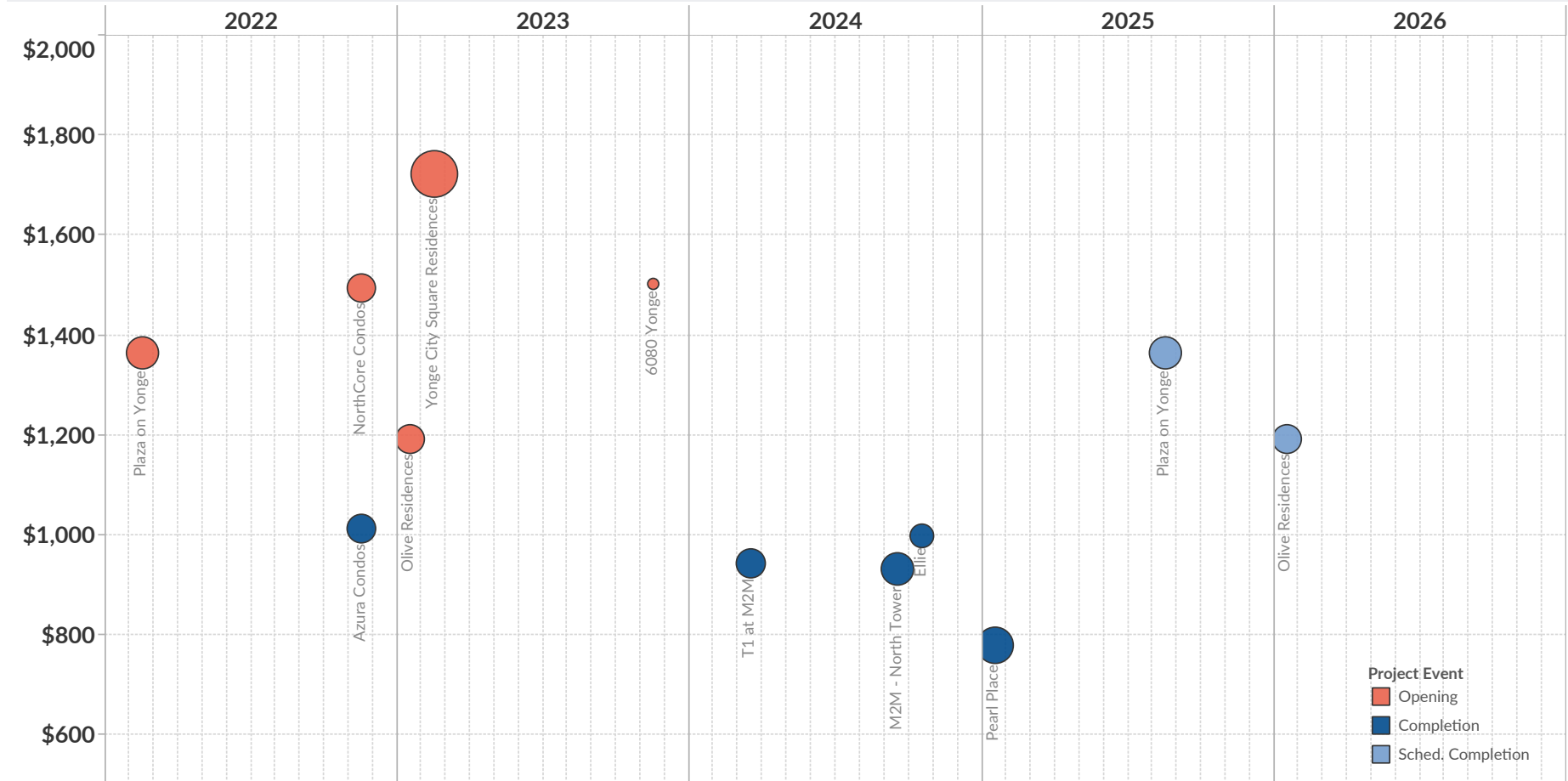
North Yonge Corridor		GTA
Distinct count of Site Name	7	330
No. of Units	2,741	84,272
Total Sales	1,999	67,602
Act Inv	742	16,670
Avg. \$/sf		\$1,386
Avg. Project \$/SF		\$1,309
Avg. SF		786
Avg. \$		\$1,089,142
Current Month Sales		150

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

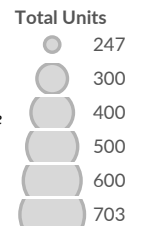


North Yonge Corridor Submarket Report - July 2025

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.



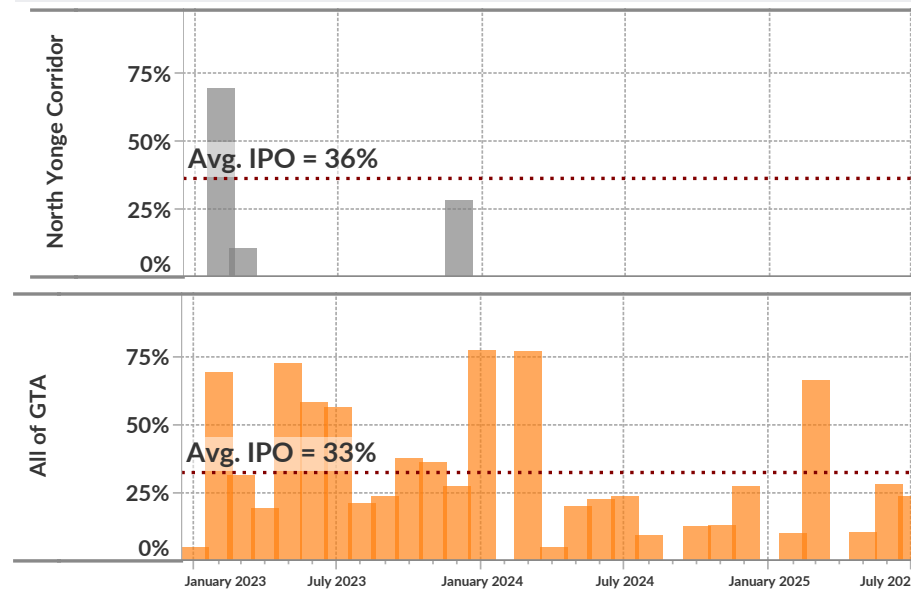
North Yonge Corridor Submarket Report - July 2025

Project Data by Unit Type

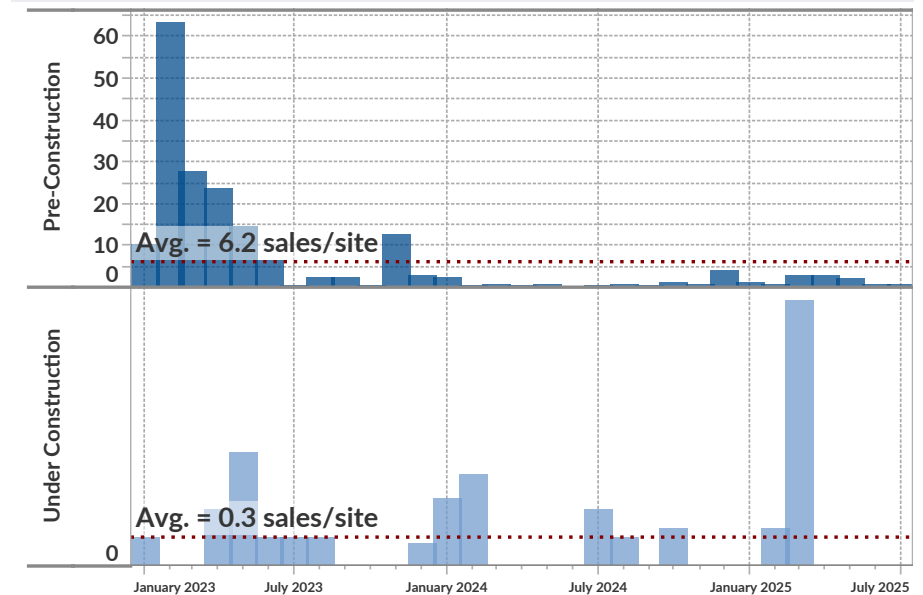
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	199	0	105	94
1 Bedroom	524	0	422	102
1 Bedroom + Den	809	0	603	206
2 Bedroom	790	1	615	175
2 Bedroom + Den	142	0	92	50
3 Bedroom & Up	237	1	135	102
Penthouse	8	0	8	0
Other	20	0	14	6

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,576	333	620	\$504,000	\$728,990
\$1,470	442	752	\$651,000	\$1,092,500
\$1,487	535	752	\$674,900	\$1,070,000
\$1,427	613	1,037	\$828,000	\$1,660,000
\$1,620	737	1,394	\$975,000	\$2,355,000
\$2,163	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)

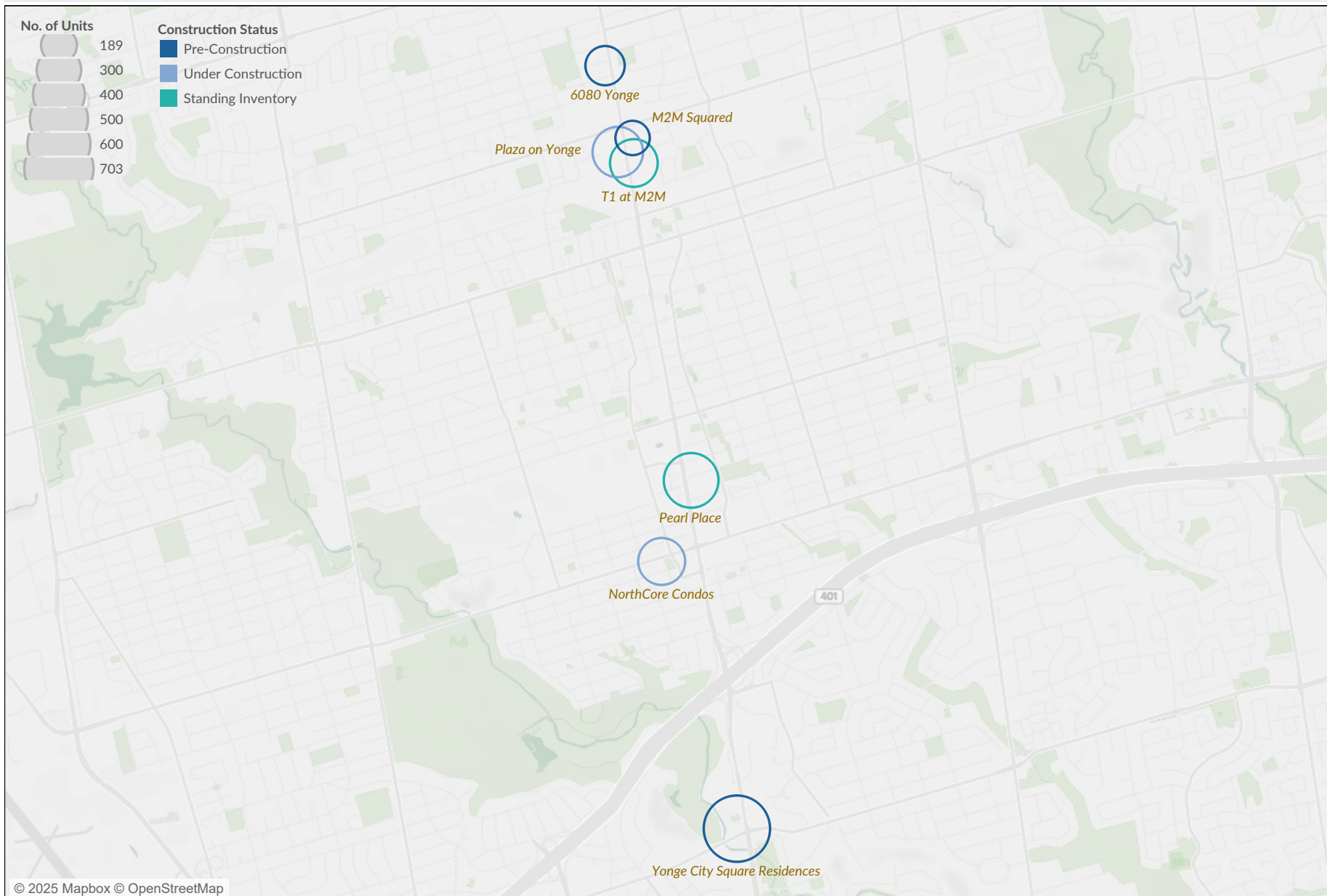


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - July 2025

Current Active Projects



North Yonge Corridor 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
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	2	34	483	703	\$1,723	\$1,707

North Yonge Corridor 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



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