

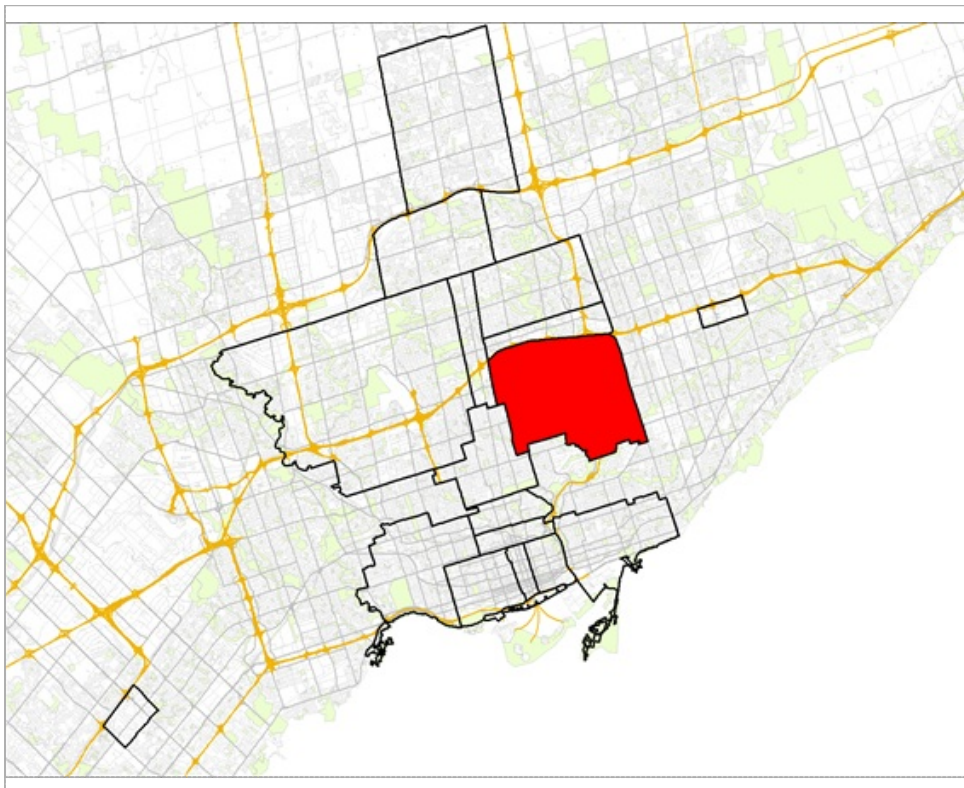


Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of November 2025

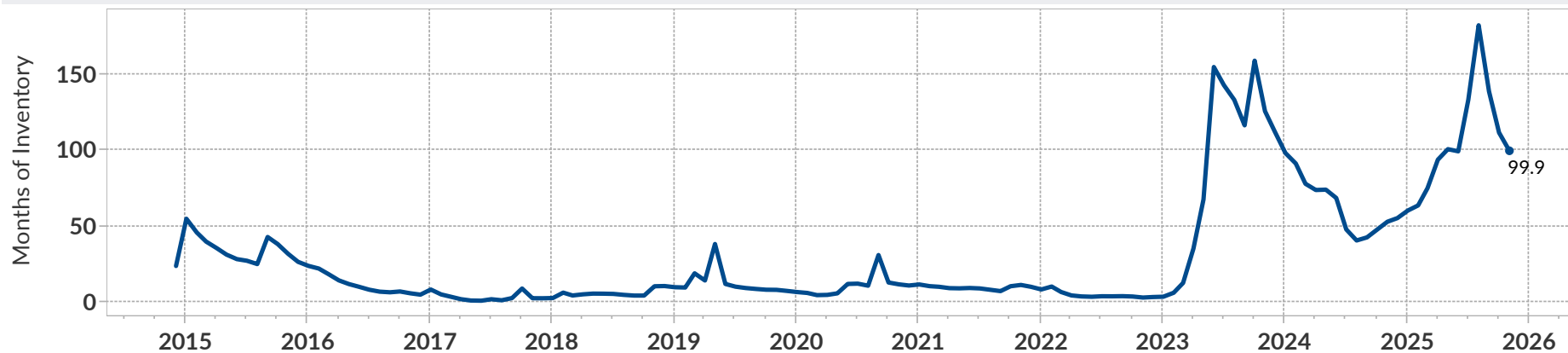


Don Mills - York Mills Submarket Report - November 2025



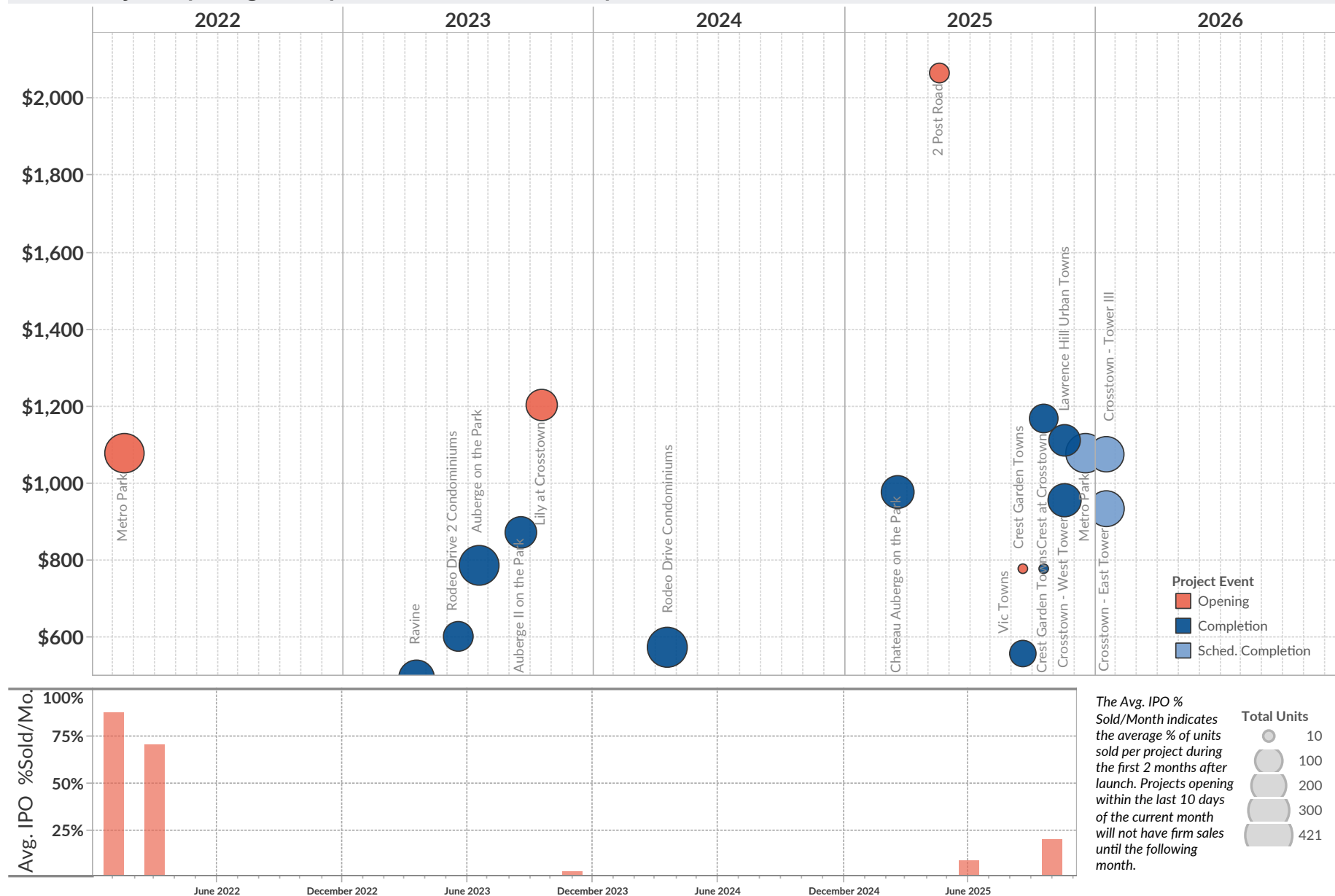
Don Mills - York Mills		GTA
Distinct count of Site Name	10	317
No. of Units	2,085	81,810
Total Sales	1,827	66,418
Act Inv	258	15,392
Avg. \$/sf	\$1,426	\$1,375
Avg. Project \$/SF	\$1,209	\$1,290
Avg. SF	912	788
Avg. \$	\$1,299,813	\$1,083,722
Current Month Sales	3	165

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



Don Mills - York Mills Submarket Report - November 2025

Recent Project Openings, Completions & Scheduled Completions



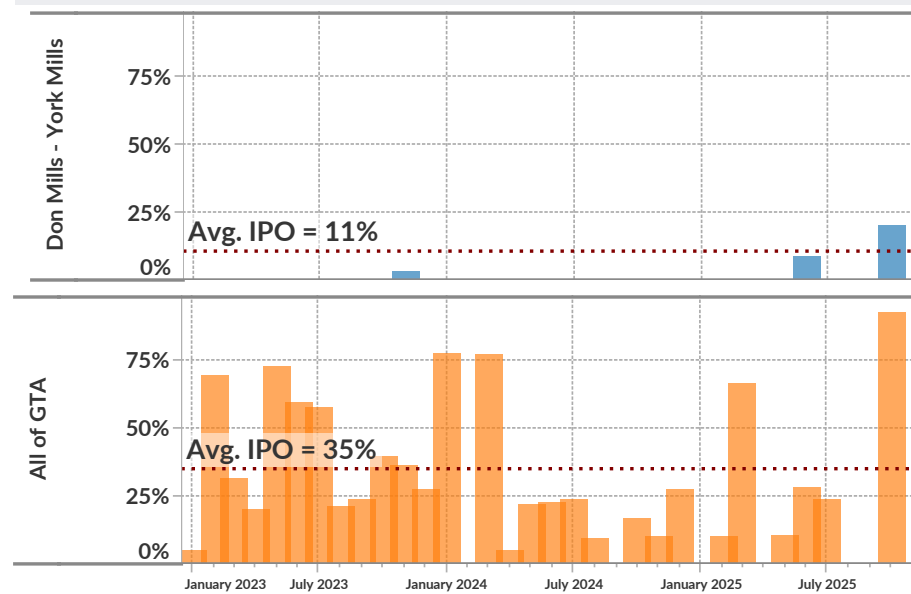
Don Mills - York Mills Submarket Report - November 2025

Project Data by Unit Type

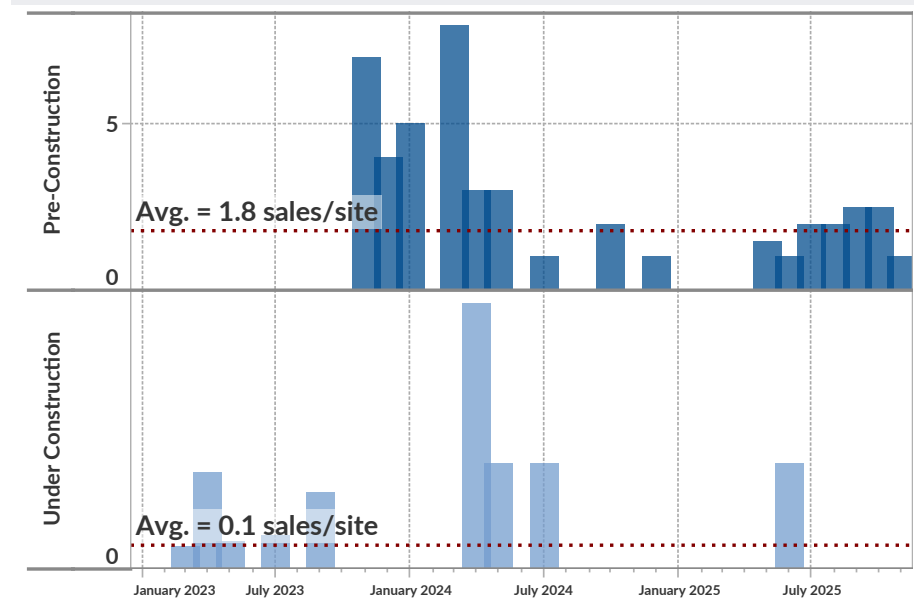
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	622	0	588	34
1 Bedroom + Den	393	0	344	49
2 Bedroom	592	1	481	111
2 Bedroom + Den	405	1	384	21
3 Bedroom & Up	63	1	20	43
Penthouse				
Other	0	0	0	0

*				
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
\$1,390	604	1,820	\$557,990	\$3,700,000
\$1,606	785	2,474	\$977,990	\$4,925,000
\$1,516	870	3,197	\$1,104,990	\$7,750,000

IPO Launch Performance (first 2 months)

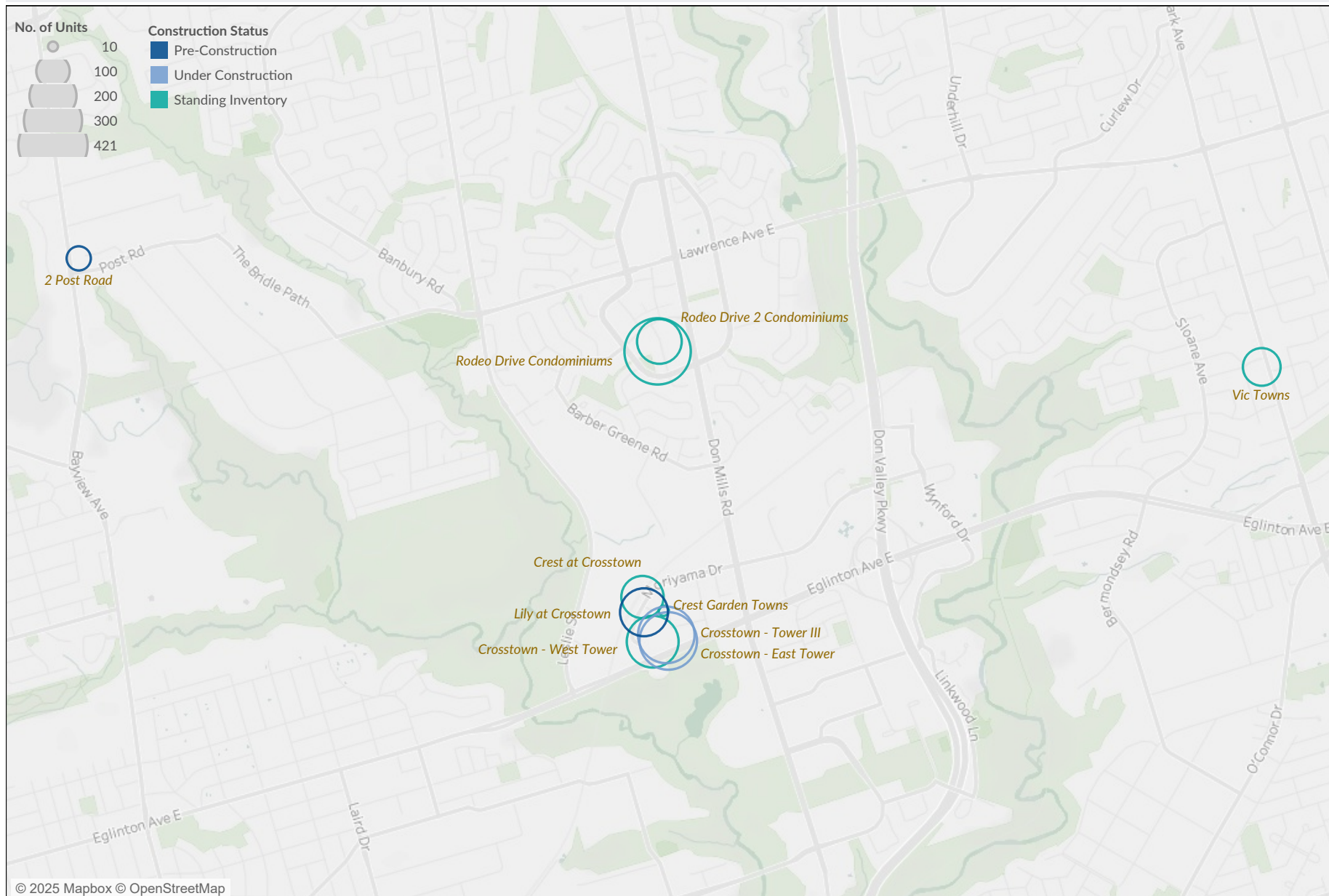


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - November 2025

Current Active Projects



Don Mills - York Mills Submarket Report - November 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	2	25	31	56	\$2,067	\$1,771
Crest at Crosstown - Aspen Ridge Homes	Apartment	October 2025	0	0	34	171	\$1,169	\$1,400
Crest Garden Towns - Aspen Ridge Homes	Stacked	October 2025	1	3	7	10	\$779	\$779
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	November 2025	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	0	136	\$558	\$1,121

Don Mills - York Mills Submarket Report - November 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 16
Central Waterfront	• 0	• 4
Don Mills - York Mills	• 3	• 10
Downtown Core	• 0	• 6
Downtown East	• 1	• 16
Downtown West	• 2	• 19
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 0	• 9
North Toronto	• 1	• 14
North Yonge Corridor	• 1	• 8
North York East		
North York West	• 4	• 9
Not Applicable	• 138	• 164
Scarborough City Centre		
Sheppard Corridor	• 0	• 8
Thornhill	• 0	• 2
Toronto East	• 3	• 5
Toronto West	• 8	• 16
Yonge - St. Clair	• 0	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 3,006	• 419	• \$2,348	• 996	• \$2,337,249
• 1,838	• 916	• \$1,642	• 905	• \$1,485,872
• 1,827	• 258	• \$1,426	• 912	• \$1,299,813
• 3,687	• 435	• \$1,865	• 785	• \$1,464,664
• 4,644	• 862	• \$1,378	• 737	• \$1,015,041
• 5,938	• 1,056	• \$1,875	• 941	• \$1,763,955
• 559	• 6	• \$1,636	• 782	• \$1,278,733
• 894	• 198	• \$1,056	• 798	• \$842,726
• 4,578	• 631	• \$1,223	• 661	• \$807,988
• 2,379	• 306	• \$1,596	• 912	• \$1,456,142
• 2,350	• 712	• \$1,624	• 687	• \$1,115,830
• 1,133	• 535	• \$1,300	• 759	• \$986,752
• 26,687	• 8,050	• \$1,132	• 748	• \$847,048
• 1,917	• 346	• \$1,346	• 834	• \$1,123,103
• 419	• 24	• \$1,550	• 1,708	• \$2,647,813
• 888	• 158	• \$1,251	• 667	• \$833,914
• 2,600	• 328	• \$1,301	• 840	• \$1,092,905
• 1,074	• 152	• \$2,168	• 1,301	• \$2,819,861



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