

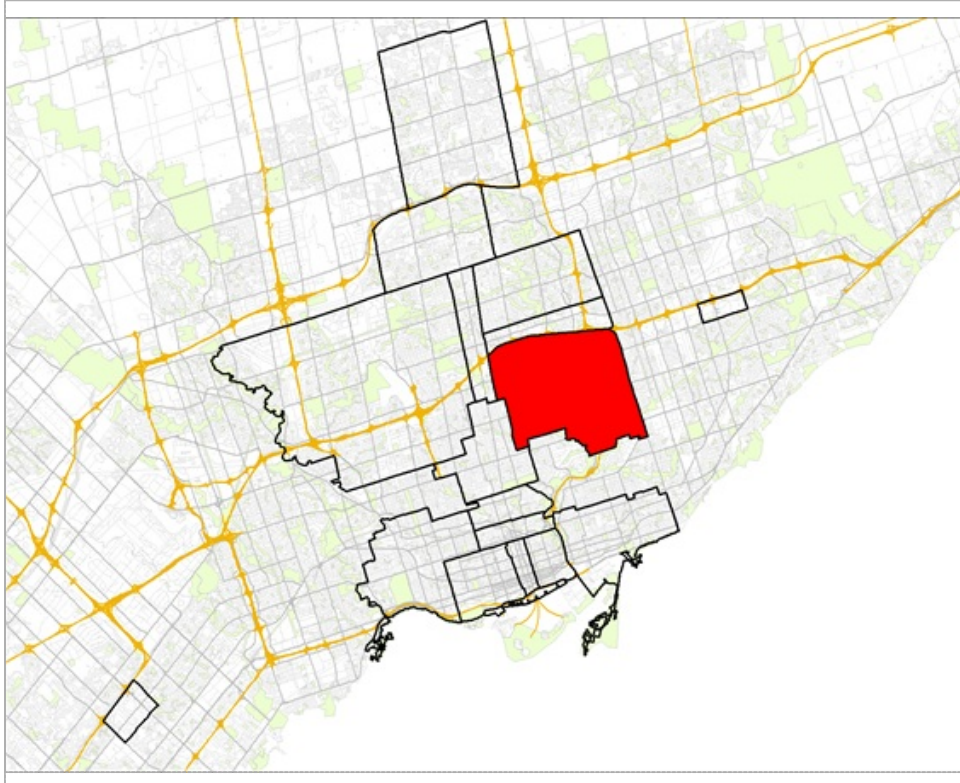


## Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of July 2025

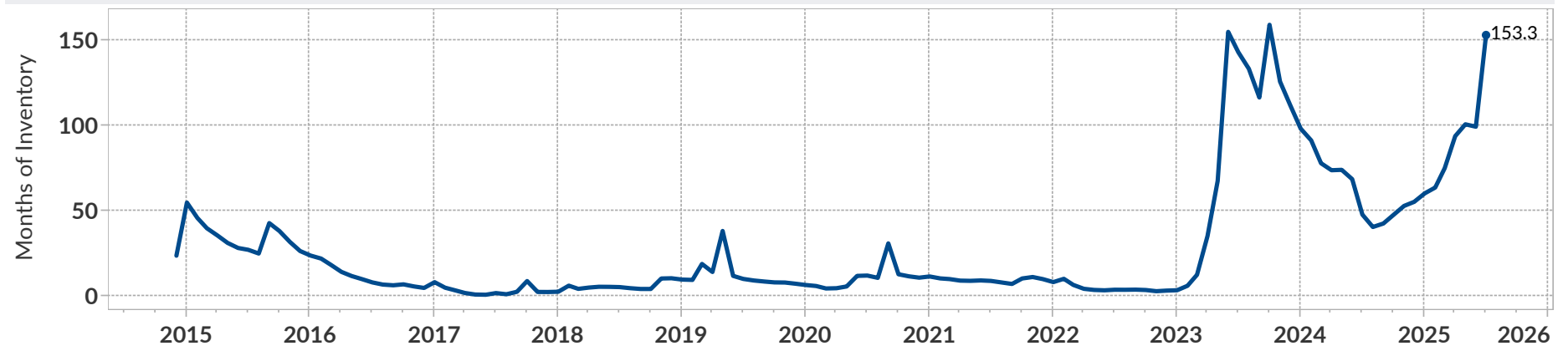


# Don Mills - York Mills Submarket Report - July 2025



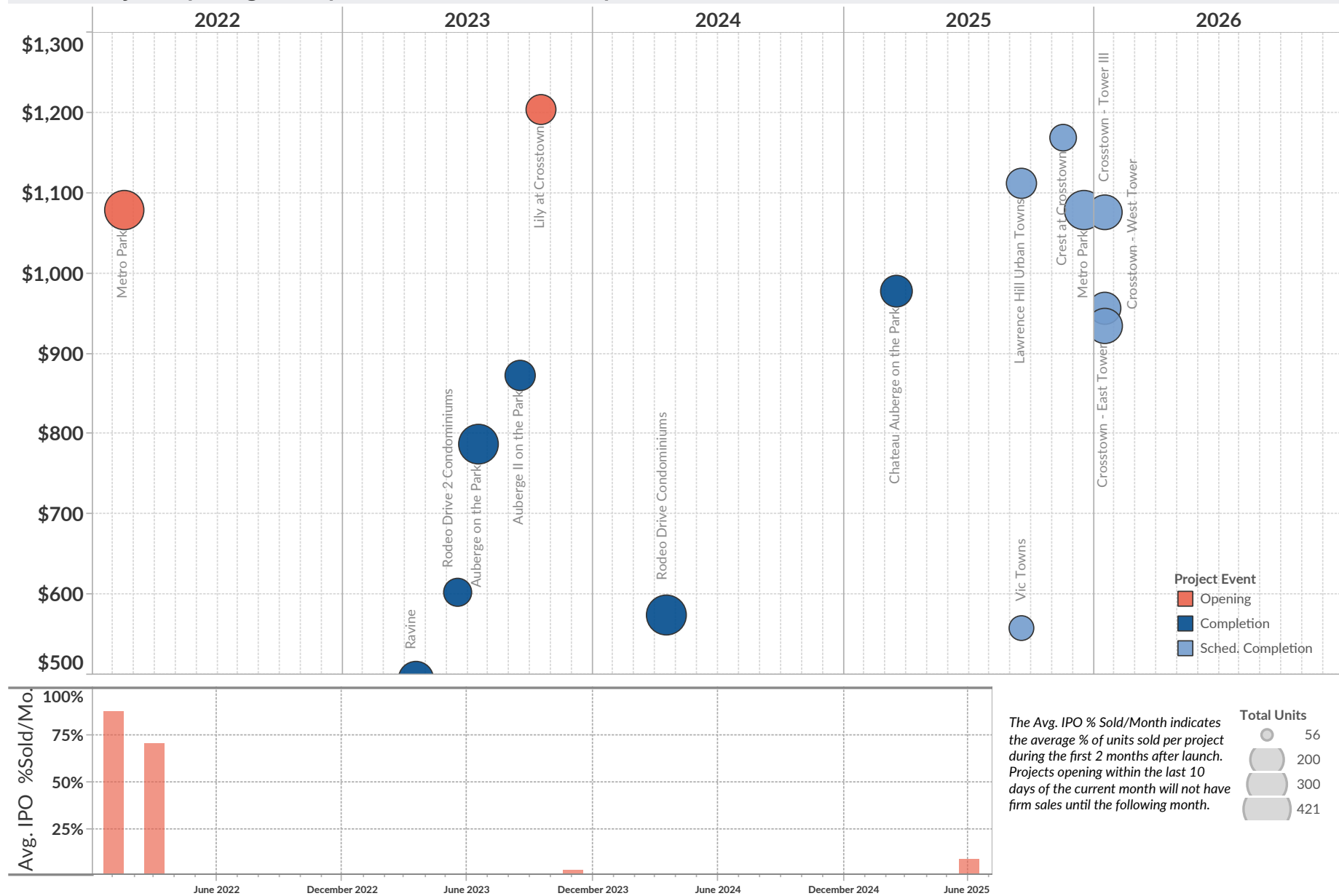
| Don Mills - York Mills      |             | GTA         |
|-----------------------------|-------------|-------------|
| Distinct count of Site Name | 9           | 330         |
| No. of Units                | 2,086       | 84,272      |
| Total Sales                 | 1,805       | 67,602      |
| Act Inv                     | 281         | 16,670      |
| Avg. \$/sf                  | \$1,594     | \$1,386     |
| Avg. Project \$/SF          | \$1,289     | \$1,309     |
| Avg. SF                     | 1,008       | 786         |
| Avg. \$                     | \$1,606,595 | \$1,089,142 |
| Current Month Sales         | 1           | 150         |

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



# Don Mills - York Mills Submarket Report - July 2025

## Recent Project Openings, Completions & Scheduled Completions



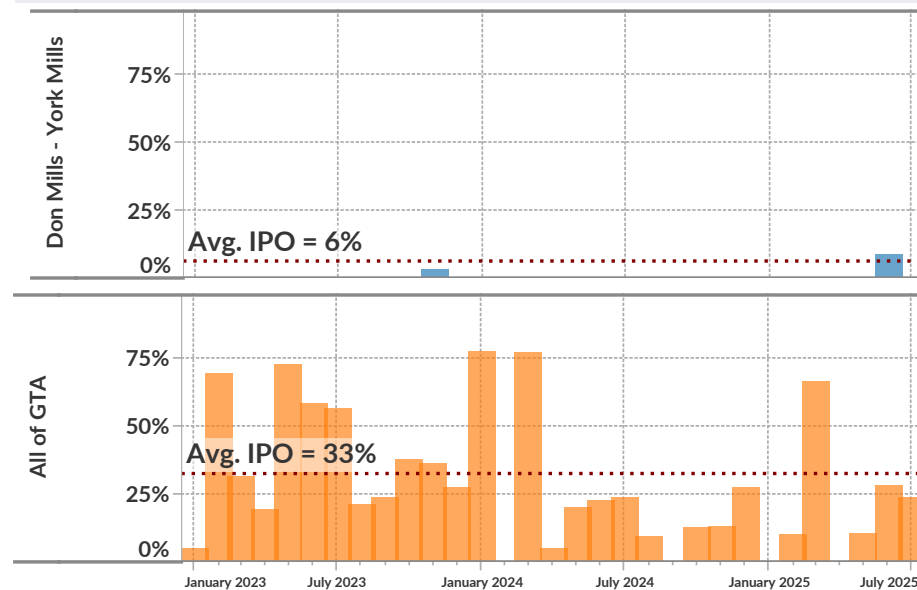
## Don Mills - York Mills Submarket Report - July 2025

### Project Data by Unit Type

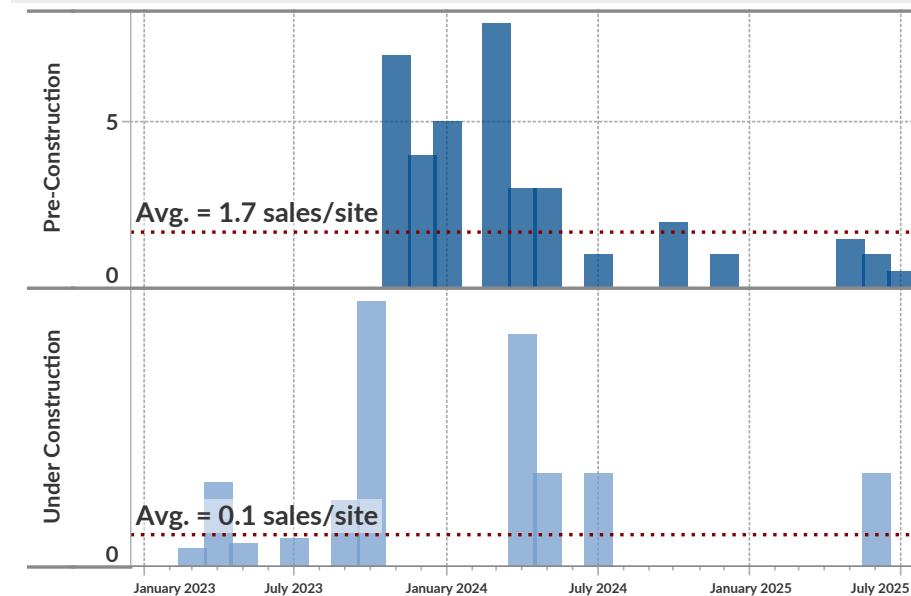
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 10           | 0                   | 10          | 0       |
| 1 Bedroom       | 622          | 0                   | 588         | 34      |
| 1 Bedroom + Den | 393          | 0                   | 344         | 49      |
| 2 Bedroom       | 586          | 0                   | 470         | 116     |
| 2 Bedroom + Den | 412          | 1                   | 377         | 35      |
| 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       |
| \$1,896    | 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)

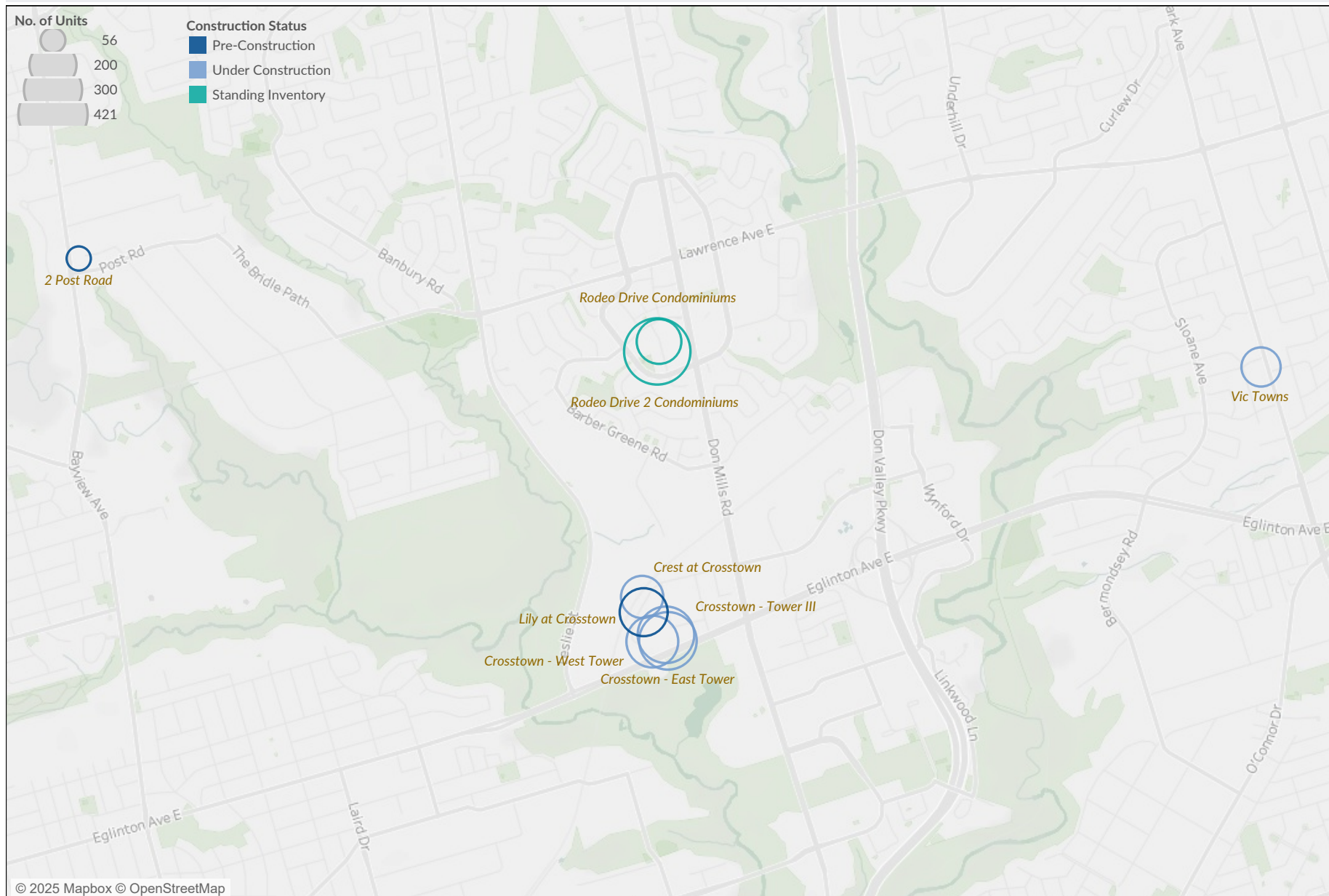


### Post Launch Absorption: Don Mills - York Mills



# Don Mills - York Mills Submarket Report - July 2025

## Current Active Projects



## Don Mills - York Mills 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 |
|----------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------|
| 2 Post Road - North Drive                          | Apartment    | July 2028               | 1                   | 6   | 50      | 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          | 0                   | 2   | 11      | 147          | \$558               | \$1,121            |

# Don Mills - York Mills 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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