

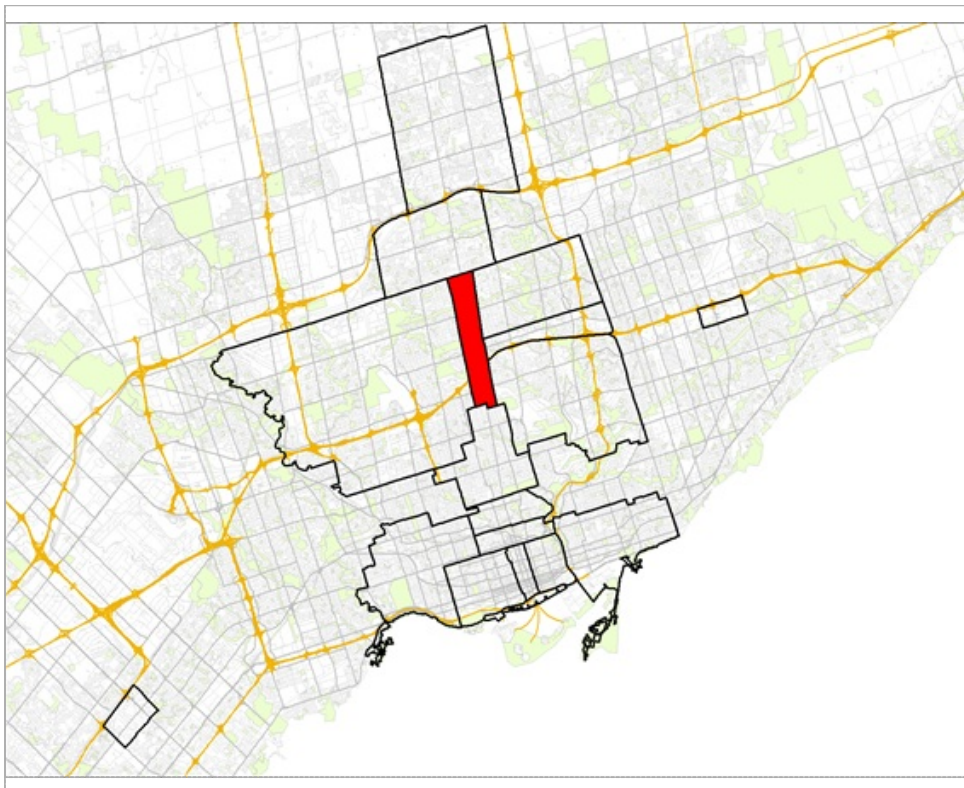


Greater Toronto Area | North Yonge Corridor New Homes High Rise Submarket Report

Data as of October 2025

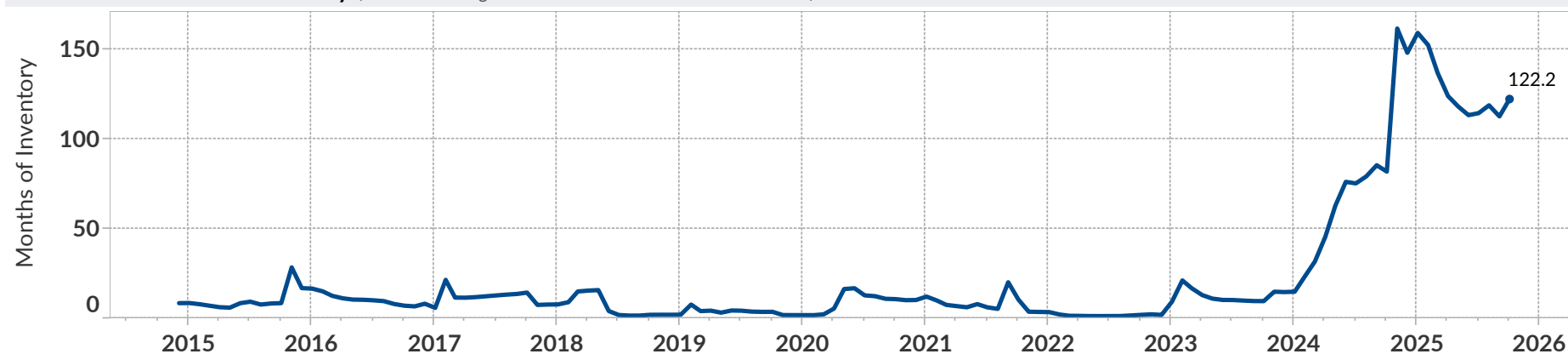


North Yonge Corridor Submarket Report - October 2025



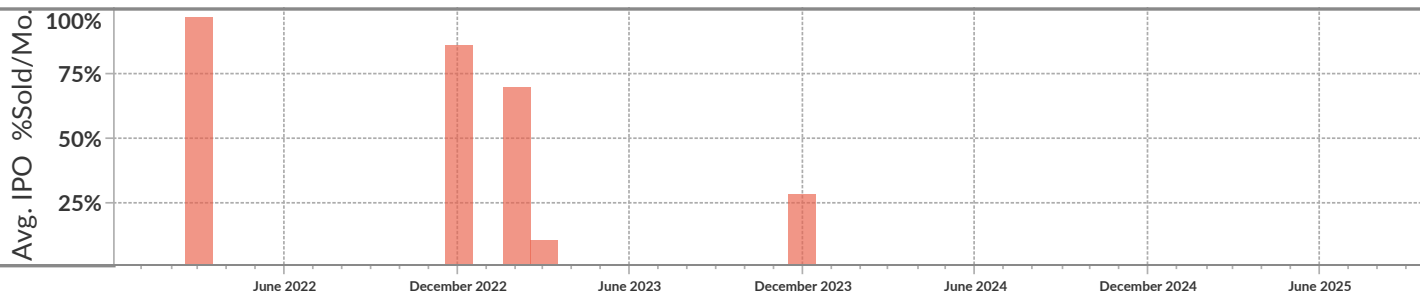
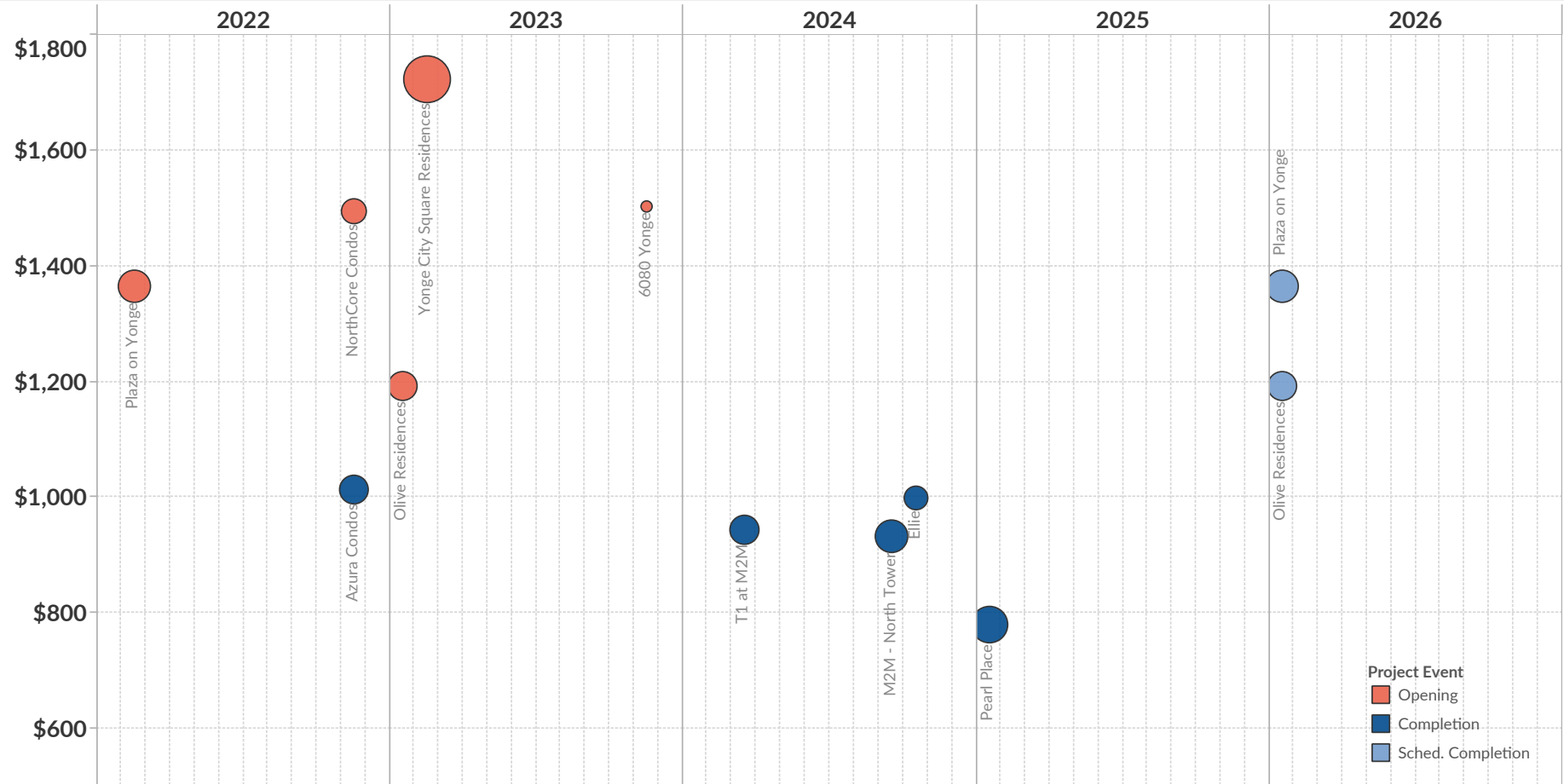
North Yonge Corridor		GTA
Distinct count of Site Name	8	319
No. of Units	3,062	82,111
Total Sales	2,349	66,586
Act Inv	713	15,525
Avg. \$/sf		\$1,384
Avg. Project \$/SF		\$1,298
Avg. SF		789
Avg. \$		\$1,092,381
Current Month Sales	0	248

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

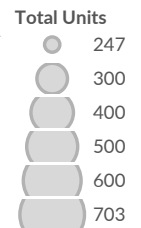


North Yonge Corridor Submarket Report - October 2025

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



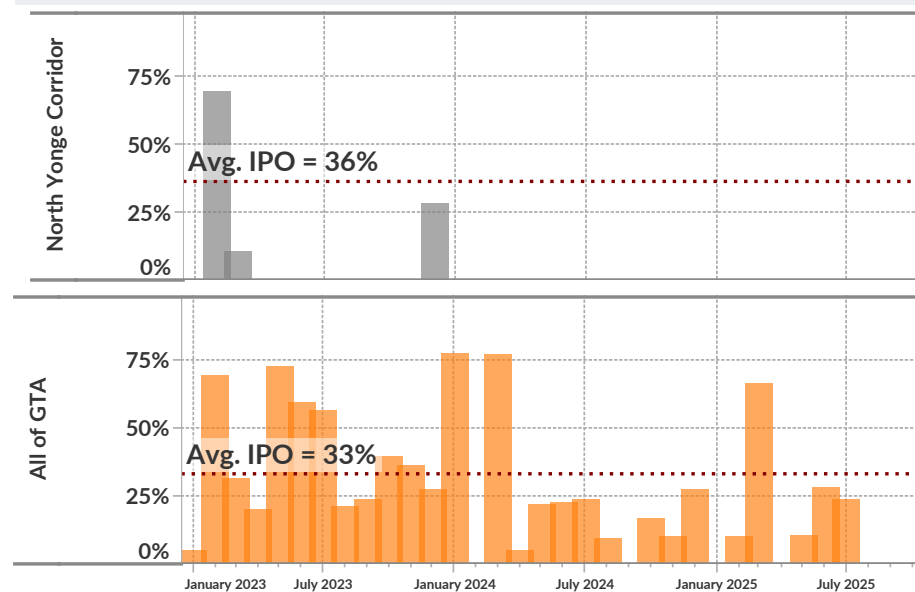
North Yonge Corridor Submarket Report - October 2025

Project Data by Unit Type

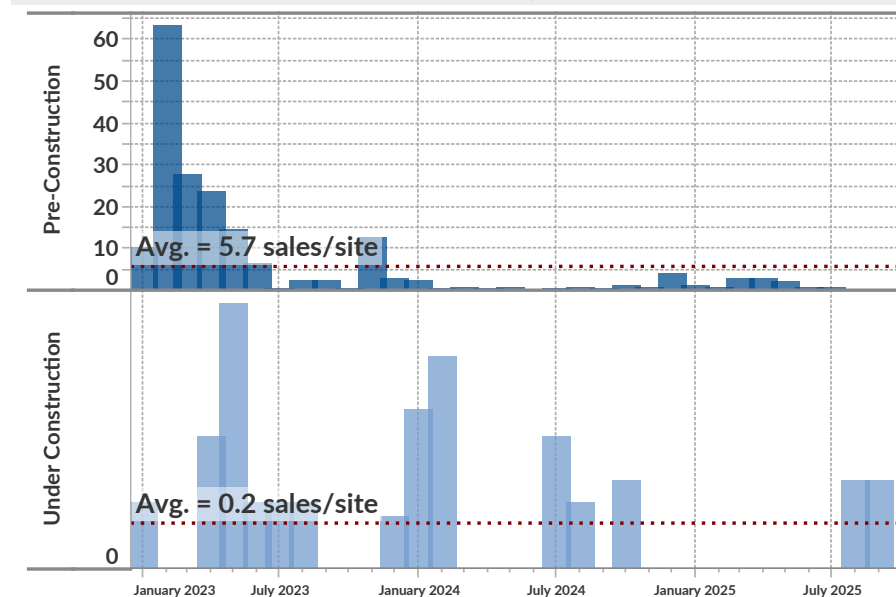
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	211	0	130	81
1 Bedroom	602	0	501	101
1 Bedroom + Den	923	0	720	203
2 Bedroom	872	0	706	166
2 Bedroom + Den	137	0	90	47
3 Bedroom & Up	263	0	164	99
Penthouse	18	0	18	0
Other	20	0	14	6

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,576	338	620	\$519,990	\$728,990
\$1,467	444	752	\$651,000	\$1,092,500
\$1,490	550	752	\$739,000	\$1,070,000
\$1,423	627	1,037	\$828,000	\$1,660,000
\$1,584	737	1,394	\$939,000	\$2,355,000
\$2,152	850	1,546	\$998,000	\$3,423,000
\$1,605	1,019	1,614	\$1,720,000	\$2,505,000

IPO Launch Performance (first 2 months)

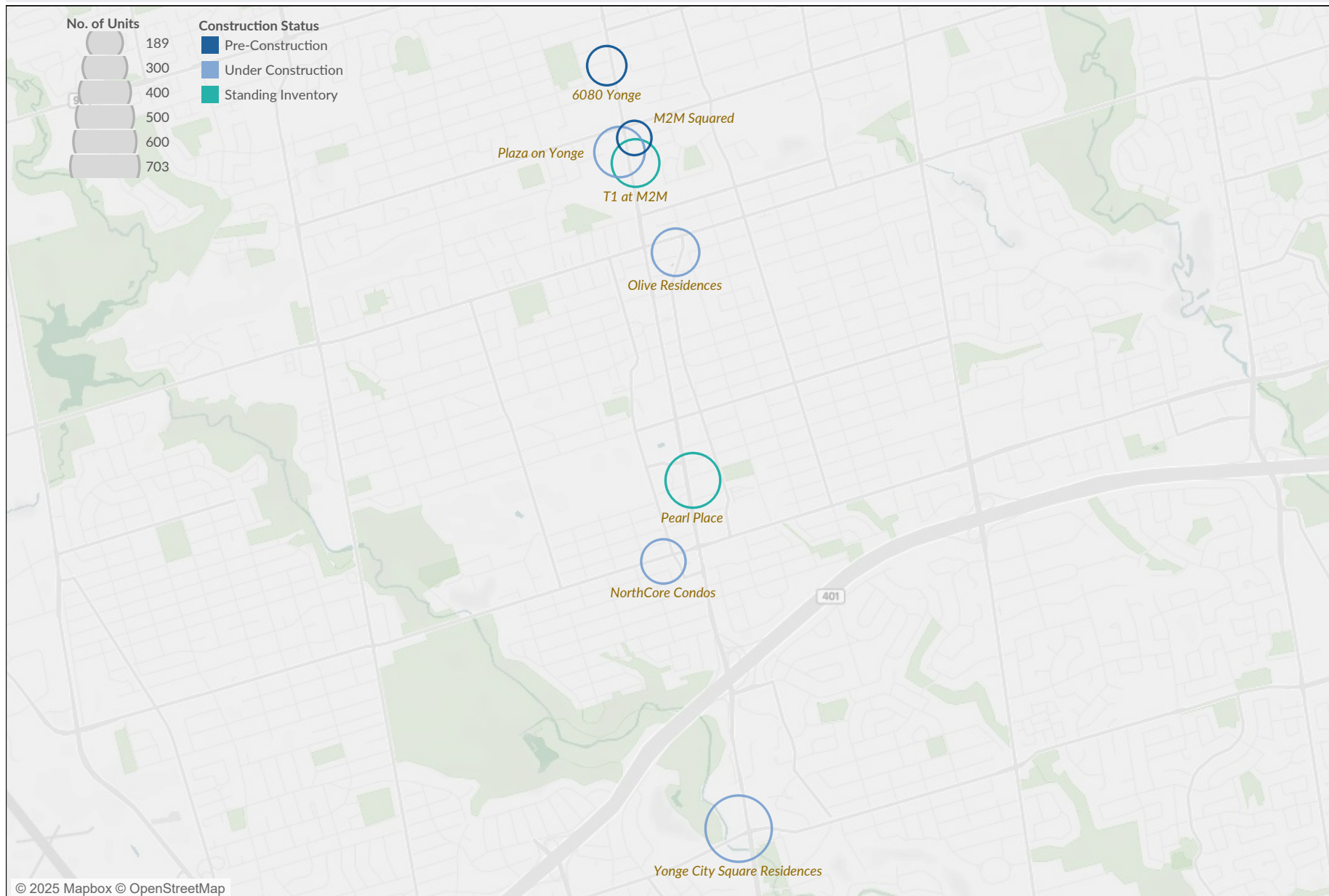


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - October 2025

Current Active Projects



North Yonge Corridor 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
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	0	315	\$1,495	\$1,530
Olive Residences - Capital Developments	Apartment	January 2026	0	2	6	360	\$1,193	\$1,296
Pearl Place - Conservatory Group	Apartment	January 2025	0	2	53	478	\$780	\$1,668
Plaza on Yonge - Plaza	Apartment	January 2026	0	0	12	407	\$1,365	\$1,336
T1 at M2M - Aoyuan International	Apartment	March 2024	0	0	9	363	\$944	\$907
Yonge City Square Residences - Gupta Group	Apartment	December 2028	0	34	483	703	\$1,723	\$1,707

North Yonge Corridor 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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