

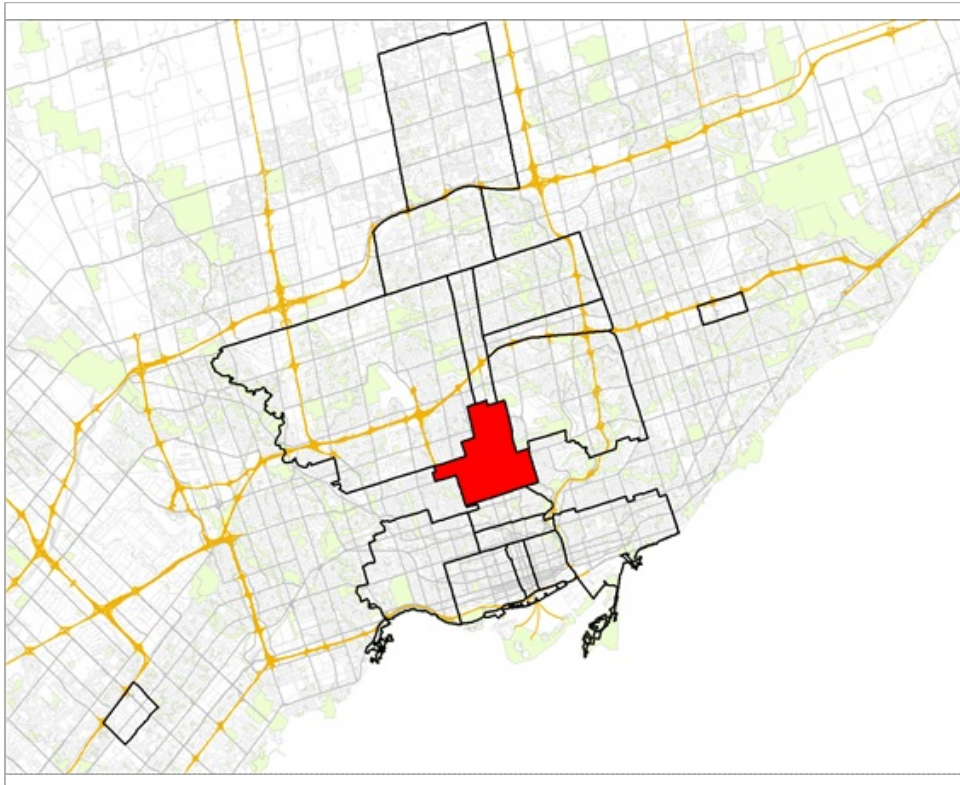


## Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of November 2025

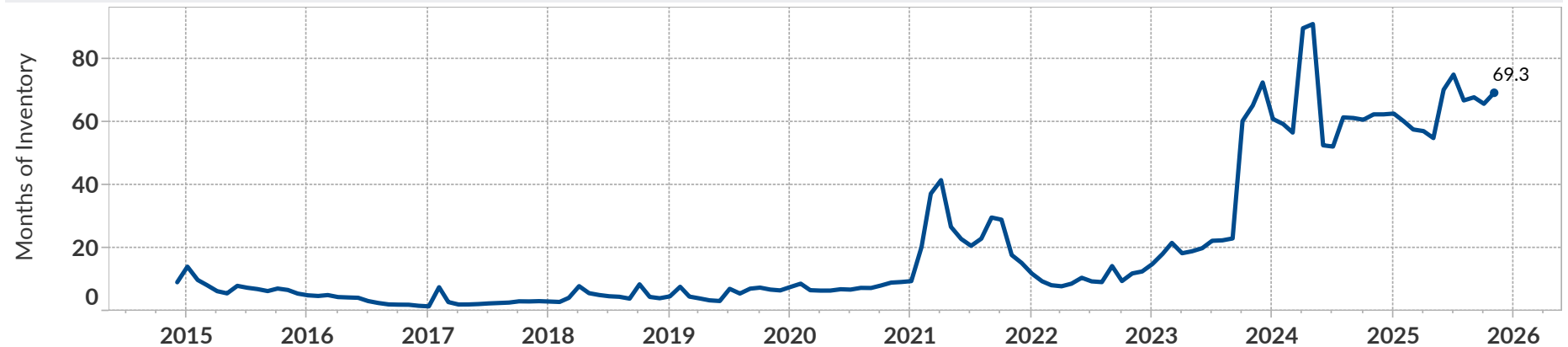


# North Toronto Submarket Report - November 2025



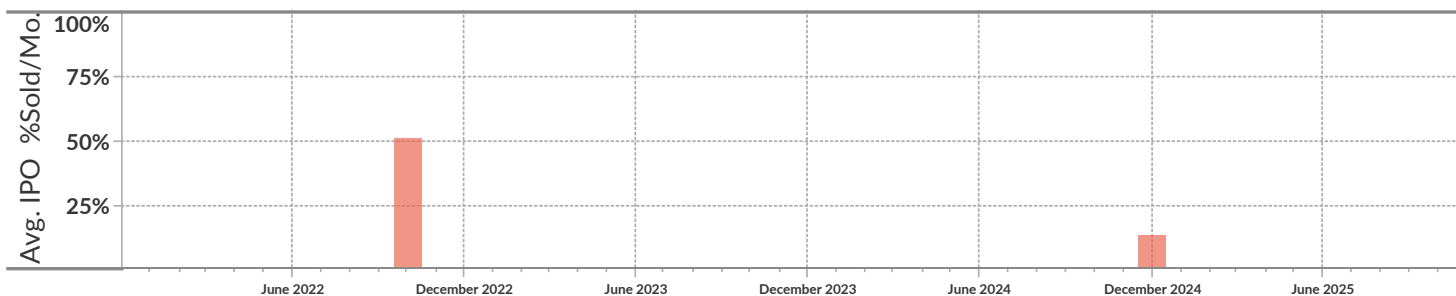
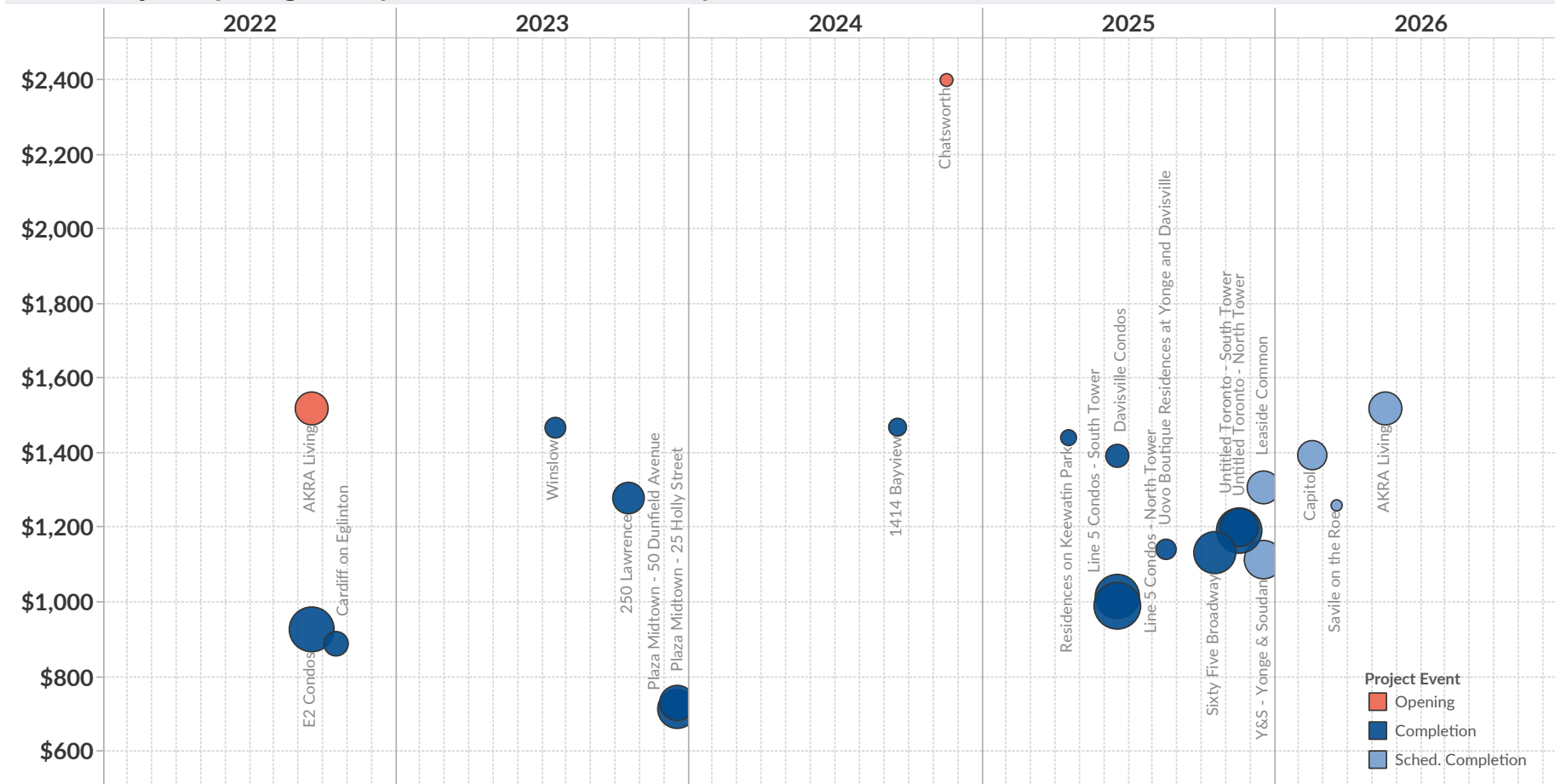
| North Toronto               |             | GTA         |
|-----------------------------|-------------|-------------|
| Distinct count of Site Name | 14          | 317         |
| No. of Units                | 2,685       | 81,810      |
| Total Sales                 | 2,379       | 66,418      |
| Act Inv                     | 306         | 15,392      |
| Avg. \$/sf                  | \$1,596     | \$1,375     |
| Avg. Project \$/SF          | \$1,607     | \$1,290     |
| Avg. SF                     | 912         | 788         |
| Avg. \$                     | \$1,456,142 | \$1,083,722 |
| Current Month Sales         | 1           | 165         |

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

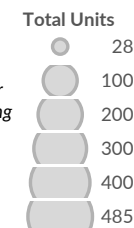


# North Toronto Submarket Report - November 2025

## Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



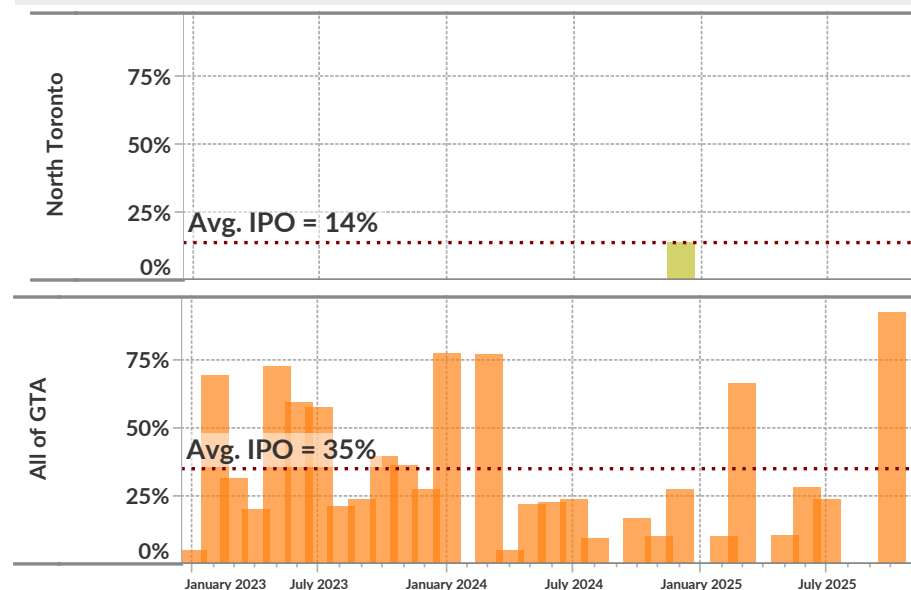
# North Toronto Submarket Report - November 2025

## Project Data by Unit Type

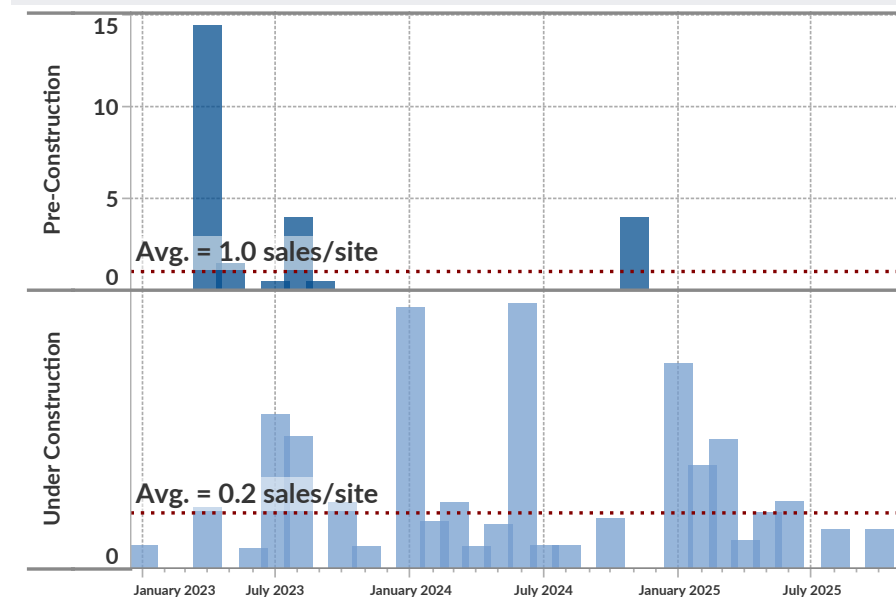
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 251          | 0                   | 239         | 12      |
| 1 Bedroom       | 671          | 0                   | 621         | 50      |
| 1 Bedroom + Den | 580          | 0                   | 537         | 43      |
| 2 Bedroom       | 662          | 1                   | 575         | 87      |
| 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       |
| \$1,573    | 633             | 1,425            | \$988,900        | \$2,399,900       |
| \$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)

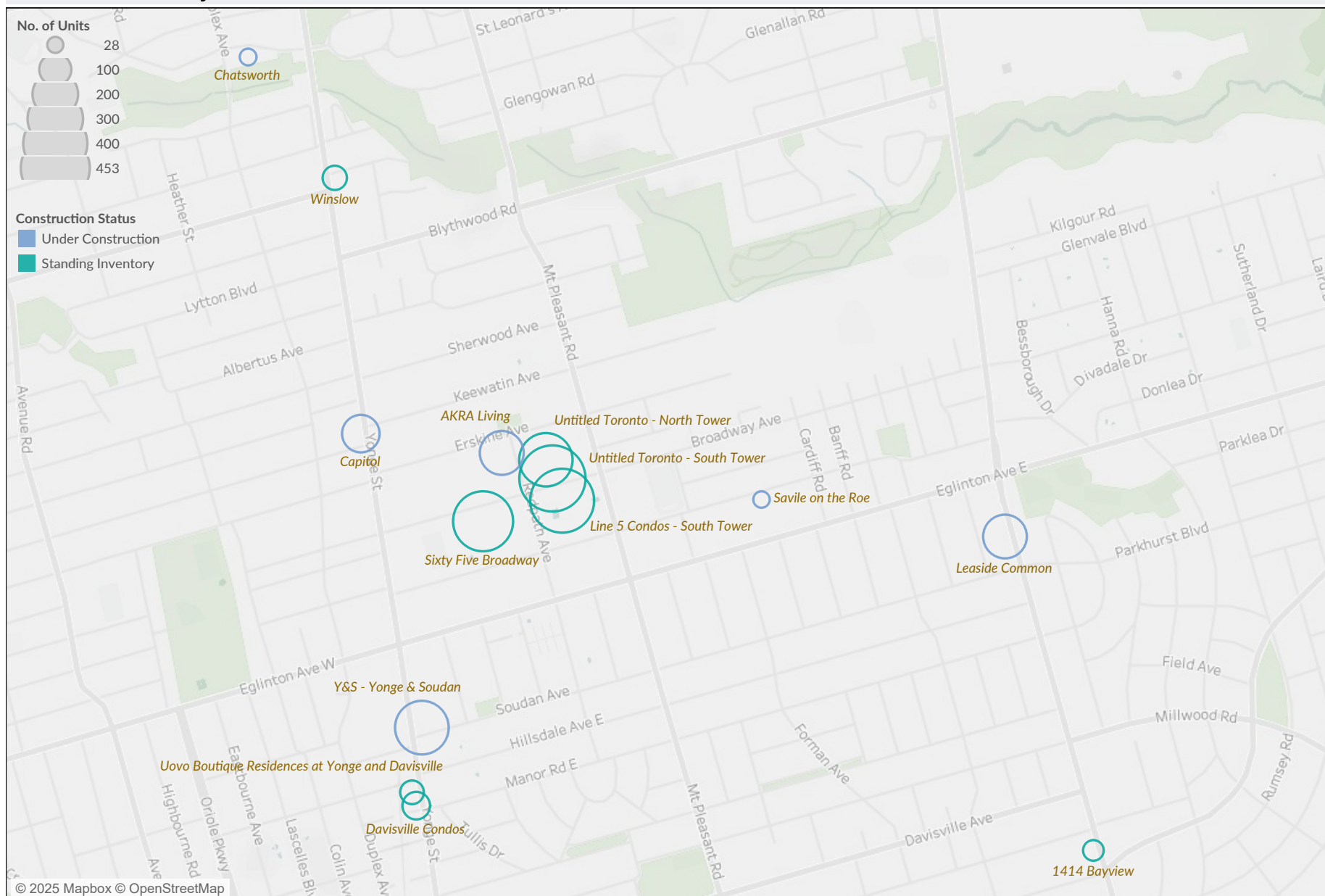


## Post Launch Absorption: North Toronto



# North Toronto Submarket Report - November 2025

## Current Active Projects



# North Toronto 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 |
|---------------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------|
| 1414 Bayview - Gairloch                                       | Apartment    | September 2024          | 0                   | 0   | 15      | 44           | \$1,470             | \$1,710            |
| AKRA Living - Curated Properties                              | Apartment    | May 2026                | 0                   | 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            | 0                   | 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               | 1                   | 3   | 4       | 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 - 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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