

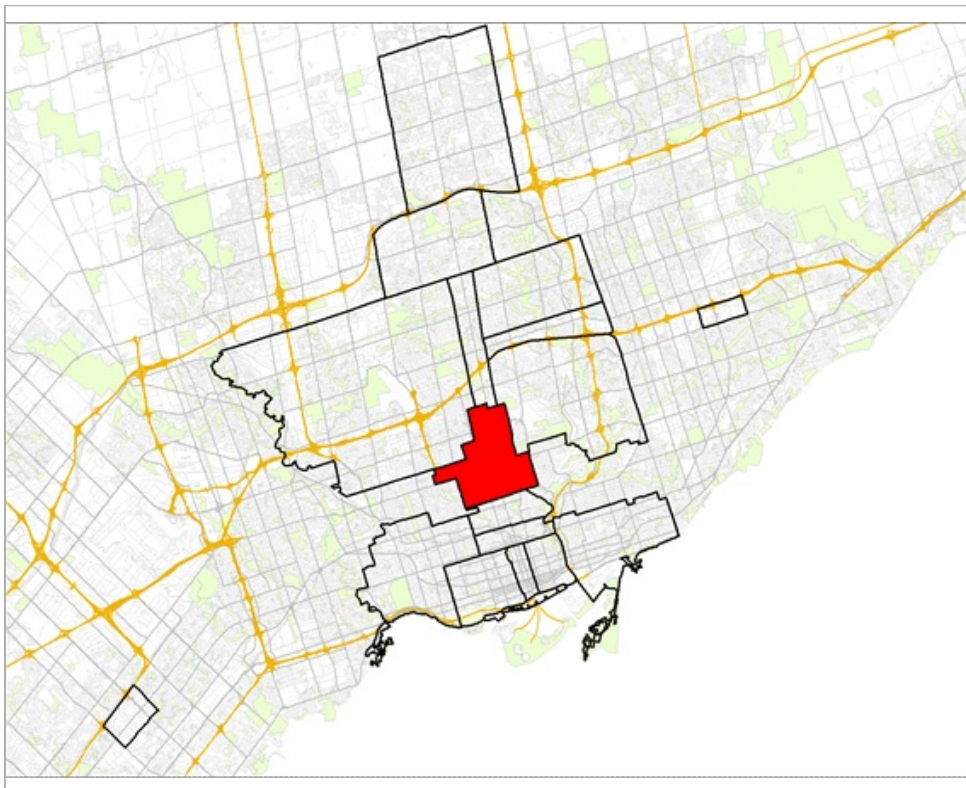


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of December 2025

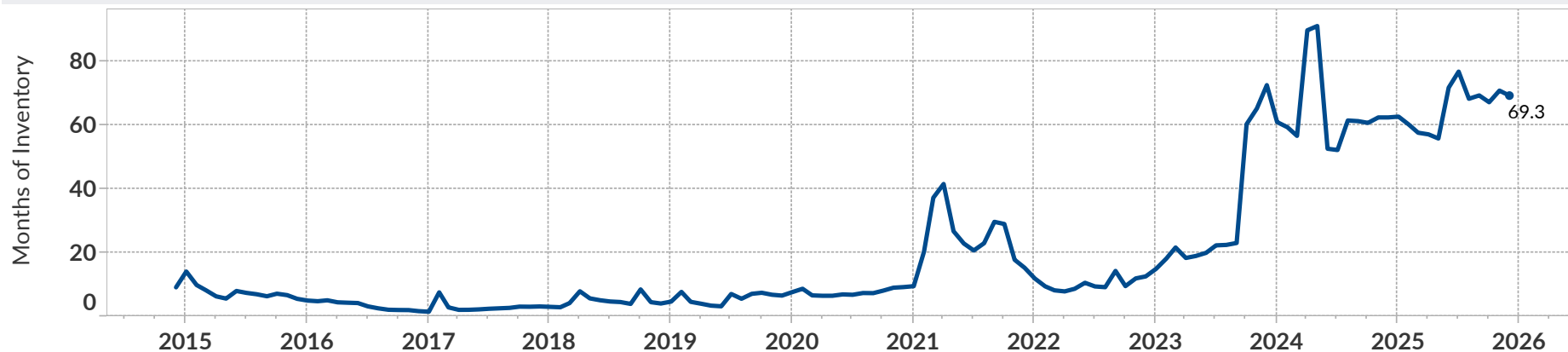


North Toronto Submarket Report - December 2025



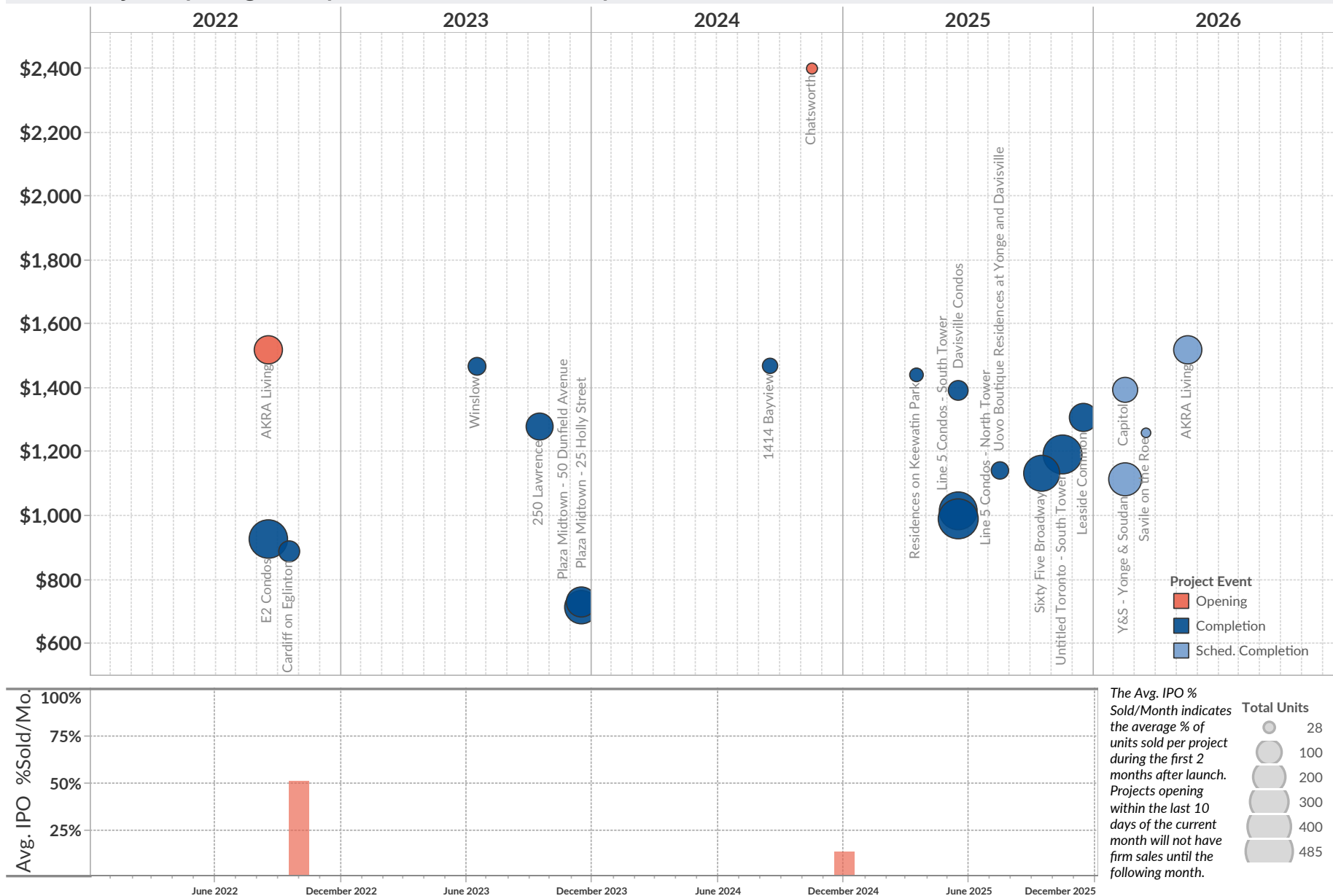
North Toronto		GTA
Distinct count of Site Name	14	317
No. of Units	2,685	81,546
Total Sales	2,379	66,431
Act Inv	306	15,115
Avg. \$/sf		\$1,368
Avg. Project \$/SF		\$1,286
Avg. SF		792
Avg. \$		\$1,083,198
Current Month Sales		87

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



North Toronto Submarket Report - December 2025

Recent Project Openings, Completions & Scheduled Completions



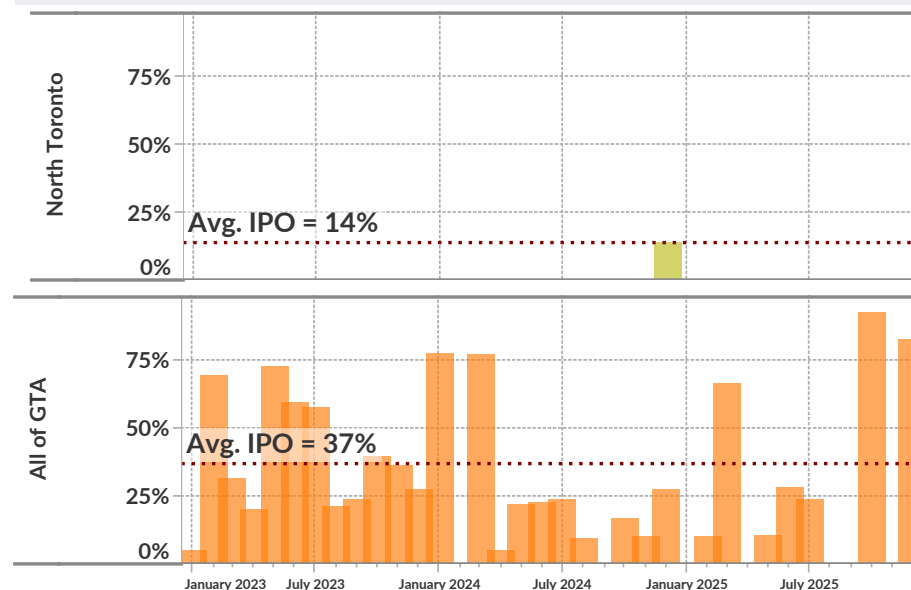
North Toronto Submarket Report - December 2025

Project Data by Unit Type

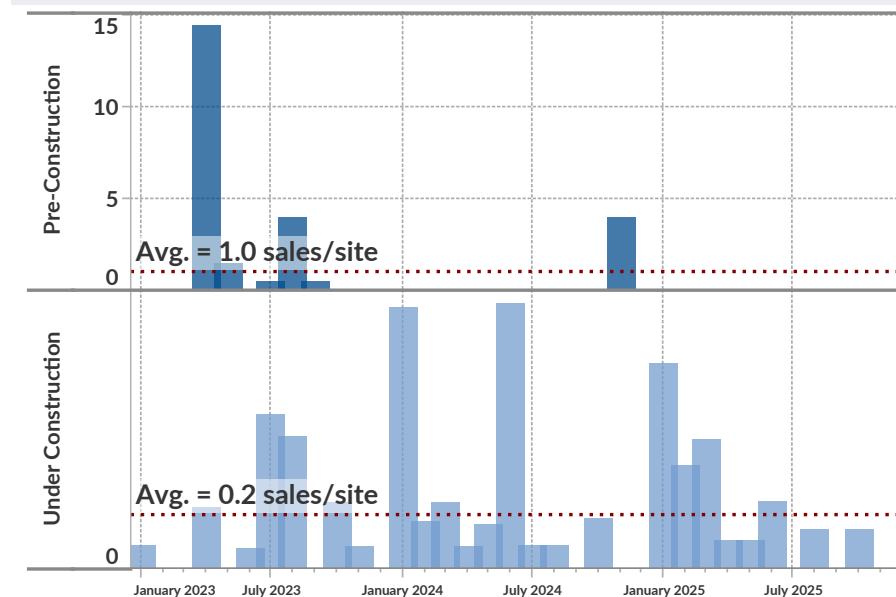
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	251	0	239	12
1 Bedroom	671	0	620	51
1 Bedroom + Den	580	0	537	43
2 Bedroom	662	0	575	87
2 Bedroom + Den	160	0	136	24
3 Bedroom & Up	307	1	232	75
Penthouse	28	0	24	4
Other	13	0	5	8

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,722	302	452	\$588,900	\$749,900
\$1,585	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
\$1,578	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)

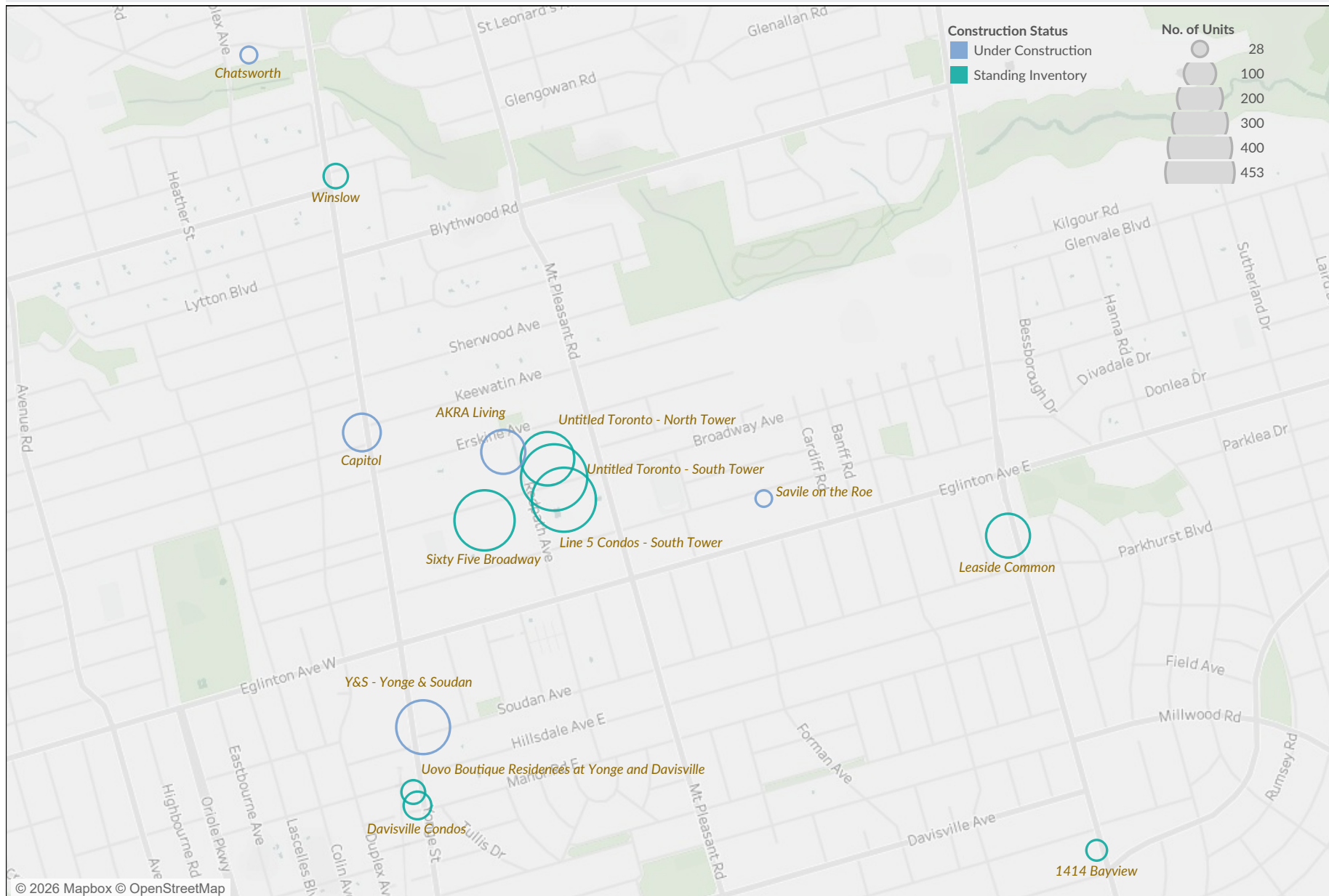


Post Launch Absorption: North Toronto



North Toronto Submarket Report - December 2025

Current Active Projects



North Toronto Submarket Report - December 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	1	2	15	423	\$1,017	\$1,578
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	0	16	295	\$1,201	\$1,609
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	0	3	4	61	\$1,469	\$1,634
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	February 2026	0	0	10	298	\$1,115	\$1,538

North Toronto Submarket Report - December 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	0	16
Central Waterfront	0	4
Don Mills - York Mills	1	10
Downtown Core	0	6
Downtown East	0	15
Downtown West	4	19
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	0	9
North Toronto	1	14
North Yonge Corridor	0	8
North York East		
North York West	2	9
Not Applicable	67	165
Scarborough City Centre		
Sheppard Corridor	3	8
Thornhill	0	2
Toronto East	0	5
Toronto West	9	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
1,828	260	\$1,420	910	\$1,292,699
3,687	435	\$1,865	785	\$1,464,664
4,489	767	\$1,364	753	\$1,026,137
5,947	965	\$1,881	943	\$1,774,088
559	6	\$1,636	782	\$1,278,733
894	198	\$1,056	798	\$842,726
4,579	630	\$1,223	661	\$807,827
2,379	306	\$1,597	911	\$1,453,690
2,350	712	\$1,624	687	\$1,115,830
1,133	535	\$1,305	763	\$994,947
26,827	7,975	\$1,125	754	\$848,370
1,925	338	\$1,328	837	\$1,112,190
419	24	\$1,550	1,708	\$2,647,813
888	158	\$1,251	667	\$833,914
2,609	319	\$1,308	842	\$1,100,855
1,074	152	\$2,168	1,301	\$2,819,861



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