

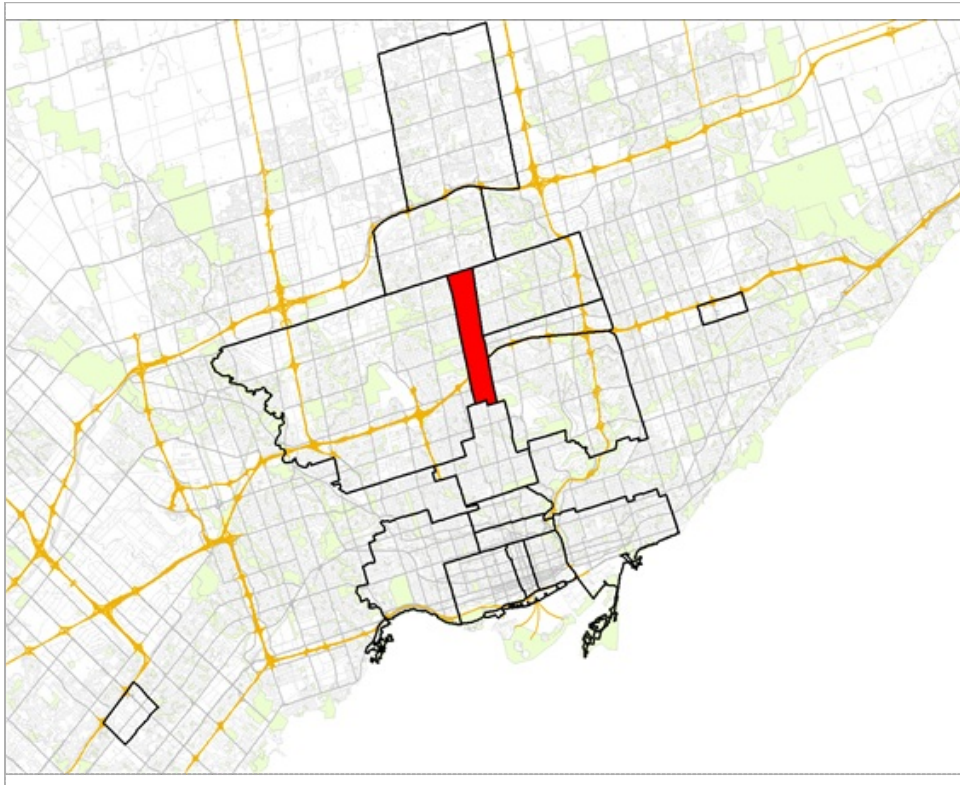


Greater Toronto Area | North Yonge Corridor New Homes High Rise Submarket Report

Data as of January 2026

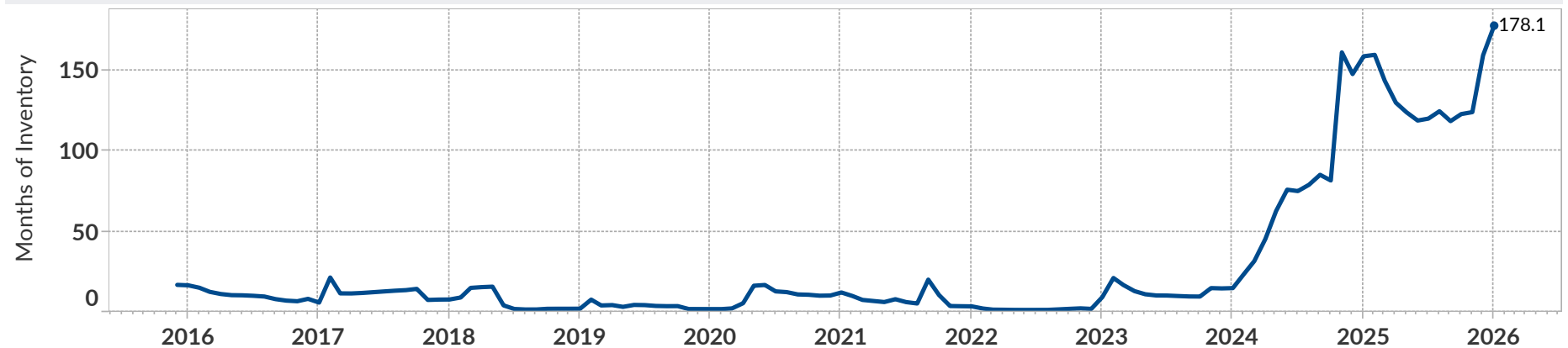


North Yonge Corridor Submarket Report - January 2026



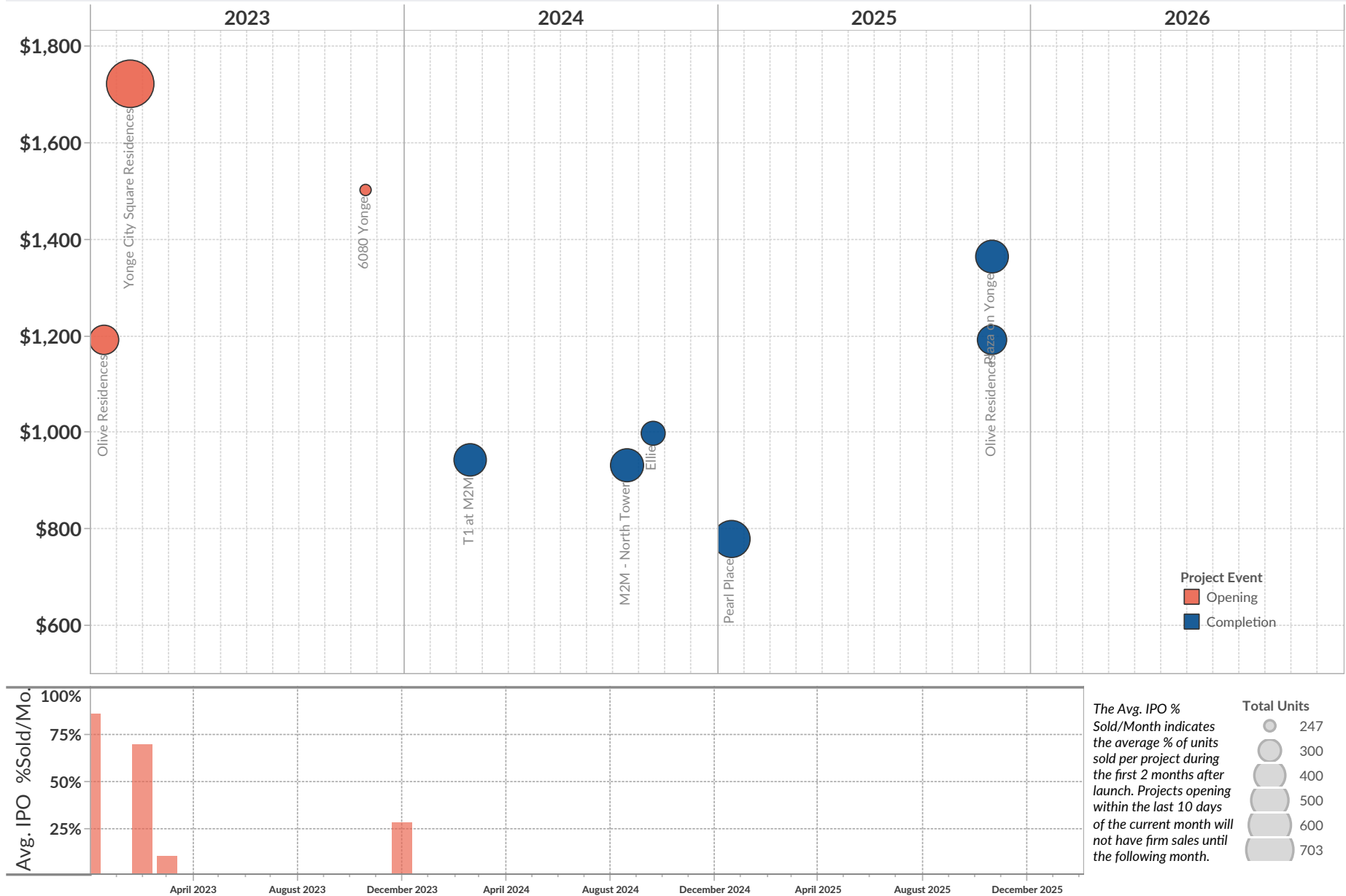
North Yonge Corridor		GTA
Distinct count of Site Name	8	311
No. of Units	3,101	80,562
Total Sales	2,359	65,831
Act Inv	742	14,731
Avg. \$/sf	\$1,584	\$1,369
Avg. Project \$/SF	\$1,426	\$1,286
Avg. SF	698	797
Avg. \$	\$1,105,905	\$1,090,550
Current Month Sales	3	85

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



North Yonge Corridor Submarket Report - January 2026

Recent Project Openings, Completions & Scheduled Completions



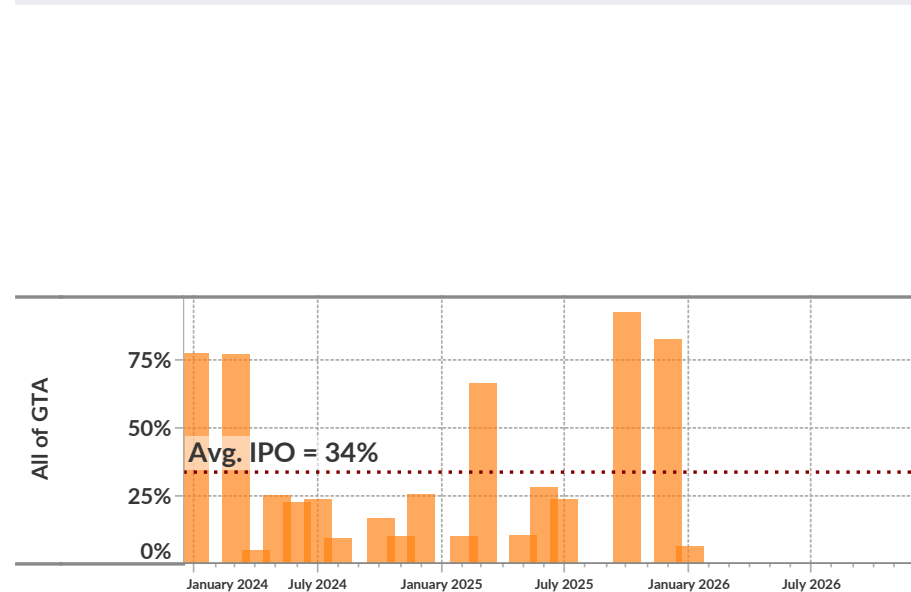
North Yonge Corridor Submarket Report - January 2026

Project Data by Unit Type

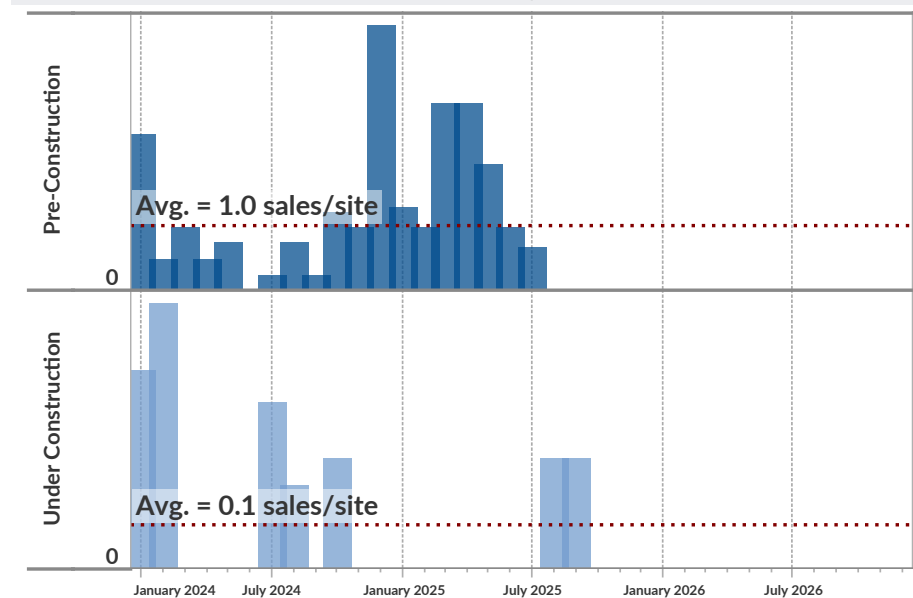
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	211	0	130	81
1 Bedroom	602	0	501	101
1 Bedroom + Den	931	2	724	207
2 Bedroom	888	1	709	179
2 Bedroom + Den	150	0	92	58
3 Bedroom & Up	265	0	165	100
Penthouse	18	0	18	0
Other	20	0	14	6

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,586	338	620	\$519,990	\$742,000
\$1,467	444	752	\$651,000	\$1,092,500
\$1,479	550	752	\$674,900	\$1,070,000
\$1,381	627	1,037	\$828,000	\$1,660,000
\$1,430	737	1,394	\$939,000	\$2,355,000
\$2,139	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)

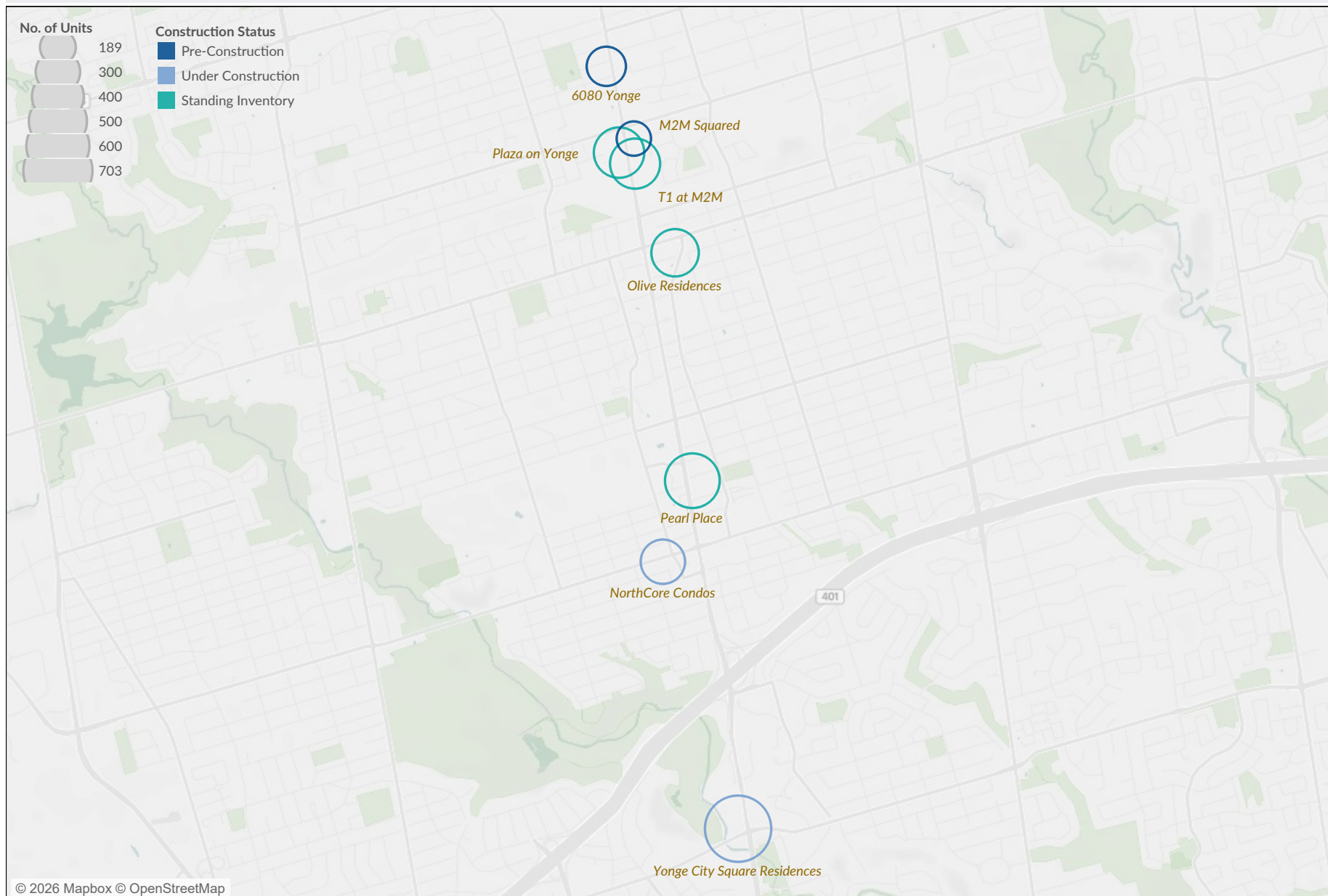


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - January 2026

Current Active Projects



North Yonge Corridor Submarket Report - January 2026

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	2	2	148	247	\$1,503	\$1,520
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	1	1	5	360	\$1,193	\$1,302
Pearl Place - Conservatory Group	Apartment	January 2025	0	0	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	0	41	402	\$944	\$926
Yonge City Square Residences - Gupta Group	Apartment	December 2028	0	0	483	703	\$1,723	\$1,707

North Yonge Corridor Submarket Report - January 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	15
Central Waterfront	2	4
Don Mills - York Mills	0	9
Downtown Core	0	6
Downtown East	0	15
Downtown West	6	19
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	9
North Toronto	0	14
North Yonge Corridor	3	8
North York East		
North York West	2	9
Not Applicable	54	161
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	3	2
Toronto East	0	5
Toronto West	5	16
Yonge - St. Clair	1	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,981	410	\$2,291	1,031	\$2,360,853
1,840	914	\$1,642	906	\$1,487,242
1,786	96	\$1,384	1,383	\$1,913,846
3,687	435	\$1,865	785	\$1,464,664
4,489	767	\$1,364	753	\$1,026,137
5,954	958	\$1,887	938	\$1,769,153
559	6	\$1,636	782	\$1,278,733
896	196	\$1,008	818	\$824,936
4,578	631	\$1,211	661	\$800,813
2,379	306	\$1,597	911	\$1,453,690
2,359	742	\$1,584	698	\$1,105,905
1,135	533	\$1,305	762	\$994,747
26,263	7,746	\$1,130	756	\$853,599
1,926	337	\$1,331	836	\$1,112,340
422	31	\$1,575	1,722	\$2,711,210
888	158	\$1,250	668	\$834,864
2,614	314	\$1,310	841	\$1,101,344
1,075	151	\$2,169	1,306	\$2,832,758



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