

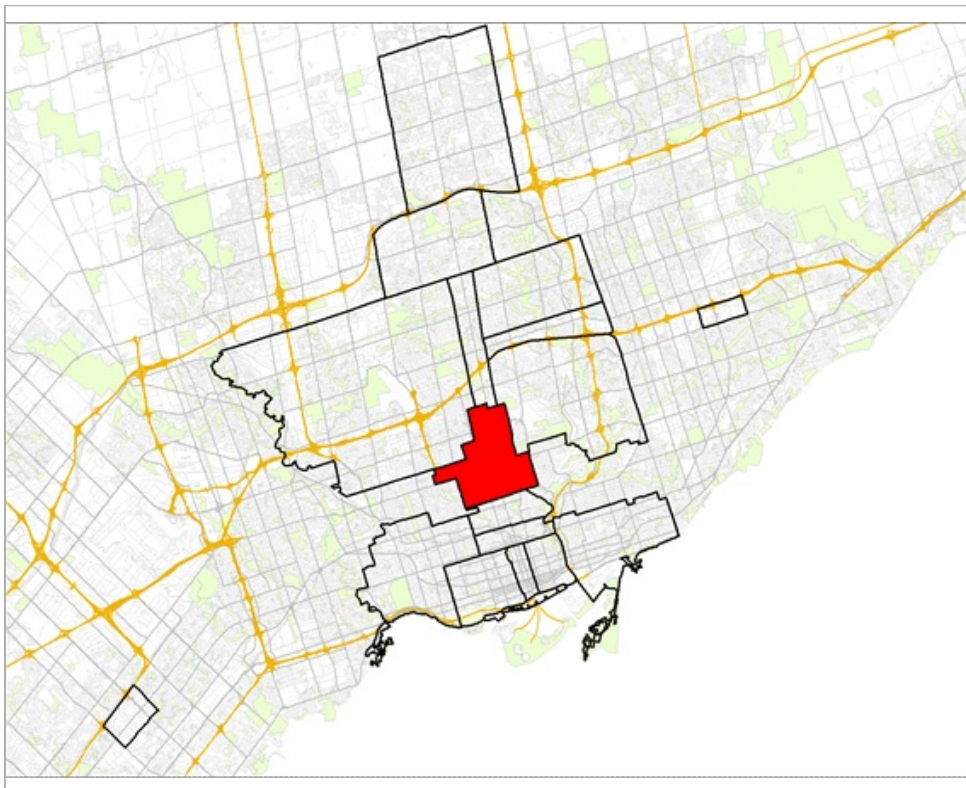


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of October 2025

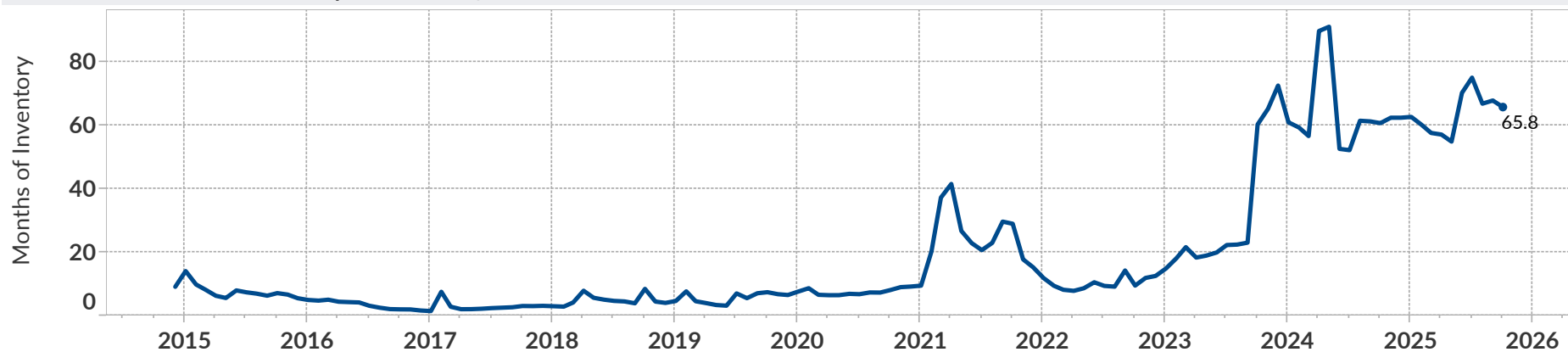


North Toronto Submarket Report - October 2025



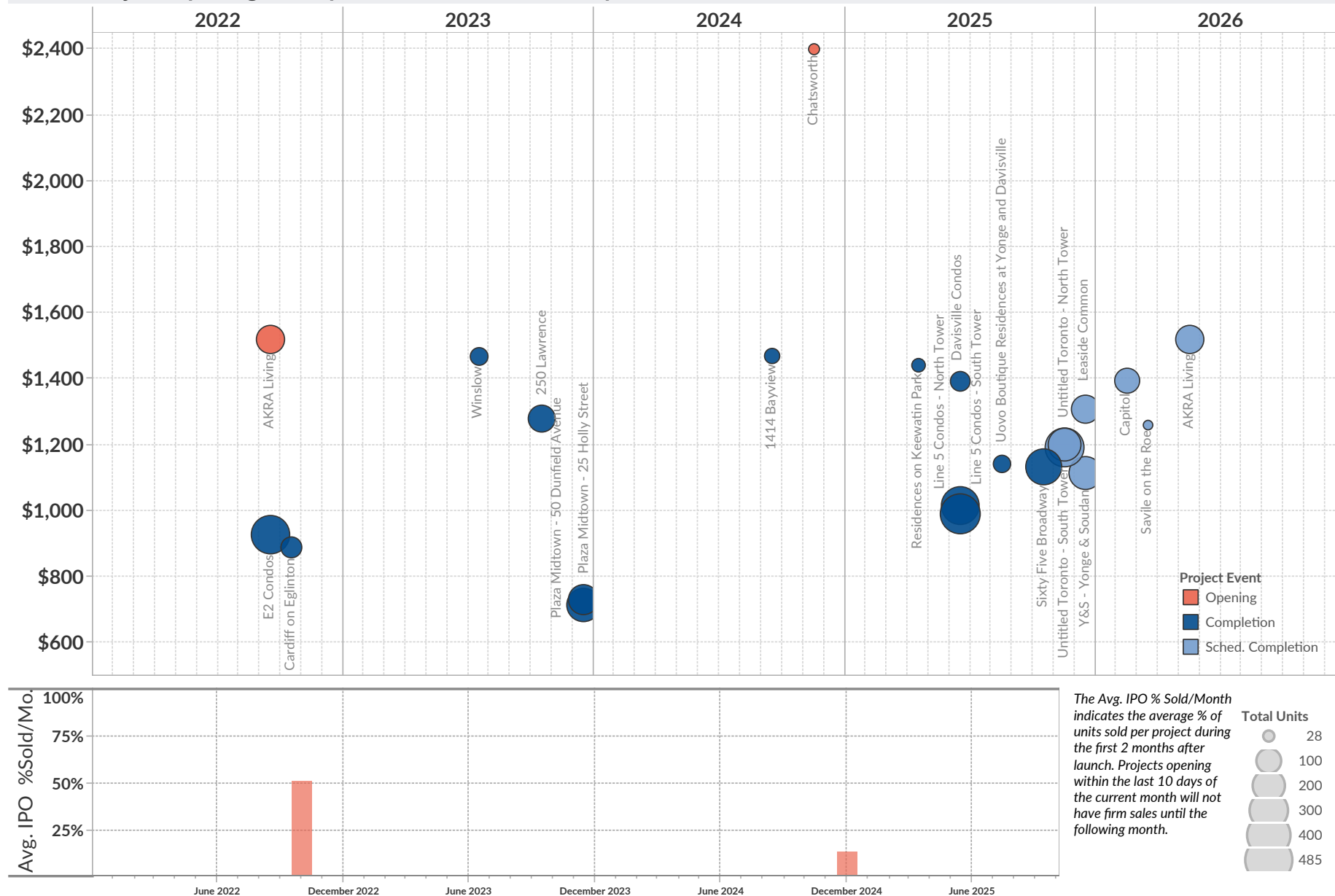
North Toronto		GTA
Distinct count of Site Name	14	319
No. of Units	2,685	82,111
Total Sales	2,378	66,586
Act Inv	307	15,525
Avg. \$/sf		\$1,384
Avg. Project \$/SF		\$1,298
Avg. SF		789
Avg. \$		\$1,092,381
Current Month Sales		248

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



North Toronto Submarket Report - October 2025

Recent Project Openings, Completions & Scheduled Completions



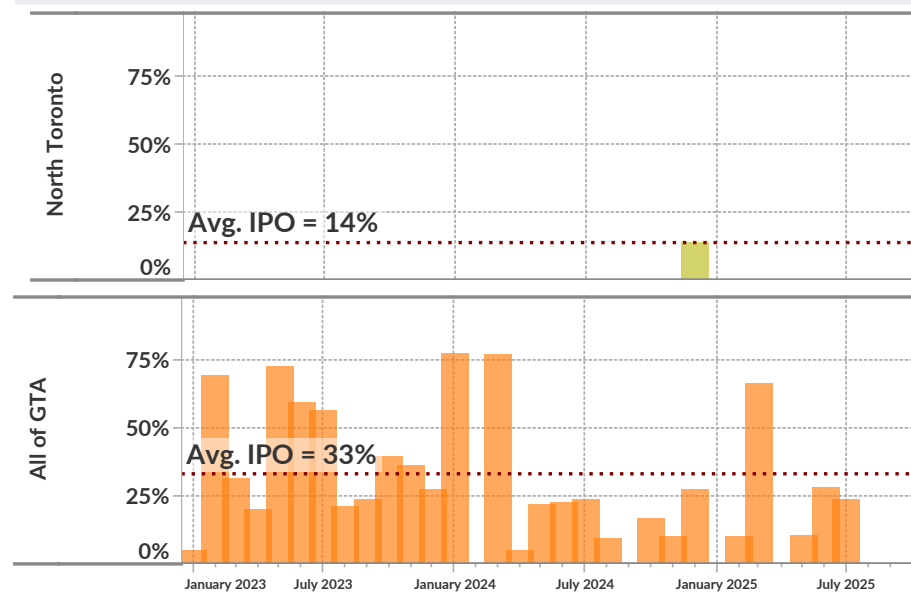
North Toronto Submarket Report - October 2025

Project Data by Unit Type

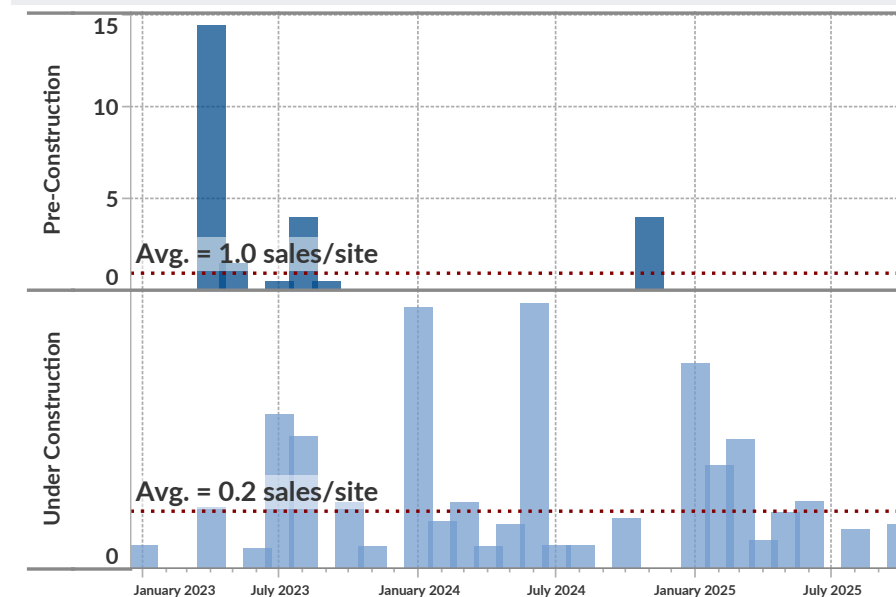
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	251	0	239	12
1 Bedroom	671	2	621	50
1 Bedroom + Den	580	0	537	43
2 Bedroom	662	2	574	88
2 Bedroom + Den	160	0	136	24
3 Bedroom & Up	307	0	231	76
Penthouse	28	0	24	4
Other	13	0	5	8

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,722	302	452	\$588,900	\$749,900
\$1,583	321	975	\$633,900	\$1,449,900
\$1,532	476	782	\$759,900	\$1,399,900
\$1,601	633	2,263	\$988,900	\$4,995,000
\$1,776	770	1,440	\$1,050,900	\$2,999,900
\$1,577	815	2,405	\$1,254,900	\$4,980,000
\$1,902	522	2,253	\$1,025,900	\$4,199,900
\$1,453	1,111	2,364	\$1,696,900	\$3,495,000

IPO Launch Performance (first 2 months)

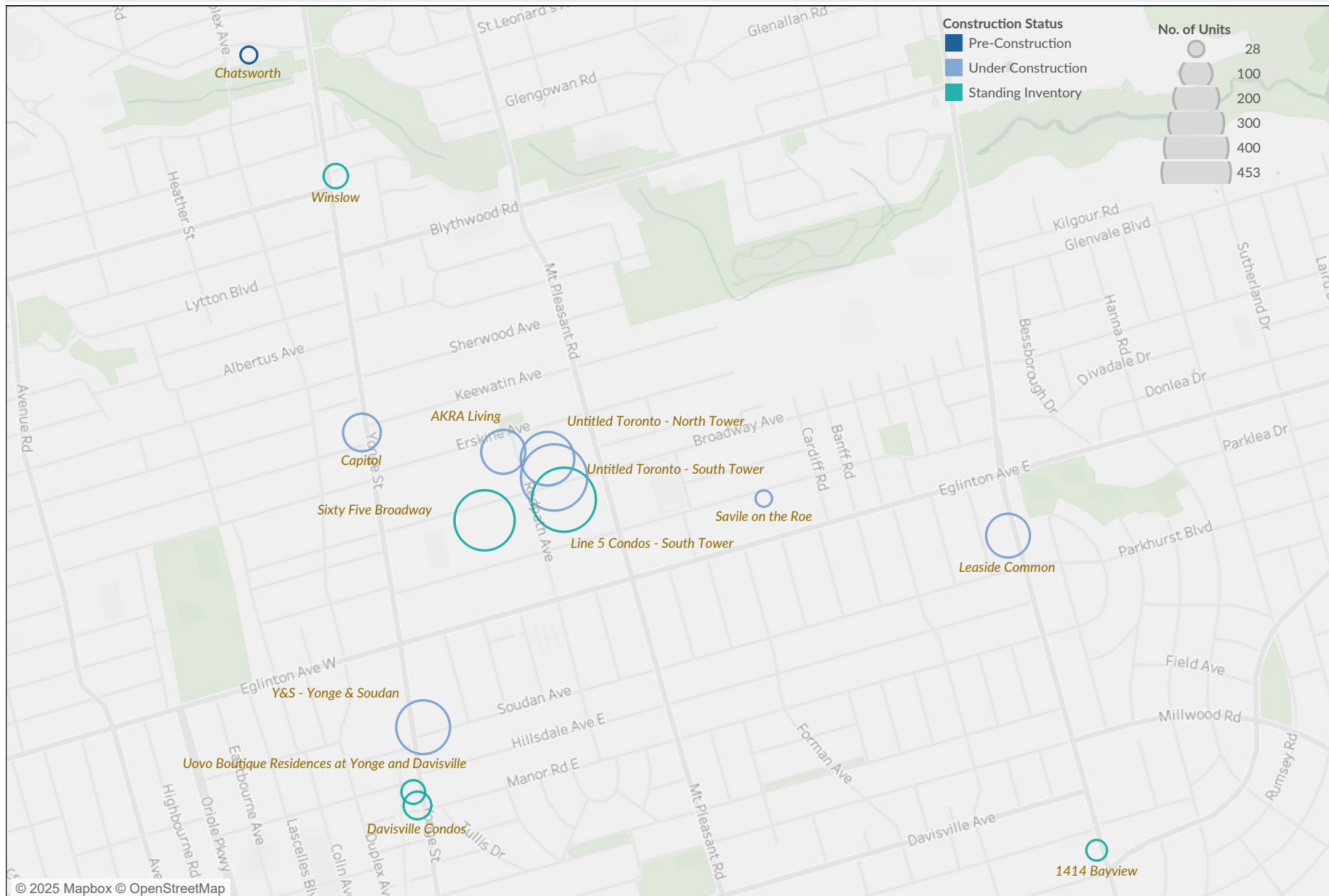


Post Launch Absorption: North Toronto



North Toronto Submarket Report - October 2025

Current Active Projects



North Toronto Submarket Report - October 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
1414 Bayview - Gairloch	Apartment	September 2024	0	0	15	44	\$1,470	\$1,710
AKRA Living - Curated Properties	Apartment	May 2026	1	16	35	200	\$1,520	\$1,623
Capitol - Madison Group and Westdale Properties	Apartment	February 2026	0	0	37	146	\$1,395	\$1,794
Chatsworth - Times Group Corporation	Apartment	January 2028	0	0	25	29	\$2,400	\$2,400
Davisville Condos - Rockport Group	Apartment	June 2025	0	0	9	79	\$1,393	\$1,719
Leaside Common - Gairloch and Harlo Capital	Apartment	December 2025	0	5	13	198	\$1,309	\$1,499
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	June 2025	0	1	16	423	\$1,017	\$1,572
Savile on the Roe - Tiffany Park Homes and Block Developme..	Stacked	March 2026	0	0	4	28	\$1,260	\$1,489
Sixty Five Broadway - Times Group Corporation	Apartment	October 2025	1	1	86	373	\$1,134	\$1,463
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	November 2025	0	1	15	295	\$1,201	\$1,603
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	November 2025	0	0	19	453	\$1,193	\$1,564
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	August 2025	0	0	18	58	\$1,143	\$1,681
Winslow - Devron	Apartment	July 2023	2	2	5	61	\$1,469	\$1,634
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	December 2025	0	0	10	298	\$1,115	\$1,538

North Toronto Submarket Report - October 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 16
Central Waterfront	• 2	• 4
Don Mills - York Mills	• 5	• 10
Downtown Core	• 2	• 6
Downtown East	• 3	• 16
Downtown West	• 7	• 20
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 2	• 9
North Toronto	• 4	• 14
North Yonge Corridor	• 0	• 8
North York East		
North York West	• 5	• 9
Not Applicable	• 207	• 165
Scarborough City Centre		
Sheppard Corridor	• 2	• 8
Thornhill	• 1	• 2
Toronto East	• 0	• 5
Toronto West	• 3	• 16
Yonge - St. Clair	• 2	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 3,003	• 422	• \$2,348	• 1,002	• \$2,353,840
• 1,838	• 916	• \$1,642	• 905	• \$1,485,872
• 1,823	• 262	• \$1,525	• 936	• \$1,427,623
• 3,687	• 435	• \$1,865	• 785	• \$1,464,664
• 4,643	• 863	• \$1,378	• 736	• \$1,014,656
• 5,949	• 1,096	• \$1,874	• 957	• \$1,794,730
• 558	• 7	• \$1,646	• 814	• \$1,338,757
• 894	• 198	• \$1,056	• 798	• \$842,726
• 4,578	• 631	• \$1,223	• 661	• \$807,988
• 2,378	• 307	• \$1,603	• 919	• \$1,473,744
• 2,349	• 713	• \$1,622	• 688	• \$1,115,953
• 1,129	• 539	• \$1,300	• 759	• \$985,963
• 26,874	• 8,113	• \$1,141	• 746	• \$851,287
• 1,917	• 346	• \$1,364	• 832	• \$1,134,389
• 419	• 24	• \$1,550	• 1,708	• \$2,647,813
• 881	• 165	• \$1,261	• 663	• \$835,765
• 2,592	• 336	• \$1,311	• 837	• \$1,096,703
• 1,074	• 152	• \$2,168	• 1,301	• \$2,819,861



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