

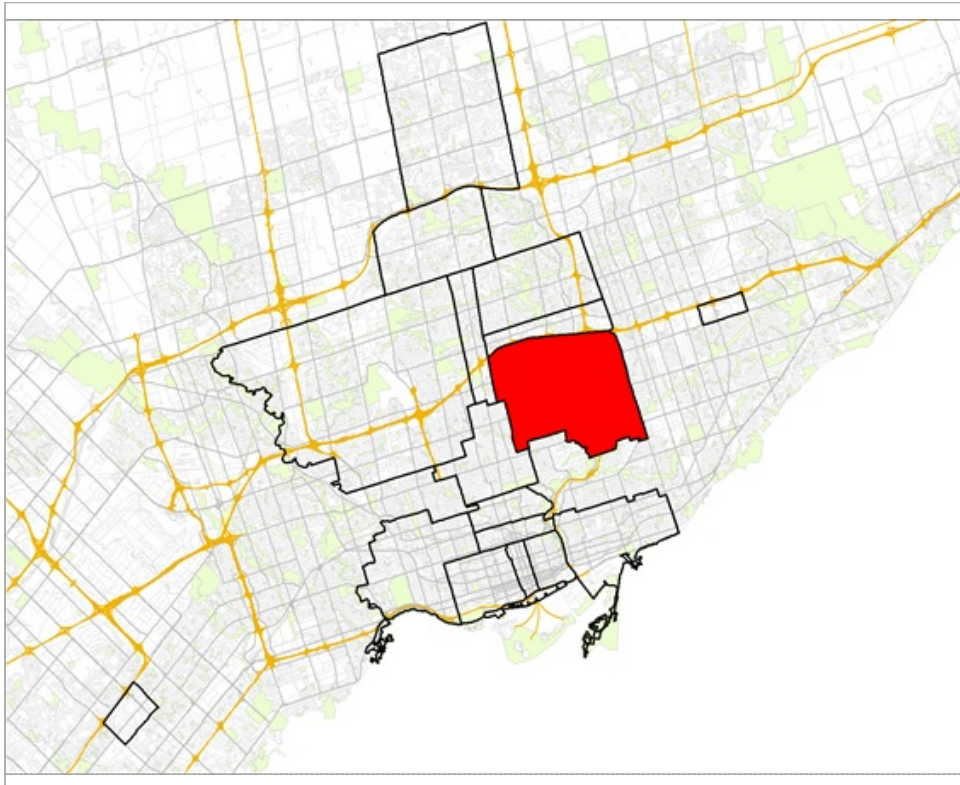


Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of September 2025

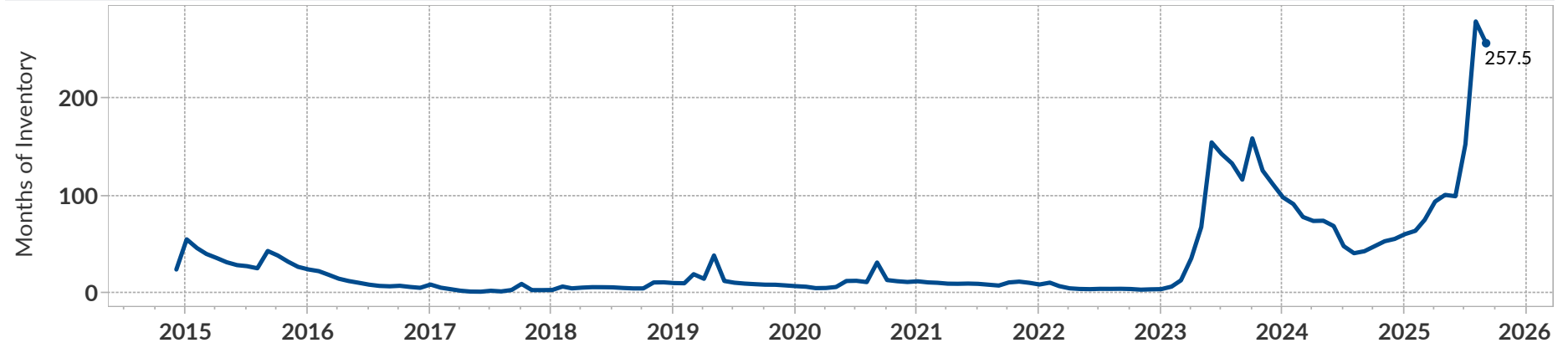


Don Mills - York Mills Submarket Report - September 2025



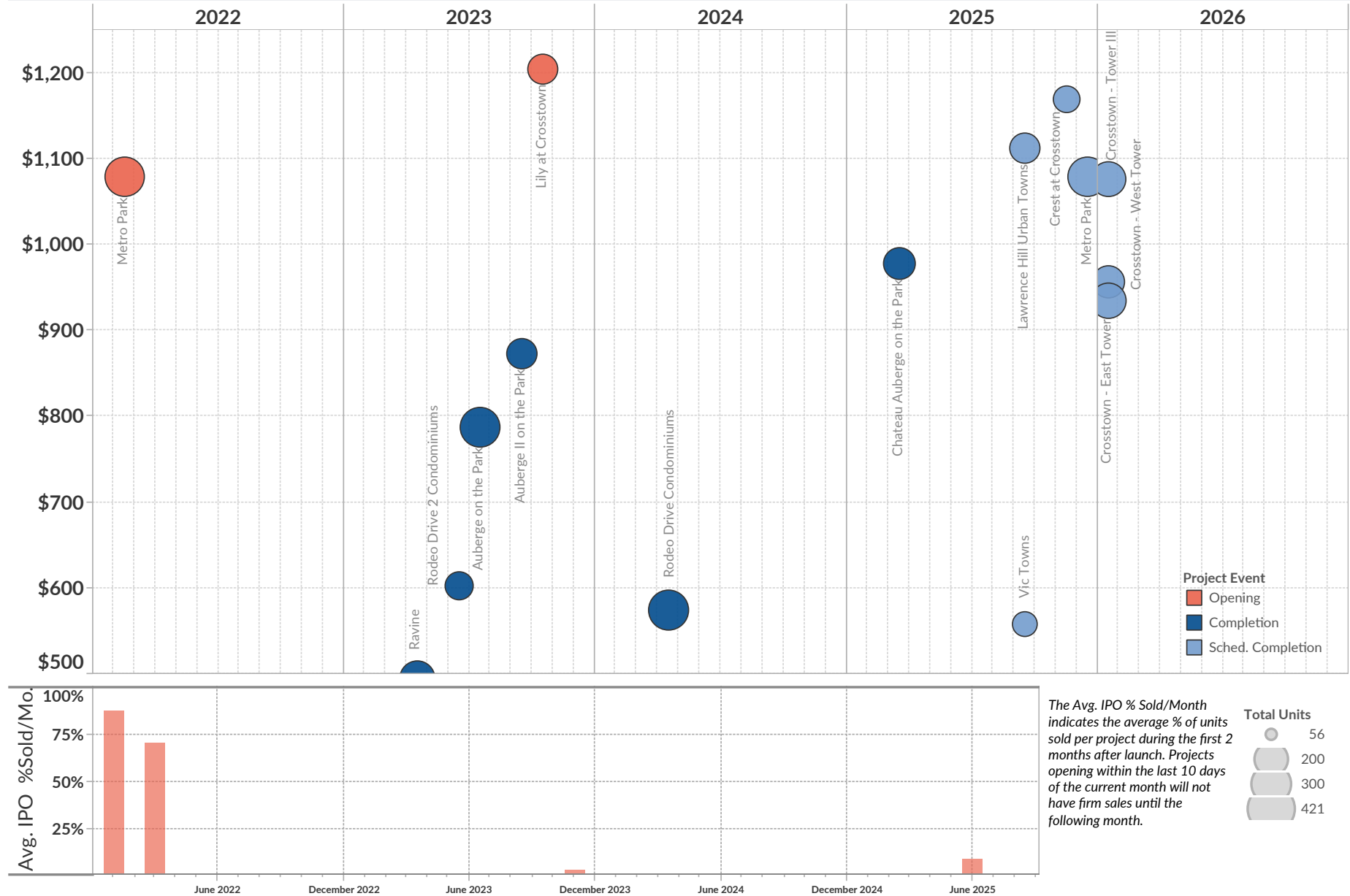
Don Mills - York Mills		GTA
Distinct count of Site Name	9	326
No. of Units	2,086	83,117
Total Sales	1,807	67,242
Act Inv	279	15,875
Avg. \$/sf	\$1,593	\$1,378
Avg. Project \$/SF	\$1,290	\$1,298
Avg. SF	1,006	793
Avg. \$	\$1,603,304	\$1,092,524
Current Month Sales	1	155

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



Don Mills - York Mills Submarket Report - September 2025

Recent Project Openings, Completions & Scheduled Completions



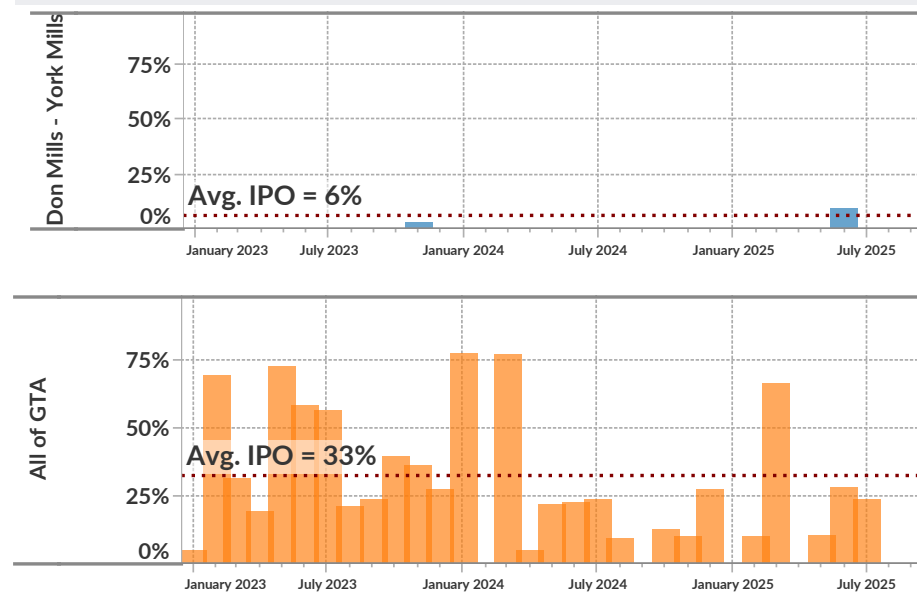
Don Mills - York Mills Submarket Report - September 2025

Project Data by Unit Type

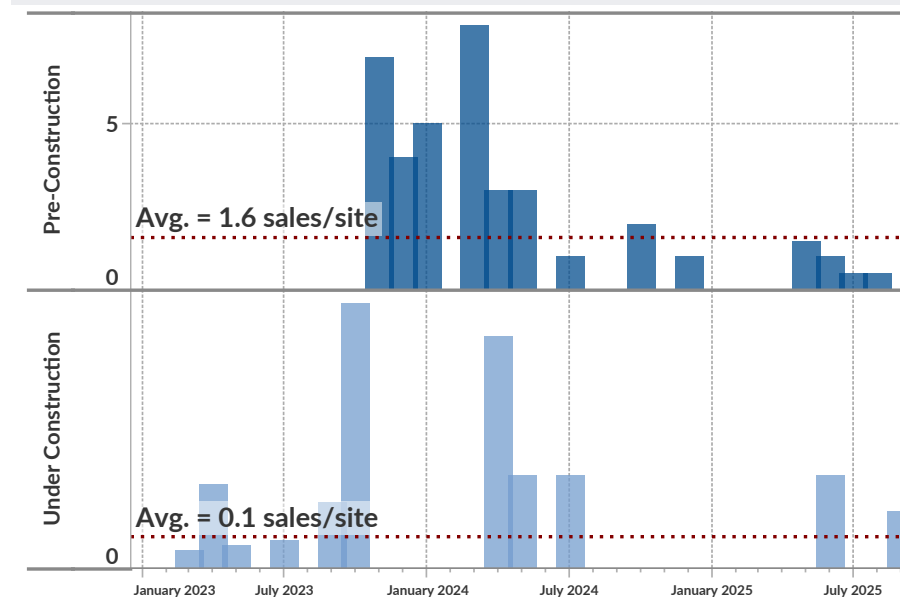
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	622	0	588	34
1 Bedroom + Den	393	0	344	49
2 Bedroom	586	1	472	114
2 Bedroom + Den	412	0	377	35
3 Bedroom & Up	63	0	16	47
Penthouse				
Other	0	0	0	0

*				
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
\$1,498	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)

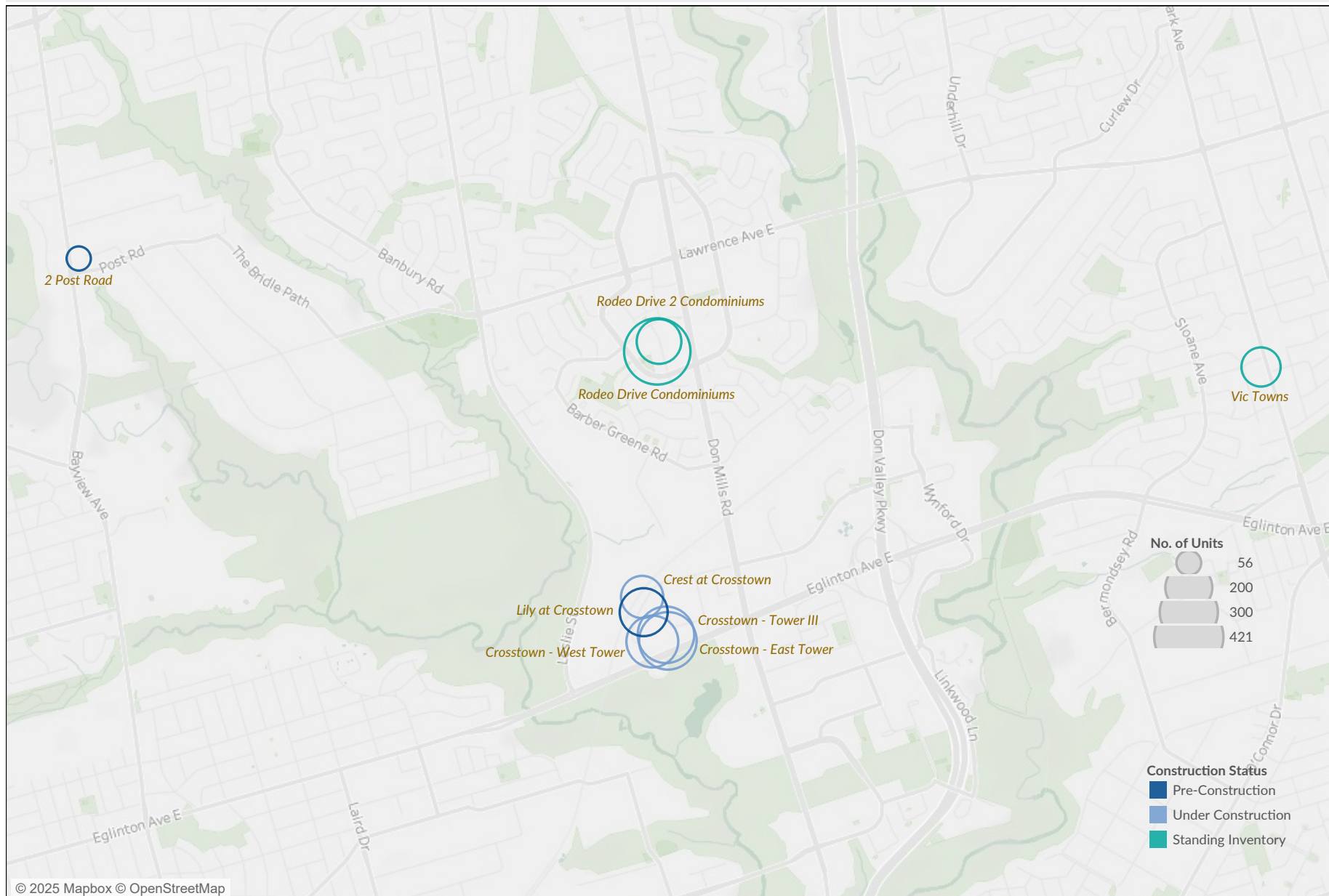


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - September 2025

Current Active Projects



Don Mills - York Mills Submarket Report - September 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	0	7	49	56	\$2,067	\$2,071
Crest at Crosstown - Aspen Ridge Homes	Apartment	November 2025	1	1	33	171	\$1,169	\$1,401
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	January 2028	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 - September 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	16
Central Waterfront	2	4
Don Mills - York Mills	1	9
Downtown Core	1	6
Downtown East	4	16
Downtown West	8	21
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	3	9
North Toronto	1	15
North Yonge Corridor	1	8
North York East		
North York West	6	10
Not Applicable	115	168
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	1	5
Toronto West	9	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,001	424	\$2,349	999	\$2,347,350
1,836	918	\$1,642	904	\$1,484,508
1,807	279	\$1,593	1,006	\$1,603,304
3,685	436	\$1,867	788	\$1,471,778
4,638	868	\$1,381	738	\$1,018,833
6,365	1,106	\$1,875	960	\$1,799,774
557	8	\$1,642	827	\$1,357,056
894	198	\$1,056	798	\$842,726
4,576	633	\$1,223	661	\$808,511
2,547	316	\$1,574	911	\$1,433,064
2,353	710	\$1,628	685	\$1,115,786
1,219	602	\$1,327	757	\$1,004,799
26,827	8,360	\$1,130	752	\$849,709
1,928	347	\$1,362	833	\$1,134,324
418	25	\$1,547	1,686	\$2,607,500
881	165	\$1,261	663	\$835,765
2,603	325	\$1,325	839	\$1,112,538
1,107	155	\$2,157	1,295	\$2,792,973



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