



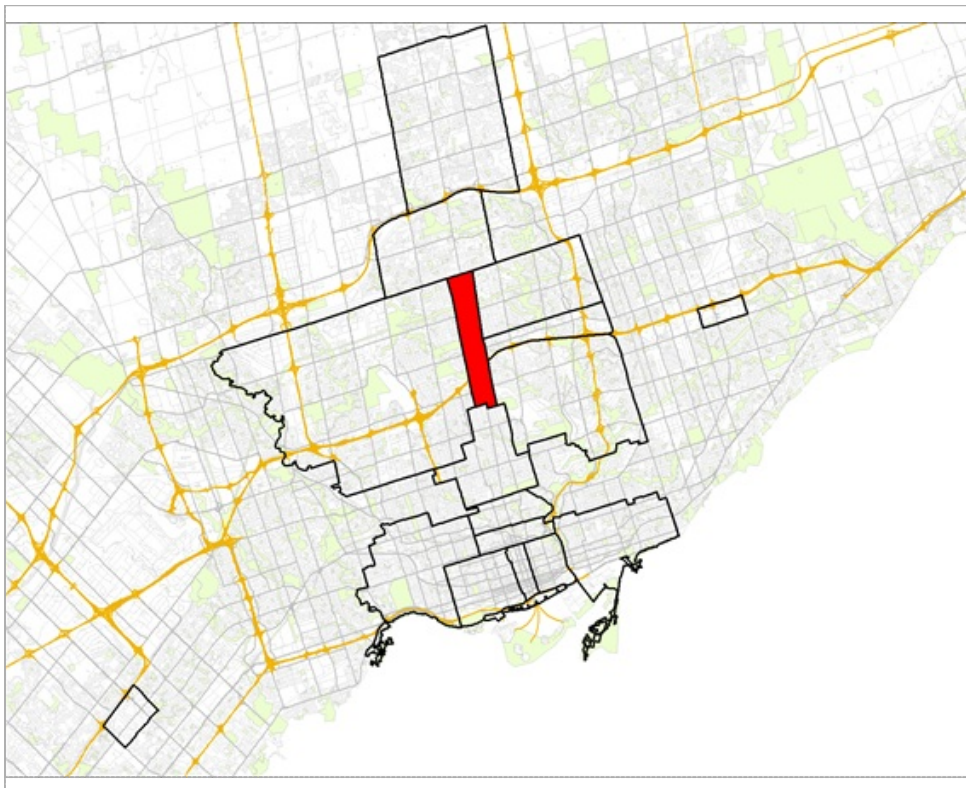
# Greater Toronto Area | North Yonge Corridor

## New Homes High Rise Submarket Report

Data as of December 2025

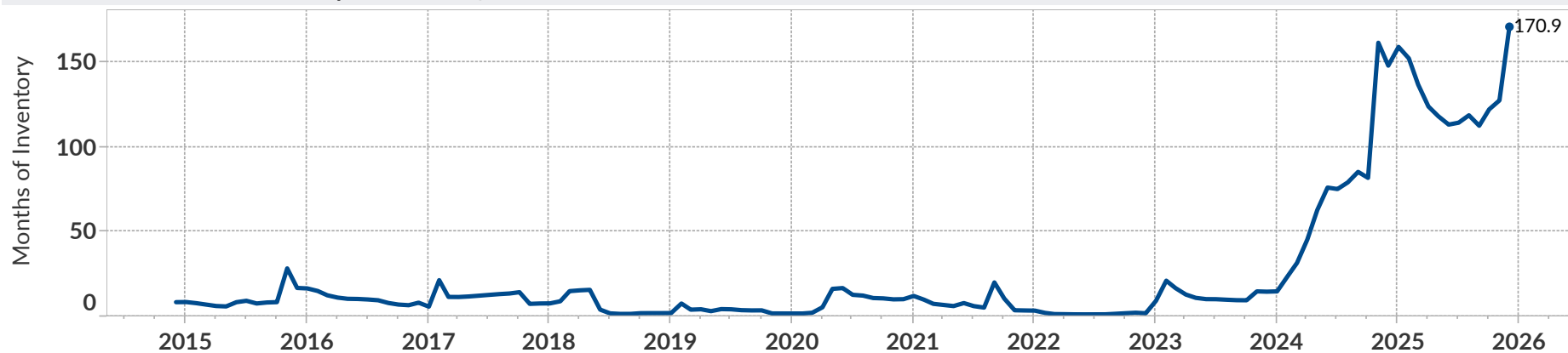


## North Yonge Corridor Submarket Report - December 2025



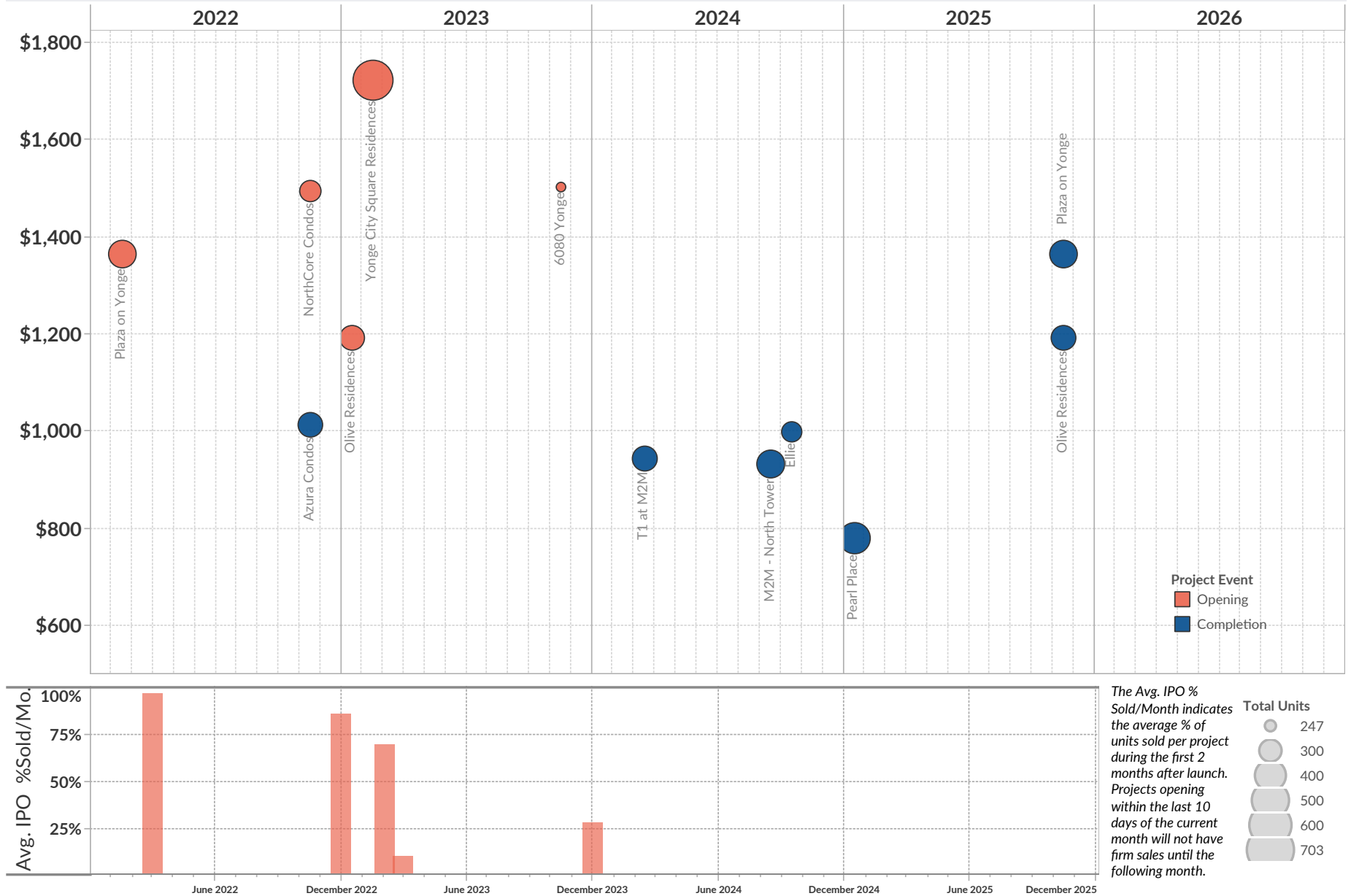
| North Yonge Corridor        |       | GTA         |
|-----------------------------|-------|-------------|
| Distinct count of Site Name | 8     | 317         |
| No. of Units                | 3,062 | 81,546      |
| Total Sales                 | 2,350 | 66,431      |
| Act Inv                     | 712   | 15,115      |
| Avg. \$/sf                  |       | \$1,368     |
| Avg. Project \$/SF          |       | \$1,286     |
| Avg. SF                     |       | 792         |
| Avg. \$                     |       | \$1,083,198 |
| Current Month Sales         | 0     | 87          |

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



# North Yonge Corridor Submarket Report - December 2025

## Recent Project Openings, Completions & Scheduled Completions



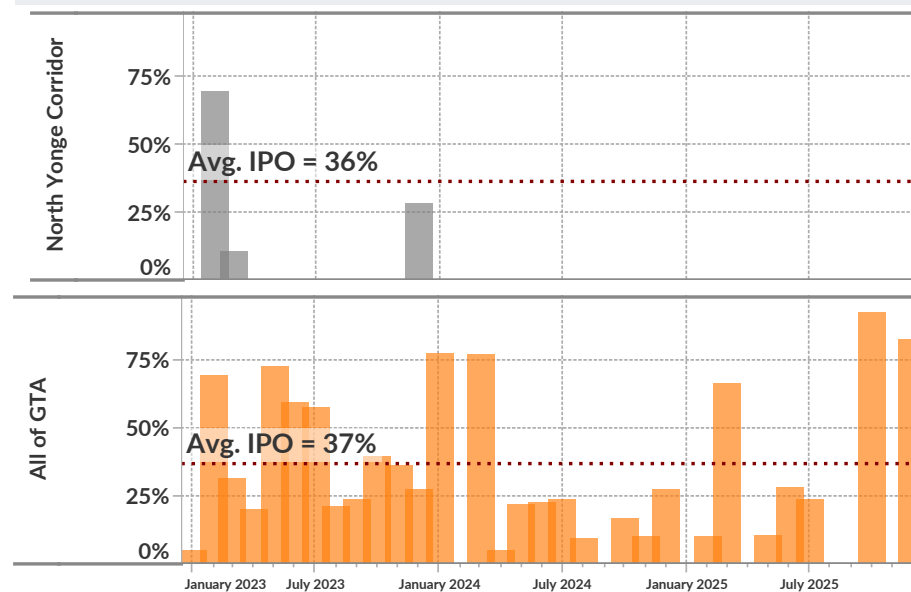
# North Yonge Corridor Submarket Report - December 2025

## Project Data by Unit Type

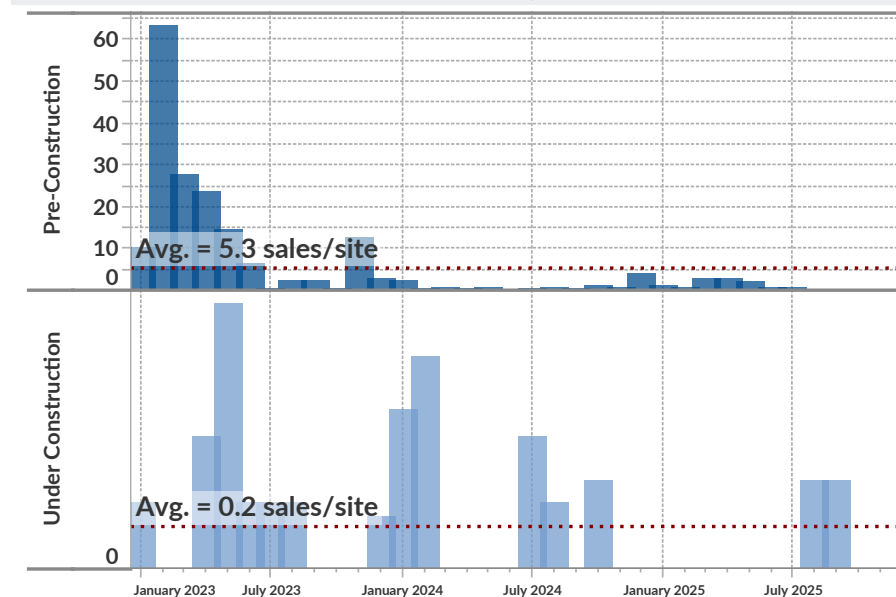
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 211          | 0                   | 130         | 81      |
| 1 Bedroom       | 602          | 0                   | 501         | 101     |
| 1 Bedroom + Den | 923          | 0                   | 720         | 203     |
| 2 Bedroom       | 872          | 0                   | 706         | 166     |
| 2 Bedroom + Den | 137          | 0                   | 91          | 46      |
| 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       |
| \$1,606    | 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)

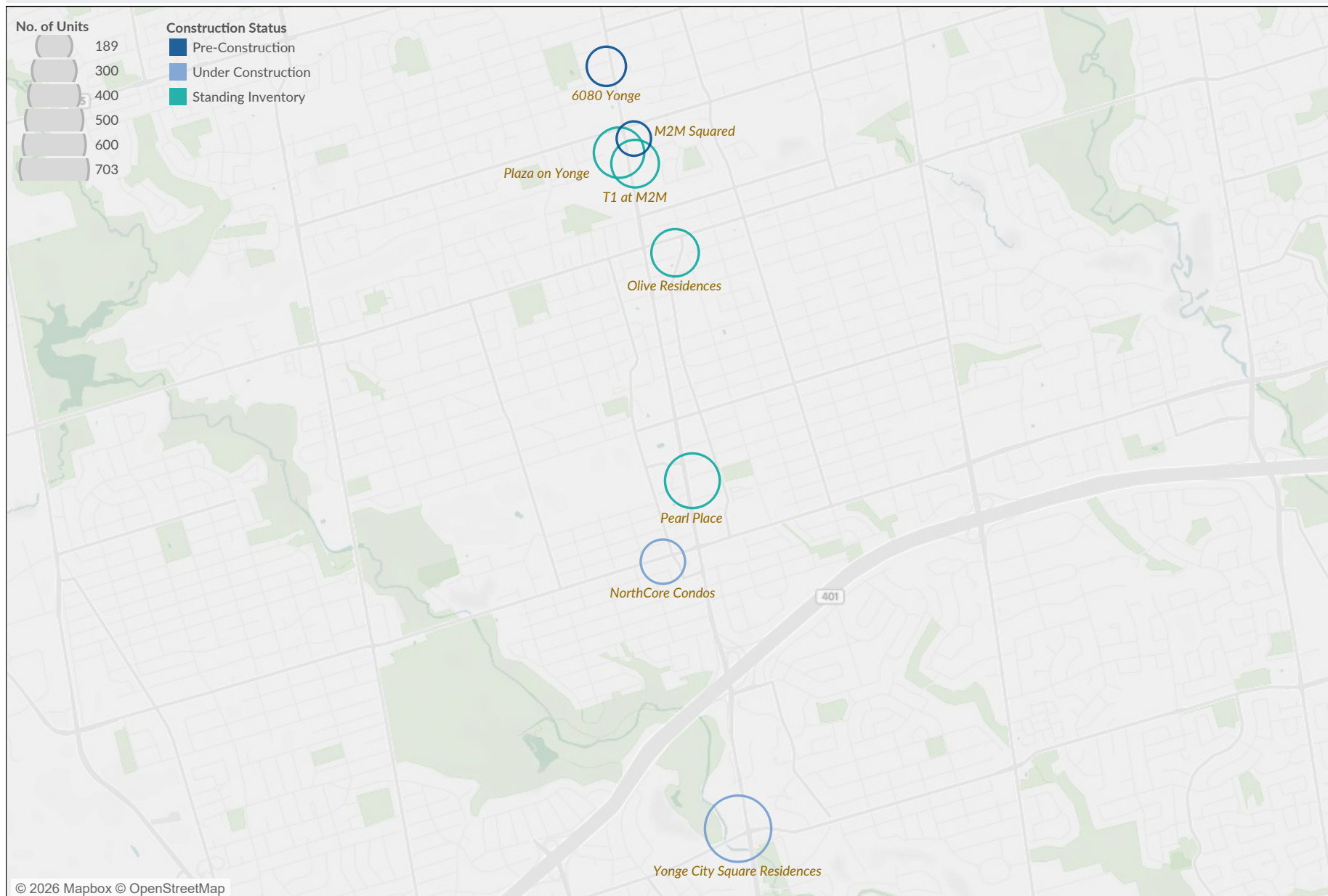


## Post Launch Absorption: North Yonge Corridor



# North Yonge Corridor Submarket Report - December 2025

## Current Active Projects



# North Yonge Corridor 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 |
|------------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------|
| 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    | November 2025           | 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    | November 2025           | 0                   | 0   | 12      | 407          | \$1,365             | \$1,336            |
| T1 at M2M - Aoyuan International                           | Apartment    | March 2024              | 0                   | 1   | 8       | 363          | \$944               | \$912              |
| Yonge City Square Residences - Gupta Group                 | Apartment    | December 2028           | 0                   | 34  | 483     | 703          | \$1,723             | \$1,707            |

# North Yonge Corridor 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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